SHALLOTTE BOARD OF ALDERMEN
RECESSED MEETING
JULY 28, 2026
5:00 P.M.

The Shallotte Board of Aldermen met for a recessed meeting on July 28, 2026 at 5:00 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Art Dornfeld presiding.

Aldermen present: Bobby Williamson, Gene Vasile, Jimmy Bellamy, Larry Harrelson and Karmen Custer (joined the meeting at 6:17 p.m.)

Staff present: Mimi Gaither, Robert Waring, Natalie Goins, Dan Formyduval, Jeremy Dixon and Isaac Norris

I. CALL TO ORDER

Mayor Dornfeld called the meeting to order. A motion was made by Gene Vasile, seconded by Jimmy Bellamy to open the meeting. Motion carried 4 yes 0 no.

II. CONFLICT OF INTEREST

Mayor Dornfeld asked if any member of the Board had a conflict of interest or the appearance of a conflict of interest regarding any item on the agenda. None identified.

III. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Bobby Williamson, seconded by Gene Vasile, to make the following amendments: Under VII. Discussion, add Item 1. Bond Infrastructure Questions, and renumber Town Manager Discussion as Item 2. Motion carried 4 yes 0 no.

IV. SAMET / CREECH PRESENTATION

Town Manager, Mimi Gaither, recalled that the Board had previously completed questionnaires identifying what elements of the proposed Town Hall project they wished to retain and what they were willing to eliminate in an effort to contain costs.

Rusty Miller of Creech & Associates and Jason Lovelace of Samet Corporation presented the design and cost-saving updates for the project. Proposed reductions included removal of the lighthouse tower, and EOC designation, as well as reductions to decorative features and enhanced finishes.

Board members raised questions regarding the project site, gymnasium and landscaping costs, overall project affordability, potential tax impacts, reducing the building's square footage, future expansion, renovation of the existing campus, and the potential sale or lease of Town-owned properties. Staff and the project team explained the cost and schedule impacts of each option, noting that significant redesigns or site changes could increase costs and delay the project. The discussion concluded with agreement to continue the preconstruction process based on the revised estimated project cost of approximately $15.8 million, while pursuing additional cost-saving opportunities. A motion was made by Gene Vasile seconded by Larry Harrelson to proceed with the project at a cost not to exceed $15.8 million for purposes of continuing the development of the construction Guaranteed Maximum Price (GMP) and ultimately submitting for USDA financing. Motion carried 5 yes 0 no.

V. OUT OF TOWN SEWER RATES

A motion was made by Jimmy Bellamy, seconded by Karmen Custer, to reduce out-of-town sewer rates from 1.5 times to 1.25 times the in-town rate. Motion carried 5 yes 0 no.

VI. CONSENT AGENDA

A motion was made by Jimmy Bellamy, seconded by Gene Vasile, to approve the following consent agenda items. Motion carried 5 yes 0 no.

A. Direct the Clerk to “Investigate the Sufficiency Thereof and to Certify the Result of the Investigation” for the following annexation request:
Annexation Petition T26-13
Parcel ID: 1810003501
Brian Fleer – Rourk Woods Investments, LLC.
36.24 Acres +/-
B. Budget Amendment BA-26-27-2: Powell Bill $32,874
C. Lomali Budget Contract
D. Resolution 26-08
E. Alliance Code Enforcement Contract

VII. DISCUSSION

1. **Bond Infrastructure Questions**

   Alan Lewis of East Coast Engineering provided an update on the Tidelands Preserve project and noted the remaining requirements for final plat recordation include a 96-foot pedestrian boardwalk over a wetland swash, a mulch trail, and associated open space amenities. Mr. Lewis requested consideration of a financial guarantee to allow the plat to be recorded prior to completion. Staff advised that the current UDO only allows financial guarantees for sidewalks and recommended against a UDO amendment. As an alternative, phasing the subdivision was discussed; the boardwalk and related amenities could be completed as part of a future phase, allowing the completed lots to proceed without requiring a UDO amendment or bonding mechanism. Mr. Lewis agreed with the phasing approach and will submit revised plans to the Planning Board for review.

2. **Town Manager Selection Process**

   Planning Director Robert Waring recused himself, leaving the meeting at 7:09 p.m. prior to discussion of the Town Manager selection process due to his intent to apply for the position. Both *the Board and the Town Manager agreed this was the appropriate course of action in the interest of fairness to other applicants.*

Town Manager Mimi Gaither reviewed the proposed advertising timeline, job description, advertisement materials, and draft interview questions. The advertising period was moved up to August 1 to allow additional time for background checks. The position will be advertised through the Beacon, Star News, Town website, League of Municipalities, and Council of Governments network. The Board discussed the proposed interview process, including initial staff screening, virtual interviews for out-of-area candidates, selection of finalists for in-person interviews, and a department head interview panel. The Town Manager asked the Board to review the draft interview questions and provide suggested revisions to the Human Resources Manager for finalization.

VIII. ADJOURN

A motion was made by Jimmy Bellamy, seconded by Gene Vasile, to adjourn the meeting at 7:30 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk