



# Town of HOLLY RIDGE

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## HOLLY RIDGE TOWN COUNCIL REGULAR MEETING September 12th, 2023 6:30 P.M.

Mayor Jeff Wenzel called the Regular Meeting of the Holly Ridge Town Council to order at 6:32 p.m. at the Holly Ridge Town Hall. Council members present were Councilman Sholar, Mayor Pro-Tem Hall, Councilman Hines, Councilwoman Stanley, and Councilwoman Bragg. Also present were Town Manager, Heather Reynolds; Deputy Clerk, Tracy Martin; Finance Director Chuck Strickland and Attorney, Kyle Fountain.

### Invocation and Pledge

**Danny McLamb – Salem Baptist Church** gave the Invocation and Mayor Wenzel led the Pledge of Allegiance.

### Adoption of Agenda

A motion was made by **Councilwoman Bragg** and seconded by **Councilwoman Stanley** to adopt the agenda as amended. *All Agreed.*

### Persons Wishing to Address the Council

#### **Daniel Berry – General Manager GFL -427 Roberts Rd Newport NC**

Mr. Berry said he was asked to come and speak tonight because of some issues the Town has reported with trash service and other matters. Mr. Berry said there have been reported carts being crashed, mechanical issues with their trash trucks as well as service issues.

Mr. Berry said one of the biggest impacts is they have assigned a new supervisor by the name of Jorge Mantilla to our area. Mr. Mantilla has twenty-three years of logistic management experience. Mr. Berry said the biggest impact the Town is going to notice is with our maintenance department. Mr. Berry said they have been understaffed on the maintenance side

since COVID and primarily the Jacksonville staff. GFL has made the decision to double the head count of their maintenance technicians at the Jacksonville facility.

Councilman Hines said he was surprised that a company the size of GFL has the problem with the trucks like they do. Mr. Berry said from a General Manager's standpoint, when we started to have these issues, Mr. Berry reached out to the regional vice president, and we were able to bring in some trucks from other areas. Mr. Berry said their trucks are 2017, 2018, and 2019 trucks but there are a lot of moving parts and with this comes the opportunity for failure and that is what we have been battling with.

Councilman Hines said it has become a burden on our staff to continuously have to take the complaints from our citizens. Councilman Hines asked if GFL is going to be consistent with not missing any of our citizens trash and recycle pickups. Mr. Berry said one of the pieces they have put into play is the GPS in our trucks. They should be reviewed every day before the drivers leave the area. The new supervisors are making sure this takes place daily.

Mayor Pro-Tem Hall asked if there is a process in place where you see the accounts we have, and you will be able to report that there is less after your endeavors. Mr. Berry said all these things are through email and they can track them.

Councilman Hines asked about the damaged carts. Mr. Berry said they have brought quite a few new hires on board and through the new hire process inevitably this always increases with the handling of the carts. Mr. Berry said they have a process in place now for this issue.

Councilman Hines asked if the drivers would let the Town know if there are additional bags not placed in the carts for pickup. Mr. Berry said this is another big push we are making sure of. Mr. Berry said this was not enforced previously, but it will be now.

Mayor Wenzel asked how we pay tipping fees if you are having to remove trucks and move them around. Mr. Berry said we must go and dump them every single time.

Councilwoman Bragg asked how they will handle extra trash that is not in the carts with the upcoming holidays. Mr. Berry said he would have to refer to the contract and he thinks it would be communications with Town Hall.

Manager Reynolds said since April of 2023 we have two pages of broken carts. Manager Reynolds said this takes a lot of time for our staff to go out and replace these carts. Manager Reynolds said if there is not a lot of improvement shown, she would like to reconsider GFL coming out to replace the broken carts instead of our Public Works Department Mr. Berry said anything to take the burden all the town they would be willing to do so.

**Dorothy Royal - 127 Sound Road Holly Ridge** – said during the month of October there will be coffee with the candidates from 7:30 am. to 9:30 am at the locations listed below:

October 4<sup>th</sup> – Southern Roots

October 11<sup>th</sup> – The Ridge Coffee House  
October 18<sup>th</sup> – City Café  
October 25<sup>th</sup> – Smokey Tony’s

Mrs. Royal said on Thursday, October 26<sup>th</sup>, 2023, there will be a candidate forum at the Holly Ridge Community Center beginning at 6:00 p.m.

