



**CITY OF SOUTHPORT
BOARD OF ALDERMEN
REGULAR MEETING AGENDA**

223 E. BAY STREET
February 12, 2026
6:00 PM

Agenda

Please turn off all cell phones

Meetings are open to the public. If you are not able to attend the Board of Aldermen meetings in person, the meeting will be available for you to watch via live-stream on the City of Southport website (<https://cityofsouthport.com/board-of-aldermen-meetings/>), Facebook page, and YouTube channel.

A. Call to Order

B. Invocation

C. Pledge of Allegiance

D. Public Comment

E. Ethics Statement- If any members know of any conflict of interest or the appearance of a conflict of interest concerning matters on the agenda, please so state at this time.

F. Approval of Agenda

G. Approval of the Consent Agenda

1. Minutes of the February 13, 2025, March 3, 2025, May 30, 2025, October 28, 2025, and January 8, 2026, Board of Aldermen Meetings (Pgs.3-98)
2. Resolution Opposing the Fuquay-Varina Interbasin Transfer (Pgs.99-101)
3. Resolution Opposing the NC Environmental Management Commission moving forward with new rules related to PFAS and 1,4-dioxane (Pgs.102-104)
4. Call a Public Hearing for March 12, 2026, for a Unified Development Ordinance Amendment concerning Vape/Tobacco Shops (Pgs.105-110)

H. Special Recognition

1. Police Lieutenant Matt Burgess promotion to Major (Chief Todd Coring)
2. Winterfest Tea Check Presentation (Community Relations Director Allayna Taylor and Lynne Geiman chair of the Tea Committee Pg.111)
3. Black History Month Proclamation (Mayor Hatem)

I. Agenda

1. Noise Ordinance Update (Planning Services Director Maureen Meehan, Pgs.112-117)
2. Event Ordinance (Community Relations Director Allayna Taylor, (Pgs.118-127)
3. Public Comment Policy Update (City Manager Noah Saldo, Pgs. 128-129)

4. New City Website Demonstration (Public Information Officer ChyAnn Ketchum and Community Relations Director Allayana Taylor)
5. City Alleyways Policy Update Considerations (Alderman Davis, Pg. 130)
6. Planning Board Appointments (Mayor-Pro Tem Mosteller & Alderman Kelley, Pgs.131-143)

J. Committee Reports

K. Manager's Report

L. Mayor's Comments

M. Staff Reports

1. Development Services (Pgs.144-150)
2. Police (Pg.151)
3. Parks & Recreation (Pgs.152-153)
4. Permitting and Inspections (Pg.154)

N. Board Comments

O. Adjourn

February 13, 2025
REGULAR MEETING MINUTES

**CITY OF SOUTHPORT
BOARD OF ALDERMEN
223 E. BAY STREET
6:00 P.M.**

PRESENT: Mayor Richard Alt
Mayor Pro-Tem Rebecca Kelley
Aldermen Marc Spencer, Robert Carroll-via phone, Frank Lai, Lowe Davis,
Karen Mosteller

STAFF: Stuart Turille, City Manager
Noah Saldo, City Clerk
Lance Flint, Finance Director
Charles Drew, Fire Chief
Maureen Meehan, Planning Services Director
Tom Stanley, Public Services Director
Todd Coring, Police Chief
ChyAnn Ketchum, Public Information Officer
Bob Jarvis, City Engineer

A. Call to Order

Mayor Alt called the meeting to order at 6:00 p.m.

B. Invocation

Alderman Davis introduced Mr. Donnie Joyner, local historian and organizer of Black History Month events. Mr. Joyner gave the invocation.

C. Pledge of Allegiance

Mayor Alt led the assemblage in the Pledge of Allegiance.

Mayor Alt read the Ethics Statement:

“If any members know of any conflict of interest or the appearance of a conflict of interest concerning matters on the agenda, please so state at this time.”

No conflicts of interest stated.

D. Public Comment

Alderman Mosteller moved, second by Alderman Lai to open Public Comment.

Unanimous vote; motion carried.

Mr. Charles Drew, 112 Park Avenue, addressed the Board. Speaking as Chairman of the Historic Preservation Commission (HPC), he gave a status update.

- Board of Aldermen established Commission September 2022
- Commissioners appointed October 2022
- Members have met to establish rules of Procedure, Goals, Design Standards and Guidelines
- First two years, met twice a month
- Completed inventory of every structure in the 1980 established Historic District
- Met with State Historic Preservation Commission several times
- Some members have taken classes on historic preservation
- Two (2) well attended public meetings held
- Mass mailing announced second public meeting to every citizen
- Mailing comments individually logged and intertwined suggestions and ideas into the design standards
- Public Comment at every meeting
- Joint meeting of HPC and Southport Planning Board
- All wording changed regarding paint standards
- Discussed testimonies from individuals pertaining to certificate of appropriateness of folks that do not live in the proximity of the district and what standing they would have in a hearing
- All meeting minutes on line
- Discussed historic registry of Franklin Square Park
- Discussed condition of Brunswick County Courthouse
- Have changed the language concerning docks and walkways
- Updated use of vinyl, aluminum and other building materials
- Updated landscaping information
- After public meetings, work forwarded to a consultant, hired by City, to draft the Historic Commission Guidelines, Standards and Rules of Procedures
- Have received draft proposal from consultant
- Draft document divided into sections and each commissioner proofing their assigned section
- Special meeting scheduled for February 19, 2025 for report from each commissioner
- When Commission satisfied with the document, it will return to the State Historic Preservation Office for approval
- Will be presented to the Board of Aldermen for adoption

In closing, Mr. Drew reminded everyone that “This is the third attempt in Southport to create a Southport Historic Preservation District. The Commission and many citizens want this to succeed.” He stated his “three P’s of historic value”, *Preserve, Promote and Prevent*

1. Preserve heritage of Southport by protection
2. Promote conservation, education and cultural enrichment
3. Prevent demolition, destruction, and removal of historical character and significance of the City

Mr. Drew stated the Commission has woven consideration and compromise into guidelines, have listened to the citizens, do not want to regulate and restrict, but collectively to

preserve, promote and prevent the demolition of the Southport charm and character; “We have already lost too much of Southport. What is left must be preserved for future generations. That is our whole ideology, and it is our solemn duty to complete the task.” Mr. Drew invited all citizens to attend the HPC meetings, read minutes, and stay informed of the diligence of this commission; “We welcome your feedback, comments, and ideas. Preservation of Southport is in your hands. Next meeting of the HPC, February 19, 2025, 10:00 a.m. at the Indian Trail Meeting Hall (ITMH).”

E. Approval of Agenda

Alderman Kelley made a motion to approve the Agenda. Alderman Mosteller seconded the motion. **Unanimous vote; motion carried.**

F. Approval of Consent Agenda

Alderman Mosteller made a motion to approve the Consent Agenda. Alderman Lai seconded the motion.

Discussion

Alderman Kelley raised a question pertaining to Consent Agenda Item 1. She asked if there was a schedule or any kind of notification would be given to the owners of the homes or businesses directly adjacent to where the sidewalks are going to be repaired. Public Services Director, Mr. Tom Stanley indicated a blanket statement would be posted on line and he would be going to each residence and business that will be affected. He added that a way for those affected to get in and out of their driveways would be provided.

Unanimous vote; motion carried.

1. Sidewalk Repair Contract (Agenda pgs. 3-9)
2. Minutes of the December 10, 2024 Special Aldermen Meeting (Agenda pgs. 10-12)
3. Minutes of the December 12, 2024 Regular Aldermen Meeting (Agenda pages 13-21)
4. Set a Public Hearing, March 13, 2025, for the Rights-of-Way Unified Development Ordinance Update (Agenda pgs. 22-25)
5. Resolution Requesting the General Assembly adopt a Local Bill allowing the City to hold a Referendum for a Prepared Meals Tax
6. Resolution Requesting the General Assembly Adopt House Bill 24, which restores the Authority of Local Governments to Initiate Downzoning

**RESOLUTION #25-0213.01
REQUESTING THE CITY OF SOUTHPORT DELEGATION TO THE
GENERAL ASSEMBLY OF NORTH CAROLINA TO INTRODUCE AND
SUPPORT LEGISLATION TO HOLD A REFERENDUM AUTHORIZING A
PREPARED MEALS TAX**

THAT WHEREAS, the Board of Aldermen wishes to hold a referendum authorizing the levying of a prepared meals tax; and

WHEREAS, The City does not have the authority to call for a referendum election without the approval of the General Assembly; and

WHEREAS, the General Assembly has previously authorized other municipalities and counties the authority to impose a prepared tax, some with and some without the need for a referendum; and

WHEREAS, S.L. 2005-261 authorized the City of Monroe to hold a referendum for a prepared meals tax; and

WHEREAS, S.L. 208-116 Authorized The County of Durham to hold a prepared meals tax referendum; and

WHEREAS, a prepared meals tax would greatly help the City by providing another stream of revenue for our public safety and infrastructure needs; and

WHEREAS, a prepared meals tax would also be paid by the many tourist who visit Southport and help offset the cost of the services the city provides them; and

WHEREAS, holding a referendum offers the residents of Southport the power to choose to enact this new tax.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SOUTHPORT:

Section 1. That the elected representatives for the City of Southport who serve in the North Carolina General Assembly are hereby requested to introduce and secure the passage of local legislation to authorize the City to hold a referendum in the upcoming municipal election, scheduled Tuesday, November 4, 2025. Where the voter should be asked "[] FOR [] AGAINST One percent (1%) local prepared food and beverages tax, in addition to the current local sales and use taxes, to be used for public safety and infrastructure capital needs for the City of Southport.

Section 2. That the prepared meals tax be used to help fund public safety (Police, Fire, and EMS) and City capital infrastructure needs. This will ensure that visitors help contribute to the services they are provided while visiting the city.

Section 3. That a certified copy of this resolution be forwarded to the Hon. William “Bill” Rabon, member of the North Carolina Senate, and the Hon. Charles “Charlie” Miller, member of the North Carolina House of Representatives.

ADOPTED THIS 13th DAY OF FEBRUARY 2025.

/s/ Rich Alt, Mayor

ATTEST: /s/ Noah Saldo, Clerk

**THE CITY OF SOUTHPORT
RESOLUTION IN SUPPORT OF HB24
AN ACT TO RESTORE THE AUTHORITY FOR
LOCAL GOVERNMENTS TO INITIATE DOWNZONING
RESOLUTION #25-0213.02**

WHEREAS, the North Carolina General Assembly will be considering House Bill 24, which provides for Section 3K.1 of State Law 2024-57 to be repealed; and

WHEREAS, provisions within this legislation would be supportive of local municipal governments to make their own zoning decisions based on the will of the voters that elected them;

WHEREAS, Session Law 2024-57 “AN ACT TO MAKE MODIFICATIONS TO AND PROVIDE ADDITIONAL APPROPRIATIONS FOR DISASTER RECOVERIES; TO MAKE TECHNICAL, CLARIFYING, AND OTHER MODIFICATIONS TO THE CURRENT OPERATIONS APPROPRIATIONS ACT OF 2023; AND TO MAKE VARIOUS CHANGES TO THE LAW”, became law on the 11th of December 2024, notwithstanding the objections of the Governor; and

WHEREAS, Subpart III-K, Section 3K.1 of State Law 2024-57 reads “NO LOCAL GOVERNMENT INITIATED DOWN-ZONING WITHOUT CONSENT OF THE AFFECTED PROPERTY OWNER”; and

WHEREAS, the passage of Session Law 2024-57 will severely affect the City’s authority to adopt zoning text amendments and regulations related to residential zoning districts. The new law allows an override of the will of a governing board; and

WHEREAS, all North Carolina local governments continue to face challenges presented by growth and development. Each local government’s zoning authority has historically provided a means to balance those challenges with the needs of the community based upon the will of the citizens as determined through elections. The downzoning provisions of SL 2024-57 effectively freeze local government zoning and greatly diminish the role of local government granted by the Constitution of the State of North Carolina to manage growth and change consisted with the needs of its jurisdiction

NOW, THEREFORE, BE IT RESOLVED that the Southport Board of Aldermen requests that the elected representatives for the City of Southport who serve in the North Carolina General Assembly secure the passage of the proposed House Bill 24 To Restore the Authority for Local Governments to Initiate Downzoning.

Adopted this the 13th day of February 2025.

/s/ Rich Alt, Mayor

Attest: /s/ Noah Saldo, City Clerk

G. Special Recognition

1. Southport Rotary Club Check Presentation

Mr. Rich Good, of the Southport Rotary Club, explained that 30% of the net proceeds from the Rotary Club owned binoculars, located at Waterfront Park, goes to the City per a long standing agreement. He presented a check, in the amount of \$670 for 2023 & 2024 proceeds, to Mayor Alt.

2. Southport Winterfest Tea Check Presentation

Ms. Karen Martin, Building & Events Manager, and Lynn Geiman, Chair, Southport

Beautification Committee (BC) addressed the Board. Ms. Martin recognized the Beautification Committee for its first time co-hosting the event with the City of Southport. She emphasized the success of the event and the impact it has in the community. Reporting the event raised \$9,000, Ms. Marin presented checks in the amount of \$3,000 each to the Southport PTA, Carousel Center and Providence Home. Representatives of each organizations joined Ms. Martin and Ms. Geiman at the podium. Ms. Martin stated; A heartfelt thank you to these organizations for their committment to making our community a better place and a difference in lives of others. Your work is inspiring and we are grateful we were able to play a role in supporting your efforts.”

Ms. Martin described the organizations’ missions:

- Providence Home serves as Brunswick County’s Emergency teen shelter providing free short-term and safe housing to youths due to an emergency, high risk or crisis situation and cannot remain with their families. Their work ensures that vulnerable youth have a place of stability and care when they need it most.
- Carousel Child Advocacy Center plays a critical role in helping child survivors heal from physical and sexual abuse across Brunswick, New Hanover and Pender Counties. Their work offers hope and a path towards recovery for children and families in the region.
- Southport Elementary School PTA strives to be a powerful voice for all children, a relevant resource for families and the community and strong advocates for education and well-being of the students. They work to ensure that every child feels valued and encouraged in their educational journey.

In closing, Ms. Martin stated; “Winterfest Tea is a testament to what makes Southport so special, community generosity, collaboration and shared commitment to giving back. We look forward to continuing this tradition and supporting even more organizations in the years to come. Mark your calendars for December 6, 2025 and plan to join us for another wonderful Winterfest Tea.”

Mayor Alt praised the flawless event and thanked the Beautification Committee for stepping up to co-host.

H. Agenda

1. FY 23-24 Audit Presentation (Agenda pgs. 29-127)

Mr. Jay Sharpe, Sharpe & Parel CPA, presented the 2024 audit. He provided a status report; fill work has been completed, financial statements have been prepared and are currently in draft form. He indicated he is waiting on a few items in order to complete the audit and then send it to the Local Government Commission (LGC). He stated that completeness is anticipated next week. He reported the following:

Rules and Objectives:

Plan (including obtaining an understanding of internal controls over key areas)

Test of Controls:

Cash Disbursement

Payroll

Perform risk assessment (risk based approach)

Perform audit procedures to obtain sufficient evidence to render an opinion

Opinion concentrates on whether the financials are free from material misstatement

Reasonable assurance

Mr. Sharpe explained the risk based approach gives the auditor a road map on how to conduct the audit on an annual basis. Audit procedures may change year in and year out depending on what's going on with the City. For example, 2024 the water and sewer fund, being transferred over to Brunswick County, was a significant risk, so close attention was given to the recording of that. Auditors have to perform audit procedures to gain sufficient audit evidence to render an opinion on the financial statements. The opinion concentrates on whether the financial statements are free from material misstatement.

Mr. Sharpe stated that the annual audit is required to be submitted to the LGC by October 31st with a 30 day leeway to December 1. He indicated that requirement is changing for 2025 to December 31.

Mr. Sharpe presented the results of the audit:

Independent Auditor's Report

· Unmodified Opinion

(City received clean audit opinion, best City can receive)

Findings

· Three Material Weaknesses:

1. Financial Reporting

Budget is required to be balanced at the start of the year. The original budget was not balanced. Revenues were greater than expenditures. It's required by General Statutes that the budget starts out being balanced so that is an automatic finding.

2. Budget vs. Actual; you are not allowed to over-expend the budget and if it is a material amount, that is a finding also.

3. Required to issue a communications letter with four (4) main talking points:

(i) any significant accounting policy changes that affect the notes to the financial statements. There were none for 2024.

(ii) any numbers derived from estimates. There were two (2) major estimates the City has, both appear reasonable (depreciable lives of its capital assets and allowance for doubtful accounts for any amounts owed to the city at the end of the year.) Those appeared reasonable, no issues.

(iii) no disagreements with management.

(iv) no difficulties encountered working with the staff.

Praising the City Finance Department, Mr. Sharpe reported the one difficulty encountered was a significant delay starting the audit due to a September storm and flooding.

Referring to graphs displayed, Mr. Sharpe went over the Financials for 2024:

- General Fund (gives a trend analysis)
 - Revenues have gone up each of the last three (3) years.
 - Revenues have outpaced Expenditures each of the last three years.
 - 2024 revenues \$13.1M
 - Expenditures were over \$11.1M.
 - A change in fund balance of over \$2M (that's a good sign for the city)
 - 2021, fund balance was just below \$5M. (2024 fund balance is over \$12M (a positive change in your fund balance)
 - City has over doubled the fund balance relating to the General Fund, or the City's regular operations, in a short time frame showing that the City is doing a very good job with its finances and is financially healthy at the end of 2024.
- Fund Balance Breakdown
 - Restricted; moneys not yet received, Powell Bill funds
 - Assigned by the City
 - Unassigned, allowable to be spent (75% of fund balance)

Mr. Sharpe explained that in order to determine the financial health of a city, the auditor compares the unassigned fund balance to expenditures for that year. For 2024 that calculation for the City was 81%. Generally anything in the 8% to 10% range is the bare minimum. Anything in the 30% to 40% range indicates a really healthy unassigned fund balance. The average unassigned fund balance compared to expenditures is in that 30% - 40% range. The City doubles that. Another thing that indicates a healthy financial position is Cash Reserves (comparing the unrestricted cash to expenditures or how long can operations continue if no more cash is received.) It is recommended a town or city to have three (3) to six (6) months in cash reserves in place. Southport had an outstanding number each of the last three (3) years, almost a years worth of cash in reserve.

- Property Taxes,
 - 2022, \$3.3M
 - 2023, over \$4.5M
 - Down slightly in 2024
- Property Tax Rates
 - There was no increase between 2023 - 2024, they remained consistent
- Other Taxes and Licenses
 - Sales taxes and various taxes that are charged
- Expenditures
 - 2024 expenditures consistent with past two (2) years expenditures
 - General Government, 30%
 - Public Safety, #1 expenditures, 43%
 - Cultural & Recreation, 7%
 - Public Works, 7%
- Electric Fund
 - Run as a business
 - Want to show profits
 - Revenues & Expenditures last three (3) years
 - A loss in 2023
 - Profits in 2022 & 2024
 - Did very well in 2024
 - Cash Reserves
 - 324 days in cash reserves

- Very healthy
- Cash Flows
 - Operating cash flows most important (showing profit; no financial risk with the fund)

Responding to a query from Alderman Kelley, Mr. Sharpe responded the City has a healthy fund balance (anything above 10%) and it is trending upward. Noting Southport is in a hurricane zone, Alderman Kelley spoke about the required 55% fund balance, Southport fund balance realistically in the 20% range when a 30% - 40% range would be preferable.

Alderman Kelley pointed out that sales tax is distributed per population and as population grows throughout the county, Southport will see diminishing returns on sales tax. Mr. Sharpe stated a shift may occur depending on population and the spending of money by tourists.

City Manager Turille asked if in comparison to other towns and cities Southport's size and population, where would Southport stand. Mr. Sharpe indicated that Southport is well above average.

Mayor Alt asked if any standards are going to change next year. Mr. Sharpe indicated that there will be a change that will result in Southport's overall net position but will not affect Southport's fund balance; currently compensated absences have to be recorded, next year sick absences will have to be included in that calculation.

Mayor Alt asked if Sharpe & Patel CPA provides wording/verbage for a policy in advance of any Governmental Accounting Standards Board (GASB) changes. Mr. Sharpe stated he would provide literature from the LGC and he would work with the Southport's Finance Department to develop a policy.

Referring to Alderman Kelley's remarks and western North Carolina's experience during Hurricane Helene, Mayor Alt spoke about living on the water and the need to have a healthy number in fund. He stated; "It's not 312 days of operating money because the next day, as you have seen, the cavalry is not coming in here to give us checks. It's years out before you get the money. You have to front the money. That's going to be a discussion in our budget cycle. It's just not as easy as let's scrape some of this, scrape some of that, because we always have to think over the horizon. I want to prep everyone for that conversation."

2. Public Hearing for Yacht Basin Overlay UDO Text Amendment (Agenda pgs. 128-133)

Alderman Kelley made a motion to open Public Hearing. Alderman Mosteller seconded the motion. **Unanimous vote; motion carried.**

Development Services Director, Ms. Maureen Meehan, explained the request for a text amendment for the Yacht Basin Overlay District.

- November 4, 2024; Board of Alderman asked staff to introduce a Yacht Basin Overlay to the

- Planning Board for review and recommendation.
- Planning Board committee was formed and met with the property owners of the subject parcels on January 27, 2025 to discuss future uses of the properties, materials for parking lot surfaces, way finding, the Yacht Basin, Downtown, and maintenance.
- There was a special Planning Board meeting held on Tuesday, February 4th to consider the zoning text and map amendments. Staff presented the language that was established by the review committee in consultation with the subject property owners.
- The Planning B voted unanimously to recommend approval of the zoning text amendments.
- Properties are 102 S. Caswell Avenue and 309 W. Moore Street, Parcel ID
- Currently zoned R-10. Parking overlay language would allow commercial parking on those lots.
- Does not require the property owner to use the overlay and establish parking on the property
- Underlying zoning district of R-10, residential, still exists and the property can be used as that Four Different Standards zone.

Director Meehan displayed the proposed Yacht Basin Overlay District on an overhead.

Four different standards:

- Surfacing materials
 - Must be pervious pavers or #57 driveway slate
 - Concrete or asphalt are prohibited
- Borders around the parking lots
 - Perimeters of the parking lot must be delineated with wooden borders
 - 8" x 8" wooden beam to be used for horizontal borders
 - Currently there are some 4" x 4" borders
- Driveway entrances
 - Entrances will include an apron
 - Must be sized to contain the aggregate
 - Consist of cast in place concrete or an alternate paving material that has the load bearing characteristics of concrete
- Maintenance
 - Off street parking areas shall be properly inspected and maintained on a regular basis by the property owners using industry standards best practices

Director Meehan stated that adjacent properties can request a zoning map amendment in the future if they so choose. The Planning Board recommended approval and it was found consistent with the CAMA Core Land Use Plan as well as the Unified Development Ordinance (UDO).

Responding to a question by Alderman Davis, Director Meehan explained that the red depicted parcels on the display were not included in the parking overlay because commercial parking lots are an allowable use on those lots in that zoning district. Other lots depicted in blue on the display are R-10, single family residential zoning, and they did not want to be part of the overlay.

Alderman Kelley made a motion to close Public Hearing. Alderman Mosteller seconded the motion. **Unanimous vote; motion carried.**

Alderman Kelley made a motion to approve the land use consistency statement, statement of reasonableness, the zoning text amendment and map amendment as presented and she

motioned to approve the request. Alderman Mosteller seconded the motion.
Unanimous vote; motion carried.

Comment

Alderman Mosteller stated appreciation for the property owners for working with the City. She point out that this amendment will allow commercial parking on residentially zoned lots and it will bring everyone into compliance.

Alderman Davis pointed out that it is not a requirement, the owners can do it if they want or not if they don't want.

3. Comprehensive Plan Update (Agenda pgs. 132-321)

Director Meehan stated the first full draft of the Comprehensive Plan (CP) was presented to Aldermen at their January 9th meeting. She gave an update:

- The Plan has been reviewed and comments have been submitted by staff to Jake and Andrea of Steward Consulting.
- The most recent version is included in the Board agenda packet with the updates.
- The plan is now ready for submission to the Division of Coastal Management (DCM). DCM staff will review the plan for consistency with the coastal resources commission's requirements for land use planning. Review can take up to 75 days.
- Public review and input of the plan continues.
- A copy of the most recent plan is available on the comprehensive plan page on the city's website
- Anyone can submit comments directly to the planning department or on an input form that is located on the website.

Alderman Davis asked if there are any provision for a public hearing before it is sent to DCM. Noting that the review period is for comments from DCM to make sure the plan is consistent with their rules, Director Meehan indicated a public hearing would be held prior to local adoption of the plan.

Mayor Alt questioned if during the review period, someone comes up with a great idea, does that required going back to the DCM. Director Meehan stated that DCM will be looking at very technical issues that they have very specific requirements for. A lot of the local issues that the community and Aldermen are going to come forward with, or any other boards, won't be affected by the DCM review. Mayor Alt speculated; "So if we were to have a workshop on this and try to drill down on things, like the suggestion that the UDO be changed, we could get more granular as to what that might be and that would not necessarily have to go back to the DCM". Director Meehan responded the Mayor is correct and she added that there are going to be updates to the Board throughout all of these reviews and there will be opportunities to meet with staff and the public itself.

Director Meehan turned the presentation over to Jack Petrosky for his review of the updates and recommendations that have been put together at this point.

Mr. Petrosky, reported that based on feed back received over the last couple weeks, some minor changes had been made and some policies have been moved around from an organizational standpoint. There was also some grammatical errors and updates to wording. He spoke about the dredging of the Yacht Basin, its inclusion in the Plan, and it's need to be an action item. Also included in the plan are the development of an economic development strategy for the city, focus on improved tax base and maintenance of the electrical system (continuing under grounding and seeking a point of second delivery).

Mr. Petrosky talked about good “to dos”; coordination with partners on maintenance of the cemeteries, seeking out additional revenue sources in terms of grants, food and beverage tax, and prioritization of connectivity between parking lots.

Emphasizing that the amount of visitors is increasing and the surrounding county and US Highway 17 is growing significantly in population, Mr. Petrosky talked about traffic management included in the plan and how to deal with traffic. He indicated that based on recent conversations, it became evident a policy needed to be included pertaining to connectivity between parking lots and new developments, and also public streets built to city standards. He added that some little things can be done to address the parking on Bay Street and at the waterfront, i.e. striping.

Mr. Petrosky outlined some of the big issues in the plan:

Big Issues

- Maintaining Existing Character
 - Building Height
 - Building Footprint
- Affordable Housing
- Increased Tax Base
- Traffic Management
- Infrastructure Upgrades
- Emergency Services
- Parking

Alderman Davis asked what Traffic Management Entails. Mr. Petrosky explained that its an umbrella term dealing with increased demand on your roadways and how to manage that increase demand. Some of it is balancing through traffic, pedestrians, and safety, making sure there are good connections and alternative routes so that traffic can be dispersed so as not to rely solely on NC 211. How does the City manage background traffic and traffic resulting from visitation and regional growth. Traffic Management is something the Board plays a role in, private development plays a role and coordination with NCDOT is important as well.

Referring to visual displays, Mr. Petrosky outlined the following:

Draft Future Lane Use Map

- Recognizes residential and non residential character
- There are several nonresidential zoning district.

- There are unique areas that need to be recognized; Downtown, Midtown, Neighborhood Commercial, Gateway, Highway Commercial
- Four different areas to accommodate different scales of nonresidential use and encourages conservation design in environmentally sensitive areas

Residential

Character Areas:

- Historic Neighborhood
predominately single family homes. Occasional B&B, duplexes, accessory uses, short block lengths. Height 40'
- Traditional Neighborhood
Mostly single family residential with some mix of housing including small scale attached residential. Short block lengths, Generally 6 - 7 units per acre, max Height 40'
- Low to Medium Density
Mostly single family residential. Medium block lengths, 3-4 units per acre. Max height 40'
- Low Density/Conservation Design
Half acre lots or conservation design with smaller lots clustered away from environmental features (flood plains, maritime forest, marshes), minimum 40% open space

Height

Mr. Petrosky stated that height was thoroughly examined. He indicated that Lidar (Light Detection and Ranging) data and actual height of buildings in the downtown and midtown areas were studied so that when making recommendations and saying preservation of the existing character, it is known what is actually out there. For example, the actual elevation is shown as 31' but the building height is 25 - 28 ft. Some of the churches in old downtown are larger, Baptist Church has a 40 ft. height and the steeple is 70 ft. That is the traditional way cities used to be designed. In Midtown there is a 37 ft. mixed use building and a 40 ft. mixed use building.

Scale of Commercial Buildings

2,000 - 6,000 sq. ft.	Main street or neighborhood commercial w/retail, service, or office
3,000 - 8,000 sq. ft.	Midtown, typical small/medium scale, dining, retail, or service
10,000 - 30,000 sq. ft.	Gateway, range of medium scaled to Big Box scaled retail, service, or office
30,000 + sq. ft.	Highway Commercial, typical larger scale retail, service, or office

Noting that Southport is a sought after destination which makes real estate very valuable, and Southport is probably not going to have truly affordable housing but there is concern about workforce and being able to have young families in the community, Mr. P spoke about housing:

Housing

- Updating processes to get the quality of development that blends with existing character
- Considering additional housing types in certain areas with conditions
- Allowance for Accessory Dwelling units for long-term rentals
- Coordination with non-profits and other entities to develop affordable housing units

Mayor Alt spoke about the city's storm water issue in relation to Accessory Dwellings;

“I’m not against the secondary house if the lot’s big enough to do that but to say you have the right to do that and you have no pervious soil left on your property and all you are is a funnel to send water to somebody else’s property. We have to be careful, we have that already. All we are doing is funneling water from one place to the next. We have to balance that out and tie it into our storm water program.”

Mr. Petrosky stated his opinion that the restrictions on short-term rentals is a good thing. Regarding long-term rentals, he said more rentals are needed in the Southport area and he spoke about entry level teachers needing affordable housing.

Alderman Davis asked Mr. Petrosky what he would recommended solution. He responded he would recommend removing the restrictions on long-term rentals from accessory dwelling units.

Alderman Mosteller stated her opinion about lot sizes in relation to permitting accessory dwelling units for long-term rental; “We can’t afford the density, the cars. Permitting long-term rental on 10,000 square foot lots, we need real standards that let us do that; lot size requirement, setbacks requirements, limits on built upon area and permeable space. I want to make sure because we use the plan as a blueprint for our zoning. The performance based approach to accessory dwelling units is needed.”

Emphasizing the need for Board discussion and consideration on the issue, Mayor Alt asked Mr. Petrosky if he would be able to provide suggestions for language detailing standards and requirements for permitting long-term accessory dwelling unit rentals. Mr. Petrosky responded that the Plan speaks to it and he could provide detailed language.

Alderman Kelley pointed out that there are neighborhoods that have a permeable lot limit, i.e. Indigo. Referencing Multi-family housing, Mr. Petrosky acknowledged there is precedence. Mayor Alt noted that Homeowners Associations (HOAs) will set standards for impervious surface and Alderman Mosteller stated that many neighborhoods had to get State Storm Water Permits.

Aldermen Davis stated her impression some of the plan goals and standards are contradictory to each other. She referenced the lesson learned a few months past of how bad it is not to have enough permeable surface. Quoting one of the great rock groups of all time, Alderman Davis said “We won’t be fooled again.”

Referencing the Plan Action Item #179 about accessory structures and dwellings, Alderman Mosteller indicated that accessory dwellings current require a Special Use Permit which then gives adjacent neighbors the ability to have input. She pointed out the Plan has Administrative approval and she recommended a revision to indicate the required Special Use Permit.

Mr. Petrosky pointed out that there is not going to be a place for large scale affordable housing, there is just not the land, but a couple units aimed at veterans, teachers, emergency

personnel could be something to work towards.

Mr. Petrosky talked about encouraging investment while preserving the character of Southport. He talked about supporting tourism, hotel occupancy tax and considering a food and beverage tax.

Economic Development - Invest in Core Areas

- Downtown
- Midtown
- Gateway
 - Support Tourism
 - Food and beverage tax
 - Hotel occupancy tax

Emphasizing that Southport is doing a lot better than other cities as reported by the audit, Mr. Petrosky pointed out that the decisions the Board makes related to land use have a financial impact. He talked about tax revenue needed to pay for services and commercial and industrial uses having a higher return on investment than residential types. He noted that residential return on investment is based on the price point of the house, location, is it near existing services, etc. He gave an example;

- Downtown has the highest property values on a per acre basis, over \$4M per acre in tax revenue
- Some properties downtown exceed \$10M, even \$15M per acre
- The Smith Building has a value of \$12M per acre, whereas Walmart has a value of \$500,000 per acre
- Smith Building is on only .6 acres and Walmart is on 23 acres
- The style of development can be financially beneficial in addition to reinforcing the character of the city

Mr. Petrosky clarified for Mayor Alt that the referenced \$12M is what the owner of that property is taxed on.

Mr. Petrosky displayed the following

Transportation

- Access management on major roadways
- Style of development can support walkability
- Using rights of ways.
 - City has large right of ways being used for different things; beautiful trees, street parking, sidewalks
 - Look at right of ways and different uses for them in the future; storm water, sidewalks, street trees
- Encouraging bicycle and golf cart parking in different places (can be a way to deal with traffic because it could encourage people to use those and they take up less space.)

Pedestrian Crossings

- Prioritizing other areas for improvements similar to those on Howe Street

Infrastructure & Services

- Population projections based on approved development in the area, including outside the city limits
- There is an upward trend; emergency services needs are going to increase, storm water needs are going to increase
- Utility system monitoring, working with the County on urban service areas is recommended.

Mr. Petrosky asked; “What do we do with this plan.”

Priorities

- Zoning updates
- Coordination with Brunswick County
- Parks & Conservation
- Walkability and Parking
- Housing
- Funding & Budget

Next Steps

- Public and Board review (February)
- Division of Coastal Management Staff Review (February, could take up to 75 days)
- Edits from DCM Staff Review
- State Agency Review (30-day review period)
- Planning Board
- Board of Aldermen
- Certification DCM (30-day public comment period)

Mr. Petrosky emphasized that there will be many opportunities for changes between this meeting and when comments come back from the State.

