



**CITY OF SOUTHPORT  
BOARD OF ALDERMEN  
REGULAR MEETING AGENDA  
223 E. BAY STREET  
March 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.

**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.”*

- A. Call to Order**
- B. Invocation**
- C. Pledge of Allegiance**
- D. Public Comment (3 Minute Time Limit)**
- 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. Approval of Minutes:
    - 1. June 12, 2025 Board of Aldermen Regular Meeting Minutes
    - 2. June 23, 2025 Board of Aldermen Special Meeting Minutes
    - 3. July 7, 2025 Board of Aldermen Regular Meeting Minutes
    - 4. February 12, 2026 Board of Aldermen Regular Meeting Minutes
  - 2. Veterans Memorial Reef Request — Garrison Lawn
  - 3. Opposition of the Expansion of Chemours' Fayetteville Works Facility
- H. Special Recognition**
  - 1. Women's History Month Proclamation
- I. Agenda**

1. 2026 Brunswick County Schools Bond Presentation  
*Board of Education Chairman Steve Gainey, Superintendent Dale Cole*
2. **PUBLIC HEARING:** ZTA-25-05 Vape / Tobacco Shop - Unified Development Ordinance Text Amendment  
*Planning Services Director Maureen Meehan*
3. **PUBLIC HEARING:** ZTA-26-01 Updates per changes to G.S. 106D - Unified Development Ordinance Text Amendment  
*Planning Services Director Maureen Meehan*
4. Final Plat – Jonas Creek Phase 3  
*Planning Services Director Maureen Meehan*
5. Southeastern North Carolina Regional Hazard Mitigation Plan – Local Adoption  
*Planning Services Director Maureen Meehan*
6. Consideration of Revisions to Noise Ordinance  
*Planning Services Director Maureen Meehan*
7. Board of Aldermen Ethics Policy Discussion  
*City Manager Noah Saldo*
8. Planning Board Appointments

**J. Committee Reports**

**K. Manager's Report**

**L. Mayor's Comments**

**M. Staff Reports**

1. Development Services
2. Police
3. Parks & Recreation
4. Permitting & Inspections
5. Community Relations
6. Finance
7. Fire

**N. Board Comments**

**O. Closed Session**

1. **§ 143-318.11.(a)(3)(6) Closed sessions.**  
*(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged. General policy matters may not be discussed in a closed session and nothing herein shall be construed to permit a public body to close a meeting that otherwise would be open merely because an attorney employed or retained by the public body is a participant.*  
*(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; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee.*

**P. Adjourn**

**June 12, 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, Frank Lai, Lowe Davis,  
Karen Mosteller

**STAFF:** Noah Saldo, Interim City Manager  
Tori Deviney, Deputy City Clerk  
Joey Kronenwetter, Finance Director  
Brady Herman, City Attorney  
Charles Drew, Fire Chief  
Madison Drew, Fire Marshal  
Ralph Treadway, Battalion Chief  
Todd Coring, Police Chief  
Tom Stanley, Public Services Director  
Heather Hemphill, Parks & Recreation Director  
Maureen Meehan, Planning Services Director  
Allayna Dail Taylor, Community Relations Director  
ChyAnn Ketchum, Public Information Officer

**A. Call to Order**

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

**B. Invocation**

Reverend Tim Davis, First Baptist Church, 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**

Ms. Kim Sirkin, 6243 Cottage Creek, native of Southport, addressed the Board regarding the proposed rate increases for rental of the Community Building. She stated her wedding planner experience, and she contended that the proposed \$7,500 rental fee is out of touch with comparable rental facilities in the area. She pointed out that the Community Building does not provide a larger bridal suite that accommodates hair and makeup, there is no groom area, outdoor music is limited to 8:00 p.m., capacity is limited, the outside deck needs to be replaced, and there is no vendor space.

**E. Approval of Agenda**

Alderman Kelley made a motion to approve the Agenda, seconded by Alderman Lai.

**Unanimous vote; motion carried.**

Alderman Davis made a motion to hold voting on all Public Hearing items until the June 23 Board of Aldermen meeting. Motion seconded by Alderman Carroll.

Vote: Aye: Alderman Davis, Carroll, Mosteller

Nay: Aldermen Kelley, Spencer, Lai

Mayor: Yeah

**Motion carried 4-3**

**F. Approval of Consent Agenda (agenda pages 3-9)**

Alderman Kelley made a motion to approve the Consent Agenda, seconded by Alderman Lai.

Discussion

Alderman Spencer explained that the *Resolution Requesting the Assistance of the State for our City’s Stormwater Needs*, approved in the Consent Agenda, was an acknowledgement of a letter received, by the city, from a local Homeowners Association

(HOA) requesting the Board of Aldermen to ask the State to build a bridge at Bonnets Creek Landing in the hopes of abating most of the flooding issues.