**Ken Bradshaw – 134 Beacon Woods Dr** said he had a great time at the Liberty Festival. Mr. Bradshaw said there are nine references for the streets and roads. His development does not have a turning lane into the development off highway 17. Mr. Bradshaw said he was wondering if the Town would consider putting a turning lane into his town homes as well.

Manager Reynolds said Mr. Bradshaw’s Road is a state-maintained road and it is currently under a feasibility study.

Mayor Wenzel asked who would dictate that as part of the planning process. Manager Reynolds said it is the Department of Transportation. When Mr. DeMoss built those the Department of Transportation did not require the turn or deceleration lane.

**Derrick Sholar – 417 S. Hines Holly Ridge** said there was no agenda posted until 10:30 this morning so he was unable to study what was on the agenda for tonight’s meeting. Mr. Sholar said he is also unable to see any of the video from the Special Meeting that was just held. Mr. Sholar said he did not understand why the meetings cannot be live.

Mr. Sholar said on tonight’s agenda there is a line item regarding ballfield lights. Mr. Sholar said the town now wants to spend more money on the ballfield. Mr. Sholar said he races all over the country and those same lights are at about ninety percent of the racetracks and have been there for thirty years. If there is a problem with them, we need to look at that problem instead of spending tons of money.

Mr. Sholar said there was discussion of taking money from another fund for the Bee Festival until we get a grant. Mr. Sholar said he understands grants are not guaranteed.

Mr. Sholar said he is having a dock built and he knows about what it costs per square footage and the price that was given for the dock at Morris Landing is a little steep. Mr. Sholar said the staff needs to get three quotes on projects that we are doing. Mr. Sholar asked the Town Council to see if we could not try and save money.

Manager Reynolds said we try to do the live streams at the meetings and because we do not have fiber installed, the upload speeds were slow, and we were not able to do so. Manager Reynolds said we found it easier to record the meetings and then upload them. Manager Reynolds said we had the fiber in the budget for this year, but that was one of the items that was removed during the budget process.

Manager Reynolds said as far as the three quotes, staff does try and get three quotes for everything that we do and usually three quotes are a requirement of the grants. There is a procurement policy that we follow on every purchase and contract.

Mayor Wenzel suggested we add Mr. Sholar to our Sunshine list so he can receive the agenda on the Friday before the meeting. Manager Reynolds said she had some issues putting the agenda together and that is why it went out on Saturday.

### Public Hearings

### Town Manager Report

Manager Reynolds stated the following:

- The Liberty Festival was a huge success. Vendor responses were very positive and so far this year, nineteen thousand dollars has been raised for sponsorships.
- Summer camp revenue came in at seven thousand two hundred thirty-eight dollars, which was our share with the Town of Surf City split and summer softball brought in eight hundred seventy-two dollars.
- Manager Reynolds introduced the Town's new employees:  
*Community Development Director, Joseph Kamperman* and he comes from Wilkesboro, North Carolina  
*Grants Administrator, Kimmee Frankenfield* – and she has taken over the grants that we have going on and she is handling the project management, expenses and revenues on those projects.
- Manager Reynolds said we are waiting to close Lot 13 in the Camp Davis Industrial Park. We are awaiting a transfer on lot 13 and that will pay off the note for the land acquisition and the lot will be paid in full.
- Manager Reynolds said there was a press release on the sentence of Mr. Brinson. Our Police Department put a lot of work into this case.
- Manager Reynolds said Mario Procopio with the Police Department was promoted to Captain and Captain Waddell was promoted to Major Waddell.
- Chief Sorg and Major Waddell are both in FBI Command College this week.

Councilman Hines asked if we received the money from the fireworks. Mrs. Madia said it was submitted today for re-imbusement. Councilman Hines asked when will UPS begin to start their building process. Attorney Fountain said they are still in their due diligence period.

Manager Reynolds said UPS could not sign their purchase agreement until the Governor came and made the announcement. When they sign the purchase sales agreement, their due diligence begins then.

Councilman Hines requested a final cost for the Liberty Festival.