Referring to the map on page 119, Alderman Mosteller suggested the following be included in the plan regarding the White Springs Pond Complex:

- Relocation of the Legend (for better visibility of that part of Southport)
- Include reference to its rating of biodiversity and wildlife

Alderman Mosteller provided Mr. Petrosky with language from Wildlife relating to the area. She added that she would welcome further discussion and review of building heights and sizes. Mayor Alt concurred and stated height and size issues will be a factor in the Overlay District which the City and County will have to compromise on.

City Manager Turille made an observation and shared his opinion that due to County population growth, affordable and workforce housing will be more available adjacent to the City.

Alderman Kelley reported that she has been attending the Brunswick County Planning Board meetings, a precedent has been set, and 5% of the housing units in development in the County are dedicated to affordable housing.

Questioning if Southport should formalize a Social District, Alderman Mosteller asked

about Action Item #727. She pointed out that Wilmington is doing a social district pilot program on Saturdays in February and the district encompasses a 9-10 block radius of downtown Wilmington. Alderman Davis asked Mr. Petrosky what the Comprehensive Plan foresees for the Social District. Mr. Petrosky responded that formalizing a Social District and its geographic boundaries would have to be determined by the Board through discussions with business and property owners. He stated that a Social District is an economic development tool, he has seen it done across the State, and is not aware of any negative impacts in terms of crime or safety. Mayor Alt shared his experience in the Wilmington Social District; "It's short lived, like one weekend, there are lines wrapped around the building trying to get in and that means there are cars that brought the people. Regardless of how many cars we bring in and regardless of how many times that tap goes back, we don't make any money off that. So, the cost benefits of doing something has to be weighed into the whole thing." Alderman Kelley stated; "It we have a Prepared Fox Tax, that might be a different thingl."

Alderman Spencer stated his opinion that traffic and the flow of traffic is one of the biggest problems Southport faces. He talked about maintaining generational growth and development. He gave examples:

- A resident of town has a son that works in Southport and a grandson that lives in Southport
- Families staying in Southport for generations has become a rarity
- Children have gone off to college and gotten jobs elsewhere
- There is no economic incentive to return home

Alderman Spencer spoke to maintaining the character of Southport; "There is no character in stone and wood, the character of Southport is in the cemetery, people who made wheelbarrows with engines on them and rode around town, we don't have that anymore, we got bourbon bars and karaoke. So, character is relative to the way you look at things." He suggested internships for young people, help with schooling so they could return to Southport and providing affordable housing. Alderman Spencer continued; "We need to be intend on what we want our future to be. We're learning that making this sales dollar, this tourism economy, doesn't really serve the purpose and it surely is not helping our character. You pointing out the \$11.5M jewel we have, and it's a bar, that's our jewel? We need to be intent on what we want here and how we want to live and it doesn't always mean opening our arms to everybody and come and use us daily for free. So this document here needs to be really taken seriously as to where we want to go, not playing with I want a 40 ft. building or I want a 35 ft. building. I want people that I know day to day and not transients. So, you put that in there for me."

Responding to someone in the audience, Alderman Kelley shared her experience purchasing and operating a hotel in Southport; "Six years ago, I purchased the hotel and the microwaves were used almost by every guest that came to stay. People were going fishing, bringing back their catch, they were cooking microwave meals at the hotels. Now the microwaves are hardly ever used. My guests are going out in the community. They are eating in the community, they are supporting our local businesses, they are spending money in the area. Now, if we had a prepared food tax, they would be contributing beyond the occupancy tax that they are already paying. So these people who are coming and staying are paying the sales and

use tax which goes to the State and is redistributed to the County and we get our teeny tiny piece of that pie. They are also paying occupancy tax, 3% to the City of Southport, 1% to Brunswick County and that all comes back to us. They can go just outside Southport city limits, into the ETJ, and they are not paying that 3% into Southport. So, all of the accommodations that are within the City of Southport are paying 3% of every room night they stay. So, when we are talking about possibly increasing revenue and how we get revenue, we have to think very carefully about whether or not we want to price ourselves out of the ability to have these transients who are spending money in our community from being able to come and stay in our community because they would rather stay out on 211 because they don't have to pay it. So, we need to balance that as we are thinking through what we are doing here.”

Sharing his parents operated a restaurant, Alderman Lai commented that restaurants run on a razor thin margin and if there were no tourists coming, those restaurants would not exist.

Alderman Mosteller made a motion to send the Southport 2050 Comprehensive Plan to the North Carolina Department of Coastal Management to review the plan for consistency with the CRC's Land Use Plan requirements. Alderman Kelley seconded the motion.

Ayes: Aldermen Mosteller, Kelley, Lai, Spencer

Nay: Alderman Davis

Vote 4-1: motion carried.

4. Shoreline Stabilization Task Order #5 (Agenda pgs. 322-329)

City Engineer Bob Jarvis addressed the Board and spoke about the Shoreline Stabilization Project. The Cape Fear River Shoreline in Southport has been undergoing increasing erosion primarily due to the effects of wave action generated by storm generated winds, recreational and commercial boat and ship traffic, and the effects of the ongoing sea level increase. Since 2023 the engineering consultant, Olsen Associates have been providing services to aid the City in design, permitting and construction of the shoreline protection elements. To date they have provided comprehensive, topographic and cultural resource surveys to support the design and permitting activity and they have made multiple presentations to the Board presenting erosion mitigation alternatives and they have advanced the design, refined cost estimates and gained Board consensus for phasing and erosion mitigation preferences. Olsen Associates recently prepared their Task Order 5 for the next phase of their work on the project. Olsen's proposed work items will include design, permitting, contract document preparation and bid services for the next phase of the shoreline stabilization improvements. That portion of the project is shown as Phase 1 (on displayed graphic). It encompasses the installation rock revetment to stabilize the shoreline and it is going to encompass 500 feet east and 500 feet west of the City Pier. The project is expected to be bid in late Spring, construction to commence in the Summer and be wrapped up by the end of the year. Mr. Chris Creed with Olsen Associates was in attendance.

Answering a question by Alderman Kelley, City Engineer Jarvis confirmed that budget number provided is for Phase 1 only. Mayor Alt clarified that the budget number is for the design, permitting and bidding assistance of the project, not the actual installation.

Alderman Davis asked what the estimated cost would be for Phase 1. City Engineer Jarvis indicated the preliminary conceptual estimate cost of Phase 1 is in the neighborhood of \$1M.

Responding to a query by Aldermen Kelley and Lai, City Engineer Jarvis confirmed that funding would be lost if not encumbered by June 30, 2026. He stated the City is on track to do that. He defined “encumbered” as “the project has to be awarded to a contractor.”

Mayor Alt pointed out that there is no reason why work on the next phase (American Fish, East) cannot be started while Phase 1 is in the permitting stage. City Engineer Jarvis agreed and indicated there are activities currently ongoing with the other phase. He added that the CAMA representative stated the permitting for the first phase of the project was somewhat simplistic in its nature and staff and the consultant are expediting that phase of the project in order to start utilizing the funding that has been made available.

Alderman Davis asked if the project was behind schedule. City Engineer Jarvis indicated the project start predated his involvement. He added that since the consultant was engaged in 2023, the project has been steadily moving forward. He stated there are elements of the project that simply take time.

Responding to a query by Alderman Davis, City Engineer Jarvis stated there were no particular glitches that were not anticipated.

Referencing the Statement of Conditions and Exceptions of the proposed Comprehensive Plan, City Attorney Herman pointed out an oversight regarding easement acquisition and Item Number 8. Chris, consultant with Olsen Associates agreed there was an oversight and he recommended deletion of those items. Attorney Herman advised the Board that if a motion to the effect of approving the proposal is made to also not elimination of #7 and #8 on Page 5 of the draft proposal.

Alderman Kelley made a motion to accept the proposed contract with Olsen Associates to continue design and permitting activities related to the Shoreline Stabilization Project but remove on Page 5, number 7 and number 8 of the draft proposal. Alderman Mosteller seconded the motion. **Unanimous vote; motion carried.**

I. Committee Reports

1. ABC Board (Agenda pgs. 330-331)

Alderman Lai reported that the ABC store had a solid month but was 4 - 5% less than what it could have made had there not been a snowstorm that cut down on traffic and people going to restaurants. He pointed out that the ABC store continues to be a revenue generator for the City.

J. Manager’s Report

1. City Manager Report (Agenda Pg. 332)

City Manager Turille gave his monthly Manager's Report:

1. FEMA
 - Meeting with FEMA officials on Potential Tropical Cyclone #8 (PTC) reimbursement
 - Weekly meetings with FEMA officials continued for reimbursement categories B, D, E and F
 - Uploading all invoices, time sheets and costs for reimbursement
 - Once the CCT are finalized and there is a clear scope of work for repair, step one, the base cost will be completed
 - When FEMA receives data, they will analyze it to determine if the City qualifies for any mitigation grants
2. Moore Street Bridge
 - Contractor is working on the demolition of the old roadway debris
 - Project is scheduled for installation of the bridge by mid May
 - In touch with NCDOT about that progress
 - Will keep Board informed
3. Preserve at Fisher Landing Sidewalk Installation
 - Called in the bond for uncompleted sidewalks
 - Developer is out there now installing the sidewalks
 - Work began on February 5
 - Nearing completion
4. Right-of-way Ordinance Enforcement
 - Courtesy letters were sent the last week of January
 - Code Enforcement staff fielding calls and meeting with citizens.
 - In the courtesy and educational period right now.
 - Property owners have until June 12, 2025, six months from the day of adoption, to remove the identified structures.
 - Working with property owners at this stage.
 - Right-of-way online permit is live on the website and staff are issuing permits as necessary for the allowable uses in the right-of-way
 - To date, with almost 100% complete, 83 have been contacted
 - Letters have been sent to landscaping companies and contractors to make them aware
 - Moving along on the action plan sent to the Board and providing weekly updates
5. Forestry Committee
 - Will be distributing door hangers throughout the City this week
 - Door hangers remind citizens to call before they cut any trees and apply for a permit if necessary
 - Links to the Tree Preservation Ordinance and online permit portal are included on the door hangers
6. Prepared Meals Tax
 - Include new financial forecast model as a supplement to a Resolution

- Model clearly shows the underlying need for the tax
- 7. North Howe Street Overlay
 - Board needs to meet to discuss the latest County revisions to the City's Overlay District proposal
 - Suggest February 24, 2025 meeting; could have a closed session

City Manager Turille stated appreciation to Finance Director Flint and the entire Finance Department staff for their work on the audit and the water/sewer merger.

K. Mayor's Comments

Pointing out that everyone was involved, Mayor Alt stated appreciation for the Board, staff, and landowners working together on the Entry Corridor Overlay District Project which started five (5) years ago and finally came to a conclusion.

Mayor Alt announced that a Rural Planning Organization (RPO) meeting would be held February 14. He explained that the RPO is a planning group made up of Brunswick, Pender and Columbus Counties representatives that get together to discuss future traffic and transportation issues, i.e., ferry boats, bicycle paths, interstate highways, airports.

Mayor Alt reminded everyone that the Legislative Session had started in Raleigh.

Mayor Alt announced that a Mayors Meeting is being set up. He indicated that 19 municipalities make up the group and eight (8) Mayors are particularly focused on the Fire District Fees topic; the fees are not meeting the fire district expenditures and what are the options.

Mayor Alt indicated that the agenda for this meeting had been split due to its size, 386 pages, and the second half of the meeting would be held Monday, February 17, 12:30 p.m. in the Community Building. Additionally, Mayor Alt stated that Congressman David Rouzer had asked for the Mayor or Aldermen to attend an event that date.

L. Staff Reports

1. Public Works (Agenda pg. 333)
2. Code Enforcement (Agenda pgs. 334-337)
3. Development Services (Agenda pgs. 338-339)

M. Board Comments

There were no comments from Aldermen Mosteller, Davis, Spencer and Lai.

Noting Joey Kronenwetter is a first time dad, Alderman Kelley congratulated the family

on the birth of their child.

N. Closed Session; 7:53 p.m.

Alderman Spencer made a motion to go into closed session pursuant to NCGS 143-318.11 (5), (6). Alderman Kelley seconded the motion. **Unanimous vote; motion carried.**

- (5) To establish or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.
- (6) To consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.

Alderman Kelley made a motion to come out of closed session. Alderman Mosteller seconded the motion. **Unanimous vote; motion carried.** 10:10 p.m.

Mayor Alt reported that Robert Carroll had joined the meeting via teleconference during , Closed Session, was fully versed, and is currently on the phone on the Diaz. His voice will be heard on any motions or votes that take place.

Alderman Kelley made a motion to hire Noah Saldo as our Interim City Manager. Alderman Lai seconded the motion.

Discussion

City Clerk Saldo asked Mayor Alt if he would announce the resignation. Mayor Alt indicated that issue would be taken up with Mr. Turille at a later date.

Unanimous vote; motion carried.

Interim City Manager Noah Saldo was sworn in by Mayor Alt.

Interim City Manager Saldo thanked the Board for the opportunity to continue to serve the residents and the community; "It has been an honor to serve over these last few months as City Clerk and I know we will continue to work together on behalf of all Southport to continue to make this city the best place it can be for all people. Thank you for this and I look forward to continuing to work with you, our department heads, our employees and our community members."

O. Adjourn

Alderman Kelley made a motion to adjourn at 10:14 p.m. Alderman Mosteller seconded the motion. **Unanimous vote; motion carried.**

ATTEST:

Dr. Joseph P Hatem, Mayor

Tori Deviney, City Clerk

(SEAL)

March 3, 2025
REGULAR MEETING MINUTES

**CITY OF SOUTHPORT
BOARD OF ALDERMEN
223 E. BAY STREET
9:00 A.M.**

PRESENT: Mayor Richard Alt
Mayor Pro-Tem Rebecca Kelley
Aldermen Marc Spencer, Robert Carroll, Frank Lai, Lowe Davis, Karen Mosteller

STAFF: Noah Saldo, Interim City Manager
Tori Deviney, Deputy City Clerk
Joey Kronemwetter, Finance Director
Charles Drew, Fire Chief
Todd Coring, Police Chief
Tom Stanley, Public Services Director
ChyAnn Ketchum, Public Information Officer
Tom Zilinek, City Engineer

A. Call to Order

Mayor Alt called the meeting to order at 9:00 a.m.

Mayor Alt read the Ethics Statement:

“If any members know of any conflict of interest or the appearance of a conflict of interest concerning matters on the agenda, please so state at this time.”

No conflicts of interest stated.

B. Invocation

Alderman, Reverend, Lowe Davis gave the invocation.

C. Pledge of Allegiance

Mayor Alt led the assemblage in the Pledge of Allegiance.

D. Public Comment

Alderman Spencer moved, second by Alderman Mosteller to open Public Comment.
Unanimous vote; motion carried.

Mayor Alt advised public comment participants to provide contact information to the

Clerk if requesting a response to their comments.

Speaking about the opportunity to see into perpetuity the environmental value of the City owned 427 acres adjacent to Military Ocean Terminal at Sunny Point (MOTSU), Ms. Carolee Morris, 6497 Walden Pond Lane, asked the Board to extent the purchase contract with the North Carolina Wildlife Resources Commission (NCWRC).

Ms. Alicia Treadway, 6482 Rolling Run Road, echoed the request by Ms. Morris and she stressed the importance of keeping the property in its natural state.

Speaking about the City owned 427 acres under contract to sell, Mr. Terry Duff, 6519 Walden Pond Lane, addressed the Board. He summarized the history of the property since city purchase in 2006, annexation of the property, and past proposed uses. He indicated he had recently walked the property and shared his discovery that the property was the site of a historical Civil War battle in 1865. Mr. Duff repeated the requests by Ms. Morris and Ms. Treadway. Mr. Duff shared his opinion of the lack of transparency by the City, his embarrassment at the public ridicule of Ben Soloman with NCWRC, his recent submittal and response to a Public Records Request, and the need for a wider dissemination of information to the public.

Referencing Agenda Item #2 and Moseley Architects' 2023 Police Department space needs report, Ms. Bonnie Bray, 515 Quartermaster Drive, questioned how the Police Department staffing needs to 2043 were derived. She pointed out that two other studies were performed in 2023 and 2024 with estimated renovation costs of \$3.9M and \$4.2M respectively. She questioned if a public meeting space was included in those estimates and how Moseley Architects has currently estimated renovation costs at \$3.6M.

Alderman Kelley moved to close Public Comment, second by Alderman Lai.
Unanimous vote; motion carried.

Mayor Alt stated that the postponement of renewing the contract on the 427 acres was to permit research into what other jurisdictions are doing in similar circumstances. He noted that a decision has to be made before the end of March (contract expiration) and the next scheduled meeting of the Board will be March 13.

E. Approval of Agenda

Alderman Lai made a motion to approve the Agenda, second by Alderman Kelley.
Unanimous vote; motion carried.

F. Agenda

1. Building Resilient Infrastructure in Communities (BRIC) Stormwater Grant (Agenda pages 2-4)

City Engineer Tom Zilinek provided an update on the BRIC grant and two major points:

I.

- A Letter of Interest was submitted October 2024 for the Bonnet's Creek Stormwater Improvement Plan, Phase I (includes storm drain that goes under hospital emergency room and through rear yards of residences on Fodale Avenue)
- A high priority to get fixed
- \$3.9M is estimated cost for Phase I; City contribution \$1.2M
- February 10 received email from the North Carolina Emergency Management Hazard Mitigation Division inviting City to submit a formal grant application
- Further information regarding submittal anticipated by the end of April
- A fully engineered set of plans must be included in the application
- October 31, 2025 is the deadline for submittal

II.

- Funding is a disaster based mitigation
- Local match, \$1.2M, to be paid by the State
- Must be shovel ready project under design
- Design will cost \$500,000 - \$600,000 (start immediately to meet deadline)

Engineer Zilinek reported that the grant was no longer a competition; it is an allocation. 151 projects were submitted for consideration totaling \$800M. The Federal share of the grant is \$1.5B.

Responding to a query by Alderman Mosteller, Mr. Zilinek indicated he had sent an email to the BRIC Grant Administrator asking if the cost for a design plan (\$500,00 - \$600,000) was reimbursable. City Manager Saldo stated the City's Fund Balance is robust and the city would realize a five time return on the investment. He added that with a Board consensus, Finance Department staff could prepare a Budget Amendment for adoption at the Board's March 13 meeting. Engineer Zilinek expressed that knowing a budget amendment is forthcoming, he could start getting proposals together for possible awarding of a contract in April.

Responding to questions from Alderman Spencer, Engineer Zilinek stated the following:

- Entire Bonnets Creek Stormwater Improvement Plan is estimated to cost \$10 - 12M
- An engineered plan is required for each section of the project
- Did not know at submittal that the 30% match would be paid by the State
- Improvement of the Bonnet's Creek Bridge was not included in Phase I
- The Design will look at ways to slow the rate of flow of water
- Location of drains may remain in residential rear yards or moved into the street (under Leonard Street, down Herring Drive and Willis Drive; rendering included in agenda packet)

Engineer Zilinek stated that work would generally start at the River and work inward. He emphasized that the section chosen for Phase I was due to the existence of the system under the hospital and no access to it if something happened.

Referencing the flooding at E. Moore Street, Alderman Kelley asked if additional work could be added to the grant. Engineer Zilinek responded he would be pursuing it.

Echoing Alderman Kelley, Alderman Carroll stressed the importance of prioritizing what funds are dedicated to what projects. City Manager Saldo indicated that documentation would be included in the March 13 meeting agenda listing the Board proposed fund allocations for specific projects.

Mayor Alt shared his experience sitting in as a spectator in meetings with Engineer Zilinek pertaining to Potential Tropical Storm 8 (PTS8) damages and State legislation addressing the repair costs. Mayor Alt pointed out that Senate Bill #382 included verbiage that the State would pay for the “*deductible.*”

2. Old City Hall Courthouse (Agenda pages 5-42)

City Engineer Zilinek spoke to the Board regarding the contract with Moseley Architects for a concept plan of use for the Old City Hall Courthouse by the Southport Police Department. He introduced Josh Bennett, Moseley Architects.

Mr. Bennett apologized for not being present for prior Board meetings. He displayed draft floor plans for use of the building by the Police Department (PD).

Alderman Mosteller and Mr. Bennett discussed the square footage of the building; exterior/interior, gross and net usable. Mr. Bennett qualified the number reached for usable square footage, 7,800; “We were tasked with how can we reuse this building. We looked at how we can reduce or maximize the efficiency of what the Chief was asking for. Ideal scenario, how can we get those same people into this facility, how to be functional in this building? Sergeants may have to share an office, reduced by cutting exercise room, Sally Port and further reduced square footage where we took people out of offices and combined functions.” Mr. Bennett added that the Police Chief made concessions.

Alderman Mosteller expressed her concerns about the layout:

- Entry vestibules (essentially an air lock)
- Interview Room access through Work Room
- Walking through Gun Cleaning Room to get to Shared Office Space and Sergeant Office

Mr. Bennett stated that relocating the Bag & Tag area from the first layout reiteration (near vault) to the current proposed location, while not ideal, is acceptable because it is in a secure part of the building not accessible to the public.

Police Chief Todd Coring spoke to the Board; “This proposed layout is a living/breathing document. We went back and forth on the design and this plan flows well, items were sacrificed that do not affect our operational needs into the future.” Alderman Lai asked; “Original design was would like to have and current design is what have to have?” Chief Coring responded; “Yes.” He shared his unique perception of the building and his due diligence:

- Discussion of PD returning to the building started in 2015
- Several studies were reviewed
- 2010 space study determined the Police Department would need 4,000 sq. ft.
- 2010 options were to build stand alone building in Public Services parking lot (estimated at \$680,000) or upfit existing Nash Street Fire Department (\$216,000 estimate)
- September 9, 2013 design under then Chief Dove
- October 11, 2015 design under then Chief Smith
- Spoke with other Police Departments with under utilized Sally Ports
- Low need for evidentiary storage due to low crime rate
- Do not need a workout room; can receive good membership price at area gyms and can utilize Fire Department facility
- Locker room/shower area has been modified
- The flow of rooms works for PD operation
- Staffing is determined in part by call volume data

Chief Coring discussed the multitude of issues he faced when assuming the Chief position. He spoke about a 2018 independent investigation that emphasized critical issues, i.e., space needs and functionality. Chief Coring talked about the number of times the Police Department relocated:

- Out of Old City Hall into Indian Trail Meeting Hall (ITMH, 1,000 sq. ft.)
- Out of ITMH into 2nd floor of City Hall, 1029 N. Howe Street
(Space modified six (6) times to accommodate offices, secured lobby, and evidence vault)

Chief Coring stated there were discussions of relocating other city departments to free up space in City Hall and ultimately the Police Department leased a temporary facility at 1669 N. Howe Street.

Mayor Alt spoke of his experience in a larger police department utilizing shared spaces. He advised the Board that their current action is to make a decision on what is going into that building. He reported that the State legislative session has begun and he and Mayor Pro Tem Kelley, representing the Southport Board of Aldermen, recently attended a session and pitched a request for \$5M for the renovation of the Old City Hall Courthouse. Mayor Alt pointed out that the decision on how to use the building must to determined in order to apply for grants.

Alderman Carroll stated his dedication to seeing the Old City Hall Courthouse renovated. He reviewed the proposed floor plan and stated his opinion from a real estate perspective that the plan, as drawn, would not function. Alderman Carroll pointed out that the access to restrooms on the second floor was behind the Board Diaz. Mr. Bennett indicated public facilities would be located on the first floor and accessible via an elevator. He reminded the Board that the floor plan has not been vetted by Moseley and was drawn “*to be a plan that shows how much square footage could be used. This plan is not here for approval to build.*”

Responding to Alderman Mosteller, Mr. Bennett stating the current seating capacity in the Board Chambers is 98 people and the proposal is for 100 people. He indicated the Diaz is elevated and 30 feet wide. It is proposed to reduce the width of the Diaz to 20 feet. Alderman Mosteller stated her continued struggle with the merging of secure space with public space, doors to offices into the chamber, no IT room, no second floor designated storage. Chief Coring assured Alderman Mosteller that no Police functions would take place while the Board was in session and the largest Police Department Division, Patrol, would not all be in the building at one time.

Responding to a question by Alderman Spencer, Chief Coring stated the Southport Police Department was located at 107 E. Nash Street (current location of public restrooms) with two offices when his father was Chief. In 1989 under Chief Gray the Department moved in space at 201 E. Moore Street, City Hall, where it remained for 36 years.

Alderman Spencer noted that the Police Department was removed from City Hall due to the condition of the building. He emphasized that Southport citizens want the Police Department downtown and to see bicycle and foot patrols. He pointed out that the Community Building now utilized for Board meetings was not a secure location. He stated his support for the Police Department moving into the Old City Hall Courthouse and having a secure City Hall.

Alderman Lai stated:

“I make a motion to designate the Old City Hall Courthouse located at 201 E. Moore Street for use as a Southport City Department and Board Chambers. Further, to send to the Planning Board draft designs to review and make recommendations to the Board of Aldermen on the extent, location, design of public structure facility and to instruct the Planning Board to report back the recommendations to the Board of Aldermen the recommendation within 30 days of today as outlined in Section 13-34 Public Facilities of the Southport Code of Ordinances and Section 2-3 Unified Development Ordinance (UDO) provisions.”

Alderman Spencer seconded the motion.

Discussion

Alderman Davis stated; “I question why you did not say Police Department in the motion. I am not sold this is the best use of our many government buildings. We own a lot of buildings in Southport and this is not necessarily the best government use of this building. What are the other possibilities? That is why I was suggesting a special called meeting to look at potential best uses of what we currently have, for example, we have an underused building (City Hall) with a great resale value. We have a functional location now where Police Department is. We have a very underused set of buildings on Fodale Avenue, the ITMH for public, Board of Aldermen, and committee meetings that could take place at the Fodale Avenue building freeing up ITMH for something else. Before we commit ourselves let’s talk about all our buildings as a whole and figure out the best uses. For example, if we were to sell the current City Hall, we could provide enough money to do projects and beef up Fund Balance.”

Mayor Alt clarified that the motion made is to send the proposal to the Planning Board for a recommendation per the UDO requirements and the Planning Board will have access to all information, drawings, city staff, etc. He advised that any Board member can go to the Planning Board meeting, speak in Public Comment, and offer suggestions. He repeated that the Planning Board makes a recommendation and the final approval is by the Board.

Mayor Alt said; “I am a kindred spirit with the Police Department and Fire Department. We need to move forward. We have an opportunity to get money from the State. The building has set vacant for years. The Board took action in 2024, the building has been remediated, the HVAC is going in. It’s the natural progression.”

Responding to a query by Alderman Davis, Alderman Kelley stated; “In order to apply for grants, we have to tell them what is going into the building.”

Noting that the original plan called for 34 parking spaces, Alderman Mosteller asked about the required parking for the building use. Mr. Bennett stated the parking poses challenges, especially as an existing building and requirements for a courthouse. It was mentioned that street parking is available.

Per a request by Alderman Carroll, Alderman Lai repeated the Motion.

“I make a motion to designate the Old City Hall Courthouse located at 201 E. Moore Street for use as a Southport City Department and Board Chambers. Further, to send to the Planning Board draft designs to review and make recommendations to the Board of Aldermen on the extent, location, design of public structure facility and to instruct the Planning Board to report back the recommendations to the Board of Aldermen the recommendation within 30 days of today as outlined in Section 13-34 Public Facilities of the Southport Code of Ordinances and Section 2-3 Unified Development Ordinance (UDO) provisions.”

Discussion

Alderman Mosteller and Mr. Bennett discussed the difference between a past cost estimate, \$8.5M, and the current estimate, \$5M.

Alderman Kelley stressed the opportunity to obtain funding from the State during the legislative session.

Alderman Carroll went on the record; “My vote today is not for it to be the Police Department but for it to go to the Planning Board. To Ms. Kelley’s point I want to go on record challenging our State legislators to give us money because I don’t believe it will happen.”

Vote

Aye: Aldermen Lai, Spencer, Kelley, Carroll

Nay: Aldermen David & Mosteller

4-2 Motion Carried

G. City Manager's Report

City Manager Saldo reported that staff is working with FEMA on reimbursements for PTC8. Five (5) projects consisting of electrical pole replacement, fire truck maintenance, park building damage, stormwater system damage and payroll costs have been filed with FEMA. He added that the first FY 25/26 budget work session was held and he is working with staff on the budget process and scheduling work sessions with the Board of Aldermen.

City Manager Saldo requested Public Information Officer ChyAnn Ketchum to provide an update on the new audio/visual system and new website provider. Miss Ketchum reported that the project started six (6) months prior had multiple delays (3 tropical storms, holidays, snowstorm). She indicated that everything is finally set up at the ITMH and Community Building exactly the same which will make meeting smoother for staff, the Board and remote participants. She stated the City is on Microsoft Office Suite using Microsoft Teams as its live service. People are joining meetings through a link via text messaging, Facebook and the City's website. She reported she has received e-mails that the audio is significantly better. She explained how remote participants are able to be seen and heard through the system and how they can share documentation in real time with no delay.

Responding to a query by Alderman Davis, Ms. Ketchum stated the system is Americans with Disabilities Act (ADA) compliant. Additionally, Ms. Ketchum stated there may be shifting of locations of the podium and seating.

Alderman Spencer asked Ms. Ketchum if she was aware of, and has she used, a program that scans your website to make sure all is compliant. Noting that the City has a large website, Ms. Ketchum responded that she was aware of the program and there are things still digging up on the back end of it. She emphasized the new accessibility tools and features the website did not have before.

Alderman Mosteller asked how the system would work in Closed Session. Ms. Ketchum stated the system would work the same but she recommended calling in separately on a phone if accessing Closed Session remotely.

H. Mayor's Comments

Mayor Alt asked City Manager Saldo about the FEMA threshold of \$1.3M. City Manager Saldo responded that each reimbursement request is classified as its own project and they are under the \$1.3M.

Mayor Alt indicated that the Overlay document provided to the Aldermen is for the March 13 Board of Aldermen meeting.

Responding to a statement by Mayor Alt, City Manager Saldo indicated that each of the projects submitted to FEMA for reimbursement are classified as their own project under the \$1.3M threshold, i.e., electric pole replacement is an individual project.

Mayor Alt said the following:

“We are fortunate to live in a town that has a multitude of activities to broaden and refresh our minds. Last month I had the opportunity to sit in this very room and take in the joys of the annual Black History Gospel Event. The place was packed. Yesterday, again in this room I had the opportunity to enjoy the University of North Carolina at Wilmington (UNCW) Music Department’s Opera group. Another packed house with an assortment of operatic selections. This was the 22nd year UNCW has been coming to Southport for such an occasion and I have to admit, I totally missed for the 21 times, but it is on my calendar now. With March 1st the music season is upon us like the coming of Spring and awakening of our favorite waterfront bars with their expert selection of musical groups. The town is coming back to life again.”

Mayor Alt announced the following events:

- March 7 @ 5:00 p.m.; Franklin Square Park Art Gallery Spring Awards
- The City is developing its music program for Franklin Square Park and soliciting for groups
- First Friday Gallery Walks will commence and give one and all the opportunity to go outside and mingle with their neighbors

I. Staff Reports

Mayor Alt pointed out that city staff reports were included in the Agenda packet, pages 43 through 92.

1. Finance Department

City Manager Saldo reported the monthly revenues and expenditures to date were included in the Finance Department report.

J. Board Comments

Alderman Lai stated that while coming into the building (Community Building), he noticed a chasm in the sidewalk. He reported it to Public Services Director Tom Stanley who advised him that the City is in the process of fixing broken sidewalks. Alderman Lai stated his appreciation.

Alderman Spencer reported the Cemetery Committee met, are working on revisions to the Cemetery Ordinance and have found there is no consistent water supply for people to water graves. He indicated the City is working with Brunswick County to get meters on the water system and determine how the usage would be billed. He added that a gentleman is dragging a 300' hose to water his wife’s grave. “We need to get the water back on” said Alderman Spencer. Alderman Spencer questioned whether or not the City should contract to mow the Smithville Burying Grounds and John Smith Cemetery.

Referencing public comments, Alderman Spencer spoke about the sale of the 427 acres. He emphasized the City has a contract with the NCWRC. He stated; “It’s hard when people come in here and tell me what to do when they don’t pay taxes. It gets old. It’s almost like

they are bullying us, threatening us. He recalled an incident when a group put door hangers on citizens' doors to influence elections.

Recalling that Moore Street is a NCDOT maintained road, was originally the route to Wilmington, was built over estuaries with marl and rock and was not designed to handle the current storm water flow, Alderman Spencer talked about the critical need to replace the bridge at Bonnets Creek to keep the neighborhood from flooding.

Alderman Spencer emphasized the need to keep City employees trained on new technology and using Artificial Intelligence (AI) to be more productive. He stated; "If we don't use it (AI), it will use us. If we don't learn how to use it, it will replace us."

Alderman Spencer stated he has been receiving complaints from residents about receiving violations for having their trash cans in the right-of-way a few days after trash pick up. He asked if the rules about trash cans had been publicized, if residents are notified before getting a violation, and is the City over regulating. "Where will it stop?" City Manager Saldo responded a notice is given before issuance of a violation.

Alderman Spencer proudly shared that his son, Levi, has won four (4) levels of the American Legion Oratory Contest and will be going to the State competition in October. His topic is the Supreme Court, he aspires to be a Supreme Court Justice, and he is pursuing scholarship money. Alderman Spencer stated that young people need to have the opportunity available for internships, competitions, and scholarships.

Alderman Kelley thanked city staff for the new storm water drain at Lord and 11th Streets. She stated appreciation to State Legislators for hosting the Mayor and herself in Raleigh recently; "The Mayor and I attended session, were announced in session, stood and applauded while there. The dinner with legislators from across the State was a nice way to interact with other municipalities and those Senators and Representatives from across the State. It was a great way for Southport to be seen and heard on a State level."

Referring to Public Comments, Alderman Davis stated her concerns that the City may be renegeing on the commitment for conservation of the Southport owned property near MOTSU. She stated her vote was based on the realization that the organization was not going to prohibit hunting. She said; "I was hoping we could use a month to seek out other land conservancy organizations whose whole concept is conservation, i.e., a non-government, non-profit organization that functions by acquiring property and then turning it over to a municipality."

Alderman Davis suggested adding Board Comments after Public Comments in order to respond to comments made by the public.

Alderman Carroll pointed out that the Board can research and study something while working on another thing; we can look at unique places to save while we still have a contract. I believe that kind of short sightedness is what has gotten this City to what we are now. The wheels of City government turn quite slow."

