



TOWN OF HOLDEN BEACH  
BOARD OF COMMISSIONERS' PUBLIC HEARING/ REGULAR MEETING  
HOLDEN BEACH TOWN HALL – PUBLIC ASSEMBLY  
TUESDAY, AUGUST 16, 2016 - 7:00 P.M.

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PUBLIC HEARING:

1. Creation of a Municipal Service District

Town Manager David Hewett gave a presentation on the Municipal Service District (MSD). Creation of the MSD is required in order to issue Special Obligation Bonds to pay for the Central Reach Project. MSDs are usually used for taxing purposes, but in this case the project is being funded with BPART funds, FEMA funds and Special Obligation Bonds which will be paid for with the Town-wide tax increase. The process to create an MSD requires two meetings, this was the first one.

Members of the public asked a lot of questions. The MSD has a 10-year life, the length of the bonds, and could be terminated when the bonds mature. Future Boards could use the MSD for taxing purposes. The boundaries of the MSD align exactly with the scope of the Central Reach project. The whole Town cannot be included within the boundary of the MSD. The sand can't be insured, however if a storm took the sand away next year we could apply to FEMA for funds because we have an "engineered beach".

REGULAR MEETING:

1. Invocation

2. Call to Order/ Welcome

3. Pledge of Allegiance

4. Agenda Approval **Approved as amended.**

5. Approval of Minutes

a. Minutes of the Regular Meeting of July 19, 2016 **Approved.**

6. Public Comments on Agenda Items **Gay Atkins commented on item #19, an Executive Session to discuss purchasing the Pier area and a block of land near the bridge. She feels that the Town does not have the money to make these purchases and that it isn't wise for the Town to purchase the commercial tax base of the Town.**

7. Police Report – Chief Wally Layne **Has been a typical summer. A break-in on Brunswick Ave. was stopped by the homeowner holding the suspect with a gun. The new noise ordinance is working and he is pleased with it. The electronic sign seems to be helping with dogs off leash, holes and gear left on the beach overnight – it now also says "Welcome to Holden Beach"**

8. Request for No Parking Zone: Holden Beach Chapel – Chief Layne

- a. Discussion and Possible Approval of Memorandum of Agreement Between the Town and the Holden Beach Chapel **This was not approved, Commissioners did not like the “quid pro quo” aspect of it.**
- b. Discussion and Possible Approval of Ordinance 16-13, An Ordinance Amending the Holden Beach Code of Ordinances, Chapter VII: Traffic Code (§72.03 Parking Prohibited at All Times) **Unanimously approved.**

9. Discussion and Possible Action on Pointe West Request for Parking Restriction – Commissioner Fletcher **Sent to P&Z for review and text amendment to the parking ordinance and a map.**

10. Report from the Planning & Zoning Board – Vicki Myers, Chair **P&Z reported on the restrictions currently in place on building large structures, will identify “holes” in ordinances, look at what other communities are doing regarding large structures and identify issues with large structures. P&Z also reported on request to look at numbers on the back of canal homes and recommended that it be encouraged, but voluntary, and that the Town place signs identifying streets for boaters entering the canals. No action was taken.**

11. Discussion and Possible First Adoption of Ordinance 16-14, An Ordinance Establishing and Creating a Town of Holden Beach Municipal Service District for Central Reach Project - Town Manager Hewett & Shoreline Protection & Recreation Manager Ferguson **Approved unanimously.**

12. Discussion and Possible Scheduling of a Date to Hold a Special Meeting for Final Adoption of Ordinance 16-14, An Ordinance Establishing and Creating a Town of Holden Beach Municipal Service District for the Central Reach Project – Town Manager Hewett & Shoreline Protection & Recreation Manager Ferguson **This is the second required meeting for the MSD. Set for Monday, August 22 at 9:00am.**

13. Discussion and Possible Action on Sewer Lift Stations – Commissioner Freer

- a. Obtaining Underground Tank Non-Destructive Inspection Services
- b. Obtaining an Independent Engineering Assessment of the Recommendations of the Sewer Advisory Committee

**Commissioner Freer would like an independent engineering and risk management firm to look at the issue given the estimated costs involved. He would like the firm to evaluate the current sewer system vulnerabilities, do an analysis of the risks, and give proposed remedies along with their associated costs. Because the Town’s engineering firm, Right Angle Engineering, does not specialize in this type of work, a request for proposals will be issued. Passed unanimously.**

14. Discussion and Possible Nomination of Alternate Member to Serve on the Planning & Zoning Board **Greg Shue was appointed.**

15. Town Manager’s Report **The dock at the park is now open. He has met with the disaster recovery contractor and the regional FEMA administrators.**

16. Mayor’s Comments

17. Board of Commissioners’ Comments **Commissioner Royal encouraged the use of A/C condensate to help save money on watering. Commissioner Freer discussed how the Board has struggled with the MSD but understands the need for it and the limitations of it. Commissioner Isenhour is thankful for the new noise ordinance, it is working. Commissioner Fletcher discussed that the sand on the beach not only provides**

recreation but also storm protection. He pointed out that it would have been acceptable to tax the beach front property owners at a higher rate with the MSD because they receive more benefit. Commissioner Kyser thanked everyone for their questions and thanked those who serve on Town Boards.

18. Public Comments on General Items Tony Marwitz commented that if Pointe West is allowed to restrict parking that other streets should be able to do the same thing, they are all public streets. He also doesn't think the Town needs a second opinion on the sewer issues.

19. Executive Session Pursuant to North Carolina General Statute 143-318.11(A)(5), To Establish or Instruct Staff or Agent Concerning the Negotiation of the Price and Terms of a Contract Concerning the Acquisition of 247AA032, Owned by Holden Beach Development, Inc, 246DB001, 246DB002, 246DB003, 246DB004, 231ME019, 246DB005, 246DB006, 231ME018 and 246DB007, Owned by Holden Beach Fishing Pier and Parcel Numbers 232NB021, 232NB022, 232NF001, 232NF002, 232NF003, 232NF004, 232NF005, 232NF006, 232NF007 and 232NF008, Owned by Holden Beach Enterprises – Town Manager Hewett No action was taken.

20. Adjournment

\*Please sign up for public comments beginning at 6:00 p.m. in accordance with the new Rule 28B requirements.