### Consent Agenda

- A. Approval of the Following Minutes
  - August 8<sup>th</sup>, 2023, Regular Meeting
  
- B. Department Head Reports
  - Finance Department
  - Fire Department
  - Police Department
  - Planning & Zoning Inspections Report
  - Parks and Recreation
  
- C. Committee Reports
  - Planning Board
  - Board of Adjustment
  - ONWASA
  - Re-Branding Committee
- D. Approval of Tax Refund Report

Councilman Hines said he has several questions about parts of the Consent Agenda before a motion to approve takes place.

Councilman Hines asked if we have investigated the high interest rates we have. Finance Director, Chuck Strickland said he has been to First Citizens Bank, and he has reached out to Coastal Bank and South State Bank to see what they are offering. Mr. Strickland said he attended a class last month in reference to governmental investing, which is different from personal investing. The league has said these special offers on Certificate of Deposits on the ten- or eleven-month Certificate of Deposits are not something the League will let us take advantage of.

Councilman Hines said he might have misunderstood the way something was wrote on the building inspections numbers. The report states one fire inspection Councilman Hines would like to see the number of fire inspections listed separately on the report.

Councilman Hines asked for an update on the PFAS on Camp Lejeune. Mayor Wenzel said he does not have any updates but Mayor Wenzel plans on having Frankie Howard, CEO of ONWASA if he is able to make it and speak on several projects at our next regular meeting.

A motion was made by **Councilman Sholar** and seconded by **Councilwoman Bragg** to approve the Consent Agenda minus the whole grant report. **All Agreed.**

**Old Business**

**Presentation of the Proposal for Consulting Services for the Town's Street Project by Rob Holand of Withers Ravenel and Discussion and Possible Approval of the Contract for Consulting Services and Resurfacing Contract for the Street Project.**

Manager Reynolds said the Mayor and Town Council had some additional questions about the street project, so we requested a representative from Withers and Ravenel to give a brief overview of what this proposal is for.

**Withers and Ravenel Rob Holland – 421 Holtz Lane Cary North Carolina** – said the following are the next steps in the process for the consulting services and resurfacing the Town's streets repair project.

- Project/Street Selection – One Week
- Pavement Repair Survey – Two Weeks
- Plans, Specifications & Estimates – Two Weeks
- Advertisement of Project – Four Weeks
- Bid Evaluation, Contractor Selection, Contract Execution, Council award, and Pre-Construction Conference – One Week
- Active Construction Time – To be determined after the pavement repair survey.
- Project Close Out – One Week

Councilman Hines asked if the condition of the surface is the only thing they did. Councilman Hines said this did not include any ground penetrating and such. Mr. Holland stated they did not do any ground penetrating. Councilman Hines asked if he knew the conditions of the sub surface are. Mr. Holland said they could tell by the cracking such as alligator cracking. Mr. Holland said a pavement survey does not include geotechnical testing.

Mr. Holland said they enter the cracking that they see into a software which does the calculation which indicates a pavement condition index for each individual street section. Mr. Holland said this also points to which areas need the most attention. Mr. Holland said they do not do a lot of geotechnical testing because it does not give you a lot of information that you didn't already know.

Councilman Hines asked about boring. Mr. Holland said the Geotech testing would be boring or pounding, it just depends on what you want. Mr. Holland said they want at least twenty percent on a residential street for the underlying surfaces. Mr. Hines said there are several roads in town that were paved on top of dirt. Mr. Holland said at the pavement survey, that is where we will be able to see where the roads are falling apart.

Mr. Holland said what they recommend instead of re-building the road is a full depth reclamation. This is when it mixes Portland cement water with whatever is down there to about 12 to 16 inches. Mr. Holland said you are basically building a new road for half the price. Mr. Holland said Holly Ridge does not have a lot of curbs and gutters.

Mr. Holland said he manages Cary, North Carolina's roads and just the replacement cost for the curb and gutter is three hundred fifteen million dollars. Mr. Holland stated the two million in the report is a little high and that is because there is not a lot of curb and gutter.

Councilman Hines asked where did the 1.5 million dollars from in the report. Mr. Holland said there are things in the back log that do not need to be done right now. Mr. Holland said he thinks the 1.5 million will cover what needs to be done to the streets in town.