Stating appreciation for the collaboration of the City staff and non-profit organizations, Alderman Carroll read a portion of an email he received; “This project was a true collaboration. The City and Southport Historical Society shared the cost evenly of their Womens’ History Month banner. The Southport Historical Society provided historical details and photographs of honorees. The (Southport) Community Relations Department designed the banners helping to bring these womens’ stories to the forefront. The bnners will be installed in early March in celebration of Womens’ History Month and they will remain for several weeks.”

Alderman Carroll spoke about the City’s budget, the many projects proposed, and the need to find ways to increase revenue. He indicated he would provide information he received from SurfCast, the company handling parking management for Oak Island and several over municipalities. He stated; “Now may be the time to think about paid parking, keeping it free for residents, business owners and their employees. I think this is the answer for the long term challenges we face regarding parking and our budget.”

Referencing a previous Board decision not to amend the Lane Use Map associated with Cades Cove, Alderman Carroll encouraged staff to work alongside the Cades Cove HOA to being a conservation about how the City might adopt the streets and possibly invest in their storm water program.

Alderman Mosteller explained the purchase price of the City owner 427 acres adjacent to MOTSU was based on an appraisal of the property. She noted that the conservation easement was recorded February 12, 2025 and the easement states hunting is allowed and it does not state that hunting is restricted to bow hunting.

Alderman Spencer stated his opinion it is a good idea to look at paid parking. He suggested called in “permit” parking instead of “paid” parking. He shared his travel experiences and the various parking fees he had encountered.

K. Adjourn

Alderman Kelley made a motion to adjourn, second by Alderman Lai.
Unanimous vote; motion carried.

Adjourned at 11:24 AM

Dr. Joseph P Hatem, Mayor

ATTEST:

Tori Deviney, City Clerk



**CITY OF SOUTHPORT
BOARD OF ALDERMEN – SPECIAL BUDGET MEETING
INDIAN TRAIL MEETING HALL
113 W MOORE STREET, SOUTHPORT NC 28461
MAY 30, 2025 | 9:00 AM**

Present Members:

Mayor Rich Alt, Rebecca Kelley, Karen Mosteller, Robert Carroll, Lowe Davis, Marc Spencer, Frank Lai

Staff Present:

City Manager Noah Saldo, Deputy Clerk Tori Deviney, Public Information Officer ChyAnn Ketchum, Finance Director Joey Kronenwetter, Deputy Finance Director Jean Davidson, Police Chief Todd Coring, Sgt. Moore, Fire Chief Charles Drew, Battalion Chief Ralph Treadway, Parks and Recreation Director Heather Hemphill, Community Relations Director Allayna Taylor

A. Call to Order

Mayor Alt called the meeting to order at 9:00 AM

B. Pledge of Allegiance

Mayor Alt led everyone in the Pledge of Allegiance

Mayor Alt stated that he would read the ethics statement and asked Board members to disclose any conflicts of interest or appearance of conflicts related to items on the agenda. Seeing no hands raised, he stated that he would assume no conflicts existed. He added that if a conflict became apparent later during the meeting, members should raise the issue at that time.

C. Agenda

A motion to approve the agenda was made by Alderman Lai and seconded by Alderman Kelley. The motion passed unanimously.

Mayor Alt stated that he wanted to address several housekeeping items before proceeding further, noting that some Board members would need to leave early and he wanted to ensure important information was shared.

He informed the Board that following the recent heavy rainfall event, approximately 17,000 gallons of sewage had entered the water system. He stated that some of the overflow originated from the 9th Street Lift Station and additional discharge occurred from the lift station on Bay Street, where water was observed coming out of the infrastructure. He advised Board members that Brunswick County had notified the media and that the information had already been reported publicly. He encouraged Board members to be aware of the situation in case they received questions from the public.

Mayor Alt reminded Board members of the upcoming meeting scheduled for Monday and asked everyone to review their meeting packets in advance.

He announced that progress was finally being made on the weather tower project, noting that a timeline had been established and that movement on the project was now underway. He also stated that a parking discussion related to the project would be included, as several Board members had requested it.

Mayor Alt referenced an upcoming request from Alderman Spencer regarding a letter of support to be considered at the June 12 meeting. He explained that the request involved a homeowners association seeking state assistance to improve water flow underneath Bonnet Creek and Moore Street. He encouraged Board members to visit the Moore Street area near Price's Creek location to observe the work being done, noting that it was an interesting project.

He also shared that a significant discussion regarding annexation had taken place the previous day with parties involved in the Indigo project. He stated that staff is working to ensure the annexation documentation is clear, concise, and free of ambiguity, particularly with regard to timelines.

Mayor Alt then invited the City Manager to proceed.

1. Presentation of the FY26 Proposed Budget

City Manager Noah Saldo opened the presentation by addressing the Mayor, Board of Aldermen, city employees, residents, and business owners. He stated that it was an honor to present his recommended budget for the upcoming fiscal year, running from July 1, 2025 through June 30, 2026. He expressed appreciation for city staff who work daily to deliver essential services to the community and thanked department heads for their recommendations and departmental visions during the budget process. He also recognized the finance team, led by Finance Director Joey Kronenwetter, for their efforts in helping develop the budget.

Manager Saldo noted that while a budget contains financial data, charts, and spreadsheets, it ultimately represents the services the community depends upon and lays the groundwork not

only for the upcoming fiscal year but for long-term planning. He stated that the budget process also provides an opportunity to identify innovations and improvements to city operations.

He explained that the FY 2026 budget process began in December under the previous administration, at which time the City anticipated a projected \$1.4 million deficit, primarily due to the transition of water and sewer services to Brunswick County and early uncertainties in revenue and expense projections. Each department submitted requests outlining their goals and operational needs for the coming year.

After assuming responsibility for the budget process in February, City Manager Saldo stated that he established guiding principles focused on maintaining critical services, identifying savings and efficiencies, and avoiding impacts to city employees. He and finance staff met individually with departments and alderman to gather feedback. Following those meetings, staff reviewed departmental requests and made strategic adjustments without reducing essential services or staffing levels. The City also analyzed current FY 2025 revenues and expenditures and reviewed historical financial trends to inform long-term planning.

City Manager Saldo announced that the proposed FY 2026 budget includes no property tax increase and no use of General Fund fund balance. He emphasized that the City would maintain its current 31-cent tax rate, with a portion dedicated to capital funding. He stated that the General Fund budget totals slightly over \$15 million and includes the reduction of three full-time positions through attrition, with no employee layoffs.

The proposed budget includes a 3% cost-of-living adjustment for employees to maintain competitive wages and stays ahead of inflation. In addition, employees may be eligible for up to a 2% merit-based increase, based on individual performance evaluations, noting that not all employees would receive the full amount.

City Manager Saldo reviewed City revenue sources, explaining that primary revenue streams include property taxes, sales taxes, permitting fees, and fire district revenues. He also discussed departmental expenditures, noting that the Fire Department, Police Department, and Public Works Department represent the largest portions of total expenses. He clarified that these departments also generate revenue, meaning the direct General Fund tax burden is lower than total expense figures might suggest. As an example, he stated that the Fire Department accounts for approximately 2.89 cents of the General Fund tax rate due to fire district fees.

City Manager Saldo announced that the budget includes funding to transition the City's financial accounting and budgeting system to OpenGov, replacing the current system, Springbrook. Although Black Mountain software had previously been considered through the League of Municipalities, Manager Saldo stated that OpenGov provides enhanced efficiency, accuracy, transparency, and AI-powered budgeting tools. He noted that this transition supports the City's long-term goal of achieving the Government Finance Officers Association (GFOA)

Distinguished Budget Presentation Award. He also shared that neighboring municipalities, including Leland, currently use OpenGov and have reported positive experiences.

Manager Saldo described OpenGov's public-facing dashboard features, which will allow residents to view real-time budget comparisons between adopted budgets, revenues, expenditures, and current fund balances.

City Manager Saldo reviewed proposed fee changes, stating that only three fee adjustments are included in the budget:

An increase in Community Building rental fees to better reflect market rates and the premium waterfront location. He stated currently, the fees were lower than similar venues.

Adjustments to filming permit and road closure fees to account for operational disruptions.

A minor increase in Parks and Recreation summer program fees, while maintaining the program as a community service rather than a overall revenue generator.

He noted that the fee review process involved a committee consisting of the Mayor, Mayor Pro-Tem, and Alderman Lai.

Manager Saldo also explained a change to the golf cart registration process, transitioning from a fiscal-year cycle to a calendar-year cycle running January 1 through December 31. Current FY 2025 registrations will be extended through December 31, 2025. Registration for 2026 decals will begin in December and run through March 31.

City Manager Saldo provided an update on the City's General Fund fund balance, explaining that it functions as the City's savings account. The City anticipates ending FY 2025 with approximately \$12.5 million in General Fund fund balance. With the Board's policy requiring a minimum reserve equal to 55% of annual expenditures, the City will retain an estimated \$3.9 million above the required threshold, providing flexibility for future needs.

Looking ahead, Manager Saldo presented long-term projections, noting that while FY 2027 currently shows an estimated \$250,000 deficit, but cautioned that this figure does not account for potential revenue growth or expenditure adjustments. He emphasized that future budgets can be adjusted to avoid projected deficits and that long-term projections indicate improving surpluses over the next decade.

City Manager Saldo then reviewed the Electric Fund, which totals approximately \$9.6 million for FY 2026. He explained that the City participates in the Electric Cities cooperative and purchases power in bulk from Duke Energy. Duke Energy has implemented a 3.5% wholesale rate increase, which will be passed through to customers. Despite this adjustment, the Electric Fund remains financially stable, with projected FY 2025 fund balance exceeding \$8 million, even after significant investments in undergrounding electrical infrastructure to improve storm resiliency and aesthetics.

City Manager Saldo discussed the Capital Fund, noting that one cent of the property tax rate is dedicated to capital funding. The City anticipates ending FY 2025 with approximately \$2 million in capital fund balance. The FY 2026 budget includes approximately \$1.4 million in capital projects, funded partially through carryover balances, while maintaining sufficient reserves for future infrastructure needs.

City Manager Saldo also reviewed the Shoreline Stabilization Fund, which totals \$5 million appropriated by the General Assembly. The FY 2026 budget allocates funding to advance the shoreline stabilization project and meet the required state spending deadlines by June 30, 2026.

In closing, City Manager Saldo stated that the FY 2026 budget represents a forward-looking investment in Southport's future while maintaining essential services and strengthening the City's financial position. He emphasized the importance of continued vigilance in monitoring economic conditions and operational impacts throughout the fiscal year.

City Manager Saldo informed the Board that the budget presentation materials and budget book would be posted on the City website and that printed copies would be available at City Hall in the Clerk's office and the Southport Library. He announced that the required public hearing on the budget would be held on June 12, 2025 at 6:00 p.m. at the Community Building. The Board may choose to adopt the budget that evening or at the scheduled June 23, 2025 meeting. He reminded the Board that the budget must be adopted by June 30 in order to take effect on July 1.

Manager Saldo concluded his presentation and offered to answer questions. Mayor Alt thanked the City Manager and opened the floor for Board questions.

Alderman Carroll opened the discussion by commenting that the proposed budget appeared stronger than expected and stated that earlier projections had anticipated financial challenges that ultimately did not materialize. He referenced previous assumptions about the City's financial outlook and noted that the improved position was encouraging.

Alderman Carroll asked specifically about the reduction in undergrounding investment funding, noting that the annual allocation had been adjusted from approximately \$1.6 million to \$1.0 million, and asked for clarification on the purpose and reasoning behind that change.

City Manager Noah Saldo explained that undergrounding expenditures are dependent on contractor availability and project capacity. He stated that the City cannot simply allocate large lump sums and expect all work to be completed in a single year. Based on historical project delivery rates, approximately \$1 million per year reflects the realistic pace of undergrounding work that contractors are able to complete. He noted that in previous years, the City allocated multiple millions of dollars for undergrounding, but contractors were unable to keep up with that accelerated spending level, resulting in unspent funds rolling forward.

Mayor Alt added that the City had previously increased undergrounding funding from approximately \$800,000 to \$1.6 million at the request of Alderman Carroll. but questioned whether the additional \$600,000 had been fully utilized.

City Manager Saldo responded that underground work was completed during the fiscal year; however, total expenditures did not reach the full amount budgeted for FY 2025.

Finance Director Kronenwetter clarified that the electric capital projects budget for FY 2025 was approximately \$3.37 million, but actual expenditures totaled less than \$1.6 million. He explained that approximately \$1.8 million in unspent funds would be carried forward into the electric fund balance.

Mayor Alt confirmed that the unspent funding reflected not only the current year but also carryover amounts from previous years. Finance Director Kronenwetter confirmed.

City Manager Saldo agreed and stated that the electric fund balance has accumulated over several years due to project timing and contractor limitations.

Mayor Alt asked why the City would continue to allocate between \$1.6 million and \$1.8 million annually if contractors are unable to utilize the funding at that pace.

City Manager Saldo responded that staff previously believed increasing funding levels could accelerate undergrounding completion timelines. However, experience has shown that contractor availability and construction capacity have limited the pace of work.

Alderman Kelley added that chain conditions have improved, with shorter lead times and more stable pricing. She noted that the City is returning to more predictable construction conditions, which may help future project scheduling.

Alderman Carroll stated that although the situation presents a positive challenge, given the City's available funding, it is important to align budgeted spending with realistic construction capacity. He noted that significant progress has already been made throughout the City and emphasized the importance of matching funding levels to achievable project output.

Alderman Lai commented that as undergrounding work continues, more above-ground utility equipment, such as green transformer boxes, will become visible throughout the community. He acknowledged that while these installations may present aesthetic challenges, they are part of the process and represent continued progress on the project.

Alderman Kelley suggested that the presence of the green utility boxes could present an opportunity in the future to partner with the local arts community to decorate or enhance their appearance, if feasible, as a way to improve visual impact.

Alderman Mosteller then stated that she had several questions related primarily to the Electric Fund. She referenced page six of the packet, noting a line item reflecting \$365,000 in cost transfers from the Electric Fund, and began seeking clarification on that item.

City Manager Noah Saldo explained that the cost transfer referenced in the budget represents the portion of Electric Fund revenues that is transferred to the General Fund to offset expenses incurred by General Fund departments in support of electric operations. He stated that this practice has been used in prior years and reflects the Electric Fund's role as an asset of the General Fund. He noted that staff has been intentionally reducing these transfers each year to avoid overutilization of the Electric Fund, while still recognizing the return on investment the Electric Fund provides to the General Fund for shared operational support.

Alderman Mosteller asked whether the transfer impacts the Electric Fund balance.

City Manager Saldo clarified that the transfer does not directly reduce the Electric Fund balance, but rather affects annual operating cash flow within the Electric Fund.

City Manager Saldo further explained that the transferred costs represent proportional staff and administrative support, including time from the City Manager, Finance Department, Clerk's Office, and other personnel who support electric operations. He noted that the City appropriated approximately \$406,000 in FY 2025 for this purpose and is continuing to reduce that amount in FY 2026. He added that once Electric Fund obligations are further reduced, additional revenue may be available for General Fund use.

Alderman Mosteller stated that she was struggling to reconcile the Electric Fund figures presented earlier in the year with the current projections, noting that numbers provided in January and April differed from those now being presented. She expressed concern that the projections appeared to be a "moving target" and pointed out that the current projected Electric Fund balance reflects approximately \$8 million, which was significantly higher than earlier estimates.

City Manager Saldo responded that earlier projections were prepared before year-to-date revenue and expenditure actuals were available and before adjustments were made to capital project pacing, particularly related to undergrounding capacity. He explained that updated financial data and contractor limitations resulted in revised projections that reflect a stronger cash flow position than originally anticipated.

Alderman Mosteller referenced figures from the April 25 presentation, stating that the current projections reflect approximately an 8% decrease over those earlier numbers.

City Manager Saldo explained that in April staff still believed undergrounding expenditures could be ramped up in FY 2026. After further evaluation, it was determined that undergrounding work could realistically support approximately \$1 million annually, resulting in revised capital allocations and improved fund balance projections.

Finance Director Joey Kronenwetter added that the April budget presentation included over \$2 million allocated to electric capital projects, which has since been adjusted.

Finance Director Kronenwetter explained that an approximately 8% revenue increase is occurring due to the expiration of a rate rider tied to a bond obligation. He noted that this change takes effect in July and represents a direct revenue increase for the City.

City Manager Saldo added that the City's improved cash flow position reflects updated documentation received from Electric Cities, which confirmed the bond-related rider expiration.

Finance Director Kronenwetter further clarified that the previously discussed 3.5% electric rate increase is a pass-through cost from Duke Energy and does not generate additional net revenue for the City. In contrast, the 8% increase associated with the bond rider expiration directly increases City revenue.

City Manager Saldo explained that the City's bond payment obligation through Electric Cities is ending, resulting in increased Electric Fund cash flow beginning in FY 2026.

Alderman Lai stated that the financial projections presented in April were estimates, whereas the current figures reflect updated and finalized information. He commented that earlier projections were based on assumptions and that the current presentation represents actual financial conditions.

City Manager Noah Saldo confirmed that updated financial formulas and revenue projections were provided by Electric Cities after the April meeting, allowing staff to refine the City's projections.

Alderman Mosteller referenced her notes from the April meeting and asked whether the City had previously anticipated building the Electric Fund balance by approximately \$300,000 annually, and whether that estimate was still accurate.

City Manager Saldo responded that the earlier estimate did not account for several factors, including the reduced utilization of the FY 2025 capital budget, adjustments to undergrounding capacity in FY 2026, new revenue projections, and unspent funds rolling forward from the current fiscal year. He explained that the FY 2026 budget reflects updated revenue, reduced capital expenditures, and the cumulative impact of the Electric Fund's existing base balance.

Alderman Mosteller stated that she understood how reduced spending could increase the fund balance but asked whether the previously anticipated \$300,000 annual increase was still applicable.

City Manager Saldo responded that the figure is no longer accurate due to increased revenue projections in FY 2026, including growth from new electric customers, higher electricity sales volume, and ongoing operational revenue changes. He explained that these factors significantly increased the projected annual growth beyond the earlier estimate from the April meeting.

Alderman Carroll commented that City revenues are trending upward and the expenditures were down.

Alderman Davis directed attention to page three of the budget booklet, noting that the proposed \$125,000 allocation for stormwater improvements appeared low, particularly in light of recent heavy rainfall impacts.

City Manager Saldo explained that the \$125,000 allocation reflects historical Public Works maintenance spending levels and ongoing routine repairs. He stated that larger stormwater projects would likely be pursued through grant funding opportunities, and if grant funding is not secured, staff could return to the Board to request additional capital investment. He emphasized that the current allocation represents baseline maintenance rather than major infrastructure replacements.

Alderman Davis asked whether the that includes attention to Bonnets Creek 1:20:38

City Manager Saldo responded that the funding supports targeted maintenance and localized improvements, but does not cover full system replacements, which would require significantly larger investments. He stated that staff will continue to address priority drainage issues within available funding levels.

Alderman Davis stated that she was seeking reassurance that mitigation efforts are being considered for the issues recently experienced.

City Manager Saldo confirmed that staff is actively evaluating mitigation strategies and working toward solutions to address current drainage concerns.

Alderman Kelley emphasized the importance of prioritizing the affected stormwater area in the City's stormwater planning efforts.

Mayor Alt provided additional context regarding recent flooding impacts at Liberty Crossing, stating that after the September 16 storm, interior work had been completed and temporary pumping systems were installed inside. During the recent rainfall event, the building experienced minor water intrusion, which was pumped out successfully. He explained that the ongoing concern is the lack of adequate discharge locations for pumped water and the potential need for additional piping infrastructure. He stated that staff and engineers are evaluating options to reduce the risk of future flooding and avoid building evacuations, noting the manpower demands and public health concerns associated with such events.

Mayor Alt added that City staff received notifications earlier in the week regarding the water intrusion and that Fire Chief Drew was aware of the situation at the time. He stated that while the recent incident was minor, staff continues working to coordinate solutions.

He further noted that flooding also impacted Doshier Hospital, explaining that water levels at the emergency room entrance prevented ambulance access, requiring emergency vehicles to use alternate entry routes, similar to procedures used during the September 16 storm event. He emphasized that multiple infrastructure improvements are being evaluated simultaneously to address these challenges.

Alderman Carroll commented on drainage issues related to Bonnets Creek, questioning whether the matter falls under the North Carolina Department of Transportation(DOT) and what actions the City can realistically take. He stated that much of the drainage ultimately converges at Moore Street and cautioned that addressing only upstream improvements without resolving the downstream constraints could exacerbate the problem.

City Manager Noah Saldo responded that Alderman Spencer is actively pursuing the issue at the state level. He stated that residents have been engaged in the discussion and that a resolution of support will be presented at the June 12 meeting to formally request state attention and assistance. He explained that the resolution would communicate the Board's position that the issue is a key concern requiring state-level involvement.

Mayor Alt added that similar improvements to those implemented on Moore Street, designed to improve water flow, could potentially relieve the issue at Bonnets Creek. He emphasized that while the City is not proposing major bridge reconstruction, improving water conveyance could significantly reduce flooding impacts.

Alderman Spencer expressed frustration with existing infrastructure conditions, stating that the sewer alignment in the area is problematic and questioning how it was originally approved. He stated that while he has mentally prepared for flooding events, many residents are significantly impacted and deeply concerned by repeated backups. He shared a personal experience during a recent storm, noting that his backyard filled with approximately four feet of water within two hours.

Alderman Spencer further commented on the pace of development and growth, stating that while growth is necessary, infrastructure challenges must be addressed to prevent worsening conditions.

Alderman Kelley asked whether there are ways the City could encourage residents to plant more trees.

Alderman Davis stated that it would not be a full budget review without addressing the community building deck replacement. She noted that the project did not originate in the prior year and recalled that previous cost estimates were in the range of \$50,000 to \$60,000, now it was \$95,000.

City Manager Noah Saldo responded that the figure included in the current budget is a placeholder estimate. He explained that the project has not yet been bid and that the amount reflects a contingency until bids are received, emphasizing that it is not a guaranteed price.

Alderman Davis asked whether the City could reconsider replacing the wooden deck altogether and instead remove it, leaving the area as grass. She suggested that a grass surface could be used for weddings by rolling out a temporary walkway or red carpet, noting that grass and soil absorb

water more effectively than solid wood. She reiterated her long-standing objections to the deck replacement.

She then asked about the Old City Hall project, noting that while the City is hopeful the State will provide funding, an implication is not a firm commitment. She asked what the City's plan would be if state funding is not awarded.

City Manager Saldo responded that the City has a strong debt capacity and could support loan payments for construction if necessary. He stated that the City could utilize financing or fund balance if needed and expressed confidence that the City is in a solid financial position to proceed if state funding does not materialize. He emphasized that staff's priority is ensuring the building is preserved and rehabilitated appropriately.

Alderman Carroll commented that while the City is currently waiting to see if state funding is awarded, it would be beneficial to pursue financing options concurrently so progress is not delayed. He asked whether staff is taking steps in that direction.

City Manager Saldo responded that staff has already issued Requests for Qualifications (RFQs) for architectural firms and is currently reviewing submissions. He stated that a recommendation will be brought back to the Board for selection. He explained that this work can proceed regardless of financing decisions and that staff is also monitoring interest rate trends while considering potential loan or financing options, so the City is positioned to move forward once funding clarity is achieved.

Alderman Davis asked whether there is a projected timeline for when the General Assembly may adopt the state budget.

Mayor Alt stated July 4.

City Manager Saldo added that the House has already passed its budget and that conference negotiations between chambers are expected to resume shortly. He stated that optimistically, the City may receive clarity in June, which would allow adjustments before budget adoption, but delays are possible.

Alderman Davis asked a question regarding City vehicle purchases, noting that vehicle costs often draw public attention. She asked whether the budget includes any unexpected vehicle purchases or leases.

City Manager Saldo responded that the City is continuing its existing vehicle replacement and leasing strategy, maintaining current leases and evaluating purchase options where cost savings can be achieved. He stated that no major or unexpected vehicle expenditures are included in the FY 2026 budget.

Alderman Spencer asked whether the House budget included any funding relevant to the City.

City Manager Saldo responded that neither the House nor Senate budget currently includes funding for local governments, which was expected, and that any potential additions would occur during the conference process.

Mayor Alt noted that this is consistent with the normal legislative process.

Alderman Mosteller asked for an update on the yacht basin dredging project, stating that the Board had previously discussed identifying an alternative location.

City Manager Saldo responded that staff is evaluating alternative spoil locations and additional funding options that could include state funding with a City match. He explained that progress is currently constrained by site availability and permitting issues, including requirements from the U.S. Army Corps of Engineers, which has indicated that dredging permits will not be considered until issues related to the L-shaped dock are resolved. He stated that staff is working through those issues and will bring updates to the Board, but noted that the project is unlikely to be included in FY 2026 due to current constraints.

Alderman Mosteller asked whether the City is pursuing both jurisdictional authority and alternative site options simultaneously.

City Manager Saldo responded yes.

Mayor Alt then returned to the discussion of OpenGov, referencing the City's history of delayed or missed audits over the past decade. He asked how OpenGov would improve audit readiness, whether the City has discussed the system with auditors, and whether it would meaningfully assist the audit process.

City Manager Saldo responded that OpenGov will significantly improve accuracy, accessibility, and timeliness of financial records. He explained that the system allows for centralized reporting, real-time dashboards, and easier retrieval of year-end data once the fiscal year closes. He stated that jurisdictions currently using OpenGov, including Leland, have demonstrated improved transparency and audit readiness.

Mayor Alt asked whether the City had confirmed these benefits directly with peer municipalities rather than relying solely on vendor representations.

City Manager Saldo confirmed that staff has reviewed public dashboards, conducted multiple demonstrations, and held in-depth meetings with OpenGov and peer municipalities. He stated that feedback has been overwhelmingly positive.

Finance Director Kronenwetter added that OpenGov allows auditors to be granted view-only access, enabling them to retrieve reports directly and reducing delays and back-and-forth communication. He noted that the City's current system has limited reporting functionality and often requires vendor assistance to extract data, whereas OpenGov allows near-instant access to

transactional reports. He also noted that the Local Government Commission has extended the audit deadline to the end of the calendar year.

Mayor Alt asked whether the City's audit firm has prior experience with OpenGov.

Finance Director Kronenwetter stated that he has not yet confirmed whether the firm has used OpenGov with other clients, but committed to following up.

City Manager Saldo added that the City also benefits from having a new Deputy Finance Director, who is a CPA with extensive audit and systems-transition experience, including work in Fortune 500 environments. He stated that this internal expertise positions the City well for a smooth transition and improved audit outcomes.

Mayor Alt remarked that it was surprising the unspent undergrounding funds had not been more apparent earlier, noting that approximately \$1.6–\$1.8 million in authorized funding over time resulted in \$600,000–\$800,000 remaining in the Electric Fund. He asked whether those balances had fluctuated throughout the year.

City Manager Saldo responded that the City sees routine daily fluctuations in fund balances and that end-of-year clarity improves as revenues and expenditures are fully realized. He stated that implementation of the new financial system will better align real-time financial data with the adopted budget, eliminating uncertainty between actuals and projections and providing a clearer picture throughout the fiscal year.

Alderman Carroll asked whether approximately \$2 million from the last three years had effectively returned to the Electric Fund due to unspent allocations.

City Manager Saldo explained that the required public hearing is scheduled for June 12, and the Board also has the option to adopt the budget at the already-scheduled June 23 meeting.

Alderman Kelley asked whether a vote could occur on June 12 if the public hearing is held that same evening.

Alderman Davis stated that typically it is generally not ideal to adopt a budget on the same night as a public hearing, as the Board should have time to consider public input and, if necessary, return matters to staff. She expressed that June 23 would be the more appropriate adoption date, should substantive comments be received.

Mayor Alt stated that if any Board member has a scheduling conflict with June 23, it should be communicated in advance, emphasizing that all seven Board members must be present for the budget vote.

Alderman Carroll commented that this budget cycle is somewhat unique given the absence of tax increases and recommended that adoption potentially occur on June 12 if no significant public input is received.

Alderman Davis reiterated that if public input raises issues requiring reconsideration or additional staff work.

Alderman Kelley noted that the budget materials will be published on the City's website immediately, providing ample opportunity for public review prior to the hearing.

City Manager Saldo stated that the Board may choose to adopt the budget on June 12 or defer action, depending on circumstances and Board preference.

Alderman Carroll added that if no public input is received, adoption could proceed, but agreed that meaningful public feedback would warrant additional consideration.

Mayor Alt stated that consensus appeared to be forming around evaluating public input on June 12 and making a final decision thereafter. He suggested coordinating with staff to structure the June 12 agenda efficiently, ensuring that budget-related items are appropriately ordered.

Alderman Kelley stated that she would hope any members of the public with concerns or suggestions would submit them prior to the public hearing, allowing the Board adequate time between now and the meeting to review the input and confirm details as needed.

Alderman Davis asked whether agenda items might be removed to accommodate the discussion due to a full agenda already planned.

Mayor Alt clarified that he was not proposing removing items, but rather reordering agenda items so that the budget could be addressed efficiently if appropriate.

He stated that if no additional staff work is required following public comment, the Board could proceed with adoption on June 12. He encouraged Board members to remain in communication prior to the meeting to ensure alignment.

Alderman Davis offered a compliment to City Planner Wendell Biddle before adjourning, noting that he has been visiting local real estate offices to distribute information on the City's short-term rental rules and regulations to be shared with their agents. She stated that this outreach effort is something the Board has discussed wanting to implement and praised him for keeping realtors informed and for his effective execution of the initiative.

Alderman Kelley praised the use of efficient communication tools that allow information to be distributed broadly without requiring additional staff time. She stated that she was highly impressed with the budget and felt the Board had carefully evaluated priorities and ensured that funding decisions aligned with stated goals. She noted that this approach makes it easier to communicate to the public that the City has the right people in place and thanked staff for their work.

Alderman Lai commended the budget, stating that the absence of a tax increase alleviated many public concerns. He noted that the budget addressed key issues effectively and expressed appreciation for the work done.

Alderman Spencer noted positively that the budget preserves a cost-of-living adjustment (COLA), stating that it reflects an opportunity to continue taking care of City employees.

Mayor Alt stated that he had already shared feedback with the City Manager prior to the meeting but reiterated his comments publicly. He praised the budget document as clear and easy to understand, particularly the opening sections that placed the information in context. He stated that while the City Manager is responsible for departmental operations, the Board's role is to establish priorities and oversee the allocation of funds. He commended the finance team for maintaining strong fiscal discipline and noted that the budget reflected a collaborative and well-coordinated effort.

Mayor Alt then stated that, with no further business, he would entertain a motion to adjourn. A motion was made by Alderman Davis, seconded by Alderman Spencer. The motion passed unanimously.

The meeting adjourned at 9:59 AM.

Dr. Joseph P Hatem, Mayor

ATTEST:

Tori Deviney, City Clerk



**CITY OF SOUTHPORT
BOARD OF ALDERMEN – SPECIAL MEETING
INDIAN TRAIL MEETING HALL
113 W MOORE STREET, SOUTHPORT NC 28461
OCTOBER 28, 2025 | 9:00 AM**

Present Members:

Mayor Rich Alt, Rebecca Kelley, Karen Mosteller, Robert Carroll, Lowe Davis, Marc Spencer, Frank Lai

Staff Present:

City Manager Noah Saldo via Zoom, City Clerk Tori Deviney, Deputy Clerk Scott Baillargeon, Public Information Officer ChyAnn Ketchum, Planning Services Director Maureen Meehan

A. Call to Order

The meeting was called to order by Mayor Alt at approximately 9:00 AM

B. Pledge of Allegiance

Mayor Alt led everyone in the Pledge of Allegiance

Mayor Alt read the ethics statement and asked if any Board members had conflicts of interest or the appearance of a conflict regarding agenda items. No conflicts were declared.

C. City Alleyways

A motion was to accept the agenda by Alderman Davis and seconded by Alderman Lai. The motion passed unanimously.

Mayor Alt provided housekeeping updates, noting that City Manager Noah Saldo was attending a City Managers Conference in Tampa after receiving a scholarship but would be joining remotely, via zoom. He also introduced Scott Baillargeon as the City's new Deputy City Clerk.

Mayor Alt explained that the purpose of the special meeting was to ensure transparency related to the ongoing alley documentation issue. He stated that a letter had been sent on October 17 with a response deadline of October 27 and that the Board had previously agreed to reconvene to

determine next steps by the Board of Aldermen. He emphasized that the meeting was scheduled to allow public access to all related documentation.

Alderman Carroll made a motion to release an additional set of documents received the previous evening, along with a confidential attorney-client privilege memorandum regarding street dedication acceptance and withdrawal dated October 2, 2025, prepared by Lee Kaes, PLLC.

Mayor Alt indicated he was not fully tracking the motion, noting he had no issue with it but wanted clarification.

Alderman Carroll clarified that the first item was the additional packet of approximately 50 pages received the night before, and the second item was an opinion memorandum dated October 2, 2025 from the referenced firm, which the Board received around October 6, 2025. He stated the Board had relied on that memorandum during deliberations in closed session when determining how to proceed.

The motion was seconded by Alderman Lai.

Alderman Carroll noted that a separate letter from JC to the City of Southport had already been released after being deemed no longer confidential. Mayor Alt requested that this document also be added to the official record.

Alderman Carroll amended the motion to include the JC correspondence. The amendment was seconded by alderman Kelley. The motion carried unanimously.

Mayor Alt summarized the categories of documents now included in the public record, including:

- Historical ownership data spanning approximately 135 years
- Plot diagrams submitted with a 2023 building permit
- Building permit records
- Brunswick County deeds and ownership records
- Tax records
- City proclamations related to alleyways
- UNC School of Government guidance and related legal reference materials

Mayor Alt explained that the issue originated when a document was provided to him on or about August 14. He stated he then took the document and brought it to the City Manager. He stated that his concern was that, if valid, the document could potentially jeopardize the City's rights to multiple alleyways and rights-of-way that had not been actively maintained within a 15-year period. He reported that he brought the issue to the City Manager, who then consulted the City Attorney.

Mayor Alt stated that the matter was discussed during a closed session on or about September 11. Following that closed session, the Board unanimously directed the City Manager to retain a third-party legal review. The resulting opinion has now been entered into the public record, stating that is the current document that they now have.

Mayor Alt stated that additional documents had been received since the Board's prior discussion, including materials that arrived the previous day. He noted that these documents had now been entered into the official record.

