



Town of Southern Shores

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8 Meeting Minutes

9 Pitts Center – 5377 N. Virginia Dare Trail, Southern Shores, NC

10 Date: Tuesday, February 10, 2026

11 Time: 10:00 a.m.

12 Attendance

13 Present:

14 - Mayor Morey

15 - Mayor Pro Tem Neal

16 - Council Member Sherlock

17 - Council Member Neilson

18 Call Meeting to Order

19 Mayor Morey called the rescheduled meeting of the Southern Shores Town Council to order on
20 February 10, 2026, at 10:00 a.m. The meeting had been postponed from February 3, 2026, due
21 to a storm, resulting in attendance of four council members rather than five due to pre-planned
22 travel schedules.

23

24 The Council and public stood for the Pledge of Allegiance followed by a Moment of Silence.

25 Amendments to / Approval of Agenda

26 Motion to approve the agenda was made by Council Member Neilson, seconded by Council
27 Member Sherlock.

28 Before calling for a vote, Town Manager Ogburn suggested moving the public hearing for ZTA
29 25-06 from new business to the March 4th meeting.

30 Motion to approve the amended agenda was made by Mayor Morey, seconded by Council
31 Member Neilson. Motion carried unanimously.

32 Consent Agenda

33 The consent agenda consisted of the minutes from the January 6, 2026, meeting.

34 Motion to approve the consent agenda was made by Council member Neilson, seconded
35 by Council Member Sherlock. Motion carried unanimously.

36 **Staff Reports**

37 **Deputy Town Manager / Planning Director**

38 Planning Director/Deputy Town Manager Wes Haskett provided his monthly report for January,
39 noting that 46 permits were issued: 7 zoning permits, 23 building permits, 14 trade permits, and
40 2 lot disturbance stormwater management permits. The total fees collected by the planning and
41 code enforcement department in January was \$8,423.72.

42 Regarding code enforcement, there were two warning citations mailed in January: one for a
43 zoning setback violation involving a shed placed incorrectly within the front setback despite the
44 site plan showing compliance, and another for a flood damage prevention ordinance violation
45 where a ground floor enclosure of an oceanfront house had been converted from non-living
46 space to living space below the lowest horizontal structural member, which is not permitted.

47 The Planning Board will meet on February 18th at 5:00 PM (Wednesday due to the holiday on
48 the 16th) for training, viewing UNC School of Government on-demand planning and zoning
49 videos.

50

51 **Police Chief**

52 Police Chief Kole presented the January 2026 report, noting 1,387 calls for service. Officers
53 conducted 56 traffic stops, issuing 16 written citations and 31 warning citations. There were 12
54 reported incidents, with 5 related to drug equipment, 6 criminal arrests, 1 parking violation, and
55 2 reportable motor vehicle accidents.

56 Chief Kole discussed a new transparency portal from Flock that has been added to the police
57 department's website and will soon be on the town's website. The portal explains what the
58 License Plate Readers (LPRs) can and cannot detect, prohibited uses such as immigration
59 enforcement or traffic enforcement, and data retention policies. The department is operating
60 with 30-day data retention although their policy initially mentioned 90 days. The town has 12
61 LPRs, with one recently damaged on Duck Woods Drive.

62 Chief Kole also mentioned that several officers would be attending the Night to Shine event at
63 Duck Woods Country Club on Friday, an event through the Tim Tebow Foundation for people
64 with special needs.

65 Chief Kole noted that legislation regarding e-bikes is being addressed with the state legislature
66 again, and mentioned that Brick, New Jersey has established new strict requirements for e-
67 bikes, including requiring a driver's license, insurance, and registration.

68 Chief Kole also informed the Council that the police chiefs in the area are forming committees to
69 evaluate alternatives to their current Motorola Flex CAD records management system, as
70 support for the current system is ending and future costs are uncertain.

71

72 **Fire Chief**

73 Fire Chief Limbacher reported 53 calls for January 2026, consisting of 5 structure fires, 5
74 hazardous conditions/gas leaks, 27 medical calls, 13 public service/lift assist calls, 3 fire alarms,
75 and 1 canceled in route call. He noted this was higher than January 2025, which had 43 calls.

76 Chief Limbacher demonstrated the new camera system installed on fire department vehicles.
77 The system includes six cameras on all major apparatuses, covering front, back, left, right, along
78 the sides of the truck, and a general view of the scene. The cameras record audio in the front

79 cabin and are used for training, investigations, and liability protection. Chief Limbacher showed
80 examples from a car fire response and a structure fire in Lower Currituck, as well as footage
81 from the recent snowstorm.

82

83 Town Manager

84 Town Manager Ogburn reported on the progress of the Resilient Coastal Communities Program
85 (RCCP), stating that the community action team is making good progress in their efforts. The
86 team has held two successful meetings so far, with the next meeting scheduled for February
87 27th. Their discussions have involved reviewing various reports provided to the town over the
88 years, setting new vision and goals, and establishing a solid vision statement. Stakeholders have
89 also been identifying critical facilities, such as the water tower at the elementary school and the
90 EMS station at East Dogwood. Community outreach has been a key focus, with a potential
91 community event being planned to gather input from the public. Lori Trewinski has been
92 appointed as the champion for outreach efforts, emphasizing the importance of public
93 participation in the process. The team is also working diligently on a vulnerability assessment,
94 which will be used to apply for funding to implement the strategic plan.