Mayor Pro-Tem Hall said one of the goals while talking about the roads the entire time she has been on the Town Council is we do not ever get ahead of it. Mayor Pro-Tem Hall said we fix a piece and by the time that one is fixed another street is a mess. Mayor Pro-Tem Hall asked Mr. Holland if he is saying when they are finished with this project, there will be portions of some roads that Withers and Ravenel will not do anything to, and will there be a prescription of when that should be touched next. Mr. Holland said that is correct. Mayor Pro-Tem Hall said how will we know how to budget for this.

Mayor Pro-Tem Hall said she thought the intent was to get all the streets done and use the \$126,000.00 quote to put in our budget and that is what we should use to maintain our roads from now on.

Mr. Holland said they would propose every road that needs to be done. Mr. Holland said that might be complete reconstruction which we hope is not a lot because that is expensive. Mr. Holland said if you do overlay, you are never going to get ahead. Mr. Holland said every three years you need to get a pavement condition survey done because the data gets stale after three years. Mr. Holland said with that pavement condition survey, you will have a new capital improvement project list which will help with getting a budget.

Mr. Holland said with the town's seventeen miles, the Town will need around \$260,000.00 a year and he thinks the Town's Powell Bill is about two thirds of that. This amount is what will be needed to maintain the roadway network system. Mr. Holland said if the Town is subbing any of this out, we need to add \$60,000.00 more to the total.

Mayor Pro-Tem Hall asked again, how should we budget for this. Mr. Holland said the 1.5 million is more of a realistic number, but until we do the construction estimate, we are not going to know for sure. Mayor Pro-Tem Hall asked how long this whole project will take. Mr. Holland said if they come this winter and do all the engineering and make our maps books which will take around three months. Mr. Holland said hopefully they could start paving in March because they must have temperatures of around fifty degrees. Mr. Holland said after all of this, they are looking at about six weeks' worth of work.

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilman Hines* to accept the contract for Withers and Ravenel. *All Agreed.*

**Discussion and Possible Adoption of a Resolution Authorizing Condemnation to Acquire Certain Interests in Real Property for the Purpose of Establishing Current Drag Strip Road as a future Town Street.**

Manager Reynolds said the last two years, Town staff has been working to solidify a fully signaled light at the intersection of Highway 17 and Drag Strip Road. The access at Drag Strip Road would provide a main access to the industrial park phases one, two, three and four and economic development is working on through due diligence of phases three and four. Manager Reynolds said with this light, we would be able to attract larger tenants.

Manager Reynolds said UPS is said to have approximately 500 trips per day and they are concerned about pulling out onto Highway 17 without a signal. Manager Reynolds said they have had multiple meetings with the Department of Transportation, and we are about 90% certain that the stoplight will be approved at Highway 17 and Drag Strip Road.

Manager Reynolds said during the due diligence on phase three and four, it was determined that there was not a clear owner of the mapped out Drag Strip Road. Manager Reynolds said there are multiple property owners that have a vested interest in maintaining access to their parcels through that Drag Strip Road.

Manager Reynolds said in May, the Town Council authorized Manager Reynolds to work with the attorneys to begin investigating the best course of action to acquire the property through condemnation. The reason this property is needed is to promote and protect public health, safety and welfare of the Holly Ridge citizens, businesses and visitors, and other stake holders by providing safe entrance and exit onto Highway 17.

Manager Reynolds said the first step in this process is to move forward with an appraisal of the property. Manager Reynolds said we had to do that to determine fair market value and the next step in this process is to adopt the Resolution. The fair market value is approximately \$27,000.00 for the portion of the property that is shown in the survey. Proper notice is required to give to anyone who has an interest in that access. Once the resolution is adopted, the attorney can file mail notice which is a thirty-day notice. Once the thirty-day passes the attorney can file for the order condemnation with the Clerk of Court and deposit the fair market value.

Councilman Hines asked if the \$27,000.00 is for the eight parcels. Manager Reynolds said it is divided up between those eight parcels and \$27,375.00 is the total amount.

Manager Reynolds said guardian ad litem will have to be appointed to anyone that is not known as an heir. The courts will go through that process, and they will determine who has an interest in the property and the \$27,000.00 will be divided among whoever the court deems has a vested interest in it.

Councilman Sholar asked if they took into consideration the lots that were sold around it, what they were valued at. Manager Reynolds said on the first try they took into consideration the

industrial park blocks, which is the comps that they use. Manager Reynolds challenged the blocks because they came back high. Manager Reynolds said and had it reduced for the fair market value.