He explained that, while he was providing a general summary, a more qualified individual would be able to provide a more detailed interpretation. He referenced documentation from Brunswick County regarding potential tax implications related to the property, based on the County's treatment of the area as abandoned and subsequently associated with a new owner.

Mayor Alt stated that the documents were available for public review and that individuals could evaluate the materials to determine whether any additional taxes had been assessed on what he estimated to be approximately a 10-foot by 60-foot portion of land.

Alderman Kelley asked whether the newly approved documents were already available online. Mayor Alt confirmed that the documents would be posted as part of the action approved earlier in the meeting.

Mayor Alt noted that county tax record diagrams from 2020 through 2024 were included. He stated that certain property improvements, including an east-side extension, porch, and staircase, did not appear in the tax records until 2024.

Alderman Carroll responded that tax records should not be relied upon as definitive proof of property improvements. He noted that multiple recorded surveys dating 2019 back to 2013 showed the structures in question as existing in their current locations. He referenced a Tidewater Survey prepared on behalf of Pleasant Oaks LLC when the property was owned by Tommy Harrelson and his sisters.

Mayor Alt confirmed that the referenced survey was included in previously approved document attachments and was already part of the official record.

Alderman Davis stated that the level of public attention surrounding the issue had become heightened both locally and online. She suggested that, to remain fair and objective, the Board should avoid using individual names when discussing the matter and instead refer to the parties generically, such as "John Doe" and "Jane Doe," when necessary.

She stated that the Board should attempt to remove politics from the discussion and approach the matter in the same manner as other similar requests and issues handled in the past. Alderman Davis referenced prior Board deliberations in 2018, including matters related to 11th Street, which required extended discussion.

She further stated that the current issue had become more politically sensitive due to the identities of the property owners involved and the proximity of an upcoming election. She emphasized that the Board should strive to treat the matter fairly and consistently, as it would for any other individual or property owner.

Alderman Carroll stated that, in his view, the matter did not become political because of the individuals involved, but rather because of how the Board collectively handled the process. He said he was disappointed with the inconsistency in how the issue was addressed publicly.

He referenced the October 6 meeting and stated that Alderman Davis, prior to the Board entering closed session, provided extended remarks explaining the purpose of the closed session.

Alderman Carroll stated that, following that meeting, there was no similar public explanation regarding Mr. Tommy Harrelson having filed the same type of document. He further noted that after the Monday closed session October 6, the Board took a formal vote in open session, while at the Thursday meeting no formal vote was taken and the same decision was instead made during closed session. He stated that this inconsistency made it difficult to support the idea of removing names from the discussion and raised concerns about fairness in the process.

Alderman Davis responded that she took issue with the use of the word “diatribe.” She stated that her intent was not to criticize, but to provide clarity to the public about the topic being discussed in closed session October 6. She noted that she had reviewed prior meeting minutes to see how similar matters had been handled historically and referenced former Board practices, including instances where additional context was provided beyond simply citing the statutory authority for closed session, particularly by Robert Howard, Former Mayor.

Alderman Davis stated that because the topic was already circulating publicly, she believed it was important for residents to understand that the Board was entering closed session to discuss the matter and determine whether further action was necessary.

Alderman Carroll responded that he appreciated the intent and stated that he believed the Board should adopt a consistent approach moving forward. He stated that, based on his experience, the Board has historically been inconsistent in how much information is shared when entering closed session. He further stated that, in his view, there was no substantive difference between the Board’s Monday discussion regarding sending a letter related to one property and the Thursday discussion regarding sending the same letter to Mr. Harrelson and associated parties.

Alderman Kelley stated that she did not recall the exact details of what occurred during the closed session, but indicated that she believed the Board had received legal advice that it was not necessary to take additional action in open session at that time.

Alderman Carroll responded that while he appreciated that explanation, he questioned why the Board did not receive the same guidance on Monday. He further questioned why the public was not provided with the same level of explanation on Thursday regarding the purpose of entering closed session, as had been provided earlier in the week.

Mayor Alt stated that, without referencing the specific subject matter discussed in closed session, the Board had received legal advice not to take the same action or make the same type of public statements as had occurred previously. He noted that no Board members objected to that guidance at the time.

Alderman Lai stated that he recalled the City Attorney advising the Board that it would be advisable not to do anything or make additional public statements following the closed session.

Alderman Davis stated that she believed the Board should examine the matter without referencing specific individuals and instead approach it in the same manner it would if any other property owner requested use of or access to a portion of an alley. She added that, historically, the Board has on multiple occasions referenced property owners by name when addressing similar matters.

Further discussion followed regarding if you could vote at special meetings.

City Manager Saldo confirmed that the Board was legally permitted to take votes during a properly noticed special meeting, provided the motions were related to the matter under discussion.

Mayor Alt reiterated the importance of maintaining compliance with statutory requirements and maintaining consistency in process.

Alderman Kelley stated that she believed Alderman Davis had historically provided explanations prior to entering closed session regarding the subject matter being discussed.

Alderman Carroll responded that such disclosures were not always consistent and stated that Alderman Davis selectively disclosed information about which properties were being discussed.

Alderman Carroll stated that when the Board enters closed session to discuss property matters, there have been instances when detailed information about the “who, what, when, where, and how” has been shared publicly, while at other times no such information has been provided. He stated this inconsistency was part of the concern being raised.

Alderman Davis stated that the discussion was moving off topic, but added that the Board became aware approximately two years earlier of state case law requiring disclosure when the Board is considering the purchase of property, including identification of the property, ownership, and intended purpose.

Alderman Carroll asked whether the Board had complied with those disclosure requirements every time over the past few years.

Mayor Alt interjected to clarify the legal requirement. He stated that the statute referenced requires disclosure if a member of the public asks about the property being discussed. He explained that the Board may voluntarily announce the information or wait until asked, and that

any Board member or member of the public could request clarification at that time. Mayor Alt stated his intent was to ensure the Board shared a consistent understanding of the applicable law.

Alderman Carroll apologized and stated that his intent was to clarify factual information rather than criticize individuals.

Mayor Alt stated that his goal was to ensure the Board remained within legal boundaries.

Alderman Carroll stated that he believed the Board was working to handle the matter appropriately.

Mayor Alt stated that the Board had now reviewed two declarations of withdrawal: one that had been brought to his attention and another related to Mr. Harrelson that Alderman Carroll had brought forward. He stated that he was not involved in bringing the Harrelson matter forward but confirmed that both declarations had been discussed by the Board.

Mayor Alt reviewed additional documents included in the packet, including multiple deeds, a deed of trust, and financing-related records. He noted that one deed listed an official address of "7007 Robert Ruark Dr" and referenced a filing date of June 5, 2020, which he stated was significant. He questioned why that address appeared on the document.

Alderman Carroll responded that a mailing address does not necessarily reflect residency, noting that individuals often receive mail at addresses different from where they live. Mayor Alt acknowledged the point and stated he was simply noting what appeared in the record.

Alderman Lai clarified that while Mayor Alt referenced June 5, the document itself showed a preparation date of June 2. Mayor Alt responded that June 2 reflected the document creation date, while June 5 reflected the official filing date in 2020.

Mayor Alt continued summarizing the materials included in the record, including tax-related documents, diagrams already included in the packet, building permit documentation, and correspondence from Brunswick County indicating that the withdrawal claim had been rejected.

Alderman Carroll stated that one referenced segment originated from the GIS office rather than the Tax Office. Alderman Kelley responded that it came from the Office of the Tax Administrator. Alderman Carroll reiterated that the document specifically referenced GIS and encouraged careful review of the materials.

Mayor Alt confirmed that the correspondence was from GIS and stated that an additional letter from the same office had been received the previous day confirming the rejection. He further stated that another document had been received, a letter from Ms. Anderson, who had also filed a declaration of withdrawal involving the same alley segment between Owens Street and Eighth Street. Mayor Alt stated he would entertain a motion to include that document in the official record.

Alderman Carroll made a motion to include the Anderson letter and Brady's written opinion previously provided by City Manager Saldo, noting that the opinion indicated the filings did not materially change the situation. Alderman Carroll asked for confirmation of the date Brady's opinion was received.

City Manager Saldo stated he would locate the date.

Alderman Carroll thanked him and indicated the Board could proceed to discuss the Anderson letter once it was formally entered.

Mayor Alt stated that he was temporarily unable to locate the Anderson document within his materials.

Alderman Carroll asked whether Mayor Alt could recall which portion of the alley Ms. Anderson's filing affected.

Mayor Alt responded that the filing involved the segment on the north side of the alley adjacent to the ABC store.

Alderman Carroll confirmed the location of Ms. Anderson's filing and asked whether she had received the same rejection letter from the GIS office. Mayor Alt confirmed that she had.

Alderman Carroll asked what action Ms. Anderson took following receipt of the rejection letter. Mayor Alt stated that she treated the matter as resolved and did not take further action.

Alderman Carroll asked whether Ms. Anderson filed any additional documents after receiving the rejection letter. Mayor Alt responded that she did not. Alderman Carroll stated that this mirrored the initial action taken by the Hatems in filing a declaration of withdrawal, but that Ms. Anderson did not proceed to claim ownership. He stated that the same declaration of withdrawal document was used in both instances and questioned how the situations differed.

Alderman Kelley stated that there was no difference and that the City should send Ms. Anderson the same letter.

Alderman Carroll stated that this supported the need for consistency in treatment. Mayor Alt agreed and stated that the same letter should be sent.

Alderman Davis asked whether Ms. Anderson also had a warranty deed on file and whether it included the withdrawal. Alderman Carroll stated that Ms. Anderson did have a warranty deed recorded and that the declaration of withdrawal would be reflected in that filing. Alderman Davis stated concern that the discussion was referencing documents not currently in front of the Board.

City Manager Saldo stated that Brady's written opinion regarding the GIS tax office correspondence was dated October 21.

Alderman Carroll thanked him and stated he would read that document into the record.

City Clerk Deviney reminded the Board that a motion made by Alderman Carroll was currently on the floor and had not yet received a second. A second was provided by Alderman Mosteller.

Alderman Davis stated that she was reluctant to vote to enter a document into the record without first reviewing it.

Alderman Carroll responded that the Board was not being asked to determine the relevance or substance of the information, but simply whether it should be entered into the official record.

Mayor Alt clarified that the document being referenced was not the Anderson letter, which was already included in the original packet. He explained that the document in question was a separate letter received the previous day from Ms. Hines. He asked whether the Board preferred for him to read the letter aloud or summarize its contents.

City Manager Saldo clarified that the Anderson letter and associated withdrawal documentation were already included in the original packet provided to the Board. Mayor Alt stated that the document currently being discussed was a separate letter received the previous day from Ms. Hines.

Mayor Alt stated that the Anderson withdrawal documentation was already part of the original materials. He then summarized the contents of the Hines letter, stating that Pleasant Oaks had recorded a declaration of withdrawal for the alleyway (Deed Book 4372, Page 573) and that the Hatems had also recorded a declaration of withdrawal referencing Deed Book 4372, Page 595. He further stated that there was no correspondence on file for the 2020 withdrawals and that the filings appeared to have been recorded in conjunction with the deed to the Hatems (Deed Book 4372, Page 599). He added that the letter indicated no further recording or correspondence related to the withdrawal deeds.

Alderman Carroll made a motion to “instruct city staff to hunt down every example of this throughout the city and send Ms. Anderson and every other person who has filed such documents the same letter that we’ve now sent to JP and Tish Hatem and Tommy Harrelson.” The motion was seconded by Alderman Mosteller.

Alderman Davis questioned how far back the search would realistically extend, noting that the timeframe being discussed could span more than 200 years.

Alderman Carroll stated that while he recognized the complexity of the issue, he wished to proceed with the motion and ensure follow-through. He stated that consistency was important and emphasized that if the action was appropriate for one case, it should be applied equally to all, describing the approach as fair and equitable. Alderman Carroll stated “if it is good for one, it should be good for all.”

Alderman Lai asked whether the search should extend indefinitely or be limited to a specific timeframe.

Alderman Carroll proposed using 1939 as a starting point.

Alderman Davis commented that statehood dates extended further back historically, referencing 1792.

Alderman Carroll reiterated that 1939 was a logical benchmark, referencing public map records indicating that a home had been constructed within the alley during that period. He stated that records suggested Howe Street had been relocated at some point, which also shifted the alley alignment.

Alderman Lai Agreed that 1939 made sense. Alderman Carroll questioned why the City would have allowed a residence to be built within an alley at that time.

Mayor Alt referenced other known roadway alignment issues in the City, including locations where streets were not positioned as originally intended, and stated that such inconsistencies supported the need for historical context.

Alderman Carroll added that reviewing multiple examples with an open perspective could provide clarity. He referenced Ms. Anderson as a well-known real estate professional in the local market and suggested that reviewing additional transactions, including those involving Mr. Langley, could demonstrate recurring patterns related to quitclaim usage and similar documentation practices.

Alderman Davis asked whether the motion could be amended to extend the review further back in time, stating that there should be documentation explaining why decisions were made in 1939.

Mayor Alt stated that while City records are limited, there are sufficient County records available and that beginning with 1939 would be a reasonable timeframe to either locate documentation or determine that records no longer exist.

Alderman Kelley asked City Manager Saldo how much staff time would be required to conduct the research.

City Manager Saldo responded that the effort would likely be significant and recommended allowing outside legal counsel to conduct the search due to their access to records and ability to perform more thorough research. He added that staff could perform limited internal and GIS-based searches but that attorneys would be better positioned to complete a comprehensive analysis.

Alderman Carroll asked City Manager Saldo to provide an update on the costs associated with the effort to date, including both legal and staff time. He referenced an email from City Attorney Brady outlining his billed hours and noted that outside counsel had also reported time spent on the matter.

City Manager Saldo stated that final invoices had not yet been received. He reported that outside counsel estimated costs between \$10,000 and \$12,000 so far. He further stated that City Attorney

Brady had billed approximately 13 hours, totaling about \$3,200, and that staff time was estimated at approximately \$2,000, bringing the combined estimated cost to approximately \$15,000.

Mayor Alt stated that the broader issue extended beyond individual parties and centered on the City's responsibility to protect public property. He expressed concern that if the City failed to take a clear stance, it could effectively allow individuals to claim abandonment and obtain ownership of property regardless of County records, potentially placing a significant portion of the City's alleyways at risk, certainly more than 50 percent.

Alderman Carroll requested that the following language be read into the official record verbatim:

“As Such. We have reviewed the documents listed in the attached exhibits and conducted a preliminary analysis. Please note that the opinions and analysis contained herein are preliminary in nature and are based on the information available at this stage. This preliminary opinion is subject to change pending further review, additional facts and comprehensive analysis. It does not constitute a legal a final legal conclusion or advice and should not be relied upon as such.”

Following the reading, Alderman Carroll stated that this language appeared at the beginning of the document, not at the end, emphasizing its placement and significance.

He further stated that, in his view, the amount spent, estimated between \$10,000 and \$12,000, could have funded a more detailed and thorough title evaluation.

Alderman Davis responded that the Board was aware, after the fact, that the opinion was preliminary in nature and noted that this had been discussed previously.

Alderman Mosteller stated that the City had engaged legal counsel without any direct communication with the property owner. She noted that no initial phone call had been made and expressed that, in her view, this was not an appropriate approach for conducting City business. She further stated that public funds may have been unnecessarily expended and suggested that the matter could have initially been addressed through direct communication with a phone call.

Alderman Lai asked whether the City was operating under the assumption that it definitively owned the alleyway.

Alderman Carroll responded that, in his opinion, ownership had not yet been conclusively determined and stated that representing the matter as settled would be misleading.

Alderman Carroll then read into the record a letter received from the Hatems in response to the City's October 13, 2025 correspondence, which had been received by the Hatems via certified mail on October 17, 2025. He stated that the letter indicated the Hatems' willingness to work cooperatively with the City and their attorney to resolve the matter amicably and to correct or reverse any documentation determined to be inappropriate.

Mayor Alt reminded the Board that the earlier action to proceed in a different direction had been unanimous. He stated that the City may not need to spend additional funds if the issue could be resolved by correcting the document, noting that a document attached to the recent letter stated that signing it would constitute a withdrawal of the claim, and that point had not been addressed in the response.

Alderman Carroll stated that the withdrawal language should have been addressed and said it was inappropriate that it was not. He stated that City attorneys should do what their letter suggested, have a conversation, communicate with the other parties, and determine what documents do and do not exist so that the City is informed when making those types of claims.

Alderman Davis cautioned the Board not to overlook that, as Ms. Hines from the tax office had pointed out, state law governs how a city can abandon or close an alleyway or road. She referenced the prior 11th Street matter and stated that Mike Eisenberg's guidance had been instructive regarding procedural requirements such as notifying adjacent property owners. She recalled that during that earlier process, it appeared to be moving smoothly until an individual stated they had never received notice, which required the process to start over. Alderman Davis emphasized that the Board was discussing legal matters but that they are not attorneys.

Alderman Mosteller stated that, in her view, the action the Board took had been based on information presented in closed session that later proved incomplete. She stated that Alderman Carroll's research later indicated that the document had been created by the seller, Mr. Harrelson, and she said that how the matter had proceeded from the beginning was problematic.

Mayor Alt clarified that there were two documents, one created by Mr. Harrelson and another that was copied by the Hatem's and stated that the documents had been signed.

Alderman Mosteller added that, while the buyer's attorney copied the document and the parties signed it, the situation was presented in a way that made it seem as though the document had been fabricated, which she stated was not true. She stated that Mr. Harrelson's attorney initially created the document.

Alderman Davis questioned why a second document would have been necessary if Mr. Harrelson had already executed the original document. Mr. Carroll responded that he did not know what the attorney had advised.

Mayor Alt then stated that he wanted to move forward, explaining that the purpose of the special meeting was to respond to public calls for transparency regarding closed sessions, how they occur and why. He outlined the general process for entering closed session, including the need for a motion, a second, an opportunity for discussion, and a vote, noting his recollection that such votes are almost always unanimous. He stated that the purpose of the meeting was to place documents into the record, and he believed that had been accomplished, including identifying additional documents for inclusion. He also stated that nothing in that process prevented the City and the Hatems from working together to resolve the issue before spending further funds.

Alderman Carroll responded that the City had already spent the money. He acknowledged there is a process, and he noted that a North Carolina General Statute referenced in the withdrawal letter appears to have been used by many. He stated that if the statute applies, there may be an alternative approach, but the research had not yet been completed. Alderman Carroll stated that there was a motion currently on the floor. He further expressed concern that information was being obtained through unofficial means rather than through a credible source, such as an attorney or another professional retained to conduct the research. He stated that, in his view, this approach was just wrong.

Alderman Davis asked for clarification, questioning what was wrong with hiring an attorney to handle the matter.

Alderman Carroll responded that he supported using legal counsel but expressed concern that documents had been submitted to the Board from unknown sources and without clear origin. He stated that the Board currently had a motion and a second on the floor to search for every applicable example and indicated his intent to call the vote.

Mayor Alt asked whether there was any further discussion on the motion.

Alderman Davis asked whether it would be more cost-effective for the City's attorney to meet with the Hatem's attorney first to determine what could be resolved.

Alderman Carroll asked why there was not equal concern about Ms. Anderson's example if the issue involves taking of land, stating it is referenced in documentation.

Mayor Alt stated he agreed that the Anderson document and any other documents using that statute should be reviewed if we can find them. He asked whether Alderman Carroll agreed that moving forward with the motion would not exclude the City attorney from also working toward a resolution of the matter currently being addressed with the Hatem's.

Alderman Carroll stated that the situation showed a lack of concern for "Rich's" concern from Alderman Davis and stated it appeared there was not concern about taking value.

Alderman Davis responded that the Board had not yet determined whether the actions in question were legal or illegal and emphasized that the purpose of the discussion was to determine that information.

Alderman Kelley stated she believed the Board had already indicated the same letter should be sent to Ms. Anderson.

Alderman Carroll stated that if the City cares about the issue, it needs to search for every example that exists and correct it.

Mayor Alt asked Alderman Carroll whether he agreed that the matter currently before the Board did not need to be delayed while other potential examples were being identified, stating that the

City could continue addressing the present issue while additional cases were discovered over time.

Alderman Carroll responded that he agreed and stated that every identified instance should be addressed as it is found.

Alderman Davis asked whether the Board needed to wait until all potential affected parties were identified before taking action, or whether the City could proceed with the current examples. She suggested allowing the City Attorney to send the same letter to Ms. Anderson and allow legal counsel to manage the matter moving forward.

Alderman Carroll responded that there was no reason to alter the actions already being taken by outside counsel regarding the Hatems' situation. He stated that he was not proposing to stop or change that process and noted that the Hatems had responded to the letter as required, indicating their willingness to take steps to resolve the issue. He emphasized that his motion was focused on directing the City to actively identify, search for, and address every similar example across the City because of concern regarding the potential taking of City-owned property.

Mayor Alt stated that he agreed with Alderman Carroll's position but asked whether, once the ownership of the current alleyway was resolved, the City could then treat each additional example as a separate matter so that the current case would not be delayed. He stated that the Anderson matter should be considered a separate issue and asked Alderman Carroll whether that aligned with his intent.

Alderman Carroll stated that he did not believe any language regarding the ongoing Hatem matter needed to be included in the motion, noting that the Board had already given direction on that issue, the process had begun, and a response had already been received from the Hatems. He stated that he was not requesting any changes to that process.

Alderman Kelley asked about the status of the Harrelson correspondence. Alderman Carroll inquired whether City Manager Saldo could confirm when the Harrelsons received their letter.

City Manager Saldo responded that the attorneys had not yet received the signed certified mail receipt confirming delivery but stated that the letter had been sent a few days after the Hatems' correspondence.

Mayor Alt stated that the Board would hopefully receive additional information prior to the next regular meeting. He clarified that the purpose of the special meeting was not to make a final decision on the overall matter, but rather to respond to public calls for transparency by placing information on the record and discussing the issues openly. He stated that the Board had accomplished that objective and reiterated that further action would occur following the expiration of the ten-day response period.

Alderman Mosteller stated that, in her view, the core issue involved confusion regarding state statute. She explained that if Ms. Anderson, a well-known realtor, and a non-realtor represented

by an attorney were both engaging in similar actions, the concern was not necessarily illegality but rather uncertainty regarding how the statute should be interpreted and administered. She stated that individuals involved had been treated as though they were criminals, when in reality the issue appeared to stem from unclear statutory guidance. She emphasized that the broader issue was determining the proper application of state statute.

Alderman Carroll stated that Ms. Anderson's situation was more relevant in terms of timing than the Hatems' transaction, noting that her filing occurred closer in proximity to the property transfer. He stated that, to his understanding, Francesca Slaughter served as the listing agent while Kim Anderson represented herself.

Mayor Alt clarified that the discussion concerned the filing of the document rather than the purchase of the property itself.

Alderman Carroll confirmed that the filing occurred concurrently and stated that the document was recorded accordingly.

Alderman Lai stated that the issue was ongoing and emphasized the importance of establishing consistency in how similar matters are handled moving forward. He stated that the City needed a clear understanding of the law and a standardized approach for future situations.

Alderman Carroll stated for the record that, based on how property transactions are typically processed, the documents would have been recorded, although he acknowledged he could be mistaken.

Mayor Alt stated that regardless, the filing had occurred and expressed support for sending a letter to Ms. Anderson.

Alderman Davis requested clarification regarding the scope of Alderman Carroll's motion and asked what specifically the Board was being asked to pursue.

Alderman Davis asked whether the intent was to search for every instance in which a citizen had taken ownership of an alley or a portion of an alley.

Alderman Kelley asked whether the search would be limited to official recorded documentation or whether physical encroachments into alleyways would also be included.

Alderman Carroll responded that encroachments do not constitute a legal taking and explained that physical use or obstruction of an alleyway does not equate to ownership. He stated that the focus of the motion was on identifying formal recorded documents. He clarified that the intent was to locate declarations of withdrawal and similar recorded filings.

Alderman Davis asked for clarification, stating that she wanted to confirm whether the motion was limited to declarations of withdrawal or if it also included quitclaim deeds.

Alderman Carroll responded that quitclaim deeds could also be used as a mechanism to take land and should be considered.

Mayor Alt asked for clarification regarding quitclaim deeds, stating his understanding was that such filings relate to unpaid taxes.

Alderman Carroll clarified that quitclaim deeds can be used in other circumstances and provided examples from Brunswick County in which individuals attempted to obtain adjacent parcels through questionable transactions. He stated that in some cases such actions may be illegal, while in others they may not be, but noted that he had observed situations where individuals attempted to secure ownership of property through improper documentation practices.

Mayor Alt suggested narrowing the scope of the motion to focus specifically on the statute being used.

Alderman Carroll agreed and restated the intent of the motion, clarifying that the City should search for every instance in which a declaration of withdrawal had been filed using the same general statute referenced in the current examples.

Alderman Davis referenced the statute as North Carolina General Statute §160D-599.

City Attorney Herman clarified that the applicable statute is North Carolina General Statute §136-96.

Alderman Carroll asked whether the filing date for Ms. Anderson's declaration of withdrawal was known.

Mayor Alt stated that the filing occurred either in 2023 or 2024.

Alderman Carroll stated that December 2023 appeared to be the approximate timeframe and noted that this timing was similar to the Hatems' filing.

Mayor Alt stated that regardless of the exact filing date, the City would proceed with sending Ms. Anderson a letter similar to the correspondence sent in the other identified cases.

Alderman Carroll then requested that the Board proceed to vote on the motion currently on the floor. He noted that the originally discussed cutoff date of 1939 should be adjusted and suggested extending the search period to 1930.

The Board agreed to modify the timeframe to 1930.

Alderman Davis requested that the City Clerk read the motion back to the Board for clarification.

City Clerk Deviney asked whether the Board intended for the research to be conducted by City staff or outside legal counsel.

Mayor Alt stated that the intent was for outside counsel to perform the work.

Alderman Davis confirmed that the Board was directing outside counsel to conduct the research.

Alderman Kelley asked whether staff could conduct an initial review and forward any findings to outside counsel.

Alderman Lai requested that the Board proceed with the vote.

Mayor Alt suggested allowing the City Manager discretion in determining how the work would be handled.

Alderman Carroll stated that staff capacity should be considered, noting that staff time was limited and that City meeting minutes had not yet been posted online since April. He stated that staff did not have the capacity or specialized training to conduct this type of research and suggested that legal professionals were better suited for the task. He further stated that while the currently retained law firm may or may not be the appropriate firm to perform the work, he supported directing the City Manager to make that determination within his ability.

Alderman Kelley suggested reaching out to a law school as a potential research resource.

Mayor Alt reiterated that the City Manager should be given discretion to determine the appropriate approach. Alderman Kelley stated this would be very expensive.

City Attorney Herman stated that his firm could conduct an initial round of research to identify relevant declarations of withdrawal.

Alderman Kelley asked whether there was a searchable tool that could be used to avoid excessive manual review.

City Attorney Herman stated that the online Register of Deeds system may allow searches by document description, including “declaration of withdrawal,” which could provide a starting point for identifying filings.

City Clerk Deviney summarized the motion for clarification, stating that the Board was directing the City to engage outside representation to search for illegal declarations of withdrawal filed from 1930 to the present related to City alleyways.

Alderman Carroll clarified that the intent was not limited to determining whether filings were legal or illegal, but rather to identify every instance of a declaration of withdrawal so that the City could address each consistently and equitably.

A motion was made by Alderman Carroll and seconded by Alderman Mosteller directing the City Manager to engage outside legal representation to search for and identify all declarations of withdrawal filed from 1930 to the present related to City alleyways.

Mayor Alt asked if there was any further discussion. Hearing none, the motion passed unanimously.

Mayor Alt stated that he hoped additional information would be available by the Board's next regular meeting on the 3rd, or if not, by the meeting on the 13th or 14th.

Alderman Kelley asked whether the City would establish a policy moving forward to address future declarations of withdrawal, noting that multiple letters had already been sent and asking whether a standardized approach could be implemented.

Alderman Carroll responded that a consistent process should be used moving forward and stated that the Board should not need to vote individually on each case. He suggested that when additional declarations are identified, staff should send the same standardized letter using consistent language and expectations.

Mayor Alt stated that when legal action is involved, Board authorization is typically required at some point, either in open or closed session. He added that once the City Manager takes action, the Board should be notified so members remain informed.

City Manager Saldo stated that the Board could delegate authority to him to send letters through the City Attorney for any identified withdrawals of dedication.

Alderman Lai stated that this situation highlighted a lesson learned and emphasized the need to establish a consistent process moving forward that allows staff to carry out these actions appropriately.

Mayor Alt stated that this should become part of the City's standard operating process and recommended that Board notification be included whenever such actions occur. He asked that it be added to the motion.

Alderman Carroll offered to make the motion and requested that City Manager Saldo restate it.

City Manager Saldo stated a proposed motion to delegate authority to the City Manager and City Attorney to send letters regarding withdrawals of dedication located in City alleyways and to report those actions back to the Board.

Alderman Carroll amended the motion to include rights-of-way and requested that the Board be notified when actions are taken.

Alderman Davis expressed concern about expanding the scope to rights-of-way, stating that alleyways and rights-of-way are different.

Mayor Alt recommended broadening the scope to include all public property to ensure consistency and avoid ambiguity.

Alderman Carroll agreed and amended the motion to include all public property.

The motion was seconded by Alderman Kelley. With no further discussion, the motion passed unanimously.

City Manager Saldo then asked for Board direction regarding next steps related to the Hatems' response, including whether attorneys should proceed with discussions to reach a resolution or wait to address the matter during closed session, and how to handle any future responses received from the Harrelsons or other parties.

Mayor Alt stated that the Board, not the Mayor individually, must make decisions on how to proceed. He emphasized that two parallel efforts could move forward simultaneously: continued investigation and outreach regarding historic withdrawal filings, and efforts to resolve the current matter involving the Hatems. He stated that if the matter could be resolved quickly through mutual agreement, that approach should be pursued. He invited a motion to authorize the City Manager and City Attorney to continue working toward resolution while other research efforts proceeded.

Alderman Carroll made a motion authorizing the City Manager and City Attorney to pursue resolution discussions not only with the Hatems but also with any individuals receiving similar letters.

Alderman Davis stated that any negotiated resolution would ultimately require Board approval and that attorneys could not finalize an agreement independently.

Mayor Alt agreed, stating that attorneys could pursue discussions as a next step, but any agreement would return to the Board for final authorization. He added that if a resolution could be reached within a short timeframe, such as several days, it would be beneficial, but final approval would remain with the Board.

City Attorney Herman stated that even preliminary agreements would likely require Board authorization.

Alderman Carroll agreed with the approach. He emphasized the importance of obtaining complete and accurate information before final resolutions are made. He stated that the City currently does not have a full title search or comprehensive documentation and questioned what authority the City Attorney would have during resolution discussions without that information.

Alderman Carroll asked whether the goal of any resolution would be to simply withdraw the filed document or to conduct additional research to determine the facts and identify the most appropriate course of action. He stated that if research ultimately shows that filings were legally valid, the City would need to consider how to proceed under those circumstances.

He further suggested that conducting research on the Hatems' property and other similar cases, including the Anderson property, could provide broader insight and allow the City to develop a consistent, standardized approach for handling similar situations in the future. He described this as a "class-type" approach across multiple cases rather than addressing each matter in isolation.

Mayor Alt asked whether Alderman Carroll was suggesting that the City and its attorneys delay working with the Hatems until all research was completed.

Alderman Carroll responded that he was not suggesting that discussions stop and stated that communication should continue.

Mayor Alt stated that the Board should pursue resolution efforts in parallel with ongoing research and that information gathered through these efforts would help inform future decisions.

Alderman Lai emphasized the importance of establishing consistency moving forward and creating a standardized process.

Alderman Mosteller stated that future efforts should prioritize conversation and communication: leading with conversation.

Alderman Davis expressed concern that withdrawals may be difficult to identify, noting that some filings were only discovered after being brought forward by third parties. She stated that this could make comprehensive identification challenging and potentially costly.

Alderman Carroll responded that the timing of filings was unrelated to political office and cautioned against politicizing the issue. He emphasized that the focus should remain on the documents themselves and the applicable process.

Alderman Davis stated that her concern was how the City would know what declarations of withdrawal had been filed without being directly notified. She questioned how the City could organically become aware of such filings.

Alderman Carroll asked Planning Director Meehan whether City staff had any prior conversations with John Langley regarding this matter in December 2024, noting that some believed the issue had first been raised in August or September. Director Meehan stated that she was not aware of any such conversation.

City Manager Saldo explained that Mr. Langley submitted a public records request in December 2024 seeking information related to the subject parcels and surrounding properties. He stated that at the time staff did not know what Mr. Langley was ultimately seeking and that the request focused on permits and easement-related records. He explained that staff responded to the public records request and provided the available documents.

City Manager Saldo stated that the substantive discussion regarding the withdrawal issue did not occur until September, when Mr. Langley reengaged the City and subsequently presented information to the Board that initiated the current matter.

Alderman Carroll asked what specific communication occurred during the December 2024 correspondence.

City Manager Saldo stated that staff provided the requested public records, including permit-related and construction-related information, and noted that the request involved multiple properties, not just the single property currently under discussion. He reiterated that Mr. Langley

returned in August to raise the issue again, which led to the letter being presented to the Board that started this conversation.

Mayor Alt stated that in December 2019 City staff responded to Mr. Langley's public records request and indicated that there was no dedicated easement associated with the subject property. He noted that Mr. Langley had used the term "easement" in his request and recalled that staff responded specifically to that terminology. Mayor Alt emphasized that an alley is not the same as an easement. Director Meehan confirmed that she did remember that conversation.

Alderman Carroll stated for the record that Mr. Langley is a real estate agent and should understand the difference between an easement, a rights-of-way, and an alleyway. Alderman Carroll then asked City Attorney Herman whether the general statute referenced in the declaration of withdrawal filings, including those associated with the Hatems and Mr. Harrelson, required notice to be provided.

City Attorney Herman stated that the statute allows for a private withdrawal and that notice is provided through the recording of the document in the public registry.

Alderman Carroll stated that he wanted that clarification noted for the record.

Alderman Kelley asked whether, going forward, the City would receive any notification if a new declaration of withdrawal were filed, or whether staff would need to continue monitoring records to identify such filings.

City Attorney Herman stated that his understanding was that no direct notification is provided to the City and that monitoring public registry records would be required. He added that in some instances property record cards within the County GIS system may note a declaration of withdrawal, which could provide another way to identify filings, but confirmed that searching the Register of Deeds would remain the primary method.

Alderman Kelley asked whether the City could proactively notify local real estate attorneys of the City's policies in order to prevent future issues.