**Unanimous vote; motion carried.**

1. FY 25 Budget Amendments
2. Resolution Requesting the Assistance of the State for our City's Stormwater Needs
3. Gold Cart Ordinance Update



**Budget Amendment  
Fiscal Year 2024-2025  
Budget Amendment 11**

WHEREAS on October 17, 2023, the city entered into a Memorandum of Agreement (MOA) as a subrecipient of the Homeland Security Grant Program (HSGP) Grant Number #EMW-2023-SS-00034 by the North Carolina Department of Public Safety (NCDPS); and

WHEREA under this MOA the city agreed this was a reimbursable grant opportunity that required the city to provide the upfront funding; and

WHEREAS on January 11, 2024, the city purchased a Mobile Camera Trailer using General Fund Monies that had been reallocated by the City Manager; and

WHEREAS on March 26, 2025, the city received the grant funding reimbursement and would like to allocate the funds to the account for which they were originally expended.

**NOW THEREFORE BE IT ORDAINED**, by the Board of Aldermen of the City of Southport, North Carolina that the annual budget ordinance for fiscal year 2024-2025 shall be amended as follows:

Revenue	Increase
Police Miscellaneous Grants	\$41,850.00
10-10-3443-0300	
Expenditures	Increase
Capital Outlay – Equipment	\$41,850.00
10-10-4310-5500	

Adopted by the Southport Board of Aldermen in regular session, June 12th, 2025.

*R. B. Alt*

Rich Alt  
Mayor, City of Southport

*Tori Deviney*

Tori Deviney  
Deputy City Clerk



**Resolution #25-0612.01**

**A RESOLUTION OF THE SOUTHPORT BOARD OF ALDERMEN URGING THE ASSISTANCE  
OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND THE  
GENERAL ASSEMBLY FOR STORMWATER HELP**

**WITNESSETH:**

WHEREAS, Bonnets Creek serves as a primary drainage corridor for stormwater for a substantial area of Southport,

WHEREAS, Bonnets Creek HOA has sent a letter to the City and our local member of the NC House of Representatives,

WHEREAS, other neighborhoods in Southport including but not limited to the residents on North and South Fodale Ave have also advocated for help due to stormwater issues and experience flooding even during mild storms,

WHEREAS, the existing infrastructure where Bonnets Creek passes under Moore Street (a state-maintained roadway) creates a severe bottleneck that significantly restricts the natural flow of water. Specifically, the current undersized drainage pipe is further obstructed by a main water line, compounding the restriction of stormwater egress. This situation results in frequent backups and localized flooding, with several homes in the surrounding neighborhoods and other areas of the City which caused repeated flooding,

WHEREAS, potential solutions to Bonnets Creek include Replacing the existing undersized drainage pipes with a larger concrete culvert or Constructing a small bridge structure to eliminate the flow restrictions entirely,

WHEREAS, Southport requires the assistance of the State through the North Carolina Department of Transportation (NCDOT) and other available resources to help address and alleviate these issues,

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

1. The North Carolina Department of Transportation (NCDOT) is hereby requested to assist the City and our residents in helping to address the stormwater needs of the City, particularly the infrastructure of Bonnets Creek,

2. We urge our representatives of the NC General Assembly, Rep. Charlie Miller and Sen. Bill Rabon to advocate for the City with the North Carolina Department of Transportation (NCDOT) and any other available resources to help the City address these important stormwater infrastructure needs.

Adopted this 12<sup>th</sup> day of June 2025.

/s/ Rich Alt, Mayor

/s/ Tori Deviney, Deputy City Clerk

**AN ORDINANCE AMENDING CHAPTER 17  
OF THE SOUTHPORT CODE OF ORDINANCES**

**BE IT ORDAINED**, by the Board of Aldermen of the City of Southport that Chapter 17 Article III, Section 17-80(b) of the Code of Ordinances entitled “**Golf Carts**” and Registration and permit requirements is hereby amended to remove, replace, and add the following:

*(b) Registration and permit requirements.*

*(1) Registration and permit required.* In order to operate a golf cart in the corporate

limits of the City of Southport under this section, the golf cart must be registered annually with the City of Southport using an application furnished by the city. A fee according to the current fiscal year fee schedule, from January 1 through December 31, must be paid to the city before a registration sticker is issued. The registration stick must be displayed on the left rear fender of the golf cart. Low-speed vehicles subject to state regulation and licenses will be exempt from a permit and inspection, but the City of Southport requests low speed vehicle owners to register with the city and obtain a sticker free of charge so the city can maintain an accurate count of low- speed vehicles in Southport.

**G. Agenda**

**1. Paid Parking**

Alderman Carroll made a motion to table any further discussions regarding paid parking “until a time I am no longer on the Board.” Motion seconded by Alderman Lai.

Discussion

Alderman Davis pointed out that in November 2024, the city paid \$50,000 for an independent consultant report on paid parking. She read from page 7 of the report; “We do not recommend paid parking.” City Manager Saldo noted that the report is available on the city’s website. Alderman Davis emphasized the comprehensive detail of the report, everything the consultants looked at, and she questioned why the city would get the report and then consider casting it aside.