95 Town Manager Ogburn discussed the issue of seagrass accumulation along the sound. He
96 explained that this has been attributed to higher-than-average seasonal temperatures over the
97 past three years, resulting in extended growing seasons for submerged aquatic vegetation and
98 larger accumulations of dead vegetation. The conditions which mainly affect property owners in
99 the northern part of town can be dealt with by removing the seagrass without a permit, as long
100 as there's no disruption to the sound bottom. Ogburn mentioned contact with several state
101 agencies, receiving information particularly from CAMA, who believe higher than average water
102 temperatures have also led to more noticeable biomass. The town has arranged for Dr. Robert
103 Richardson, an aquatic weed specialist from North Carolina State University, to share insights at
104 a community meeting separate from a council meeting, focusing on the effects and potential
105 remediation of the accumulation. Interestingly, certain property owners might find value in
106 these mats, as they can act as natural erosion barriers and even promote accretion by breaking
107 crashing waves.

108 Finally, Town Manager Ogburn addressed the March 4th council workshop, inviting council
109 members to propose topics for discussion to ensure that the agenda is both comprehensive and
110 productive. Some suggested topics include a broad discussion on streets, especially given they
111 are now four years into their street improvement program. As future staffing at the fire
112 department comes into focus, he also proposes a conversation regarding staffing issues and
113 succession planning. Additionally, the possibility of the addition of another police K-9 is worth
114 consideration. There are also ongoing health insurance concerns, particularly regarding the cost
115 of family coverage, which could be resolved by evaluating the current cafeteria plan. He
116 emphasized the importance of going into the retreat with a well-prepared agenda to maximize
117 the meeting outcomes.

118 To conclude, Town Manager Ogburn expressed gratitude towards all staff for their dedication
119 and hard work during the recent snowstorm, acknowledging the risks involved even in
120 seemingly routine tasks. He highlighted the efforts by police, fire, public works, and
121 administrative staff like Bonnie Swain, who ensured the continuity of service amidst adverse
122 conditions.

123 Town Attorney

124 Town Attorney Johny Hallow reported that his office had nothing to report for the month.

125 **General Public Comment**

126 Mr. Jeff Hummel - 50 Juniper Trail, addressed the Council regarding the bridge near his
127 property. He raised concerns about access to his backyard, which is currently limited by the
128 guardrails along his driveway, and expressed dissatisfaction with the aesthetics of the guardrails.
129 He noted that the TL-4 rated guardrails currently installed are designed for highways with
130 speeds of 55-60 mph, while TL-2 rated guardrails would be sufficient for the 25-mph road. Mr.
131 Hummel provided information from NCDOT indicating that non-standard items that meet safety
132 requirements could be used, and requested the Council find a way to replace the current
133 guardrails with more aesthetically pleasing options.

134 **New Business**

135 **Consideration of Bid Award-East Dogwood Trail Street Reconstruction Project**

136 Town Manager Ogburn presented information on the East Dogwood project, which was formally
137 bid with three responsive and responsible bidders: Fred Smith, Barnhill, and Whitehurst Sand
138 Company. Barnhill was the lowest bidder with a bid of \$793,400. The project would address the
139 section from the Dick White Bridge to around the toe of the hill going east, addressing dips,
140 undulations, and potholes with substantial amounts of stone and asphalt.

141 Town Manager Ogburn explained that the town budgets \$1,000,000 annually for street work,
142 but this project represents a deviation from the usual approach of overlaying as many as 3 miles
143 of streets in a fiscal year. Working with Barnhill, they identified potential cost savings by
144 reducing the length of the project and overlaying the easternmost 500 feet instead of doing the
145 full depth rebuilding, while still accomplishing the intent of leveling out East Dogwood.

146 After discussing various options, Town Manager Ogburn recommended a contract for
147 \$639,698.20, which would leave approximately \$330,000 remaining this fiscal year for additional
148 street projects to be discussed at the upcoming retreat.

149 Motion to issue a notice of award to Barnhill for the amount of \$639,698.20 and authorize
150 the town manager to enter a contract for specified street repairs was made by Mayor Pro
151 Tem Neal, seconded by Council Member Neilson.

152 Council Member Sherlock asked why Bayberry Trail was removed from the project and
153 inquired whether Town Hall had received improvement requests from residents on that
154 street. Town Manager Ogburn explained that staff wanted to evaluate Bayberry Trail in
155 comparison with the condition of other streets and consider whether available funding
156 might be better allocated elsewhere based on overall needs. Mayor Morey noted that
157 Bayberry Trail could still be added later through a change order following the retreat.
158

159 **Public Hearing-ZTA-25-06**

160 This item was moved to the March 4th meeting earlier in the agenda.

161 **Council Business**

162 Mayor Morey announced the Mayor's Chat scheduled for Tuesday, February 17, 2026, at 4:30
163 PM. The next council meeting will be held on Wednesday, March 4, 2026, at 10:00 AM (instead
164 of Tuesday due to the election), followed by a retreat/workshop in the afternoon.

165 Council Member Neilson reported on continued work on the 250th anniversary of the signing of
166 the Declaration of Independence, noting upcoming events in April and increasing involvement at
167 state and county levels. He also suggested adding a tutorial on Current TV to a future agenda,
168 highlighting the resources available through this platform.

169 Mayor Pro Tem Neal reported on the successful Entry Corridor Enhancement Committee
170 presentation attended by 35-40 people on January 27th, with a follow-up meeting scheduled for
171 February 24th at 9:00 AM. He also mentioned an upcoming presentation to the Boat Club in
172 April.

173 Council Member Sherlock expressed appreciation for the efforts of public works, police, fire, and
174 town staff in clearing the town during the recent snowstorm.

175

176 **ADJOURN**

177 The meeting was adjourned at 11:03 A.M. on a motion by Council Member Neilson, Seconded
178 by Mayor pro tem Neal. Motion carried unanimously.

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181 ATTEST:

Respectfully submitted,

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185 _____
Elizabeth Morey, Mayor

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Sheila Kane, Town Clerk

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