Alderman Carroll cautioned that selectively notifying certain attorneys could create potential liability concerns. He stated that unless every attorney who might close a transaction in Southport was notified, the City could be exposed to risk. He added that attorneys should already be familiar with applicable ordinances and state statutes.

Alderman Lai asked whether the City could instead publish guidance on the City website or pursue another public-facing method.

Mayor Alt suggested coordinating with the Register of Deeds, noting that the Register is a constitutional officer and does not report to the City. He proposed requesting that the Register notify the City when declarations of withdrawal are filed.

Alderman Carroll clarified that he was not suggesting placing the Register “on notice,” but rather requesting voluntary coordination so the City could be made aware of filings. Mayor Alt stated that such coordination could reduce costs and administrative burden.

Mayor Alt stated that the Board could proceed with that approach and asked for a motion directing the City Manager to initiate communication with the Register of Deeds.

A motion was made by Alderman Kelley to direct the City Manager to contact the Register of Deeds to discuss notification procedures related to declarations of withdrawal. The motion was seconded by Alderman Carroll.

Alderman Spencer stated that priority should be given to having that conversation before engaging in further legal action.

The motion passed unanimously.

Alderman Davis stated that she wanted to return to an earlier point, noting that under the current process anyone could file a declaration of withdrawal on City property without the City being immediately aware. She expressed concern that the Board had just approved researching records back to 1930 and stated that this could place the City in an expensive and difficult position.

Mayor Alt responded that the Board had also approved a separate, forward-looking action to work with the Register of Deeds to explore a potential notification process. He stated that because the Register of Deeds is a constitutional officer, that approach could help prevent similar situations in the future before issues escalate.

Alderman Kelley stated that the Register of Deeds may determine that such coordination is outside her responsibilities, but agreed it was worth pursuing.

Alderman Carroll stated that the historical review and forward-looking notification efforts were two separate actions. He confirmed that outside counsel would conduct the historic research, while the Register of Deeds discussion addressed future filings. He stated that he believed this approach was reasonable and productive. He also apologized if any comments earlier in the discussion had caused offense.

Alderman Mosteller stated she wished to speak before adjournment in the interest of transparency. She apologized publicly to both Mr. Harrelson and the Hatems, stating that the situation had become unnecessarily politicized and had taken on the appearance of a “circus.” She noted Mr. Harrelson’s service as a former state representative and Secretary of Transportation and Dr. Hatem’s decades of service to the community through Doshier Hospital. She stated that she believed the matter should have been handled administratively through the City Manager and Planning Department rather than evolving into a public political issue. She stated this is why we have professional staff. She further stated that she had asked the Planning Director to review potential alleyway encroachments and that approximately ten properties had been identified through GIS review, acknowledging that these were preliminary findings and not

formal surveys. She stated that Southport's age contributes to such issues and expressed personal embarrassment with the process and the expenditure of City resources.

Alderman Davis asked whether the list of ten properties was available.

Alderman Mosteller clarified that the information was preliminary and based on GIS data only and may not be fully accurate.

Alderman Carroll suggested holding off.

Mayor Alt stated that encroachments differ from ownership filings and declarations of withdrawal but acknowledged that such infrastructure irregularities are common in older municipalities.

Alderman Carroll stated that he believed the discussion had been productive and constructive.

Mayor Alt responded that while there may be disagreement on that characterization, the Board's goal of transparency had been met, documents had been entered into the record, and actions had been taken to establish a clearer process moving forward.

Alderman Davis stated that since the meeting was being characterized as productive, she requested a brief summary of actions taken.

Alderman Carroll stated that the Board had engaged in open discussion, identified paths forward, and taken procedural actions to improve consistency and transparency.

Alderman Davis added that the Board had made an effort to treat all parties fairly and equitably.

Mayor Alt agreed and asked for a motion to adjourn. A motion to adjourn was made by Aldermen Kelley and seconded by Alderman Carroll. The motion passed unanimously.

Meeting Adjourned at 10:23 AM.

Dr. Joseph P Hatem, Mayor

ATTEST:

Tori Deviney, City Clerk



**CITY OF SOUTHPORT
BOARD OF ALDERMEN – REGULAR MEETING
COMMUNITY BUILDING
223 E BAY STREET, SOUTHPORT NC 28461
JANUARY 8, 2026 | 6:00 PM**

Present Members:

Mayor Joseph P Hatem, Rebecca Kelley, Karen Mosteller, Robert Carroll, Lowe Davis, Marc Spencer, Paul Gross via Zoom

Staff Present:

City Manager Noah Saldo, City Clerk Tori Deviney, Public Information Officer ChyAnn Ketchum, Finance Director Joey Kronenwetter, Deputy Finance Director Jean Davidson, Police Chief Todd Coring, Fire Chief Charles Drew, Battalion Chief Ralph Treadway, Public Works Director Tom Stanley, Parks and Recreation Director Heather Hemphill, Maureen Moore

Other Members:

City Attorney Brady Herman

A. Call to Order

Mayor Hatem called the meeting to order at 6:00 PM.

The Mayor requested a moment of silence in honor of the passing of former Alderman Tom Lombardi.

B. Invocation

Pastor Larrabee shared personal remarks about moving to Southport after living in Los Angeles and spoke about raising three young children who he described as “locals” to Southport. He described what his children love about Southport—neighbors talking to one another, waving to strangers, and kindness toward others. He also recognized the Parks & Recreation Department and noted it was Maureen Moore (“Cookie’s”) birthday, offering birthday wishes.

Pastor Larrabee stated he would pray “three P’s” over the City: Peace, Protection, and Praise. He spoke about peace as inner wholeness rooted in faith, prayed for protection over the City, and

prayed that the community's worship and praise be directed toward God. He concluded with a prayer for the Mayor, elected officials, department leaders, and residents.

C. Pledge of Allegiance

Mayor Hatem led everyone in the Pledge of Allegiance

D. Public Comment

Mayor Hatem provided opening remarks before public comment, advising that there would be no time limit for public comment at this meeting. He stated the Board had recently passed a policy related to public comment, but additional items may need to be added. He advised the public comment policy would be placed on the February agenda and asked speakers to be respectful of time. Mayor Hatem referenced state statute language allowing councils to adopt reasonable rules governing public comment, including setting a maximum time per speaker and maintaining order and decorum.

Angelo Collins - 1107 N. Caswell Avenue

Mr. Collins addressed ongoing flooding concerns at his property. He stated he had been discussing the issue for nearly two years and returned because the City has a new Board and Mayor. Mr. Collins said he understands coastal living includes rain and storm impacts, but asserted his flooding is caused by stormwater being funneled onto his property due to grading and drainage changes associated with nearby town homes and nearby home construction. He stated he has considered renting an industrial pump during hurricanes to protect his property and offered to provide additional information to staff or Board members.

Mr. Collins also shared that he used an online search tool to read summaries about the Mayor, Aldermen, and City Manager and noted themes such as environmental protection, stormwater improvements, growth management, long-term planning, and civility/transparency. He expressed appreciation for City leadership and emphasized that Southport extends beyond the downtown core and should be protected as a whole. He stated he felt mistreated by the developer/builder and asked that stormwater improvements be prioritized as funding allows.

Tom Gregory – 230 N. Caswell Ave

Mr. Gregory spoke regarding Franklin Square Park, emphasizing the importance of protecting the park's trees. He described two general visions he had heard discussed: maintaining a natural park versus installing more garden-style features such as walkways and a water feature. He asked the Board to make the trees the guiding priority and to follow the experts' recommendations, which he stated supported keeping the park natural. He also expressed concern about misinformation circulating and noted the park's canopy provides significant cooling in summer. He cautioned that more constructed garden features could increase taxpayer burden over time.

Holly Segalla – 5252 Windward Way

Ms. Segala introduced herself as a temporary resident soon to be permanent. She thanked Friends of Franklin Square Park for drawing attention to the park's condition and thanked the City for funding expert evaluation. She urged the Board to follow the experts' and scientists' recommendations for how the park should be treated.

Pete Flint – 6211 Pebble Shore Lane

Mr. Flint stated he previously lived across from Franklin Square Park and has observed park activity over time. He supported the City's decision to hire experts and said their recommendations should guide the City's actions. He referenced the soil conditions and foreign materials introduced over the years and stated that placing additional pathways could disturb the root system. He also raised concerns about the ongoing staffing and cost demands associated with flower beds and garden-style features (watering, pruning, edging). He expressed the view that the park is already beautiful as a natural space.

Hugh Fosbury – 120 W Moore Street

Mr. Fosbury provided an update and "plug" for the Fourth of July Festival, stating the 2026 festival would run June 26 through July 4 and would be structured to avoid being overly overwhelming. He noted the event is tied to the 250th anniversary of the Declaration of Independence, described the theme as "bigger, bolder, better," and highlighted educational and colonial-era components being planned. Mr. Fosbury stated the festival is funded through sponsorships and donations, with the City serving as administrator rather than direct funder. He announced a fundraiser, the "Shrimparoo", on April 12 at the American Fish location (Sunday, 4:00–7:00 p.m.), with entertainment by Salty Dogs, and invited volunteers and supporters.

Michael Proctor – 312 N Atlantic Ave

Mr. Proctor described his horticulture background and long experience in nursery/landscape work. He praised Parks & Recreation staff (referencing Michael McGee and crew) and consultants for progress made in improving the park. He urged the City to leave the park alone to heal, noting that tree recovery takes years and decades. He cautioned that disturbing the upper soil/root zone, particularly within the first several inches, can cause long-term damage to mature trees, and that those impacts may not show immediately but can appear years later.

Fred Fiss – 216 N Atlantic Ave

Mr. Fiss stated he was speaking as a citizen (and noted his role as vice-chair of the Forestry Committee). He said the health of the park's aging trees is the primary concern and argued that hardened sidewalks could disrupt water and nutrient flow within the root system. He supported continued mulching and fertilization and expressed concern that accepting outside money for improvements could create conditions affecting future park use. He described the park as a "city gem" and encouraged continued use for recreation and cultural events.

Bonnie Bray – 515 Quarter Master Dr

Ms. Bray expressed support for the Parks & Recreation Advisory Board recommendations and stated the current maintenance plan should be given time to take effect before any deviation from expert guidance. She commented positively on community turnout and shared condolences to the family of former Alderman Tom Lombardi, describing his volunteer service and community involvement.

Christine Wright – 211 N Lord St

Ms. Wright spoke as a citizen and disclosed she is also a Parks & Recreation board member. She thanked Parks & Recreation staff, noting the community's passion for Franklin Square Park, and encouraged the Board not to overlook the City's broader park system, including numerous parks, facilities, and programs. She recognized Parks & Recreation Director Hemphill and staff for their visible presence at community events and noted the department's extensive responsibilities relative to funding.

City Clerk Deviney advised she had six emails to read. Summaries included:

Jean Potter - 315 Burrington Ave

A founding member of Friends of Franklin spoke in support of restoring pathways in Franklin Square Park. She referenced the park's historic design, which previously included defined walking paths, and stated that reinstating pathways would improve accessibility and ADA compliance for elderly and disabled residents. She expressed concern about potential liability issues related to uneven walking surfaces and stated that properly designed pathways would not harm trees or interfere with current park activities. She also encouraged the Board to revise event restrictions to prevent large vendor events while preserving eligibility for grant funding opportunities.

Cheryl Daniel - 120 W. Bay St

Ms. Daniel expressed opposition to the Parks and Recreation Advisory Committee's recommendation against installing pathways. She stated that accessible walking surfaces are necessary for individuals with mobility limitations and wheelchairs. Ms. Daniel emphasized the importance of ADA compliance and noted that many parks prioritize inclusive access. She urged the Board to restore pathways so Franklin Square Park could better serve residents of all abilities.

Robert Palmetter - 308 N. Dry St

Mr. Palmetter spoke in opposition to installing pathways and other structural additions. He stated that adding pathways and irrigation infrastructure could damage tree root systems, alter soil conditions, and increase maintenance costs. He expressed support for maintaining Franklin Square Park in its current natural condition and stated that the existing layout provides greater long-term sustainability and usability.

Allison Fox - West Brown St

Ms. Fox supported the Parks & Recreation advisory committee and staff recommendations, urging no additional pathways/gardens and expressing appreciation for the park's naturalized condition; also suggested exploring a weekly market in the park while maintaining tree health.

Tina Clark - 612 W. Brown St

Ms. Clark thanked Parks and Recreation Director Hemphill, staff, and the advisory committee for the Franklin Square Park report and stated it was thorough and informative. She said Franklin Square Park is valued by the community and highlighted recent successful events, including Shop with a Cop and the Festival of Trees. Ms. Clark referenced information presented by Bartlett Tree Experts regarding tree root systems and soil conditions, noting that oak tree roots extend throughout the park and that feeder roots are close to the surface. She expressed support for the City's decision to follow expert recommendations, including mulching and soil remediation efforts to address alkaline soil conditions. Ms. Clark emphasized that the City has invested significant funds in professional studies and urged the Board to rely on expert guidance and continue implementing the recommended tree and soil care strategies.

Mayor Hatem thanked speakers for thoughtful comments and stated the discussion was constructive. He asked the Clerk, if possible, to time each public comment and determine the median comment length to help inform a future public comment time-limit decision at the February meeting, noting he did not want to interrupt speakers during this meeting.

E. Approval of the Agenda

A motion was made to approve the agenda by Mayor Pro-tem Mosteller and seconded by Alderman Kelley. The motion carried unanimously.

F. Ethics Statement

Mayor Hatem read the ethics/conflict statement and asked if any Board member had a conflict of interest or appearance of conflict regarding agenda items. No conflicts were reported.

G. Consent Agenda

A motion was made and seconded to approve the consent agenda by Alderman Spencer and seconded by Mayor Pro-tem Mosteller. The motion carried unanimously.

1. Minutes of the December 11, 2025 Regular Aldermen Meeting
2. 2026 Paving Contract

H. Special Recognition / Proclamations

Southport Historical Society – 50th Anniversary

Mayor Hatem read a proclamation recognizing the Southport Historical Society on the occasion of its 50th anniversary, noting the Society's history, preservation work, museum support,

educational programs, community events, and scholarship contributions. The Mayor and Board formally honored and commended the Society and encouraged residents to recognize the milestone.

Mary Ellen Poole spoke on behalf of the Historical Society, expressing appreciation for the City's partnership, the Mayor and Board's support, and the assistance of City staff in helping the Society preserve and share Southport's history.

Martin Luther King Jr. Day – January 19, 2026

Mayor Hatem read a proclamation recognizing Martin Luther King Jr. Day and proclaiming Monday, January 19, 2026 as Martin Luther King Jr. Day in the City of Southport. The proclamation highlighted the purpose of the celebration committee, Dr. King's legacy, unity, service, and the City's commitment to equality and respect.

I. Agenda

1. Presentation of FY2025 Audit

Mayor Hatem introduced the next agenda item as the presentation of the FY 2025 Audit, to be presented by Jay Sharpe, CPA with Sharpe Patel, PLLC.

Mr. Sharpe stated that audit fieldwork had been completed, the financial statements had been prepared, and the audit had been submitted to the North Carolina Local Government Commission (LGC) for review.

He noted the City was awaiting final approval from the LGC before the audit could be formally issued. Mr. Sharpe emphasized this marked the first time in several years the audit had been submitted by the required deadline and credited Finance Director Joey Kronenwetter and Deputy Finance Director Jean Davidson for providing timely information that allowed the audit team to meet the submission deadline. He stated he expected approval from the LGC within the week.

Mr. Sharpe explained the auditor's role and audit process, noting that audits involve planning procedures in addition to financial testing. He stated the firm reviews internal control updates and policy changes and performs control testing. For FY 2025, Sharp Patel tested controls related to cash disbursements and payroll. He explained that a risk-based audit approach is used to assess significant financial reporting areas such as cash, revenues, and expenditures, allowing the auditors to focus on higher-risk areas while still reviewing all major financial components. He stated the goal of this process is to obtain sufficient audit evidence to determine whether the City's financial statements are free from material misstatement.

Mr. Sharpe reported that the City received an unmodified audit opinion, also known as a clean audit opinion, which he stated is the desired outcome each year. He further reported that no audit findings were identified for FY 2025. He noted that two findings from FY 2024 were corrected during FY 2025. Mr. Sharpe stated audit adjustments during FY 2025 were minimal and were

primarily related to pension liability updates. He explained that fewer audit adjustments helped streamline the audit process and contributed to timely completion.

Mr. Sharpe reviewed the required auditor communications letter and reported that the City adopted GASB Statement No. 101 regarding compensated absences during FY 2025. He explained that in previous years the City recorded liabilities related to unused vacation leave, but under the updated standard, a portion of accrued sick leave was also required to be included. He stated the auditors reviewed management estimates related to depreciable lives of capital assets and the allowance for doubtful accounts and found them to be reasonable. Mr. Sharpe reported there were no disagreements with management and no difficulties encountered during the audit process. He again recognized City staff for their cooperation and responsiveness throughout the audit.

Mr. Sharpe then reviewed the City's general fund financial performance. He presented trend data showing revenues and expenditures over the past four years and noted that in FY 2025 expenditures exceeded revenues for the first time in four years. However, when accounting for other financing sources and uses, the City experienced a positive change in fund balance. He reported that the general fund balance increased from just under \$5 million in FY 2021 to more than \$14 million at the end of FY 2025, effectively tripling over that period.

Mr. Sharpe explained the composition of the general fund balance and stated the largest portion was the unassigned fund balance of approximately \$10.7 million, representing funds available for City use. He noted that other portions were restricted or nonspendable, including amounts restricted by statute, receivables such as sales tax not yet received, street-related funds, PAL funds, and prepaid amounts associated with the fire truck purchase. He stated the unassigned fund balance represented approximately 76 percent of FY 2025 expenditures, which exceeded the typical recommended range of 20 to 40 percent and demonstrated strong financial health.

Mr. Sharpe reviewed revenue sources and reported that property taxes accounted for approximately 36 percent of total revenue, followed by intergovernmental revenues such as sales tax and other distributed taxes. He stated total revenues increased from approximately \$13.2 million in FY 2024 to \$14 million in FY 2025, reflecting growth of approximately \$872,000. He noted that property tax revenues accounted for nearly \$600,000 of that increase.

Mr. Sharpe discussed cash reserves and reported the general fund maintained approximately 310 days of cash reserves at the end of FY 2025. He stated that while the recommended range is typically three to six months, this level of reserves demonstrated the City's strong financial position.

Mr. Sharpe reviewed overall cash activity and reported the City's total cash balance increased by approximately \$1.1 million compared to FY 2024. He explained this increase resulted from approximately \$2 million in positive operating cash flow, offset by approximately \$2.8 million in

capital and investing outflows and nearly \$1.9 million in positive financing activity related to leases and debt.

Mr. Sharpe reviewed general fund expenditures and stated public safety accounted for approximately 46 percent of total expenditures, while general government accounted for approximately 35 percent. He reported total expenditures increased from approximately \$11.1 million in FY 2024 to \$14.6 million in FY 2025, primarily due to capital asset purchases and increased spending in public safety and general government.

Mr. Sharpe then reviewed the Electric Fund, reporting operating revenues of approximately \$8.5 million and operating expenses of approximately \$8.1 million, resulting in a positive operating year. He stated the Electric Fund has generated positive results in three of the last four years. He reported net position included approximately \$13.8 million invested in capital assets and approximately \$4.8 million in unrestricted funds.

Mr. Sharpe reported that the Electric Fund maintained approximately 230 days of cash reserves at the end of FY 2025. Although this represented a decrease from the prior year, he stated it remained well above the recommended reserve range and reflected continued financial strength.

Mr. Sharpe concluded by reviewing Electric Fund cash flows and reported operating cash flows remained positive for the fourth consecutive year, with approximately \$816,000 in positive operating cash flow during FY 2025. He summarized the audit by reiterating that the City achieved a clean audit opinion, had no findings, submitted the audit on time, and maintained strong financial health in both the General Fund and Electric Fund.

Mayor Hatem thanked Mr. Sharpe and opened the floor for Board questions.

Alderman Kelley asked whether the Electric Fund's positive operating cash flow included full staffing costs, including retirement and insurance benefits. Mr. Sharpe confirmed that all staffing-related costs were included.

Alderman Kelley also asked whether the City's extensive cash reserves should be spent down or used to reduce costs for citizens, noting the City's coastal location and hurricane exposure while questioning the necessity of maintaining reserve levels significantly higher than the typical two- to three-month recommendation.

Mr. Sharpe responded that while auditors provide opinions on financial statements rather than policy recommendations, Southport's coastal location and hurricane risk justify maintaining higher reserves. He stated reserve levels should be reviewed annually during the budget process and noted that while the City is above recommended reserve thresholds, excess funds could be evaluated for future projects and strategic needs.

Alderman Spencer asked whether the City's revenue increase included approximately \$600,000 from the one-time sale of the 400-acre property. Mr. Sharpe confirmed that it did and noted that

capital asset purchases during FY 2025 were also one-time expenditures, contributing to higher spending totals.

Mayor Hatem invited additional comments and recognized Alderman Gross, who was participating remotely. Alderman Gross apologized for not attending in person due to illness and expressed appreciation for the audit results. He congratulated the Finance Department on achieving a clean audit with no material weaknesses or significant deficiencies and submitting the audit on time. He stated the results reflected strong financial management and thanked Mr. Sharpe for the presentation.

Mayor Hatem thanked Mr. Sharpe again and expressed appreciation for the report.

City Manager Noah Saldo thanked the Finance Department, specifically recognizing Finance Director Kronenwetter and Deputy Finance Director Davidson, for their work and dedication. He stated the City looked forward to carrying strong financial performance into the upcoming budget process.

Mayor Hatem announced that a Board member had requested a brief recess and called for a five-minute break, asking attendees to remain nearby.

Break 7:17 PM - 7:23 PM

Mayor Hatem announced the meeting was back in session and noted the recess lasted exactly five minutes.

2. Franklin Square Park Update

The Mayor congratulated Parks & Recreation Director Heather Hemphill on her 27 years of service with the City, wished “Cookie” a happy birthday, and commented that he was excited the City Gym basketball season was beginning. Mayor Hatem invited Director Hemphill and Parks and Recreation Chair Emma Thomas to come forward to present their report.

Director Hemphill stated she would be summarizing the annual report received from Bartlett Tree Experts regarding the trees and soil conditions in Franklin Square Park and the overall status of the park. She provided background, explaining that the Franklin Square Park project began in spring 2023 and that Parks & Recreation was notified in August 2023. She noted the Forestry Committee had already been notified and collaborative work was underway. Hemphill explained that after Friends of Franklin approached the Forestry Committee, she and Bonnie Bray reached out to Bartlett Tree Experts, who came highly recommended, to conduct an assessment of trees, soil, shrubs, and plantings. That initial assessment was completed in 2023.

Based on the findings, Director Hemphill said there was significant immediate work needed and that six trees ultimately had to be removed. She stated the City contracted with Nelson’s Tree Service to trim dead material from affected trees. Director Hemphill added that during this time,

the Forestry Committee, including Scott Len and other members, conducted initial soil sampling, dividing the park into three zones, and provided related information to the Board for review.

Director Hemphill stated that during summer 2023 the City contracted with Dr. Jim Herstine of the UNC Wilmington Parks and Recreation and Tourism Management program to conduct community meetings, focus groups, and a public survey to determine what residents wanted for Franklin Square Park. She stated the process took approximately four months, and that Dr. Herstine presented his findings at the end of 2024 to the Parks and Recreation Advisory Committee.

Director Hemphill explained the advisory committee then evaluated the scenarios presented and discussed varying levels of recommended work, prioritizing needs alongside associated costs. She stated that Emma Thomas would address which recommendations the advisory committee selected for implementation and what had been completed to date.

Director Hemphill stated Bartlett returned as part of the City's annual service agreement to reassess the park each year and help determine whether prior actions were working or whether the City needed to adjust its approach. She said the park had reached a stage where soil care would be the most important focus moving forward and noted that prescribed soil care would be a key component of upcoming work, particularly during the summer.

Director Hemphill reviewed the Forestry Committee's soil sampling, explaining that the testing measured a variety of factors, with the most basic being soil pH, which indicates acidity or alkalinity. She stated soil pH is crucial to plant health because it affects nutrient availability, microbial activity, and overall soil chemistry.

Director Hemphill reported that of 23 test locations, 11 were not acidic and were instead highly alkaline, with some readings as high as 7.9. She stated the results became clearer once mapped and related this condition to historical use of crushed oyster shells in the park, explaining oyster shells are highly alkaline due to calcium content.

Director Hemphill stated this was significant to the discussion because material selection for any pathway surface could impact soil conditions. She explained alkaline soils reduce the availability of micronutrients such as iron, magnesium, and zinc and may contribute to poor growth, restricted root expansion, and reduced water uptake. She stated this was the situation staff was trying to correct through application of organic material and prescribed fertilizer.

Director Hemphill noted that soil samples had been taken in 2023, again in April 2024, and again in December 2025. She stated the City had not yet received the December 2025 results due to state processing timelines, but that the Board would be provided the information once received. She stated staff was hopeful to see whether the remedies implemented were improving conditions and said if not, the City would adjust next steps with Bartlett's guidance.

Alderman Kelley asked about two maps provided, one showing acidic lime and one not, and asked whether the maps represented different years. Director Hemphill confirmed they did. She pointed out that since 2023 Parks & Recreation had worked collaboratively with the Parks and Recreation Advisory Committee, the Beautification Committee, and the Southport Forestry Committee, and that recommendations discussed had been reviewed across these groups.

Director Hemphill then turned to the Bartlett report's executive summary and described the report as focusing on a tree risk assessment conducted on 17 trees where defects or concerns were identified. She stated recommendations complied with current ANSI A300 standards. She explained that while prior City soil sampling was basic and largely focused on pH and composition, Bartlett could provide more detailed analysis showing nutrient levels and deficiencies and could develop a zone-by-zone fertilization "prescription" tailored to park conditions.

Director Hemphill stated this approach was important because it would move the City beyond simply adding mulch and would support a targeted plan for soil improvement and tree health. Director Hemphill stated the report also addressed bulk density sampling to evaluate compaction and recommended root invigoration on six trees to improve aeration and promote efficient root growth, particularly for high-value trees. She noted the report assigned values to individual trees.

Director Hemphill stated the report continued to emphasize mulching standards, recommending two to four inches of mulch wherever possible within root zones to moderate soil temperatures, reduce moisture loss, reduce compaction, and improve soil structure. She emphasized that the major focus moving into the next phase was soil care, noting that emergency tree work had largely been addressed in prior years and the park was now at a point where corrective soil work was critical.

Director Hemphill stated that Bartlett's recommendations included soil care, root collar excavation, plant health care, tree pruning, structural support systems, lightning protection, and limited removals. She noted that after removal of six trees the prior year, Bartlett recommended only one tree removal for the coming year, a cherry tree. Hemphill reviewed root collar excavation as a necessary treatment when buttress roots are buried by excessive soil, mud, or mulch and noted the report included photos and charts identifying trees requiring that treatment.

Director Hemphill stated Bartlett identified limited pest and disease concerns, including the cherry tree slated for removal and another tree identified in the report. Hemphill explained the pruning recommendations were primarily maintenance-level pruning rather than emergency pruning and stated Bartlett advised that ten trees had Phase One pruning recommendations but did not consider those actions urgent for 2026, recommending instead that funds be prioritized toward soil improvement.

Alderman Davis asked that staff describe where the identified trees were located in the park because most attendees would not know the numbers. Director Hemphill stated the trees

referenced were located on the back side of the park near the old fire station structure. Mayor Pro-tem Mosteller stated she noticed the estimate did not include treatment for the tree identified as having borers and suggested that removal be considered to address pest concerns. She also asked whether Bartlett could provide the cost of the Phase One pruning recommendations for the ten trees so that amount could be considered in budgeting.

Director Hemphill stated she could request that information.

Alderman Davis asked about timing and how long the recommended work would take. Director Hemphill stated the proposed work would depend on the FY 2026–2027 budget and that Bartlett indicated they could begin in July if the budget was approved with the recommended funding. She noted that the City had already spent the \$50,000 allocated in the current year’s budget for Franklin Square Park.

Alderman Gross then stated he was concerned that misinformation about Franklin Square Park was dividing the community. He stated the park should remain a multi-use space and noted that in 2025 the primary event that had been omitted was the large marketplace event with extensive tents and heavy use, which he said had relocated and was thriving. He stated he supported music and community events in the park and referenced several events he attended, including concerts and the Christmas tree decorating contest.

Alderman Gross stated that the American Society of Landscape Architects recommends certain environmentally friendly pathway options, including pervious pavers and decomposed granite. He stated he personally favored decomposed granite, asserting it allows water and oxygen through when properly installed, is pH neutral, and is a cost-effective, sustainable material. He suggested that if paths were considered, installation should avoid areas close to tree base flares.

Alderman Gross noted his educational background at NC State and stated he had reviewed the reports and found them comprehensive. He requested additional research on decomposed granite as a possible future option, emphasizing ADA accessibility and inclusivity.

Alderman Carroll asked that the Parks & Recreation recommendation be read into the record. He also asked how many entrances to Franklin Square Park are currently ADA compliant, if any.

Director Hemphill responded that, under the 2010 ADA Accessibility Guidelines currently in effect, the park entrances are technically ADA compliant. She explained that ADA accessibility standards require that a person have access to the park, but do not require that there be an accessible route through the interior of the park from one side to the other. She described access as being available through what she referred to as a shared pathway system using surrounding sidewalks, such as traveling from the parking area near the Franklin Square Art Gallery along sidewalks and approaching the park from adjacent streets. Hemphill stated that while the park meets ADA requirements, she does not believe the current condition achieves full inclusivity, noting that inclusivity and accessibility are not the same standard.

Director Hemphill added that if the City chose to install interior pathways, those pathways would need to comply fully with ADA requirements, and she described the concept of a circulation pathway system as a network of paths that helps guide movement through an open space. Director Hemphill stated she believed one area that still needed attention was an accessible connection from the sidewalk near the art gallery to the ramp at the stage.

Alderman Davis asked for clarification on what was meant by a circulation pathway system. Director Hemphill explained that it refers to a set of connected paths that guide circulation and movement between features, though not as a one-way system. Alderman Carroll remarked that paths influence where people choose to walk. Alderman Davis commented that ADA standards can seem discouraging regarding some items. Director Hemphill reiterated that accessibility and inclusion are different and expressed hope that inclusion becomes the standard in the future.

Director Hemphill stated that after the recommendation was read, it would be the recommendation she supported. Mayor Hatem recognized Emma Thomas, Chair of the Parks and Recreation Advisory Committee.

Ms. Thomas stated she did not intend to read the full multi-page document included in the Board's packet and on the City website, but wanted to highlight several items completed in 2025. She stated Franklin Square Park had reopened for residents and that repair work on the stage and well house had been completed, including pressure washing and staining, which she stated had improved the appearance significantly.

Ms. Thomas stated a long list of activities had been approved and held in the park. She highlighted the May through September concerts, noting strong attendance and minimal cancellations due to weather. She stated the park had hosted weddings, religious services (including a Christmas Eve service), school graduations, recitals, plays, small rental events, and the Easter egg hunt. She highlighted the Plein Air event and described the opportunity for public interaction with artists. She stated Shop with a Cop was successful and described the Festival of Trees as turning Franklin Square Park into a "magical wonderland," stating it remained well attended throughout the period it was on display and that the park remained a center of activity during Winterfest.

Ms. Thomas stated that in 2025 the park received substantial mulching, including reuse of mulch from trees removed and additional donated mulch from Bianchi Brick. She stated Parks & Recreation organized mulch distribution and that the Beautification Committee coordinated volunteer assistance, including high school students working as part of a senior project, along with Beautification volunteers and Parks & Recreation staff. She stated the Bartlett report emphasized the importance of mulch in adding nutrients, holding moisture, reducing soil compaction, and protecting roots.

Ms. Thomas stated ballast stone walls were repaired and that the Bartlett report recommended planting young trees to plan for the future as older trees decline. She stated Parks & Recreation

worked closely with the Forestry Committee to plan winter tree planting and with the Beautification Committee on shrub and plantings at the park's main entrance. She stated a protective fence was installed around the "Four Sisters" trees and that Parks & Recreation was working with Public Works regarding crosswalk repainting near the park. Ms. Thomas also highlighted repair work and repainting of the outdoor basketball court.

Ms. Thomas then read the Parks and Recreation Advisory Committee recommendations for FY 2026–2027 for Franklin Square Park. She stated the primary focus was continued maintenance and care of the park, the trees, and the soil, including continued yearly soil sampling for data comparison and continued annual tree assessments with Bartlett Tree Experts. She stated the committee recommended following Bartlett's 2026–2027 recommendations, including root invigoration, soil care, and fertilization. She stated the committee recommended continued mulching as needed to improve soil conditions and reduce compaction and recommended ongoing collaboration with the Forestry and Beautification committees for replanting live oaks, shrubs, and appropriate plantings. She also recommended using mulch for the golf cart parking area on East West Street and adding signage identifying the area for golf cart parking, and defining a handicap parking access area in Franklin Square Park from the paved parking area along East West Street by the art gallery, including additional marked handicap spaces and signage. She stated the committee recommended installing post and rope fencing along the corner of East West Street and Atlantic Avenue to prevent parking in the median and protect trees. She stated the committee recommended continuing to offer events and activities for residents, citizens, and visitors to enjoy.

Ms. Thomas stated that all recommendations were made following careful review of the Bartlett annual tree assessment and the Southport Forestry Committee soil testing. She stated the Parks and Recreation Advisory Committee does not recommend the inclusion of pathways in future planning for Franklin Square Park, stating that such additions would have detrimental impacts on the park's natural environment, particularly the health of the soil and existing trees, and would compromise the overall condition of the park.

Ms. Thomas concluded by stating the committee strongly recommends continuing maintenance and care for the soil and trees and allowing the community to continue enjoying the park as a natural and open space.

Alderman Carroll stated there was an additional topic to discuss and asked whether the Board could adopt the plan as a future plan to assist the City Manager during FY 2026–2027 budgeting. City Manager Saldo stated the overall plan was adopted in January 2025 and that the recommendations presented fell under that plan, so no formal action was required for staff to continue implementation. He stated that staff would return during the budget process with financing to enact the recommendations. City Manager Saldo stated that if the Board wished to deviate from the adopted plan to pursue other actions, then formal action would be needed to change the overall plan and direction.