Councilman Sholar asked if this was in the city limits and Manager Reynolds stated it was not. Councilman Sholar asked if there would be an issue with us taken the land that is not in the city limits it's in the ETJ. Manager Reynolds said there was not.

Councilman Hines said what we are saying is that we could do eminent domain on property outside the city limits. Manager Reynolds said this is a property that was not identified as having a clear owner. Councilman Hines said this is not eminent domain. Manager Reynolds said eminent domain and condemnation are interchanging. Manager Reynolds said had there been a clear owner, we would have gone to them and tried to negotiate with our attorneys and the surveyors. They worked for months trying to figure out who to negotiate with, and because we have the Department of Transportation coming back with the decision on the stoplight, there are questions about who has ownership and control of the road. Manager Reynolds said the dragon closest to the door was to somehow obtain ownership of that right away so we could protect the access.

Felix Ottaway said he could tell us who owns it. Mr. Ottaway said this man owns half of it and Mr. Ottaway owns a sixth of it and Mr. Ottaway's brothers own the other sixth. Mr. Ottaway said the road going in is private property.

Attorney Fountain said he personally has not done the title examination of this property. Attorney Fountain said it is his understanding, Attorney Sam Potter has done some title work when he was doing some of the other lot owners. It appeared when the overall property was subdivided and split out, they carved out this portion and sold to this person and the roads remained owned by the original owners. Attorney Fountain said back then there were around six owners in the year 1950. Attorney Fountain said he believes this was the last time there was a deed of conveyance done that included the land under the private road. The issue then was it was going to have to go through potential estates and determine who the heirs and beneficiaries are of those people over the course of a seventy-year period as well as any descendants of their beneficiaries and heirs. Mr. Maxton Sholar says his maps says he owns it. Chelsea Kurtz asked if this is what the GIS map says. Mr. Sholar said that is what his original map shows. Attorney Fountain said GIS currently just has flags showing flags being an empty zone. There is no parcel number assigned to it.

Mr. Sholar said all that land was bought as one parcel; road included. Mr. Ottaway said, and then they cut those six lots out. Mr. Ottaway said the roads stayed in the property. The people's property line went to the edge of the property to the road. The road was still part of the property. Mr. Ottaway said the property is owned and it is not unknown it owned its taxes are paid every year.

Manager Reynolds said she knows that we have made the request for deeds, and no one has shared them. Mr. Ottaway asked who Manager Reynolds made that request to. Manager

Reynolds said our attorneys and surveyors have. Mr. Sholar said he has paid taxes on it, and it was bought as one original plot no streets, no nothing and the original deed was the whole parcel.

Councilman Hines asked if the two parcels across the street were included in it. Mr. Sholar said all of it was included. Councilman Hines said when it comes down to it, the ones on that side own half to the center of the road. Mr. Sholar said they own to the edge of the road. Mr. Sholar and Mr. Ottaway say they own the road going in. Councilman Hines said the person on the other side of the road did not get the benefit of the road. Mr. Ottaway said he has access to use the road to get to his property. Councilman Hines said that is where he is confused, because if it was divided up, it looks like it would go to the center of the road. Mr. Sholar said that's when we had the right to go back to when we were running the drag strip.

Attorney Fountain said this is why this was originally proposed because we cannot be able to get a clear title answer on who owns the physical dirt of the road, not the lot that joins it but where the road is. Attorney Fountain said the intent was to be able to take this property owner over the money that represents the fair market value of it would then be deposited into the Clerk of Court and then during the procedure, there could be any person who wants to make a claim to ownership of it and their entitlement to be able to be paid a portion of the fair market value, or challenge the fair market value.

Councilman Hines said what Attorney Fountain is telling us is if we pass this tonight and we go to court, and it is decided then who owns the road. Attorney Fountain said the claimants could decide the surveyor claim to it and what they are entitled to get as a fair share.

**Dorothea Royal – 127 Sound Road** said she did a quick search on this, and you can easily pull of the deed with Maxton and the other gentlemen, so how the attorney missed that is confusing to her. Ms. Royal said it took her five minutes to find this information. Ms. Royal said she is not trying to say the attorney did not do his job, but she found it in five minutes on the Onslow County site.

