

CAROLINA BEACH

Town Council Workshop

Tuesday, January 28, 2025 - 9:00 AM

Council Chambers, 1121 N. Lake Park Boulevard, Carolina Beach, NC



MINUTES

CALL TO ORDER

Mayor Barbee called the meeting to order at 9:00 AM.

PRESENT

Mayor Lynn Barbee

Mayor Pro Tem Deb LeCompte

Council Member Jay Healy

Council Member Joe Benson

Council Member Mike Hoffer

ALSO PRESENT

Town Manager Bruce Oakley

Assistant Town Manager Ed Parvin

Finance Director Debbie Hall

Town Clerk Kim Ward

Town Attorney Noel Fox

ACTION: Motion to amend the agenda to add a closed session

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

DISCUSSION ITEMS

1. Closed Session

ACTION: Motion to go into closed session to discuss an attorney/client matter in accordance with NCGS 143.318.11(a)(3); the matter being discussed is 23 CVS 3744 Carolina Beach Land Holdings, LLC, vs. Town of Carolina Beach

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

Mayor Barbee called the meeting back to order.

ACTION: Motion to approve the mediated settlement agreement dated January 24, 2025, by and between Carolina Beach Land Holdings, LLC, and the Town, file #23 CVS 3744, which includes, in part, the following terms:

- 1) The Town will purchase 9 properties from Carolina Beach Land Holdings, LLC, that are located generally in the downtown Boardwalk area, more specifically identified on Exhibit A to the agreement.
- 2) The purchase price shall be \$15 million.
- 3) The purchase is conditioned on:
 - Local Government Commission approval of the purchase.
 - The properties appraising for \$15 million or more.
 - Title insurance equal to \$15 million being available.
 - Dismissal of 23 CVS 3744.

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

Mayor Barbee read a statement, which included that this deal is set to close by the end of the year and is the largest single land acquisition in terms of dollars in the Town's history. He said the Town is issuing a call to action to residents and nonprofit groups as well as County, State, and Federal partners to help develop and expand the Town's center to be a gathering place for their kids and grandkids.

Council Member Healy said this deal will not influence the Town's infrastructure plan at all.

Council Member Benson said the acquisition will give the public direct input and assurance on the future of this land.

Council Member Hoffer said this was a bold and scary decision, but the Town has mechanisms to pay for it so it won't affect the current or next budget. He said this gives the Town options and control over its destiny.

Mayor Pro Tem LeCompte said it is important to invest in the future of the Town.

(Background information: This lawsuit was filed against the Town on November 1, 2023, and involved the Plaintiff disputing the exact location of a Town easement, stating that the easement causes the property to be unmarketable.)

2. Employee Recognition

Public Works Director Brian Stanberry recognized Building Services Coordinator Mark Dudenhaver for 10 years of service and Public Works Services Coordinator Eion Dockery for 5 years of service.

Mr. Parvin recognized Public Utilities Director Mark Meyer for 10 years of service.

Mr. Meyer recognized Utilities Systems Manager Mike Hare for 10 years of service.

3. Bike/Ped Committee Presentation

Bike/Ped Committee Chairman Rodney Kidd presented a request to implement a speed limit of 12 mph on the Greenway for the safety of users. Mr. Oakley suggested that the request go to the Technical Review Committee (TRC) before coming back to Council for approval, and Council gave consensus for this.

Police Sgt. Derrick McNeil gave a presentation on streetlights and road safety. Council asked staff to work with Sgt. McNeil to implement these safety measures.

Mr. Oakley said staff would like to review the presentation with TRC to get feedback from other departments.

Council Member Hoffer asked staff to work with Sgt. McNeil to expedite the process of lighting up crosswalks.

4. Follow-Up Discussion on Rainbow Bridge Project

Mayor Pro Tem LeCompte requested to discuss moving forward with the Rainbow Bridge pet memorial project at Lake Park. She said several volunteers are assisting with this, and the group will work with Mr. Stanberry on the location and other details.

5. Resolution of Support to Update the 2016 Beach and Inlet Management Plan

The North Carolina Beach, Inlet and Waterway Association requested support from coastal communities to petition the North Carolina General Assembly to update the 2016 Beach and Inlet Management Plan.

ACTION: Motion to approve Resolution 25-2322 supporting the request to the North Carolina General Assembly to update the 2016 Beach and Inlet Management Plan

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

6. Transfer of Phase 3 Marina Funds to Phase 4 Centennial Park

There is \$142,533.67 remaining in Phase 3 of the Marina (Centennial Park) project that Town staff is requesting to move to a new project. There was \$190,710.64 in additional funding received from the Federal Emergency Management Agency (FEMA) for the bulkhead damaged after Hurricane Florence. These funds can also be added to Phase 4. The total Phase 4 funds will be \$333,244.31. Any unused funds will return to the Town's general fund balance.

Mr. Parvin presented the details.

ACTION: Motion to approve Budget Ordinance 25-1249 to amend the general fund budget creating a budget appropriation for Phase 4 at the Marina (Centennial Park)

Motion made by Mayor Barbee

Voting Yea: Mayor Barbee, Mayor Pro Tem LeCompte, Council Member Healy, Council Member Benson, Council Member Hoffer

Motion passed unanimously

Mayor Barbee said this area has not been officially named Centennial Park, but right now this is the unofficial name, so if anyone doesn't like it they should speak up.

7. Beautification Committee Appointment

There is a vacancy on the Beautification Committee with a term ending June 30, 2026. Council made the following committee appointment:

- Beautification Committee – Heather Hanning

COUNCIL COMMENTS

Mayor Pro Tem LeCompte said bathroom project contractors are blocking areas at the Boardwalk. Mr. Oakley said they will need extra room for demolition of the existing structure, but the situation will improve during construction. He said once it gets closer to summer, the contractors should be working on the interior. Mayor Pro Tem LeCompte asked that staff stay in contact with business owners.

Council Member Healy asked if there would be upgraded portable restrooms available during the construction phase of the Boardwalk bathroom project. Mr. Oakley said yes.

Council Member Benson echoed comments about communicating with business owners about the Boardwalk bathroom project. He asked if there had been any discussion about the residential zoning request for the North End, and he would like staff to follow up on Vinny Doria's request to review beach vending permits. Council Member Benson also said he received a request for crosswalks at Dolphin Lane and Pelican Lane at both the Canal Drive and Carolina Beach Avenue North intersections.

Mayor Barbee also stressed the importance of communication with business owners during the Boardwalk bathroom construction project. He asked that staff and Council consider renaming Town parking lots because he thinks some of the names are confusing to new residents who are not aware of the Town's history (an example of this is the Town Hall Lot at 207 Canal Drive, which is the site where Town Hall stood many years ago, not the parking lot at the current Town Hall).

Mr. Oakley said the Centennial seal has been painted on the water tower and that it looks nice.

ADJOURNMENT

Mayor Barbee adjourned the meeting at 11:00 AM.