City Manager Saldo then reported the City had received a \$10,000 grant from the Orton Foundation. He explained that as a condition of accepting the funds, the foundation requested that the Board amend the adopted plan by adding language stating the City will not host large-scale events requiring temporary structures, commercial vendors, or heavy equipment in the park that may reasonably cause damage to park grounds, facilities, vegetation, wildlife, infrastructure, or otherwise create environmental degradation or excessive wear.

City Manager Saldo stated that upon receiving the proposed language, he advised the foundation that the City had already addressed event restrictions through the adopted policy. He stated the foundation felt the existing policy was not restrictive enough and therefore provided the additional language. City Manager Saldo stated he had not deposited the check and was holding it pending Board direction. He stated that if the Board accepted the language, he did not believe it would change current operations, but he also acknowledged concerns that accepting grant funds with restrictions may not be desirable. He stated that either way, he did not believe the decision would be detrimental to what the City had been doing.

Alderman Carroll made a motion that the City return the grant funds and “mail them their check back.” Mayor Pro-tem Mosteller seconded the motion.

Alderman Gross stated he wanted to make a motion to accept the check. Mayor Hatem stated there was a motion and a second and identified that a motion had been made by Alderman Carroll, with a second by Alderman Mosteller.

Alderman Carroll stated he did not believe the City should be at the mercy of outside entities dictating terms for how money is accepted or used. He stated the language proposed was subjective and could be interpreted differently, raising questions such as how “large-scale events” would be defined. He stated that while \$10,000 is meaningful, in his view it was not a significant amount relative to the source and the conditions being imposed. He added that if the City already has adequate restriction language in place, then he questioned why the foundation was demanding additional language.

Alderman Davis stated she agreed with the City Manager’s observation that the operational intent of the proposed language was already in effect, noting that vendor events were no longer held in the park and that the marketplace had moved successfully. She stated the proposed language would create restrictions that could limit future choices about where events such as a market might be located. She stated that while \$10,000 has value, she favored maintaining the City’s flexibility.

Alderman Davis asked whether the City Manager could pursue additional clarification from the foundation about the intent and whether there was a way to adjust the language so the City could accept the funds without creating unnecessary restrictions.

Mayor Hatem stated there was a motion and a second on the floor and asked if there was any further discussion.

Alderman Kelley asked for further discussion and expressed concern that the proposed Orton Foundation language could be interpreted to prohibit even small, community-oriented activity during events. She offered an example that during Festival of Trees the City might want a hot chocolate stand or a local business table (without tents or stakes), and questioned whether the proposed restriction would prevent that.

Alderman Davis responded that the City's existing "no vendor events" intent was focused on big markets such as Spring Fest or Winterfest-type setups with well over 100 vendors in the park. Alderman Kelley agreed the intent of the current restriction was to prevent large-scale events, but stated the new Orton language appeared broader and could prohibit any vendors at all, including small fundraising tables such as the Fire Department selling shirts. Alderman Kelley said she did not want to exclude those kinds of activities. She stated she liked the \$10,000 but did not support accepting ambiguous restrictions, and she thanked the City Manager for holding the check until the Board had consensus.

Alderman Davis stated that she had confidence in the City Manager's ability to negotiate.

Mayor Pro-Tem Mosteller stated she could speak to the motion and said that, in her view, the Orton language was unnecessary and vague. She said the City's current policy is much clearer for enforcement, and staff has been doing an excellent job implementing the existing policy. She stated the Orton language would prevent large-scale events, but that it also defines the issue through "temporary structures," which could be interpreted to mean canopies could not be used. She noted that the Police and Fire Departments use canopies in the park for tables at events such as Shop with a Cop and other activities. She also referenced the "heavy equipment" language, noting the City already has restrictions in place regarding vehicles in the park and limits that access to park vehicles. She said the Orton language would be difficult to commit to and difficult to interpret, and she stated she would not support accepting the grant as written.

Alderman Gross stated he wanted the City Manager to have the opportunity to go back to the Orton to seek clarification. He stated he did not believe the language would change the City's current plan and noted that \$10,000 is still \$10,000 more than the City has now. He said he had confidence in the City Manager and preferred staff attempt to negotiate language. He stated he didn't see the language changing from what the City was doing now.

Alderman Carroll stated the City Manager had already done a good job going back to the foundation multiple times. City Manager Saldo referenced an email from the foundation stating they believed the Board's adopted proposal was too vague saying "we are requiring that this document be fleshed out to make limitations for each permitted and non-permitted event." He stated he could go back and ask them to define each event, but he was unsure whether the foundation would be willing to do so.

Alderman Carroll stated that accepting money with conditions raises a broader concern about donors dictating City decisions and asked where the line is drawn. He gave an example that if

someone donated funds for a larger project, such as a courthouse conversion to a police station, would the City allow the donor to dictate specifics such as how the money is spent or even the “color of the walls.” He stated the Board must stand for something, and he believed the City had adopted strong language and a great plan. Alderman Carroll acknowledged he was not initially in favor of the adopted plan, but stated that the City Manager had already attempted negotiations and emphasized that the Board did not want donors telling the City how to spend donated money.

Alderman Davis asked whether the Board could avoid making a decision and instead have staff approach the foundation to see whether alternative language could be developed. She suggested asking the foundation for examples of what they specifically do not want to see in the park and whether wording could be developed that works for both the City and the foundation.

Alderman Carroll suggested the better option would be to tell the foundation the City would accept the money only if the foundation accepted the City’s existing language.

Mayor Hatem stated that if the Board wished to change direction, the motion would need to be revised or modified.

Alderman Gross said he would like to see the policy sent to Orton to see if that was acceptable. Mayor Hatem explained that had already been done.

Alderman Davis asked whether a decision was required that night and reiterated she did not want to lose the funding. Mayor Hatem explained that a motion and second were currently on the floor and that the Board would need to revise or withdraw the motion to pursue a different approach.

Alderman Kelley stated she wanted the City to keep the money but also wanted to avoid creating conflict with the foundation such that future support would be discouraged. She said she agreed the additional restrictions were not acceptable, but believed there may be a middle ground. She suggested the City could consider directing the money to a specific purpose the foundation supports, such as trees or another agreed-upon item, rather than placing overall restrictions in place.

Alderman Carroll withdrew his motion.

Alderman Spencer made a motion that the City continue discussions with the Orton Foundation and keep communication channels open.

Alderman Spencer stated that while he appreciated the foundation’s interest in assisting the City, he did not support accepting funds that would impose long-term restrictions or conditions on City operations. He emphasized that Southport was not for sale and stated the City should engage in further conversation to determine whether a mutually acceptable arrangement could be reached.

Mayor Pro-Tem Mosteller expressed support for the approach suggested by Alderman Kelley to explore earmarking the donation for a specific purpose, such as tree-related improvements. She stated she supported directing funds toward a defined project rather than accepting long-term operational encumbrances.

Alderman Kelley stated that Alderman Spencer's comments reflected the spirit of the opening prayer regarding kindness and constructive dialogue with neighbors. She noted the discussion represented an opportunity to approach the matter collaboratively and respectfully.

Alderman Gross stated his agreement with Alderman Kelley's recommendation and supported returning to the Orton Foundation to explore the possibility of earmarking the donation for a purpose mutually agreed upon by the City and the foundation.

Mayor Hatem stated it would be prudent to amend the motion to pursue a constructive resolution and emphasized the importance of maintaining cooperation and goodwill. He noted that the Orton Foundation had benevolent intentions and meant no harm to the City of Southport.

Mayor Hatem then called for a vote on the amended motion to direct staff to return to the Orton Foundation to pursue an earmarked use of the donation, potentially for tree-related improvements or another mutually agreeable purpose. The motion was seconded by Alderman Carroll. The motion carried unanimously.

3. Southport Specialty License Plate and City Website Update

Public Information Officer Ketchum displayed the selected specialty license plate design and explained that state statute requires a minimum of 500 pre-orders before the City can submit the application package and collected funds to the North Carolina General Assembly. Ms. Ketchum reported that as of that afternoon, the City had received 172 pre-orders, representing approximately 34 percent of the required total.

Ms. Ketchum explained the approval process, noting that once the 500 minimum is reached, the application and funds are sent to the General Assembly for inclusion in the state budget. Once approved, the application is forwarded to the North Carolina Division of Motor Vehicles for final authorization and production. She stated that once production begins, the first 500 pre-ordered plates will be manufactured and shipped directly to the addresses listed on the applications. After that initial production run is completed, the plate will become available for standard purchase through local license plate agencies during vehicle renewals.

Ms. Ketchum reported that the City adjusted its outreach strategy after feedback indicated many residents were unaware of the program. She stated the campaign now includes weekly social media posts, a sponsored Facebook post to increase visibility, presentation slides displayed during public meetings and meeting replays on YouTube and Facebook, and regular progress updates showing the current number of pre-orders. She noted that five new applications had been

received during the current week and stated that incremental progress continues to move the City closer to the required threshold.

Ms. Ketchum explained that proceeds from the specialty license plate program will support emergency management initiatives. She stated the first planned use of funds would be to purchase disaster preparedness kits for distribution at the City's Hurricane Expo. She noted that reaching the minimum 500 pre-orders would generate approximately \$10,000, which could fund roughly 40 preparedness kits. Ms. Ketchum added that her long-term goal is to eventually provide a preparedness kit for every Southport household.

Ms. Ketchum reminded the public that pre-order applications can be submitted with cash or check either in person at City Hall or by mail.

Alderman Davis asked whether purchasers must live in Southport to obtain the specialty plate. Ms. Ketchum responded that residency in Southport is not required and stated that anyone with a non-commercial vehicle registered in North Carolina is eligible. She added that street-legal golf carts that require license plates also qualify.

Alderman Kelley commented that the increased social media outreach and sponsored posts would improve visibility and suggested that the State Port Pilot could potentially feature the initiative, particularly highlighting the emergency preparedness kit goal. She added that the Southport license plate design was visually appealing and expressed support for the initiative.

Ms. Ketchum then transitioned to the City website update. She stated that upgrading the City website had been a long-standing project and thanked the Board for allocating funding in the previous budget cycle to support the redesign. Ms. Ketchum announced that the City is in the process of launching a new website and will be transitioning the public domain from cityofsouthport.com to cityofsouthport.gov. She explained that the existing ".com" address will be redirected to the new ".gov" website to ensure continued public access and compatibility with bookmarked links.

Ms. Ketchum reported that the new website is currently in maintenance mode and may be visible online with a "coming soon" page. She stated that the website is not yet fully functional and that some features may not work during this transitional period. Ms. Ketchum announced the City anticipates a public website launch in February 2026 and stated a full presentation and live demonstration of the new site would be provided at the February Board meeting.

Alderman Kelley commented favorably on the inclusion of a search bar at the top of the website layout. Ms. Ketchum responded that the search function is still under development and will become fully functional once the website officially launches.

Alderman Carroll asked whether City email addresses would change as part of the domain transition. Ms. Ketchum explained that ".gov" email addresses have already been created as aliases and that once the website officially launches, staff email addresses will transition to

@cityofsouthport.gov as the primary address, with the existing “.com” addresses remaining as aliases. She stated that emails sent to either address will continue to be delivered to the intended recipients.

Mayor Hatem thanked Ms. Ketchum for the presentation and moved the meeting forward to the next agenda item.

J. Committee Reports

Alderman Spencer stated he was honored to serve on the Cemetery Committee and reported the committee is working diligently on cemetery matters. He said the committee anticipates “exciting opportunities” in the coming year but noted that additional funding will likely be needed to accomplish planned work. Alderman Spencer stated the committee will meet at the end of the month and said one of the largest needs is establishing a perpetual care system that can generate ongoing revenue to support maintenance and expenses. He compared that need to other major City investments and emphasized the importance of ensuring long-term sustainability.

Alderman Kelley reported that Hugh Fosbury had been present earlier representing the Fourth of July Festival Committee and said the committee has “exciting things” planned for the upcoming 250th commemoration. She stated she would share more details as plans develop. Alderman Kelley reported that Planning Board interviews had been held that week and that she and Alderman Mosteller attended alongside the Planning Board Chair and Vice Chair. She stated recommendations from those interviews would be presented on the next month’s agenda. Alderman Kelley also reported there had been no recent County Planning Board or Commissioners meetings due to the holidays, and she expected those meetings to resume the following week.

Alderman Davis reported that the Historic Preservation Commission met that week and clarified she meant “commission,” not “committee.” She stated the public and the Board of Aldermen had been invited to submit ideas and suggestions, and she noted that Mayor Pro-Tem Mosteller provided extensive written recommendations. Alderman Davis said the commission’s goal is to develop a historic district framework and accompanying rules that protect Southport’s heritage, architecture, and appearance without being overly invasive. She stated the commission is making significant progress, that public attendance and participation has been strong, and cautioned that any prior drafts or materials should not be assumed to reflect the final proposal. She indicated that what the public and the Board will see in coming months, potentially around March, could be substantially different from earlier versions.

Alderman Carroll reported he had been reassigned to Parks and Recreation and said he attended both a regular meeting and a workshop. He expressed appreciation for the Parks and Recreation staff and volunteers and congratulated Ms. Moore (“Cookie”) on her birthday, noting she shares a birthday with “Reagan Elizabeth.” Alderman Carroll said he was excited to serve in that liaison role and noted his family participates in Parks and Recreation programs, including youth

basketball, which he described as a fun community activity. He also highlighted several Parks and Recreation programs and schedules and provided a department phone number for residents seeking more information. Alderman Carroll additionally reported he had been assigned to the Forestry Committee, which would meet the following week, and stated Mayor Pro-Tem Mosteller would sit in on his behalf.

Mayor Pro-Tem Mosteller reported that following holiday decorating activities and community events, the Beautification Committee took a brief break from workdays in December but resumed volunteer projects soon after. She stated the sign above Fort Johnston required maintenance, and Brunswick Electric assisted by taking it down so Beautification volunteers could repaint it. She reported volunteers worked over seven days, contributing approximately 45 volunteer hours, and encouraged the public to view the restored sign. Mayor Pro-Tem Mosteller invited the public to attend the next Beautification Committee meeting, noting it would be held Monday, January 26 at 5:00 p.m. in the upstairs conference room at City Hall due to ongoing repairs at the Indian Trail Meeting Hall. She also announced the monthly cleanup, rescheduled due to rain, would occur Saturday, January 10 at 9:00 a.m., with volunteers meeting at the jail annex building on Rhett Street across from the Historic Smithville Burying Ground.

K. Manager's Report

City Manager Saldo provided several updates. He reported the 2026 golf cart renewal permit process was underway at Animal Protective Services (APS), located at 111 North Rhett Street, and stated renewals would be processed Monday through Friday from 9:00 a.m. to 4:00 p.m. through January 16. He reported that as of that day, the City had received 330 registrations out of an estimated 992. He added that after January 16, renewals would continue at APS on Wednesdays from 10:00 a.m. to 1:00 p.m.

City Manager Saldo then provided an update requested by Alderman Davis regarding alleyway discussions and withdrawal of dedications. He stated that, following Board direction, he and outside counsel had been in contact with the three identified parties who filed declarations of withdrawal and said they are working toward a resolution. He added that City Attorney Brady Herman identified a method within county records to better track whether any additional declarations have been filed historically or might be filed in the future. City Manager Saldo stated that, at that time, only the three known declarations had been located and he believed those were the only outstanding filings.

City Manager Saldo next updated the Board on the shoreline stabilization project. He referenced the State's June 30 deadline related to encumbrance and stated he believed the City had met the requirement through budget ordinances and funding set aside in a separate account. He said he had contacted the State to confirm the deadline language and reiterated confidence in meeting all requirements. He reported the City had obtained state and federal permits for Phase One (revetment) and was in Phase Two permitting for the breakwaters. He stated the City anticipates

bidding Phase One and Phase Two work around April or May and adopting contracts by June in order to proceed with the project and funding timelines.

City Manager Saldo also provided an update on the weather tower at the Garrison Lawn, stating the contractor had been fabricating components in their shop and the City anticipated installation in mid to late January. He stated assembly on site would take approximately one week and that the weather tower could be back in place by late January or early February.

City Manager Saldo reported Public Works had begun another stormwater improvement project on East Nash Street near the Post Office and St. Philip's and noted there may be traffic impacts in that area over the coming weeks.

City Manager Saldo announced the City's Martin Luther King Jr. holiday celebration would occur Sunday, January 18, with a 3:00 p.m. march and a 3:45 p.m. program at Fire Headquarters. He stated the City looked forward to celebrating the holiday and community unity.

L. Mayor's Report

Mayor Hatem again offered condolences to the family of former Alderman Tom Lombardi and asked the community to keep the family in their prayers. Mayor Hatem reiterated details for the Martin Luther King Jr. events, stating the march would be Sunday, January 18 at 3:00 p.m., and a breakfast would be held Monday, January 19. He referenced details being available through City communications, including the City website and the State Port Pilot. Mayor Hatem also noted he attended a mayors' meeting with surrounding communities and described it as productive. He stated that the City Manager is now meeting with citizens and encouraged anyone with an issue or concern to contact the City by phone, email, or text to schedule a meeting.

M. Staff Reports

Mayor Hatem referred Board members to the staff reports in the packet, highlighting capital projects as particularly important.

N. Board Comments

Alderman Gross offered brief remarks, thanking staff for the meeting and stating it was well done.

Alderman Kelley thanked staff and the community for Southport's holiday traditions and said Winterfest was "absolutely amazing," noting she repeatedly heard the community describe Southport as a "Hallmark town." She stated she had received multiple requests to extend the length of time the ice skating rink is available and described it as a special addition, even noting unusually warm weather on some skating days. Alderman Kelley then provided an update on dredging discussions, stating she spoke with the Town Manager for Oak Island to share Southport's concerns and the desire for a unified regional approach among municipalities. She said Oak Island expressed willingness to partner as a good neighbor if provided additional

information to share with its Board. Alderman Kelley also shared that Oak Island's current beach renourishment dredging project is operating 24 hours a day, seven days a week and is ahead of schedule, and she remarked that large projects can yield positive outcomes. She added that she had visited the beach to collect shells that have appeared due to the dredging activity and suggested it as a local activity.

Alderman Davis then raised two topics. First, she requested that Mayor Hatem, in his meetings with other mayors, revive prior discussions about a regional inclusive playground. Alderman Davis stated the issue had been a significant topic previously and that the Board had concluded an inclusive playground was a regional need but that Southport alone was not the right location. She asked that the City explore whether other jurisdictions might partner with Southport and whether the County might participate.

Alderman Davis then addressed concerns regarding proposed rule changes related to PFAS monitoring and referenced action taken by the North Carolina Environmental Management Commission. She stated there would be a 60-day public comment period and requested that the City Manager draft a resolution for Board consideration at the February meeting so the City could respond within the window. Alderman Davis also encouraged Board members, individually and collectively, to communicate with legislators and asked that City communications help notify the public so residents could submit comments during the public input period.

Alderman Carroll then spoke and apologized for earlier remarks regarding sending money back, stating he appreciated the combined approach suggested by Alderman Kelley and Mayor Pro-Tem Mosteller and acknowledged the work City Manager Saldo had already put into the matter.

Mayor Pro-Tem Mosteller followed with several updates. She stated that multiple municipalities had adopted resolutions related to the Cape Fear dredging topic, including Caswell Beach, Bald Head Island, Kure Beach, and Leland, and said efforts were underway to develop a joint regional statement including Brunswick County communities and potentially New Hanover County to coordinate messaging. Mayor Pro-Tem Mosteller also reported she attended a Cape Fear River Watch workshop discussing a permit application associated with a proposed withdrawal of approximately six million gallons of water per day from the Cape Fear River for development use, with discharge proposed to the Neuse River. She stated she had concerns about impacts, particularly during drought conditions, and encouraged residents to view the Cape Fear River Watch meeting information online and submit public comments. She noted a deadline of April 1 for comment submission and encouraged community participation and legislative engagement on the issue.

Mayor Pro-Tem Mosteller then offered remarks in remembrance of Tom Lombardi, describing his extensive volunteer work and service in the community, including Beautification Committee leadership, involvement in the community garden, support for local arts, volunteer service at Doshier Hospital, leadership in his neighborhood association, and prior service as a Southport

Alderman. She described him as a “Renaissance man” with many talents and expressed personal condolences and remembrance.

Alderman Spencer stated he had been noting community concerns and identified shoreline stabilization and dredging as a primary issue. He said he believed a long-term solution would require significant dredging behind Bald Head Island to create a more direct route and reduce erosion and navigation impacts, but acknowledged that such a solution would be expensive. He then raised concerns about pedestrian safety and connectivity, referencing ongoing City efforts to improve sidewalks and paths and stating continued concern about the lack of a sidewalk to Walmart, which he described as a safety hazard he hoped would be addressed.

Alderman Spencer also returned to Franklin Square Park, stating the park has differing opinions surrounding it and that the City should focus on preservation rather than immediate gratification. He referenced the need to allow the park to “heal” and emphasized that new improvements must be sustainable and manageable over time. Alderman Spencer also offered condolences to the Lombardi family.

Alderman Spencer then shared personal remarks about his son’s college application process and stated his son had been accepted to UNC-Chapel Hill and East Carolina, with additional decisions pending. He explained his son was preparing a speech focused on relationships and how partisan politics can divide people, and Alderman Spencer stated he appreciated the message that communities have more in common than differences. He encouraged support for young people through internships and opportunities to participate in local government processes, noting those experiences can be valuable and impactful.

O. Adjourn

Mayor Hatem thanked the Board and attendees and stated the meeting had been productive. A motion to adjourn was made by Alderman Spencer and seconded by Alderman Carroll. The motion carried unanimously.

Meeting adjourned at 9:26 PM.

Dr. Joseph P Hatem, Mayor

Attest:

Tori Deviney, City Clerk

DRAFT



Resolution #26-0212.02

Resolution Opposing the Fuquay-Varina Interbasin Transfer

WHEREAS, on September 1, 2020, the Town of Fuquay-Varina (Town) submitted a Notice of Intent to Request an Interbasin Transfer (IBT) requesting an average day transfer of approximately 4 million gallons per day (MGD) and a maximum day transfer of 8 MGD from the Cape Fear River basin to the Neuse River basin; and,

WHEREAS, over five years after submitting its Notice of Intent, the Town released a draft Environmental Impact Statement (DEIS) identifying a preferred alternative of sourcing water from the Tri-Rivers Water Treatment Plant in the Cape Fear River basin and seeking approval to transfer 6.17 million gallons per day from the Cape Fear River basin (2-3) to the Neuse River basin (10-1); and,

WHEREAS, the Town's nearly 2,000-page DEIS does not account for any of the 6.17 million gallons per day to be returned from the benefiting Neuse River basin to the impacted Cape Fear River basin; and,

WHEREAS, published documents indicate the Town has purchased a total of 6 million gallons of water capacity from the City of Sanford via the Tri-Rivers Water Treatment Plant while the Town receives up to a total of 4.25 MGD of potable water from the City of Raleigh, Hamett County, and Johnston County on a contractual basis; and,

WHEREAS, the Cape Fear Public Utility Authority (Authority), Brunswick County, Pender County, and the Lower Cape Fear Water and Sewer Authority (collectively, Cape Fear Basin Water Utilities) rely upon the Cape Fear River as the source of their raw water to serve their communities; and,

WHEREAS, data reflects that the removal, without return, to the Cape Fear River basin may result in the overallocation of the Cape Fear River at Kings Bluff, leading to substantial adverse environmental and economic effects to the impacted communities, particularly those served by the Cape Fear Basin Water Utilities; and,

WHEREAS, the potential impacts to the communities served by the Cape Fear Basin Water Utilities include increased risk of water shortages during periods of drought; less potential future economic development opportunities; and reduced water flow' or quality for recreational use; and,

WHEREAS, the Town has not provided any measures or alternatives to avoid detrimental impacts upon the currently authorized Local Water Supply Plans of the Cape

Fear Basin Water Utilities. Drought conditions throughout the State have affected the flow of the Cape Fear River, the net effect of the IBT would result in negative water quantity and quality, particularly during periods of drought or low river flow; and,

WHEREAS, although the communities served by the Cape Fear Basin Water Utilities will be detrimentally impacted by this IBT certificate request, those communities benefiting from the request will be positioned for growth and increased economic development; and,

WHEREAS, in December 2022, a public records request was sent on behalf of the Cape Fear Basin Water Utilities to the Town of Fuquay-Varina seeking documents related to the requested IBT certificate. Nearly three years later, the Town has yet to fulfill this request; and,

WHEREAS, in October 2023, a public records request was submitted on behalf of the Cape Fear Basin Water Utilities to the City of Sanford seeking documents related to the Sanford's expansion of its drinking water structure in the Cape Fear River basin. Over two years later, the Authority has not received any documents in response to this request; and,

WHEREAS, in July 2024, the Authority submitted a public records request to DEQ requesting documents related to Fuquay-Varina's IBT certificate request. On October 23, 2025, fifteen months after the public records request was submitted, DEQ provided thousands of pages of additional documents in response to the Authority's public records request; and,

WHEREAS, on November 4, 2025, a week after the Authority received the documents from DEQ, it was announced that the Environmental Management Commission (EMC) would allow public comment relating to the Town's DEIS for its IBT certificate request, with a public comment deadline of February 1, 2026; and,

WHEREAS, although the Town required five years to develop its DEIS, and DEQ required fifteen months to fulfill a public records request, the Cape Fear Basin Water Utilities will have only three months within which to review thousands of pages of engineering and environmental records and conduct its own independent analysis; and,

WHEREAS, a November 4, 2025 announcement stated that the EMC would hold a series of public hearings regarding the Town's DEIS, to be held December 4, 2025 in Fayetteville, NC; December 9, 2025 in Raleigh, NC; and December 11, 2025 in Pittsboro, NC; and,

WHEREAS, despite the substantial impact of the Town's DEIS and IBT certificate request to the Cape Fear Basin Water Utilities, the closest hearing is nearly 100 miles away, in Fayetteville, NC; and,

WHEREAS, due process requires that those impacted be offered both notice and an opportunity to be heard. The locations of the hearings are centrally located to the beneficiaries of the Town's IBT certificate request, but do not provide the same access and opportunity to be heard by impacted communities, particularly the Cape Fear Basin Water Utilities.

NOW THEREFORE, BE IT RESOLVED:

THAT, the City of Southport Board of Aldermen formally opposes the Town of Fuquay-Varina's IBT certificate request and draft Environmental Impact Statement as submitted and amended.

THAT, the Board of Aldermen opposes any IBT certificate request affecting the Cape Fear River basin that does not account for the return of the water so removed.

THAT, the Board of Aldermen requests the North Carolina Environmental Management Commission to allow the Cape Fear Basin Water Utilities additional time to respond and submit comments to the DEIS and requested IBT Certificate. Council further requests that any extension of time be commensurate with the delay between when information was requested by the Cape Fear Basin Utilities and when it was actually delivered.

THAT, the Board of Aldermen requests the North Carolina Environmental Management Commission to hold an additional, fourth public hearing on the draft Environmental Impact Statement in Brunswick County to allow the public to attend and provide relevant comments on the DEIS and requested IBT Certificate.

Adopted this 12th Day of February 2026

X

Joseph P. Hatem, MD,MPH
Mayor

X

Tori Deviney
City Clerk



Resolution #26-0212.01

Resolution Opposing the NCEMC PFAs and 1,4-dioxane Rules

WHEREAS, the City of Southport is located in the Cape Fear River Basin and relies on clean surface and groundwater sources for drinking water, recreation, and economic vitality; and

WHEREAS, per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane are emerging chemical contaminants that persist in the environment and are associated with adverse health effects at very low levels; and

WHEREAS, the North Carolina Environmental Management Commission (EMC), acting through the North Carolina Department of Environmental Quality (DEQ), is currently considering and advancing a package of proposed rules that would require industrial manufacturers and publicly owned wastewater treatment systems to monitor discharges of select PFAS compounds (including PFOA, PFOS, and GenX) and 1,4-dioxane and develop minimization plans, but do not yet include numeric limits or automatic enforceable discharge standards for these contaminants; and

WHEREAS, these proposed rules have been forwarded to public comment and hearing and would require baseline sampling, periodic reporting, and voluntary minimization plans by permitted dischargers, potentially without independent third-party verification of results or specified enforceable reductions; and

WHEREAS, critics of the current proposals have raised concerns that a monitoring-only approach with voluntary minimization may not meaningfully reduce toxic discharges into surface waters that ultimately contribute to public drinking water supplies; and

WHEREAS, the EMC's actions on these rules, including the timeline for implementation and whether the rules will include numeric discharge limits consistent with protecting public health and downstream communities, will have long-term impacts on water quality, public health, environmental justice, and cost burdens borne by municipalities and water utilities;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Aldermen of the City of Southport, North Carolina, that:

Section 1. The City of Southport opposes any reduction, relaxation, or weakening of required testing, detection limits, or reporting standards for PFAS and 1,4-dioxane in surface waters or wastewater discharges, and urges the Environmental Management Commission to maintain or strengthen testing requirements consistent with the best available science.

Section 2. The Board supports the adoption of strong, science-based, and protective rules by the North Carolina Environmental Management Commission that:

- a. Establish numeric water quality and discharge limits for PFAS and 1,4-dioxane that align with the best available science and protect public health and downstream drinking water supplies;
- b. Require independent third-party sampling and analysis by certified laboratories for industrial dischargers, rather than solely self-sampling and self-reporting by regulated entities;
- c. Provide clear timelines and enforceable requirements for industrial sources to reduce or eliminate PFAS and 1,4-dioxane discharges at the source rather than relying only on monitoring and voluntary minimization plans.

Section 3. The Board urges the EMC and DEQ, during the public comment period and any subsequent rule revisions, to:

- a. Ensure transparency and public accessibility of all monitoring data and proposed rule language;
- b. Strengthen provisions for enforcement, compliance oversight, and penalties where necessary to ensure industrial compliance consistent with state water quality standards;
- c. Consider the cumulative burden on downstream communities and drinking water utilities, including financial costs associated with advanced treatment to address contaminants that should be reduced at the source.

Section 4. The Board opposes any approach that allows industrial dischargers to self-monitor without independent verification, or that delays implementation of meaningful, enforceable limits for PFAS and 1,4-dioxane discharges, thereby shifting the burden of treatment and risk onto local governments, water utilities, and the public.

Adopted this 12th day of February 2026

X

Joseph P Hatem, MD,MPH
Mayor

X

Tori Deviney
City Clerk



**BOARD OF ALDERMEN
CONSENT AGENDA ITEM**

DATE: 02/12/2026

DEPARTMENT: Planning Services

PRESENTED BY: Maureen Meehan, Planning Services Director

ITEM SPONSORED BY: Planning Board and Planning Services

ITEM/TOPIC: Call a Public Hearing for March 12, 2026 for ZTA-25-05 a Unified Development Ordinance Amendment to add a new land use, Vape/Tobacco Shop, to Table 3.1 - Tables of Uses, Section 3.8 Nonresidential Standards, and Article 8 Definitions & Measurements.

COST: N/A

BUDGET LINE ITEM: N/A

JUSTIFICATION: Per the Board of Alderman’s request at the October 9, 2025, meeting, staff submit an amendment to the Unified Development Ordinance (UDO) to define and add Vape/Tobacco Shops to the table of permitted land uses. The proposed changes are found within the attached report. After research and deliberation, the Planning Board recommends approval of the amendments to the Board of Aldermen. A duly advertised public hearing must be held prior to the Board of Aldermen deciding on the proposed amendment.

IMPACT IF NOT APPROVED: This is a legislative decision defined by the NC General Statutes. The Board is not obligated to approve the amendment. A statement of consistency must be adopted in conjunction with a motion to approve or deny the proposal.

DEPARTMENT HEAD COMMENTS: Staff support the proposed amendments to add a new land use with standards to the Highway Commercial zoning district. The attached proposed Unified Development Ordinance Amendment has been reviewed by staff for consistency with the land use plan and the Planning Board after due consideration recommends approval of the text amendments.

ATTACHMENTS: Staff Report, Proposed Language

REQUESTED ACTION: Call a public hearing for an Amendment to the Unified Development Ordinance.

PROPOSED MOTION: Motion to call a public hearing for March 12, 2026, for a text amendment to add a new land use, Vape and Tobacco Shop with standards to Table 3.1, Section 3.8, and Article 8 of the Unified Development Ordinance.

STAFF REPORT
ZTA-25-05 ZONING TEXT AMENDMENT
TABLE 3.1 TABLE OF USES, SECTION 3.8 NONRESIDENTIAL
USES, AND ARTICLE 8 DEFINITIONS & MEASUREMENT –
VAPE/TOBACCO SHOPS

APPLICATION SUMMARY	
Presentation Date	March 12, 2026 Board of Aldermen
Applicant	City of Southport Planning Staff
Relevant Ordinance Sections	Table 3.1 Tables of Uses, Section 3.8 Nonresidential Standards, and Article 8 Definitions & Measurements

ZONING TEXT AMENDMENT PROPOSAL
<p>This request is to amend the Unified Development Ordinance (UDO) to define and regulate Vape/Tobacco Shops within the City of Southport. Presently, the UDO’s table of permitted uses does not list a Vape/Tobacco Shop. As such, Vape/Tobacco shops fall into a general retail category and have limited development standards that allow them in most nonresidential zoning districts.</p> <p>The City of Southport Planning Staff, per the recommendation of the Board of Aldermen at their October 9, 2025, meeting, respectfully submits a Zoning Text Amendment to the City of Southport Unified Development Ordinance. Specifically, to amend Table 3.1, Table of Uses, Section 3.8, Nonresidential Standards, and Article 8: Definitions and Measurements, to add Vape/Tobacco Shops as a special use commercial activity with additional development standards. All proposed changes, including additions and deletions, are found within this report and may also be viewed in the City of Southport Development Services Department offices.</p>

REVIEW PROCESS
<p>A Zoning Text Amendment proposal is considered a legislative process. As laid out by North Carolina General Statutes, a legislative process is a policy-level decision with broad discretion by the decision-making authority, in Southport’s case, the Board of Aldermen. In a decision to approve or deny a legislative proposal, the Board of Aldermen shall include a statement referencing the decision’s consistency with the adopted land use plan for the City of Southport. Per the City of Southport Unified Development Ordinance, the Planning and Zoning Board shall also provide a recommendation on any proposed Zoning Text Amendment to the Board of</p>

Aldermen. The Board of Aldermen shall hold a public hearing before voting on any Zoning Text Amendment.