Manager Reynolds said we had two attorneys, and the surveyors looked at it and the surveyors had a hard time finding the stakes which did not exist. The reason being, this process was that we eliminated the ownership because at the end of the day it benefits all the property owners around it to open for private development or how they see fit.

Councilman Hines asked if we have spoken with the adjoining property owners. Manager Reynolds said it is her understanding that Mr. Danny Ottaway spoke with the three postage stamp lot owners because economic development was originally attempting to purchase this access with the Golden Leaf Grant, they had to have control of the access to the property and at that time, they could not determine clear reference.

Manager Reynolds said if we need to table this until next month when Attorney Sam Potter can be here, or the deeds can be provided then we will. Councilman Hines said he was in favor of this, but in the meantime, you may want to set up the meeting of these property owners and

see if this can't be resolved amongst themselves before the next meeting. Manager Reynolds said Mark Sutherland has met with Mr. Sholar a couple of times about access there. Manager Reynolds said they have met with Evolve about giving sixty feet on their side to go with the part that is being processed under the condemnation process. Manager Reynolds said they also met with Danny Ottaway about his portion down the other property line.

Mr. Ottaway asked who owns the property all the way back on the left side. Manager Reynolds said Mr. Sholar does. Mr. Ottaway said Mr. Sholar owns half of it. Mr. Ottaway said no he owns a sixth of it just like he does. Manager Reynolds said she does not feel like she is qualified to talk on a title. Manager Reynolds said she would rather wait on the attorney.

Mr. Maxton Sholar said he does not have a problem with putting a road in there, but he does think it is kind of dirty that the town wants to steal somebody's land. Mr. Sholar said the fair market value is not what has been quoted because Mr. Sholar knows land around there has been sold for a lot more than that.

Mr. Sholar said they came and talked to him about buying or trading some land and we have not denied it because he does not have a problem with a road going in there, but he does have a problem with someone trying to steal his land and this is exactly what you are doing.

A motion was made by *Councilman Hines* and seconded by *Councilman Sholar* to table this item until the next meeting. *All Agreed.*

*Mayor called for a recess at 8:07 p.m.*

*Mayor called the meeting back to session at 8:17 p.m.*

### *New Business*

#### *Discussion and Possible Approval of a Contract to Replace the Municipal Ballfield Lights*

Manager Reynolds said the 2023-2024 fiscal year budget was approved for \$20,000.00 to repair the lights at the ballfield. After speaking with several vendors, it was determined that the \$20,000.00 was just to replace the bulbs and would not correct the issue. Manager Reynolds said we put out quotes and we received two back. The total cost is \$180,000.00 to replace the fixtures and fix the lights. This includes piping, replacing the breakers as well as covering the cost for an unlimited license for the contractor which is needed for the height and the size of the lines.

Manager Reynolds spoke with Public Works Director Mike McFann about the reason why a total replacement would need to be considered. The lights are approximately fourteen years old, and they use old technology. They are not energy efficient, and they are at the end of their life span. Manager Reynolds said this past year we spent \$7900.00 to replace three bulbs and to have them inspected and repaired as needed.

Audrey Madia said we had Surf City softball using our fields on Mondays and Wednesdays throughout the summer and for the fall season there will be a couple of different groups using the field. Mrs. Madia said we are to make about \$2000.00 in field rentals. There were two lights that were out most of the season. Towards the end of the season, the main issue was a light behind home plate that would come on and off and about an hour later it would cut off. Mrs. Madia said if this continues, we may have to discontinue softball because of the light issue.

Mayor Pro-Tem Hall asked if the light behind home plate could be repaired by itself. Mrs. Madia said we have tried. Mike McFann replaced breakers which is a temporary fix. The breakers are \$60.00 a piece and we got through Liberty Festival, but as soon as that was over the lights went out again.

Councilman Sholar said so it is an electrical issue and not a light issue. Mr. Chuck Strickland said it is both. Mr. Strickland said the lights are pulling so much on those breakers, and the breakers will not hold them. Mr. Strickland said it is the type of light to the electrical circuit that will not handle it.

Councilman Sholar asked if anyone had talked to Duke Energy about their LED lighting program. Mr. Strickland said no one has spoken with Duke Energy. Mrs. Madia said Jones Onslow Electrical will not install anything with a switch and it is going to be a light that will always be on.