Section 2.10 of the UDO outlines the procedure that allows any party to apply for a text change to the UDO or a zoning district change for the city’s zoning map. The Planning Board shall provide an advisory recommendation within 90 days after the introduction of such petition at a regularly scheduled meeting and shall transmit its recommendation and report, including the reasons for its determinations, to the Board of Aldermen. However, per 160D-604, if no written report is received within 30 days, the governing board may act on the amendment without the planning board report.

BACKGROUND

At the behest of an Alderman at their October 9th, 2025 meeting, Planning Staff generated a text amendment that defined Vape/Tobacco shops, assigned them to a specific zoning district, and established permitting parameters for the approval of any Vape/Tobacco retail space within Southport.

The proposed text amendment was presented to the Planning Board at its regularly scheduled meeting on November 20th, 2026. Board members were concerned that the definition, as presented, left too much ambiguity. The board requested that staff refine the language further. At the January 15th meeting, the Planning Board reviewed the revised language and voted to recommend the request to the Board of Aldermen.

PROPOSED AMENDMENT

The following text is what was proposed and approved for recommendation by the Planning Board at their January 15th, 2026, meeting. Underline text indicates new language.

Table 3.1: Table of Uses

Nonresidential Uses											
Uses	ICS	R-10	R-20	MF	PUD	O-I	CBD	BD	HC	OS	SECTION #
<u>Vape/Tobacco Shop</u>	<u>459991</u>								<u>SS</u>		<u>3.8.00</u>

As detailed in Table 3.1, the International Classification for Standards (ICS) code is 459991; a classification that, as of 2022, includes cigar stores, cigarette stands, e-cigarette stores, marijuana stores, tobacco stores, and vape shops.

3.8 NONRESIDENTIAL USE STANDARDS

OO. Vape/Tobacco Shop

Where permitted, the following shall apply:

1. Location shall not be less than 500 feet from a school, daycare, youth facility, community center, city park, hospital, or places of worship.
2. Location shall not be within 500 feet of residentially zoned property.

3. Location shall not be within 1000 feet of any other established Vape/Tobacco Shop.
4. This provision does not apply to land uses that lawfully existed prior to the effective date of this text.

Article 8: DEFINITIONS AND MEASUREMENT

Vape/Tobacco Shop: An establishment dedicated to the retail sale of tobacco or marijuana, tobacco or marijuana products including CBD and Kratom, or tobacco or marijuana paraphernalia. A vape or tobacco shop does not include bars, nightclubs, or other establishments allowing onsite consumption of tobacco, or grocery stores, convenience stores, or similar retail uses that sell tobacco products or tobacco paraphernalia as an ancillary sale.

EVALUATION AND CONTEXT

Unified Development Ordinance Compliance

Zoning Text Amendments, like General Use Zoning Map Amendments (Rezoning), follow the process laid out in Section 2.10 of the City of Southport Unified Development Ordinance. Pursuant to this section, the Planning Board shall advise and comment on whether the proposed text or zoning map amendment is consistent with the comprehensive plan or any other official adopted plans that are applicable. The Board of Aldermen shall, in their final decision-making capacity, base their decision upon the same.

Southport 2050 Comprehensive Plan Consistency

The goals and objectives of the comprehensive plan emphasize leveraging Southport's distinctive small commercial areas and historic downtown as opportunities for economic development. This includes promoting context-sensitive uses that are compatible with the city's historic character. Although no specific policies directly address the proposed land use, it is sound planning practice to regularly update ordinances when gaps are identified. The 2050 CAMA Land Use Plan reinforces this approach by encouraging businesses in downtown Southport that align with its historic character, rather than those that are more ostentatious or higher in intensity. Action 7.2.2 specifically supports the introduction of new enterprises while strengthening existing businesses.

PLANNING BOARD RECOMMENDATION

The City of Southport Planning Board recommends **APPROVAL** of the proposed zoning text amendments to the Board of Aldermen and finds that it is consistent with the 2050 Comprehensive Plan, as well as remaining consistent with the Unified Development Ordinance. Because of these consistencies, Planning Board members respectfully recommend approval of the request as presented. Board members also recommend adoption of the provided consistency statement.

Attachments

Consistency Statement



**City of Southport Board of Aldermen
Resolution and Statement of Plan Consistency
(As per NC General Statute 160D-605)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the Board of Aldermen shall approve a statement describing whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

AMENDMENT: ZTA-25-05 Article 3: Zoning and Article 8: Definitions and Measurements

STATEMENT OF PLAN CONSISTENCY:

The City of Southport Board of Aldermen, after consideration of the Planning Board recommendation and all relevant portions of the adopted and CRC-certified land use plan, hereby **ADOPT** the proposed text amendments to the Unified Development Ordinance. The amendments are consistent with the City’s 2050 CAMA Comprehensive Land Use Plan, adopted on October 9, 2025. More specifically, the proposed amendment is consistent with *Action 7.2.2: Encourage businesses in Downtown Southport that fit with its historic character.*

NOW THEREFORE, be it resolved by the City of Southport Board of Alderman, that the foregoing statement, having been submitted to a vote by a motion and seconded, received the following vote and was duly adopted this the ___ day of March, 2026.

Ayes: _____

Noes: _____

Absent or Excused: _____

Joseph P. Hatem, Mayor | Date

Attest:

Tori Deviney, City Clerk | Date



**City of Southport Board of Aldermen
Resolution and Statement of Plan Consistency
(As per NC General Statute 160D-605)**

When conducting a review of proposed zoning text or map amendments pursuant to this section, the Board of Aldermen shall approve a statement describing whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable.

AMENDMENT: ZTA-25-05 Article 3: Zoning and Article 8: Definitions and Measurements

STATEMENT OF PLAN CONSISTENCY:

The City of Southport Board of Aldermen, after consideration of the Planning Board recommendation and all relevant portions of the adopted and CRC-certified land use plan, hereby **DENY** the proposed text amendments to the Unified Development Ordinance. The amendments are consistent with the City’s 2050 CAMA Comprehensive Land Use Plan, adopted on October 9, 2025, although it is not in the best interest of the City to approve the changes at this time.

NOW THEREFORE, be it resolved by the City of Southport Board of Alderman, that the foregoing statement, having been submitted to a vote by a motion and seconded, received the following vote and was duly adopted this the ___ day of March, 2026.

Ayes: _____

Noes: _____

Absent or Excused: _____

Joseph P. Hatem, Mayor | Date

Attest:

Tori Deviney, City Clerk | Date



BOARD OF ALDERMEN AGENDA ITEM SUMMARY

DATE: 2/12/2026

DEPARTMENT: Community Relations

PRESENTED BY: Allayna D. Taylor / Lynne Geiman (Chair of Tea Committee)

ITEM SPONSORED BY: Community Relations

ITEM/TOPIC: Check Presentation from Proceeds of the Winterfest Tea

COST: \$11,550.00

BUDGET LINE ITEM: 10-82-3617-0000

JUSTIFICATION: The Community Relations Department, Winterfest Tea Committee, community sponsors, and many volunteers collaborated to organize the 2025 Winterfest Tea. The event was a resounding success, raising nearly \$12,000 to support four community organizations:

- Matthew's Ministries – \$3,250
- CRCI Recovery – \$3,250
- Southport Elementary School PTA – \$3,250
- Brunswick County COAST Culinary School - \$1,800

These funds will directly benefit local children and families, reinforcing the city's commitment to supporting its community through successful fundraising events.

DEPARTMENT HEAD COMMENTS: The Winterfest Tea continues to grow as a cornerstone fundraising and community engagement event. We are thrilled with the impact of this year's efforts, which marked the most successful year since I began working with the event. This success is a direct reflection of the dedication of this year's committee and the generosity of our community donors, and we are deeply grateful for their continued support.



BOARD OF ALDERMEN

AGENDA ITEM SUMMARY

DATE: 2/12/2026

DEPARTMENT: Development Services

PRESENTED BY: Maureen Meehan, Planning Services Director

ITEM SPONSORED BY: Development Services Department and City Manager's Office

ITEM/TOPIC: Noise Ordinance Amendments

COST: N/A

BUDGET LINE ITEM: N/A

JUSTIFICATION: Staff are presenting the proposed amendments to the City's Noise Ordinance, found in Chapter 9, Article 2, Division 3 of the Southport Code of Ordinances. The amendments are intended to help increase the effectiveness of the City's efforts to regulate noise and protect the quality of life currently enjoyed within the City, while at the same time providing clarity for staff and the public for what noise is and is not allowed within the City.

IMPACT IF NOT APPROVED: The existing Ordinance remains in effect.

DEPARTMENT HEAD COMMENTS: The draft language attached to this item provides more clarity regarding what sorts of noises are and are not violations, reduces ambiguity in the terms referenced within, and provides clear direction on identifying and citing violators of the Ordinance.

CITY MANAGER COMMENTS: The amendments to the noise ordinance will help ensure that unreasonably loud noises are limited in residential areas particularly after hours and on the weekend when residents seek to have a quiet and enjoyable neighborhood.

ATTACHMENTS: Staff Report and Draft Language

REQUESTED ACTION: Review and approve the updated Noise Ordinance located in Chapter 9, Article 2, Division 3 of the Southport Code of Ordinances.

PROPOSED MOTION: Motion to approve the updates to Chapter 9, Article 2, Division 3 of the Southport Code of Ordinances as presented in this report.



MEMORANDUM

To: Mayor Joseph P. Hatem, Members of the Board of Aldermen

From: Development Services Staff and City Manager's Office

Date: February 12, 2026

Re: Noise Ordinance Amendments

Overview

Members of the City Manager's Office and the Development Services Department have worked together to propose an update to the City's Noise Ordinance, found in Chapter 9, Article 2, Division 3 of the Southport Code of Ordinances. The update further clarifies the regulations to minimize noise impacts on Southport's citizens. The City Attorney has reviewed the draft Ordinance.

Proposed Amendments

Section 9-91 of the City Code includes definitions for use within the Noise Ordinance. The proposed language defines heavy equipment:

Heavy equipment means earthmoving, construction, or industrial equipment that is mobile, weighs 6,000 pounds or more and is a self-propelled vehicle that is not designed to be driven on a highway.

Section 9-93 of the City Code prohibits certain noises and specifies that certain noises are not permitted at certain times of day, including music, parties, vehicles, and construction activities. The specific times at which these regulations apply are consistent with the current noise ordinance regulations. The proposed amendment adds a new section for the prohibition of the use of heavy equipment on residentially zoned properties or properties abutting residentially zoned properties during certain days and times.

(10) *Heavy equipment operation.* The operation of heavy equipment used for grading, excavation, clearing, filling, or any combination thereof on any residentially zoned property or any property abutting a residentially zoned property is only permitted between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday. For the purpose of this subsection, properties are "abutting" even if separated by a street, railroad, or other transportation corridors. No land moving activities shall occur on the following holidays: Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day, except for emergency work necessary to protect life, health, or property, or as authorized by this ordinance.

Staff Recommendation

Staff are proposing draft Noise Ordinance amendments to enhance the City's ability to regulate noise and protect the quality of life that residents and visitors to Southport have come to enjoy. Staff offers the attached noise ordinance update for the Board's consideration and respectfully recommends approval of the ordinance change as presented.

DIVISION 3. NOISE¹

Sec. 9-91. Statement of policy; definitions.

It is the goal of the City of Southport to maintain a peaceful community while recognizing that certain noises are generated by the economic and recreational activity of our lively community. The City of Southport hopes to encourage such activity but ensure that there are time periods which residents can rest and expect peaceful enjoyment of their residences, undisturbed by unacceptable levels or types of noise.

Disturbing means perceived by a person of ordinary sensibilities as interrupting the normal peace and calm of an area.

Heavy equipment means earthmoving, construction, or industrial equipment that is mobile, weighs 6,000 pounds or more and is a self-propelled vehicle that is not designed to be driven on a highway.

Reasonable [is a] reference to the normal expectations for sound during normal waking hours versus the normal expectations for sound during normal sleeping hours. A higher level of sound is acceptable during the day and a lower level of sound acceptable during the night. A higher level of noise should be expected and tolerated within a commercial district and a lower level of noise should be expected in a residential district within the city.

Reasonable person means one who is fair and sensible. Although enforcement of this chapter shall often be the result of a complaint received by the city, in each instance, the City of Southport police officer or code enforcement officer shall separately determine, whether the noise in questions is at a "reasonable" level pursuant to the provisions of division 3.

Unreasonably loud noise means noise which is loud, raucous, and disturbing which unreasonably obstructs, disturbs, injures, or endangers the comfort, health, peace, or safety of reasonable persons of ordinary sensibilities.

(Ord. of 7-26-23(1))

Sec. 9-92. General prohibition.

- (a) It shall be unlawful for any person, firm, or corporation to make, allow, continue, or assist in making any:
- (1) Unreasonably loud noise;
 - (2) Any noise which unreasonably disturbs, injures, or endangers the comfort, health, safety, or peace of reasonable person of ordinary sensibilities within the jurisdictional area of the city; or
 - (3) Any noise which is so harsh, prolonged, unnatural, or unusual in time or place as to cause unreasonable discomfort to any person to any person with ordinary sensibilities residing, working, or visiting in the area.

¹Ord. of 7-26-23(1), repealed the former Div. 3 , §§ 9-91—9-94, and enacted a new Div. 3 as set out herein. The former Div. 3 pertained to similar subject matter and derived from Ord. of 2-9-95; and Ord. of 6-13-02(1).

State law reference(s)—Authority to regulate noise, G.S. 160A-184.

-
- (b) Factors for determining the unreasonableness of a noise include, but are not limited to, the following:
- (1) The proximity of the sound to sleeping facilities;
 - (2) The land use, nature, and zoning of the area from which the sound emanates from and the area where it is received;
 - (3) The time of day or night that the sound occurs;
 - (4) The duration of the sound; and
 - (5) Whether the sound is recurrent, intermittent, or constant.

(Ord. of 7-26-23(1))

Sec. 9-93. Noises specifically prohibited.

- (a) The noises listed are specifically prohibited:
- (1) Noises intended to disturb;
 - (2) Horns, sirens, or signaling devices;
 - (3) Television sets, radios, musical instruments, amplification devices;
 - (4) Yelling, shouting, and the like;
 - (5) Frequent, constant, or continual noise from any animal;
 - (6) Vehicles and watercraft;
 - (7) Loading, unloading, or waste disposal;
 - (8) Alarms for vehicles or homes;
 - (9) Compression release engine braking (air brakes); and
 - (10) Any other unreasonably loud noise as determined by a reasonable person with ordinary sensibilities.
- (b) *Noises prohibited at certain times.* The following noises are declared to be in violation of chapter 9, article II, division 3 if generated between the hours of 9:00 p.m. to 7:00 a.m. on Sunday through Thursday nights, and 11:00 p.m. to 7:00 a.m. on Friday and Saturday nights, or as otherwise stated below. This is not an all-inclusive list.
- (1) Outdoor use of television sets, radios, or music amplification devices.
 - (2) Indoor use of musical instruments, amplification devices, and the like.
 - (3) Yelling, shouting and the like.
 - (4) Parties.
 - (5) Fireworks.
 - (6) Vehicles.
 - (7) Loading or unloading commercial vehicles.
 - (8) *Construction activity.* Demolition, alteration, repair of any residential or commercial building is only permitted between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday. No construction activity may take place on the following holidays: Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day.

-
- (9) *Refuse pickup.* Noise generated by municipal vehicles and trash pickup operators shall be prohibited prior to 6:00 a.m.

(10) *Heavy equipment operation.* The operation of heavy equipment used for grading, excavation, clearing, filling, or any combination thereof on any residentially zoned property or any property abutting a residentially zoned property is only permitted between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday. For the purpose of this subsection, properties are "abutting" even if separated by a street, railroad, or other transportation corridors. No land moving activities shall occur on the following holidays: Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day, and New Year's Day, except for emergency work necessary to protect life, health, or property, or as authorized by this ordinance.

- (c) Any noise or sound that is clearly audible at a distance of five hundred (500) feet from the property line of the property or location originating the sound.
- (d) During adverse weather or other emergency events, the city manager, after notifying the board of aldermen, may modify the start and ending times for outside private contractors to work.

(Ord. of 7-26-23(1))

Sec. 9-94. Noises generally exempt from this chapter.

The following noises and activities are exempt from the provisions of this division unless they produce a risk of serious or unnecessary bodily harm:

- (a) *City work.* The sounds produced by city vehicles, employees and contractors engaged in critical or emergency duties, or the normal daily operations of the city, except as provided in section 9-93(b)(9).
- (b) *Community events.* The noise and sounds occurring from a non-recurring community event, government event, or institutional entity (church, school, hospital).
- (c) *Sporting events.* The noise and sounds generated from a sporting event held at a school, or city-owned property.
- (d) *Ordinary use of power tools.* The ordinary use of noise-causing tools such as a lawnmower, weed-trimmer, chainsaw, as long it complies with section 9-93(b)(8).
- (e) *Emergency work and equipment.* Noises occurring for the purpose of alleviating physical trauma or property damage. This includes the operation of generators and emergency service vehicles.
- (f) *Safety signals.* Noise of safety signals, warning devices, including lightning detectors, provided the signals are used for promoting public health and safety.

(Ord. of 7-26-23(1))

Sec. 9-95. Responsible parties; notice of violation.

- (a) Any person who creates or assists in creating any violation of this chapter may be issued a civil citation and will be held liable for penalties as defined in section 9-95(b).
- (1) This includes the person, or group of people, who creates the noise, but also any person that owns, manages, leases, occupies, or operates any location in which the noise is generated.
- (b) Any person, group of people, business, or organization that is found in violation of the ordinance from which this division is derived and has been issued a civil citation, is subject to the following penalty schedule:

1 st Noise Violation	\$50.00
2 nd Noise Violation	\$100.00
3 rd Noise Violation	\$200.00

- (c) In addition to the penalties provided for above, the city may enforce the provisions of this division by any appropriate equitable remedies.
- (d) This Division may be enforced by the city's police department, code enforcement officer, and/or by any employees of the city as designated by the city manager.
- (e) Violations and penalties issued pursuant to the provisions of this section may be appealed to the chief of police and city manager by filing a written appeal with the city clerk within thirty (30) days of the date of the citation. The chief of police and city manager shall hear from the appellant and the employee or officer that issued the violation and/or penalty in a hearing. Based upon statements provided, the chief of police and city manager shall have the power to affirm, modify, or reverse the violation or penalty and shall provide their decision in writing to the appellant entity no later than ten (10) business days following the date of the hearing.

(Ord. of 7-26-23(1))



BOARD OF ALDERMEN AGENDA ITEM SUMMARY

DATE: 2/12/2026

DEPARTMENT: Community Relations

PRESENTED BY: Allayna D. Taylor

ITEM SPONSORED BY: Community Relations

ITEM/TOPIC: Event Ordinance

JUSTIFICATION: This ordinance establishes a formal permit process for reviewing and approving events that affect the normal flow of downtown Southport. It ensures all event requests are submitted to the Community Relations Department, which will coordinate with relevant departments, including Police, Fire, Parks and Recreation, and Public Works, to evaluate feasibility, safety, and overall impact. The ordinance aims to improve communication, protect public resources, and maintain accessibility for residents and businesses.

IMPACT IF NOT APPROVED: Without this ordinance, there will continue to be inconsistencies in how event-related disruptions are communicated and managed. This may lead to avoidable scheduling conflicts and increased strain on City departments.

DEPARTMENT HEAD COMMENTS: This ordinance reflects feedback from multiple city departments and external partners, such as downtown businesses. It streamlines coordination and promotes transparency for event organizers and city staff alike.

CITY MANAGER COMMENTS: With the adoption of this ordinance, we will take a significant step toward improving the event process for staff, event organizers, and the community as a whole. While many of the provisions of this ordinance could be implemented administratively, I believe it is prudent for the Board to formally adopt it as an ordinance. Doing so ensures that all existing policies and procedures are consolidated into one clear, consistent, and easy-to-follow framework for everyone involved.

ATTACHMENTS: Draft event ordinance, Introduction to ordinance

REQUESTED ACTION: Approve ordinance regulating special events.

PROPOSED MOTION: "I move to approve the ordinance as presented, establishing a formal process for reviewing and permitting special events that impact the normal flow of downtown Southport." Ordinance

Introduction

The City of Southport requires a permit for any event that impacts the normal flow of operations, public spaces, or city services. This guide provides event organizers with the necessary steps, requirements, and policies to ensure a smooth application process.

This guide is intended to summarize the City's special event requirements; final determinations, conditions, and approvals are governed by City ordinance and issued permits.

When Is a Permit Required?

A permit is required for events that include any of the following:

- Assemblages of 500 or more people in public spaces
- Street or sidewalk closures
- Use of city parks, property, or facilities
- Sales and/or consumption of alcohol in public spaces
- Use of amplified sound or stages
- Temporary structures, tents, or generators
- Fireworks, open flames, or special effects
- Impact on city services such as police, fire, and sanitation

Application Process & Deadlines

All event requests must go through the **Community Relations Department**, which will coordinate approvals with necessary entities, including police, fire, NCDOT, and parks and recreation.

Step 1: Initial Inquiry

Submit an **Event Inquiry Form** at least **90 days** prior to your event. This allows for an initial review to determine feasibility, potential conflicts, and required permits.

Step 2: Complete Application

After approval of the inquiry, submit a **Special Event Permit Application** with the following required documents:

- **Site Plan & Route Map** (if applicable)

- **Insurance Certificate** (\$1M per occurrence, \$2M aggregate)
- **Traffic Control & Safety Plan** (if street closures are requested)
- **Noise & Sound Plan** (if amplified sound is used)
- **Vendor List & Permits** (if food or alcohol is sold)
- **Fire & Safety Plan** (for fireworks, open flames, or large structures)

Step 3: Review & Approval

The Community Relations Department will review your application and coordinate with relevant city departments. Additional permits may be required depending on event elements. Approval or denial will be issued within **30 days of submission**.

Step 4: Final Confirmation & Compliance

Once approved, the event organizer must ensure compliance with all city regulations, including public safety, sanitation, and noise ordinances. Any modifications must be submitted for approval at least **30 days prior** to the event date.

Approval of an event permit does not automatically include City promotion or publicity; separate requests must be submitted through the City's event calendar.

Fees & Insurance Requirements

- **Application Fee:** \$100, non-refundable fee.
- **Street Closure Fee:** If applicable, includes costs for barricades and police support.
- **Facility Rental Fee:** Required for events held at city-owned properties.
- **Insurance Requirement:** A Certificate of Insurance naming the City of Southport as an additional insured is mandatory.

Regulations & Policies

Street Closures & Traffic Control

- Street closures must be approved at least **30 days in advance**.
- The organizer is responsible for notifying affected residents and businesses at least 10 business days before the event.
- The affected area includes all homes and businesses within the event footprint, as well as those located within one block of its boundaries.

- Businesses are required to sign an acknowledgment of receipt, which must be submitted to the Community Relations Department for inclusion in the permit file.
- Proper barricades, detour signage, and security must be in place and will be determined by the Police Department.

Noise & Sound Amplification

- Events using amplified sound must comply with the city's noise ordinance.
- Outdoor volume must be reduced after **8 PM**.
- To ask for an extension on volume after 8 PM, a separate form must be included with your application.
- Complaints may result in permit revocation.

Vendor & Food Sales

- Food vendors must obtain **Temporary Food Establishment (TFE) permits** through Brunswick county health department.
- Alcohol sales require an **NC Alcoholic Beverage Control (ABC) permit** and Board of Alderman approval if conducted in city parks or rights of way.

Sanitation & Waste Management

- Organizers must provide adequate restrooms and waste disposal.
- Post-event cleanup is the organizer's responsibility.

Public Safety & Emergency Planning

- First aid stations and emergency access routes must be included in the site plan.
- Crowd managers are required for events over **1,000 attendees**.
- Fire and police presence may be mandated depending on event scale.

Permit Violations & Enforcement

The City reserves the right to revoke a permit if an event:

- Fails to comply with city ordinances and regulations
- Causes significant public safety concerns
- Results in excessive noise, litter, or property damage

Permit violations may impact future event approvals.

Contact Information

For inquiries, contact the **Community Relations Department**



#O-260212

AN ORDINANCE TO CREATE CHAPTER 20. OF THE SOUTHPORT CODE OF ORDINANCES

BE IT ORDAINED, by the Board of Aldermen of the City of Southport that there is hereby established Chapter 20 of the Code of Ordinances entitled “**Events**” is hereby established as follows:

SECTION 1: PURPOSE & INTENT

The City of Southport recognizes the need to regulate events that may disrupt normal city functions, including traffic flow, public spaces, public safety, and the delivery of city services. This ordinance establishes a structured, transparent process for permitting events on public property, rights-of-way, and certain private properties when such events significantly impact city operations. The intent is to protect public health and safety while supporting community events through clear standards and coordination.

SECTION 2: DEFINITIONS

Event: Any gathering, festival, parade, race, street closure, fireworks display, or private event that (a) exceeds 500 attendees, or (b) disrupts normal pedestrian or vehicular movement, or (c) requires the use of public property, rights-of-way, or city services.

Event Organizer / Permittee: The individual or entity responsible for planning, promoting, and conducting the event and for compliance with all permit conditions.

Permit: Official written authorization issued by the Community Relations Department allowing an event to take place under specified conditions.

Public Property: All city-owned land, streets, sidewalks, parks, facilities, and rights-of-way.

Private Property Event: A gathering on private property that disrupts public streets, sidewalks, rights-of-way, or requires city services.

City Services: Resources and operations provided by the City of Southport, including but not limited to police, fire, emergency medical services, sanitation, street maintenance, public works, and parks and recreation support.

Temporary Structure: Any tent, stage, canopy, fencing, generator, platform, or similar structure erected for an event.

Amplified Sound: Any sound increased by electronic means, including speakers, microphones, or sound systems.

Expressive Activity: Conduct such as public oratory, distribution of literature, or picketing protected under the First Amendment.

Facility Use Permit: A permit issued for temporary, reserved use of a public facility that does not significantly impact city resources or operations.

SECTION 3: PERMIT REQUIREMENT

An event permit is required for any event that includes one or more of the following:

- Use of public property, parks, facilities, or rights-of-way.
- Assemblages of 500 or more people in public spaces.
- Street, lane, or sidewalk closures, or alteration of normal traffic or pedestrian patterns.
- Use of amplified sound or stages.
- Erection of temporary structures, tents, fencing, or generators.
- Sale, service, or consumption of alcohol in public spaces.
- Food or merchandise vendors.
- Fireworks, open flames, pyrotechnics, or special effects.
- Any event expected to impact city services such as police, fire, emergency medical services, sanitation, or public works.

If an organizer is unsure whether a permit is required, they should consider whether the event disrupts normal public access or requires city coordination; if so, a permit is required.

SECTION 4: PERMIT APPLICATION & APPROVAL PROCESS

A. Submission Timeline

- An initial Event Inquiry must be submitted at least 90 days prior to the proposed event date.
- Following approval of the inquiry, a complete Special Event Permit Application must be submitted.

B. Required Application Materials As applicable to the event, the permit application shall include:

- Site plan and route map.
- Certificate of Insurance with minimum coverage of \$1,000,000 per occurrence and \$2,000,000 aggregate, naming the City of Southport as an additional insured.
- Traffic control and safety plan (for street or sidewalk closures).

- Noise and sound plan (for amplified sound).
- Vendor list and copies of required permits.
- Fire and safety plan for fireworks, open flames, generators, or large temporary structures.
- Sanitation and waste management plan, including restrooms and trash service.
- Emergency access routes and first aid provisions.

C. Review & Coordination The Community Relations Department shall coordinate review with Police, Fire, Public Works, Parks and Recreation, and NCDOT when applicable.

Approval or denial shall be issued within 30 days of receipt of a complete application.

D. Modifications Any material modification to an approved event must be submitted for review and approval at least 30 days prior to the event date.

E. Notification Requirements for Road Closures If a road closure is requested and approved, the permittee must hand-deliver notification letters to all affected residences and businesses at least 10 business days prior to the event. The affected area includes all properties within the event footprint and within one block of its boundaries. Businesses must

sign an acknowledgment of receipt, which shall be submitted to the Community Relations Department for inclusion in the permit file.

F. Fees

- A non-refundable \$100 application fee is required, unless waived for city-sponsored events.
- Additional fees may apply, including but not limited to street closure costs, barricades, police or fire support, and facility rental, in accordance with the City's established fee schedule.

G. Permit Conditions

- The permittee must carry a copy of the permit on site and be available for contact by city staff and law enforcement during the event.

SECTION 5: EVENT OPERATING STANDARDS

A. Traffic & Barricades

- Street closures must be approved at least 30 days in advance.
- Proper barricades, detour signage, and security shall be provided as determined by the Police Department.

B. Noise & Amplified Sound

- Events must comply with the City's noise ordinance.
- Outdoor amplified sound must be reduced after 8:00 PM.

- Requests for amplified sound beyond 8:00 PM require a separate written request submitted with the application.

C. Alcohol & Vendors

- Alcohol sales or service require a valid North Carolina ABC permit and, when conducted in parks or rights-of-way, approval by the Board of Aldermen.
- Food vendors must obtain Temporary Food Establishment permits through the Brunswick County Health Department.

D. Sanitation & Cleanup

- The organizer shall provide adequate restrooms and waste disposal.
- Post-event cleanup is the responsibility of the permittee.

E. Public Safety & Emergency Planning

- Emergency access routes and first aid provisions must be identified on the site plan.
- Crowd managers are required for events exceeding 1,000 attendees.
- Police, fire, or EMS presence may be required based on event scale and risk.

SECTION 6: ENFORCEMENT, REVOCATION & PENALTIES

The City may revoke a permit or shut down an event if the event:

- Fails to comply with permit conditions or city ordinances.
- Creates significant public safety concerns.
- Results in excessive noise, litter, or property damage.

Events held without a permit are subject to enforcement action.

Penalties:

- First offense: \$250
- Second offense: \$500
- Subsequent offenses: \$1,000 and potential one-year disqualification from future permits.

Organizers responsible for excessive public safety response costs may be liable for reimbursement of city expenses.

The City Manager, or designee, may cancel or postpone any permitted event due to extreme weather, emergencies, or other conditions posing a significant risk to public safety.

SECTION 7: APPEAL PROCESS

Applicants may appeal a denied permit, revoked permit, or imposed fine within 15 days of notification by submitting a written appeal to the City Manager. A decision shall be issued within 30 days and shall be final unless a legal basis exists for further review.

SECTION 8: EXEMPTIONS

The following are exempt from this ordinance:

- Funeral processions.
- Spontaneous demonstrations protected under the First Amendment.

SECTION 9: SPECIAL EVENTS COMMITTEE

The City Manager may establish a Special Events Committee to review large-scale or complex events and recommend conditions to mitigate impacts on city services. The committee may include representatives from Community Relations, Police, Fire, Public Works, Parks and Recreation, and other relevant departments.

SECTION 10: EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption by the City of Southport.

Adopted this 12th day of February 2026.

X

Joseph P Hatem,MD,MPH
Mayor

X

Tori Deviney
City Clerk



BOARD OF ALDERMEN AGENDA ITEM SUMMARY

DATE: 2/12/2026

PRESENTED BY: City Manager Saldo

ITEM/TOPIC: Public Comment Policy

JUSTIFICATION: The Mayor and several Board members have expressed interest in amending the Board's adopted public comment policy. The attached amendment includes a 3-minute time limit for individual speakers and an 8-minute time limit for someone representing a group. The new update also includes having the City Clerk forward any received letters or comments to the Board instead of reading them.



Resolution #26-0212.01

A RESOLUTION OF THE SOUTHPORT BOARD OF ALDERMEN ADOPTING AN AMENDMENT TO THE PUBLIC COMMENT POLICY

WHEREAS, the Board of Aldermen adopted a public comment policy on November 3, 2025, and amended the policy on November 13, 2025, the Board now desires to amend that policy.

NOW, THEREFORE, BE IT RESOLVED that the Board of Aldermen of the City of Southport hereby amends the public comment policy as follows:

Procedures

3. Each speaker will be allocated 3 minutes to address the Board. A spokesperson designated for a group of 3 or more individuals may be allotted up to 8 minutes.

10. Members of the public who are not present may send in written comments to the City Clerk who shall forward those comments to the Board of Aldermen.

Adopted this 12th day of February 2026, by the Board of Aldermen of the City of Southport, North Carolina.

X

Joseph P. Hatem, MD, MPH
Mayor

X

Tori Deviney
City Clerk



BOARD OF ALDERMEN AGENDA ITEM SUMMARY

DATE: 2/12/2026

PRESENTED BY: Alderman Davis

ITEM/TOPIC: City-Owned Alleyways

JUSTIFICATION: For many years, numerous questions about all the city-owned alleyways have remained in limbo. These questions need answers in order to be fair to all affected parties including:

*The citizens of Southport who share ownership of all city property, including alleyways.

- The owners of properties that abut alleyways.
- The users of city properties for access to homes and businesses.
- The owners of properties that encroach on alleyways.

To begin the process, the Board of Aldermen needs the following information:

1. Maps (aerial, linear, and photographic) of all existing alleyways, showing location, obstructions, encroachments, and maintenance condition.
2. The record of all requests to the city to bestow ownership or special use of an alleyway.
3. The record, going back as far as practical of all BOA decisions about specific alleyways and alleyways in general.
4. State statute(s) governing transfer of ownership of city roads and alleyways

With all that information in hand, the BOA can discuss and make informed, fair, and equitable decisions about all the alleyways.

For example: If the BOA decides to relinquish ownership of any, or all, the alleyways, the BOA will need further discussions and decisions how to transfer the alleyways – give or sell – to whom and at what value?

Specifically: Would the city offer the alleyways, or portions of them, to the adjacent property owners? For free or at a negotiated price? Or would the city put the alleyways on the real estate market.

To: Board of Aldermen, City of Southport
From: Lawrence N. Ashley, Chair, Southport Planning Board
Via: Noah Saldo, City Manager, City of Southport
Tori Deviney, City Clerk, City of Southport
Re: Planning Board Vacancy Appointments
Date: January 6, 2026

As required by Southport City Ordinance, the following conducted interviews on Tuesday, January 6, 2026, for the Planning Board Seat (#5) vacated by Kevin Locklin following his resignation from the board effective October 21, 2025:

- Lawrence N. Ashley – Chair, Southport Planning Board
- Fred Fiss – Vice Chair, Southport Planning Board
- Karen Mosteller – Liaison, Southport Board of Aldermen
- Rebecca Kelley – Liaison, Southport Board of Aldermen

At the conclusion of the interviews, based on relevant Planning and Zoning experience, familiarity with Southport’s Unified Development Ordinance (UDO), Southport’s CAMA Certified Comprehensive Land Use Plan, and the roles of the Planning Board, the Committee, by unanimous consent, recommend the following appointments be made by the Southport Board of Aldermen to the following seats:

- Seat #5 – Ed Ekert
 - Full member seat from Planning Board Alternate Seat (#8)
 - Seat Expiration – June 2026
 - Note - It has been traditional to move those holding the alternate seat to a regular member seat upon a vacancy
- Seat #8 – Sue Hodgkin
 - Alternate member seat
 - Seat Expiration – June 2027

Thank you.



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering their qualifications for appointment to the following boards or committees:

Name David E. Geary

Appointment(s) for which you are applying:

- ABC Board Beautification Committee Board of Adjustment
- Cemetery Committee Forestry Committee Historical Preservation Committee
- Parks and Recreation Committee Planning Board

Do you have a preference? Yes

Physical Address: 1125 Spincast Road, Southport, NC 28461

Mailing Address: 1125 Spincast Road, Southport, NC 28461

Resident of Southport Yes No For How Many Years? 2-3/4

State and County of Legal Residence: NC, Brunswick

Main Phone Number (609) 306-7322 Secondary Number _____

Email Address: DavidGeary172@gmail.com

You may submit a resume along with your application detailing the following section if you choose.

Education BA - Math, Biology, MA - Computer & Information Sciences

Current/Present Employer North State Promos

Past/Most Recent Employer Island Spas & Pools

Current Civic/community Participation Various fundraisers

Reasons you are qualified for this appointment (optional) I owned a small home repair and construction company in New Jersey, during which I was involved with planning and zoning of multiple projects which required the need to understand and follow state code enforcement rules and guidelines.

Do you anticipate any conflicts of interest if appointed? Yes No

Signature _____

Date 10/24/2025

**Please Return to: City Clerk Tori Deviney
tdeviney@cityofsouthport.com: 1029 N. Howe Street, Southport, NC 28461**



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering their qualifications for appointment to the following boards or committees:

Name Sue M Hodgin

Appointment(s) for which you are applying:

- ABC Board Beautification Committee Board of Adjustment
- Cemetery Committee Forestry Committee Historical Preservation Committee
- Parks and Recreation Committee Planning Board Airport Commission

Do you have a preference? _____

Physical Address: 608 Cottage Point Way

Mailing Address: Same

Resident of Southport Yes No For How Many Years? 12

State and County of Legal Residence: NC, Brunswick

Main Phone Number 910-477-1808 Secondary Number _____

Email Address: beachnsue@gmail.com

You may submit a resume along with your application detailing the following section if you choose.

Education Garner Sr High, various State & Local Planning/Leadership courses - see Resume

Current/Present Employer NC State Board of Opticians

Past/Most Recent Employer _____

Current Civic/community Participation Numerous - see Resume

Reasons you are qualified for this appointment (optional) Addendum attached

Do you anticipate any conflicts of interest if appointed? Yes No

Signature *Sue M Hodgin* Date 11-20-2025

**Please Return to: Deputy City Clerk Tori Deviney
tdeviney@cityofsouthport.com: 1029 N. Howe Street, Southport, NC 28461**

ADDENDUM to Planning Board Application -- Sue M Hodgkin

Reasons you are qualified for this appointment

My experience in administration of State Statute, Admin Rule and now, City Ordinance and the City's UDO gives me an expanded perspective on administrative oversight and has had a positive effect on how the Board views its role in City planning for long-term, strategic results. Having a history with interpretation of and being involved with communication of legislative action is also a plus for this Board.

SUE M HODGIN

OBJECTIVE

Provide well-rounded regulatory, administrative and management services; promotion of services for public or community entities

SKILLS & ABILITIES

Extensive history of progressively responsible positions in State Government administrative offices
Analysis, development & management of administrative processes
Negotiation for & coordination of legislative activities

EXPERIENCE

EXECUTIVE DIRECTOR, NC STATE BOARD OF OPTICIANS

September 2002 – June 2013 (full-time); February 2014 – Present (part-time)

Manage Board finances according to Office of State Budget/Management & State Controller's regulations. Identify cost-saving measures, including negotiation of management & personnel contracts

Administer applications and annual renewal process for 1100+ licensees & 600+ trainees & businesses, interpreting & maintaining compliance with NC General Statutes and administrative rules

Present Board compliance-, regulatory- and legislative-information- at state education and administrative seminars

Interact with licensees, consumers & other interested parties via telephone, email & personal visits; compose correspondence, & revise Board forms & notices

Coordinate committee and Board events – plan & manage logistics with outside vendors, compile agenda & compose meeting minutes

Update website – upload database/search info, compose & post news items & site subject information

Oversee database systems for reporting of licensee, trainee & business information

Review submissions, recommend Board's approval or rejection of continuing education opportunities

Provide regular updates to Board members, legal counsel, Governor's Office & various agencies/entities regarding all aspects of Board business

Serve as liaison between Board & NC General Assembly

Manage licensure exam via national entity – review applications, working with Applications Committee and relays eligibility status of applicants to exam admin entity

Conduct investigations relating to disciplinary matters before the Board, including working with the Disciplinary Committee & legal counsel; draft disciplinary decisions & correspondence

MANAGEMENT SERVICES CONSULTANT, ALLEN PINNIX & NICHOLS

July 2013 – January 2014

Provided administrative guidance and services including financial processes, correspondence composition, statistical reporting & legislative monitoring to nine licensing boards represented by law firm

OPERATIONS OFFICER, FIRST FLIGHT CENTENNIAL COMMISSION

August 2000 – September 2002

Financial management (QuickBooks) for celebration to commemorate 100-year anniversary of Wright Brothers' powered flight on NC's Outer Banks

Coordinated funding & manpower resources of Federal, State, County & municipal entities

Interacted with area businesses & governmental agencies for optimum business exposure during nationally & internationally-recognized event

Solicited & negotiated contributions from agencies & businesses

HUMAN RESOURCES ASSISTANT, NC DEPT OF THE SECRETARY OF STATE

January 2000 – August 2000

Reviewed/verified information on submitted employment applications

Primary contact for employee benefit programs

Assisted HR Director in position description composition and Manager best-practice info

Conducted new-employee orientation sessions, composed employee packet materials

EDUCATION

NC SCHOOL OF GOVERNMENT SEMINARS ON PLANNING AND ZONING

CFO UPDATES BY STATE BUDGET & TREASURER'S OFFICES

OPTICIANS' ASSOCIATION OF AMERICA (OAA) 'STATE OF THE PROFESSION' SEMINARS, AND ANNUAL LEADERSHIP CONFERENCES

VARIOUS BUSINESS MANAGEMENT AND INTERNATIONAL BUSINESS COURSES

Attended/audited courses while residing in areas with prestigious universities and nationally-recognized schools of business

COMMUNICATION

2002 – Present

Create initial PowerPoint presentation, & continued revisions to *NC Opticianry Law* course, personally presented at continuing education seminars. Participates in full audience conversations, Q&As during presentations

Provide annual presentation to opticianry degree graduates at Durham Technical Community College, giving state-of-the-profession & instructions for graduates' next steps to licensure

Attend legislative committee meetings responding to questions regarding Board initiatives, interacting with legislators re: profession's needs and concerns

Networks with national opticianry board directors at semiannual meetings, for discussions of profession's path and regulatory advances/deterrents

2010 Co-presented education course at (national) Contact Lens Society of America annual education conference (costumed presentation – a 'chicken suit')

LEADERSHIP

2024 Completed *Leadership Brunswick Course*, and received the National Academy of Opticianry's National Recognition for leadership in the optical profession

2023 - Present Volunteer weekly at Southport's Ft Johnson Visitor Center, giving suggestions, directions and 'impromptu history lessons' to visitors. 2023 House Captain for Southport Historical Society's Christmas Homes Tour

2022 - Present Appointed to 3-yr term on Southport Planning Board; elected Chair in 2022, reelected to Chair's seat in January 2025 but denied reappointment in June 2025. Background research on applications for UDO applicability. Facilitate Board meetings, communicating with Members 'at the table' and with the public during application presentations and Public Comment. Provide media comment

2019-Present Southport Civic Functions: Member of Southport Garden Club, assuming leadership roles in Club committees: chairing Winterfest activities for Club in 2025 and 2024. Yard of the Month chair 2022 to present; and member of Garrison, Planter Box and Triangle Garden committees; Club Vice-Chair 2025-2027. Other civic memberships have included Friends of the Maritime Museum, and Southport Woman's Club

2014-2018 Served as Vice-President, then President of the Cottage Point community HOA

2011 Nominated for Public Member on Commission on Opticianry Accreditation (COA) – body that oversees accreditation of nationwide schools of opticianry

2000 Recipient of *Governor's Award for Excellence*, for work on committee to establish State Employees' Appreciation Week & celebratory activities

1993 Officer in Beaufort Woman's Club, active in BWC coordination with Beaufort Historical Society for Homes and Gardens Tours, and Town celebrations

1986 Served on planning committee and inaugural Board of Directors for Graveyard of the Atlantic Museum in Hatteras

REFERENCES

NOEL ALLEN

Legal Counsel, NC State Board of Opticians
919-349-5300

LAUREN HAWLEY, CPA

Independent CPA/Auditor for NC State Board of Opticians
919-639-4825

WILLIAM R. "BILL" PITTMAN

NC Superior Court Judge
Friend, Former Legal Counsel - NC State Board of Opticians
919-271-7861

JENNIFER HAWKINS

Friend, Independent Business Owner
919-612-9030

ROY PENDER

Friend, Former Southport Planning Board Member,
and Former Board Member of Friends of OKI Lighthouse
910-477-6057



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMITTEES

The undersigned is interested in community service and provides this information for use by the Board of Aldermen in considering their qualifications for appointment to the following boards or committees:

Name Ed Ekert

Appointment(s) for which you are applying:

- ABC Board Beautification Committee Board of Adjustment
- Cemetery Committee Forestry Committee Historical Preservation Committee
- Parks and Recreation Committee Planning Board - *FULL VOTING MEMBER*

Do you have a preference? _____

Physical Address: 313 East Brown Street, Unit G, Southport, NC 28461

Mailing Address: 313 East Brown Street, Unit G, Southport, NC 28461

Resident of Southport Yes No For How Many Years? 3.5 years

State and County of Legal Residence: North Carolina, Brunswick

Main Phone Number 704.762.4910 Secondary Number _____

Email Address: Ekert.Ed@gmail.com

You may submit a resume along with your application detailing the following section if you choose.

Education SEE ATTACHED RESUME

Current/Present Employer _____

Past/Most Recent Employer _____

Current Civic/community Participation Currently serving as Alternate Planning Board member.

Reasons you are qualified for this appointment (optional) SEE ATTACHED NOTE.

Do you anticipate any conflicts of interest if appointed? Yes No

Signature *Ed. Ekert* Date 05-Nov-2025

**Please Return to: City Clerk Tori Deviney
tdeviney@cityofsouthport.com: 1029 N. Howe Street, Southport, NC 28461**

APPLICATION FOR APPOINTMENT TO FULL VOTING MEMBER OF PLANNING BOARD

Reasons you are qualified for this appointment...

I am a caring community leader with a long-standing connection to Southport—our family has made memories here for over 15 years, and for the past three years, my wife and I have been proud to call downtown Southport our home. I've served in disaster relief efforts, local and global charities, volunteered with Habitat for Humanity, been a lay pastor and church elder, and currently serve on our HOA board. Professionally, I bring over 20 years of experience in thoughtful, data-driven decision-making, systems thinking, and continuous improvement across complex industries, including Fortune Top 10 global companies. With a strong commitment to fairness, integrity, and community well-being, I'm eager to contribute meaningfully to balanced and compassionate decisions and/or innovative, value-creating ideas as a full voting member of the Planning Board. I am currently an Alternate member of the Planning Board, and started my 3-year term in July 2025. During my first few months as an Alternate member I helped develop a comprehensive primer for new Planning Board members. In the future, I hope to serve the community of Southport in local government.

Sincerely,

Ed Ekert

704.762.4910

Ed Ekert

Greater Wilmington, NC Area | 704-762-4910 | Ekert.Ed@gmail.com | [LinkedIn](#)

Engineering Transformation Leader | Continuous Improvement Expert | Operations & Program Executive

Strategic engineering leader with 20+ years driving large-scale transformation and operational excellence across manufacturing, automotive, retail, and defense sectors. Proven track record of modernizing engineering practices, implementing enterprise-wide Lean initiatives, and integrating digital systems to enhance efficiency and quality. Adept at fostering a culture of safety, performance, and continuous improvement in regulated and technically complex environments.

Core Competencies

- Engineering Process Transformation | Systems Thinking | Data-Driven Optimization
- Lean Six Sigma Black Belt | Organizational Change Management (Kotter & Conner)
- Product Lifecycle & Configuration Management (PLM, MES, ERP, PDM)
- Strategic Roadmapping | Critical Path & Project Delivery Management
- Cross-Functional Leadership | Stakeholder Communication | Regulated Environments
- Engineering Metrics | KPI Development | Operational Sustainability

Professional Experience

GE Vernova Hitachi Nuclear Energy – Wilmington, NC

Engineering Lean Leader | 2025-Present

- Developing and leading a culture of applying lean principles and techniques to engineering processes across the Nuclear portfolio.
- Broadening the application of problem solving & continuous improvement tools & daily management in a way that will improve quality, efficiency, capacity and process reliability.

Pratt Miller, an Oshkosh Corporation Company – Huntersville, NC

Corporate Initiatives Program Manager and Continuous Improvement Leader | 2019-2025

- Reduced rework by 90%+ and project delivery time by 15% by developing and deploying an enterprise-wide Engineering Design Release Process.
- Spearheaded a company-wide Project Delivery Framework that improved project execution and increased margins by 10%+.
- Integrated MES/ERP and MES/PDM systems to improve data accuracy and operational coordination across engineering, manufacturing, and product teams.
- Developed new KPI tracking methods to assist senior leadership in managing financial backlog, improving long-term sustainability.
- Led facility acquisition, securing \$1M+ in grants and increasing operational capacity.

Wheelabrator (Norican Group) – LaGrange, Georgia

Vice President, Engineering and Operational Excellence | 2018-2019

- Drove a 15% increase in engineering output across global teams by reengineering workflows and standardizing processes.
- Applied Lean tools across engineering and supply chain, achieving a 20% improvement in customer delivery timelines.
- Expanded IIoT applications for customer use and internal manufacturing diagnostics.

MTS Systems – Lexington, North Carolina

Plant General Manager & Engineering Manager | 2015 – 2018

- Introduced critical path planning techniques to improve on-time delivery from 50% to 94%.
- Achieved 22% annual sales growth by fostering alignment across sales, engineering, and customer support teams.
- Led development of automated, IIoT-enabled test equipment, improving traceability and quality monitoring.

Lowe's Home Improvement (Corporate Headquarters) – Mooresville, North Carolina

Director, IT Operational Excellence | 2014 – 2015

Lean Six Sigma Enterprise Program Manager | 2012 – 2014

- Established the IT governance function, setting operational excellence standards for the \$1B IT organization.
- Reduced IT project portfolio financial variance by 75%, delivering \$4M+ in documented savings.
- Introduced standardized performance measures across departments; led continuous improvement initiatives supporting IT and supply chain.
- Built and led the company-wide Lean Six Sigma certification program, driving \$15M+ in initial cost savings.

Caldwell Manufacturing Company – Rochester, New York

Director of Engineering | 2010-2011

- Re-engineered processes to improve responsiveness and productivity, boosting engineering output by 30%.
- Pioneered Lean methodologies to foster a Kaizen-driven continuous improvement culture.

Delphi Corporation – Rochester, New York

Site Manager, Chief Engineer – Rochester | 2002 – 2009

- Managed 200+ personnel across engineering, testing, and operations across three sites with full budget and P&L responsibility.
- Developed and implemented a global lean engineering operating system across sites in the U.S., China, Mexico, and Europe.
- Drove a culture of safety — 7M man-hours with zero lost workday injuries.
- Successfully applied the Kotter Change Management Model to build a culture of innovation and continuous improvement in engineering organization.

Early Career with General Motors and Delphi

- Held engineering and leadership roles in design, analysis, and testing for various automotive systems, with key focus on product engineering and dynamic analysis.
- Received two patents for hydraulic damper valves.
- Wrote two SAE papers on the use of simulation and analytics for improving automotive suspension component system designs reducing development lead-times.
- Received three highest technical awards in Delphi Corporation.

Education

- M.S., Mechanical Engineering – Stanford University
- B.S., Mechanical Engineering – University of Rochester

Professional Development

- Lean Six Sigma Black Belt
- Delphi MBA-based business leadership program
- Kotter and Conner change management methodologies

Patents & Publications

- 2 Patents – Hydraulic Damper Valves
- 2 SAE Technical Papers – Process Optimization through Simulation & Design



Planning Services Update – February 2026

Planning Board: Regular meetings of the Planning Board are every 3rd Thursday at 6 p.m. at the Southport Community Building.

The Planning Board adopted formal Rules of Procedure and a new board member handbook at their January 15 meeting. Bed and Breakfast land use standards are being reviewed by staff and new standards will be presented to the Planning Board at the February meeting. Staff will also be presenting changes to the UDO and city codes where appropriate for new laws found in S.L. 2025-94 that were signed into law in October.

Board of Adjustment: Regular meetings of the Board of Adjustment are every 4th Tuesday at 4:30 p.m. at the Indian Trail Meeting Hall. **January – April meetings of the Board of Adjustment will be held at the Southport Community Center – 223 E. Bay Street at 4:30 p.m.**

The Board of Adjustment approved a special use permit for an accessory dwelling unit on Atlantic Avenue and rescinded an appeal to staff's decision on property at the corner of S Caswell Avenue and W Bay Street at their January meeting. The agenda for the February 24, 2026, meeting will include three items: two special use permits for an accessory dwelling unit and an appeal to the staff determination for a ROW encroachment violation at 410 E Bay Street.

Historic Preservation Commission: Regular meetings of the Historic Preservation Commission are every 1st Wednesday at 4:00 p.m. at the Indian Trail Meeting Hall. **January – April meetings of the HPC will be held at the Southport Fire Department Emergency Operation Center (EOC) – 1011 N Howe Street 2nd Floor at 4:00 p.m.**

The draft local historic design standards are updated to reflect the suggested changes from the HPC's January 7, 2026, meeting and are available on the city's website. The suggested changes are results of public comment from the July 2025 public hearing and at other open meetings of the HPC through January 2026. New language is underlined, and deleted language is struck through. All changes are highlighted yellow.

<https://cityofsouthport.com/wp-content/uploads/2026/02/HPC-Recommendations-Design-Standards-1-22-26.pdf>

The HPC continued review of the updated draft local historic district design standards at the February 4, 2026, meeting.

Forestry Committee: Regular meetings of the Forestry Committee are every 2nd Tuesday at 5:00 p.m. at Indian Trail Meeting Hall. **January – April meetings of the Forestry Committee will be held at the Southport Jaycee Building – 309 N Fodale Avenue at 5:00 p.m.**

Staff received notice of the city's certification as a Tree City USA community for the 22nd consecutive year. The forestry committee is starting an inventory of public trees. They will be out and about measuring trees throughout the spring. The annual tree planting continues. Staff are preparing proposed updates to Section 3.18, Tree Protection and Landscape Preservation, to be presented to the committee for input before submitting them to the Planning Board for their recommendation to the Board of Aldermen.

Other Staff Projects:

- The Southport 2050 Comprehensive Plan has been certified by the Coastal Resources Commission.
- The NC Resilient Coastal Communities Program (RCCP) Phase 1 & 2 project is in the beginning stages of preparing a vulnerability assessment report. The early stages include data collection, stakeholder identification, and development of a community engagement strategy. Information will be found on the Development Services website as it is available. This project is fully funded by a grant from the RCCP, through the General Assembly, and the National Fish & Wildlife Foundation.
- The Multimodal Acceleration Plan is moving forward, and the final stakeholder meeting is scheduled for February 12, 2026. Upon completion, the plan will include project details for prioritized pedestrian and bicycle improvements, including cost estimates and funding opportunities. A multimodal grant from NCDOT funds the plan.
- The Southeastern NC Hazard Mitigation Plan Update identifies hazards that can affect the region and actions to reduce the impact of future hazard events. Staff submitted the risk assessment action items for the updated Plan. Future input opportunities will be shared. Updates to the project can be found at the following website. <https://storymaps.arcgis.com/stories/800f3a2d116d437093ce694d241406e7>. The Plan is anticipated to be completed in early winter for local adoption before the April completion deadline.

Staff continue to assist citizens with questions regarding signs, zoning, ROW permits, minor and major subdivisions, minor and major site plans, CAMA Minor Permits, tree permits, special flood hazard areas, text and map amendments, and any other items that come to the Department.



Protecting Quality of Life

Alliance Code
Enforcement LLC

Monthly Report for January
City of Southport

Updated
January 28, 2025

ADDRESS	VIOLATION	STATUS
416 E Bay St	ZV	OPEN
724 N Lord St	MH/JP	OPEN
712 N Lord St	JV	OPEN
806 Clarendon Ave	MH/JV/JP	OPEN
803 Clarendon Ave	JV	OPEN
813 Clarendon Ave	MH	OPEN
801 N Caswell Ave	MH	HOLD
306 W 9 th St	MH/OL	OPEN
926 Hankinsville Rd	MH/JP/OL	OPEN
913 Hankinsville Rd	MH	OPEN
301 W 11 th St	MH	HOLD
712 Clarendon Ave	JV	OPEN
409 N Lord St	MH	OPEN
410 N Lord St	MH	OPEN
410 E Bay St	ZV	OPEN
305 Yaupon Dr Ext	JP/OL	OPEN
503 Clarendon Ave	JP	OPEN
401 N Fodale Ave	OL	OPEN
605 Clarendon Ave	MH/JP	OPEN
315 W 8 th St	JV/JP	OPEN
825 N Caswell Ave	OL/JP/MH	OPEN
829 N Caswell Ave	MH/OL	OPEN
228 W 9 th St	JP	OPEN
913 N Caswell Ave	JV	ABATED
511 W 11 th St	JP	OPEN
609 W 11 th St	ZV	OPEN
514 W 11 th St	JV/JP	OPEN
PID 237DF01412 W 9 TH ST	OL	OPEN
1012 N Caswell Ave	JP	OPEN
210 N Fodale Ave	JP	OPEN
210 E Brown St	JV	OPEN
807 N Howe St	JV	OPEN



Protecting Quality of Life

Alliance Code
Enforcement LLC

Monthly Report for January
City of Southport

Updated
January 28, 2025

1211 N Caswell Ave Apt 3C	MH	OPEN
1211 N Caswell Ave Apt 2A	MH	OPEN
1211 N Caswell Ave Apt 2D	MH	OPEN
1211 N Caswell Ave Apt 5A	MH	OPEN
1211 N Caswell Ave Apt 6C	MH	OPEN
1211 N Caswell Ave Apt 6D	MH/JP	OPEN
PID 237EC036 Clarendon Ave	OL/JV	OPEN
718 Clarendon Ave	OL/JP	OPEN
520 N Caswell Ave	OL	OPEN
205 W Leonard St	OL	OPEN
115 E Howe St	OL	OPEN
PID 237EA013 N Caswell Ave	OL/JP	OPEN
616 N Caswell Ave	OL/JP	OPEN
620 N Caswell Ave	OL	OPEN
PID 237EC026 N Caswell Ave	OL	OPEN
206 Frink Dr	OL	OPEN
507 N Caswell Ave	JV	OPEN
215 W 11 th St	JP	OPEN
803 Clarendon Ave	MH/JP	OPEN
415 W Owens St	JP	OPEN
PID 237DF01408 Hankinsville Rd	OL	OPEN
609 N Caswell Ave	OL	OPEN
PID 222PA00101 E Leonard St	OL	OPEN
116 E Owens St	MH	OPEN
PID 238AD021 Herring Dr	OL	OPEN
PID 238HB00101 Herring Dr	OL	OPEN
306 N Fodale Ave	OL	OPEN
315 Clarendon Ave	OL/JP/MH	OPEN
730 N Lord St	OL	OPEN
PID 237LA01901 Clarendon Ave	OL/MH/JP	OPEN
804 Cape Harbor Dr	OL	OPEN
829 N Lord St	MH	OPEN
PID 237EA002 Clarendon Ave	JV	ABATED



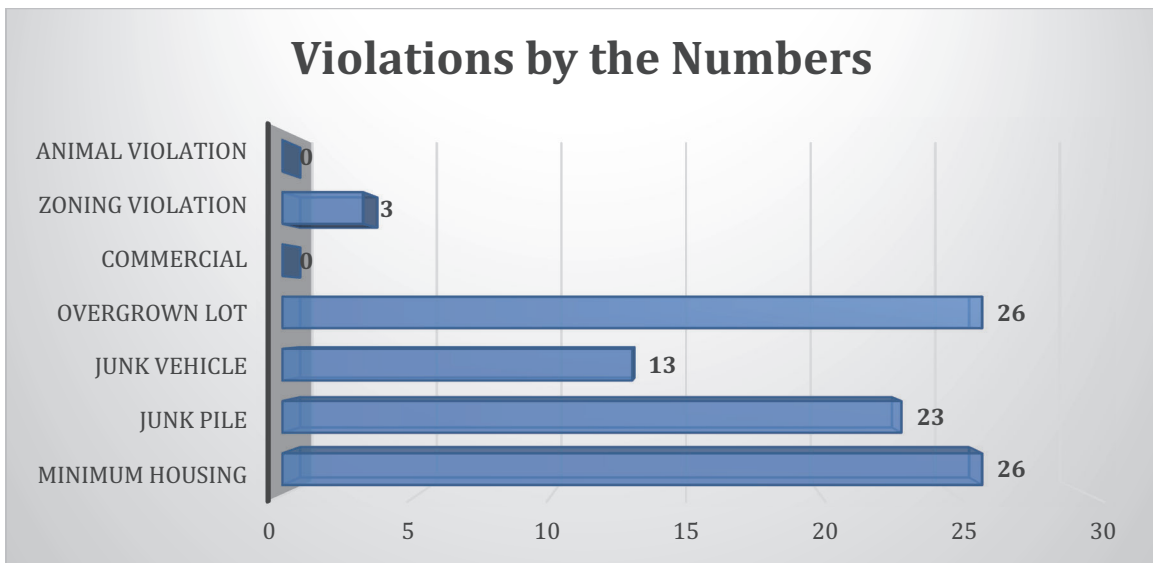
Protecting Quality of Life

Alliance Code
Enforcement LLC

Monthly Report for January
City of Southport

Updated
January 28, 2025

402 N Atlantic Ave	JV	OPEN
6173 River Sound Circle	MH	ABATED
914 Hankinsville Rd	JP	OPEN
802 Clarendon Ave	MH	OPEN





Protecting Quality of Life

Alliance Code
Enforcement LLC

Monthly Report for January
City of Southport

Updated
January 28, 2025

MONTHLY HIGHLIGHTS

- During the month of January, we focused on previously opened cases. After contacting property owners, we successfully ABATED and CLOSED 3 cases. We have opened and addressed a total of 522 Cases to date.
- **6173 River Sound Cir.** – Case was opened for Minimum Housing due to complaints of excessive bright lights from several flood lights and improperly shaded lights that were too bright. After contacting the property owner they have changed the bulbs to 2700K brightness, changed the light shades and stopped the use of flood lights. This Case is Abated and Closed.
- **PID 237EA002(Clarendon Ave.)** – Case was opened in reference to a Nuisance/Junk Vehicle (Chevy Equinox) missing tags and appearing disabled. After contacting the property owners, the Vehicle was removed. This case is now Abated and Closed.
- **913 N Caswell Ave.** – Case was opened in reference to a Nuisance/Junk Vehicle (Chevy Tahoe) located on the right side of the property. After contacting the property owner, the Vehicle was removed. This Case is Abated and Closed.

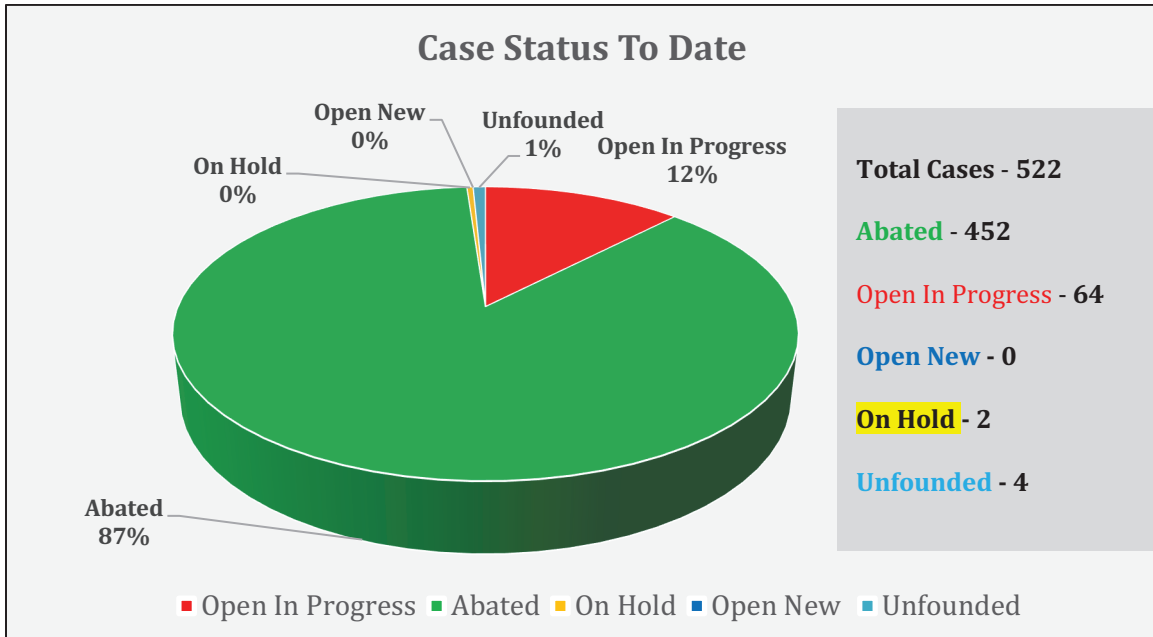


Protecting Quality of Life

Alliance Code
Enforcement LLC

Monthly Report for January
City of Southport

Updated
January 28, 2025





POLICE



Monthly Summary

Police Department

Animal Protective Services

JANUARY 2026

Chief Todd Coring
910-457-7913

tcoring@cityofsouthport.com

Southport Police Department

INCIDENT / OFFENSES

Total Calls for Service: 1236

General Calls (some)

- Alarms – 23
- Meet Complainant – 67
- Suspicious Persons/Activity – 16
- Shoplifter – 2
- Disturbance & Domestic Calls – 26
- 911 Hang-Ups – 8

Traffic Calls

- Traffic Stops – 139
- Motor Vehicle Accidents – 9
- Hit/Runs – 4
- Drunk Driver/C&R/ATL – 26

ARREST / CITATION / CHARGES

- Arrest – 8
- Citations & Warnings – 121

APS Division

- Service Calls – 14
- Bites – 1 Rabies – 0 Impound – 0
- Citation/Warnings – 2 Docupet – 32 of 541

PD Community Engagement

- Special Events/Checks/Patrols – 783
- Golf Cart Registrations – 465 NOTE(3 Last Month)
- ABC Permits Issued – 1
- Special Event Permits – 5
- Community Events – 10



Professionalism, Integrity & Service Above Self

Southport Parks and Recreation Department January 2026 Monthly Report

Before and After school

M-F 6:45 AM with transportation from PR building to school and transportation from school to PR Building and supervision till 5:30pm

Basketball

Open gym hours will return in March 2026

Senior Activities

Senior Preventative Exercise

No impact stretching held at the Senior Building every MWF at 9AM

Senior Crafts

Craft classes are held every Monday at 10AM at the Senior Building

Saturday Morning

Seniors meet every Saturday morning for coffee and light breakfast at the building for fellowship.

Senior Luncheon

Seniors had their monthly luncheon on January 14th

Fitness Classes

Martial Arts

Held at the Jaycee Building Tuesdays at 4:30pm

Yoga

Monday: 10:30am Gentle Yoga
Tuesday: 5:30pm Gentle Yoga
Wednesdays: 10:30am Chair Yoga
Thursday: 5:30pm Gently Yoga
Fridays: 10:30am Gentle Yoga

**Aerobics rotating in Franklin
In FSP, Caviness Park, and LWP**

M-F at 9:00am

Buildings and Facilities Utilized and Rented out by Parks and Recreation

Franklin Square Park
City Pier
Kinglsey Park
Central Office
Waterfront Park
Riverwalk Gazebo
Atlantic Street Park

Caviness Park
Ft. Johnston Tennis Courts
City Gym
Jaycee Building
Ft. Johnston Playground
City Dock
Taylor Field Park

Historic Riverwalk
Lowe/White Park
Garrison Lawn
Keziah Park
Senior Building
Bay Street Overlook
Kayak Launch

Monthly Highlights

- *Youth Basketball games began January 12th. Games are held every Monday, Tuesday, and Thursday evenings from 5:30pm – 9:30pm through mid-March. We have 27 teams ranging in ages 5 – 17.
- * We have a concession stand during game nights throughout the season.
- *Teacher Workdays were held January 2nd and 5th.
- *Attending meetings and prep for July 4th, Spring Fest, and Easter Egg Hunt plus Spring Break Camp.
- *Met with all parties to discuss the concerts series program this spring and summer and any changes.
- *Park maintenance and Southport Forestry Committee replaced 3 live oak trees in Franklin Square Park this month.
- * Vandalized and stole lightning support cables located in some trees in Franklin Square Park. Estimated cost is \$1900. We have contracted Bartlett to replace what was vandalized and stolen.
- *Begin preliminary work on the 27 fiscal year budget. Will be due in February.
- * Wrote and submitted another NCAS grant to fund placing new wall mounted and electrically adjusted heights goals for the City gym. Total cost is \$12,100. The grant pays a maximum of \$10,000. Will hear late February.

2026 Inspections Monthly Report

Month	New Construct	Building	Plumb	Mech	Electric	Gas	Accessory	Demo	Tree Removal	Inspections	Permits Issued
January	7	164	74	67	80	44	2	1	0	448	165
February											
March											
April											
May											
June											
July											
August											
September											
October											
November											
December											