Mrs. Madia said Musco Lighting wanted to replace the whole ballfield for \$250,000.00. The \$180,000.00 is just to go to replace the fixtures and electrical and not replace the actual posts that are out there.

Mayor Pro-Tem Hall asked if there is any amount, we can spend out of the \$20,000.00 so we can put it in the budget for net year. Mrs. Madia said after talking to the contractors, they are not willing to do the work to replace just a bulb.

Councilman Hines said we were told during a league, we had eight to ten citizens that played on the ballfield out of four thousand four hundred and twenty citizens. So, four thousand four hundred and ten don't have access to any other programs. Councilman Hines said we are going to put all the money into the ballfield and ninety percent of our residents do not even play ball. Councilman Hines asked what we are doing to provide recreational programs for the kids on up the senior citizens. Councilman Hines said he thinks we need to put some money into a recreational center rather than keep putting money into the ballfield. Councilman Hines said we have already spent \$47,000.00 on the fence and bleachers. Councilman Hines said if we did this program, we would spend \$27,150.00 into the ballfield to make \$2000.00 a season. Councilman Hines said we need programs that will benefit every citizen and we are only two months, and we would have to make a budget amendment.

Mrs. Madia said three out of the four weekly rentals are residents. Councilman Hines said for clarification, are they all a resident or just an individual that has a team. Mrs. Madia said she has no way to measure that.

Councilwoman Bragg said because of the light situation, maybe the teams would consider changing the times that they play. Councilman Hines said he has played for years on the towns field without any lights.

Mayor Pro-Tem Hall suggested going back to the drawing board and looking for an alternative and keep looking for someone else to help with the lights. Mayor Pro-Tem Hall said Onslow County's board just received a grant of \$200,000.00 to improve their park in the county.

Grants Administrator Kimmee Frankenfield said she has looked at grants and there are some options. The biggest barrier is we must show that the field is being used. The field can only be used if we have lights. Ms. Frankenfield said Mrs. Madia has the field rented four nights a week. Ms. Frankenfield thinks it would be great to have some children's leagues.

Councilman Hines said during budget season there was discussion about the Police Department wanting a multipurpose gym. Councilman Hines said we would get more use as well as our citizens with something like the gym.

A motion was made by *Councilman Hines* and seconded by *Councilman Sholar* to not proceed with this at this time. *All Agreed.*

Mayor Wenzel said we are now to the item that we removed for separate discussion on grants.

Councilman Hines asked how many grants are for matching grant or are they regular grants. Kimmie Frankenfield said no match required? Ms. Frankenfield said she applied for the Duke Energy Foundation Grant and the actual breakdown was based off Ms. Madia's hard work that she did for the Liberty Festival. There were things in there like a generous donation from Councilman Sholar for the use of golf carts. Councilman Hines asked how many are matching grants? Ms. Frankenfield said all the grants so far are straight grants. Ms. Frankenfield said we were awarded \$7500.00 from the Duke Energy Foundation.

Mr. Strickland said when we apply for grant money and it is awarded, we can't take the grant money and spend it. It goes into the revenue side which goes into the general fund. For us to spend money we must move money into that line item from either another line item or from the general fund. We can't spend money unless we put money into the expenditure account.

Councilman Hines said he is saying when you received the grant money, you could have put it into this line item. Mr. Strickland said no, when we receive grant money, it goes into the general fund and from there it goes into the budget. Mr. Strickland said it was never a plan to spend the money without the grant. Councilman Hines said if ever we get a matching grant, Town Council needs to know that immediately.

Manager Reynolds said typically when we have a matching grant, we must present it to the Town Council prior to applying for it.

A motion was made by *Councilman Hines* and seconded by *Mayor Pro-Tem Hall* to accept the Grant report. *All Agreed.*

**Discussion and Possible Approval to create line items in the General Fund on the Revenue and Expenditure side for the Busy Bee Committee in the amount of \$17,464.71.**

Manager Reynolds said if the Town Council would feel more comfortable since we were awarded \$7500.00 of the Duke Energy Grant that would be fine.

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilwoman Bragg* to go ahead and do an amendment for \$17, 464.71.

**Voting was as follows:**  
**Councilwoman Bragg – Yes**  
**Councilwoman Stanley – Yes**  
**Councilman Sholar – Yes**  
**Mayor Pro-Tem Hall – Yes**  
**Councilman Hines – No**

**Motion Passes.**

Councilman Hines said he does not like taken money out of the General Fund and putting it somewhere else.

**Discussion and Possible Approval of Budget Amendment # 2 for Fiscal Year 2023-2024**

Discussion was held previously in the minutes.

**Discussion and Possible Approval of a Resolution Accepting the Streets of Phase I of Camp Davis Industrial Park into the Town of Holly Ridge Maintained Road System.**

Manager Reynolds said the streets in Phase I of the Camp Davis Industrial Park were developed privately by the Rollins family. The Department of Transportation determined that when we purchased Phase II, they determined that we no longer needed a second entrance on Highway 17. There were issues of how close it was to the other entrance and plus the future for farther down Highway 17. Manager Reynolds said because of this decision, all Phase II tenants must access through Phase I.

Manager Reynolds said Mr. Rollins has petitioned the Town to take over the portion of the streets in Phase I. Public Works Director, Mike McFann went out today and inspected the streets and his recommendation is the streets within Phase I of the Camp Davis Industrial Park

have been completed and meet the minimum standards for the Town to accept the streets into the maintain road system. Manager Reynolds said this is also a condition for UPS.

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilwoman Stanley* to approve a Resolution to accept the streets in Phase I. *All Agreed.*

**Persons Wishing to Address the Council**

**Town Council Comments**

Councilman Hines said there were a lot of children playing and for several years he has asked that the holes at the multi-purpose ballfield be filled in. Councilman Hines asked that the job get done.

Mayor Pro-Tem Hall asked for a presentation on all the updates pertaining to the park plan at our next regular meeting.

Councilman Sholar asked if culverts could be installed and backfill the municipal park where the trucks were parked at the Liberty Festival. Manager Reynolds said it would be handled.

Councilwoman Stanley thanked everyone for coming to the meeting and she thanked all the departments for the great job they are doing.

Councilwoman Bragg said it would be nice to have the ditch that got tore up during the Liberty Festival fixed. Councilwoman Bragg thanked everyone for coming to the meeting and thanks to all the departments for their hard work.

**Announcements**

***Mayor Wenzel gave the following announcements:***

- Thursday, September 14<sup>th</sup>, 2023, Busy Bee Committee Meeting – beginning at 4:00 p.m. in the Council Chambers
- Tuesday, September 19<sup>th</sup>, 2023, Planning Board Meeting – beginning at 6:30 p.m. in the Council Chambers
- Tuesday, September 26<sup>th</sup>, 2023, Board of Adjustment Meeting – beginning at 6:30 p.m. in the Council Chambers
- Tuesday, October 17<sup>th</sup>, 2023, Four Town Meeting – hosted by North Topsail Beach
- October 23<sup>rd</sup> – October 27<sup>th</sup>, 2023, Fall Yard Debris Pickup.

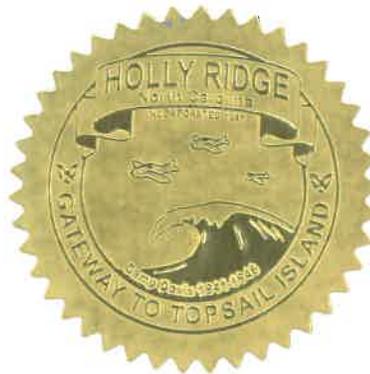
Mayor Wenzel thanked the two new employees Kimmie Frankenfield and Joseph Kamperman for coming to the meeting. Mayor Wenzel asked for a summary of what Manager Reynolds is working on such as request she gets from Town Council members. Mayor Wenzel thanked Dorothy Royal with the Topsail Times for her help with the upcoming Candidate Fourm.

Closed Session

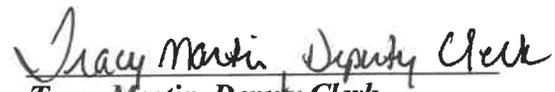
Adjournment

A motion was made by *Councilman Hines* and seconded by *Councilman Sholar* to adjourn at 8:55 p.m. *All Agreed.*

*Attest:*



  
\_\_\_\_\_  
*Jeff Wenzel, Mayor*

  
\_\_\_\_\_  
*Tracy Martin, Deputy Clerk*

*These minutes were recorded and prepared by Deputy Town Clerk, Tracy Martin.*