Indicating he had not received a single phone call on the issue, Alderman Carroll stressed to the public that the Board does listen to the citizens. He explained that the Board hears presentations from vendors on many things. Alderman Davis likened the paid parking presentation to a “sales pitch.”

Stating that he is personally not a fan of paid parking, Mayor Alt spoke about the limited avenues of revenue, including ad valorem tax, ABC revenues, and other small incremental taxes. He talked about the single biggest cost across the state, i.e., going from a volunteer firemen system to a hired firemen system, and the additional impact that will have on the city’s budget. Mayor Alt welcomed all ideas from the public on how to raise revenues in lieu of raising ad valorem taxes. He suggested a prepared food tax and urged residents to write to their state representatives urging consideration of the tax.

At the request of Alderman Carroll, Alderman Kelley explained how Brunswick County distributes sales tax. She emphasized that Southport’s downtown generates a lot of sales tax, but the distribution is based on population, resulting in St. James, Oak Island, and Boiling Spring Lakes, etc. receiving a larger share than Southport. She recalled a time when the downtown buildings were closed up and she expressed thankfulness for the businesses that have come to Southport. She urged residents to talk to the County Commissioners and state representatives about the distribution of the sales tax.

Vote:

Aye: Aldermen Carroll, Lai, Kelley, Davis, Mosteller

Nay: Alderman Spencer

**Motion carried 5-1**

**RECESS: 10:00 - 10:10 p.m.**

**2. Public Hearing: FY26 Energy Rates (agenda page 10)**

Alderman Kelley made a motion to open public hearing, seconded by Alderman Lai. **Unanimous vote; motion carried.**

City Manager Saldo explained that Duke Energy is increasing electric rates by 3.5% and the city will adopt updated electric rates to reflect this change. He indicated that the new rates will be adopted as part of the budget and fee schedule.

There were no public comments.

Alderman Carroll made a motion to close public hearing, seconded by Alderman Kelley. **Unanimous vote; motion carried.**

### **3. Public Hearing: FY26 Budget (agenda pages 11 – 31)**

Stating that new budget software has been implemented, City Manager Saldo reported that the budget is in great shape operationally and, the Board of Aldermen will vote on the proposed budget during their June 23<sup>rd</sup> meeting. He noted that the estimated cost to upgrade the stormwater system is \$30M. He added that alternate streams of revenue for the city are being researched.

Alderman Spencer made a motion to open public hearing, seconded by Alderman Kelley. **Unanimous vote; motion carried.**

Ms. Bonnie Bray, 515 Quartermaster Drive, addressed the Board regarding the proposed FY 25-26 budget. She contended that many items in the budget needed explanation. She submitted a listing of specific questions to the Board. She spoke about the initial \$1.4M deficit in the proposed budget, and then the robust budget picture currently being presented. She stated there has been no explanation for where the \$1.4M deficit came from and how it was eliminated. She talked about Powell Bill monies designated specifically for paving and sidewalk improvements, an unlabeled \$300,000 general revenue grant, and a \$400,000 American Rescue Plan (ARPA) grant she is unable to find represented in general revenue. She spoke about the people on Fodale Avenue experiencing flooding from the long-standing problem with a drainage ditch that used to be regularly cleared by city personnel. She pointed out there is nothing in the proposed budget for flood mitigation. Noting it is hurricane season, Ms. Bray implored the Board to take steps temporarily to help those people until the grant money to fix the stormwater system is received. Ms. Bray talked about the proposed increase in community building rental fees stating; "We need more

explanation, this is our money, not your money, give us an opportunity to tell you how we would like you to spend our money.”

Ms. Linda Pukenas, 119 N. Lord Street, spoke to the Board. Pointing out the passion and energy that has gone into issues such as right-of-way obstructions, paid parking, and others, Ms. Pukenas stressed that Southport citizens need to be a part of finding solutions to city issues. She emphasized reaching out to state leaders, pursuing a 1% food and beverage tax, and she spoke about the collection of the 3% occupancy tax. She called the Brunswick County distribution of sales tax antiquated and, offering her help, she emphasized finding other revenue streams for the city.

Mayor Alt gave feedback regarding the initial budget \$1.4M deficit and where the money came from to eliminate that deficit: \$600,000+ for the sale of the city property adjacent to Sunny Point, reimbursement by NCDEQ for a sewer study and, \$400,000 in budget cuts. Emphasizing that the Board does listen to the citizens, Mayor Alt reported that a program is underfoot to clear out the stormwater ditches.

City Manager Saldo indicated he would review and email the budget information requested by Ms. Bray and would respond publicly at the June 23 Board of Aldermen meeting.

Alderman Kelley made a motion to close public hearing, seconded by Alderman Lai.  
**Unanimous vote; motion carried.**

#### **4. Public Hearing – Zoning Text Amendment – Section 2.11 Conditional Rezoning** (agenda pages 32-80)

Alderman Kelley made a motion to open public hearing, seconded by Alderman Carroll. **Unanimous vote; motion carried.**

Planning Services Director Meehan explained the applicant-initiated text amendment to Conditional Zoning:

*Conditional zoning is a land-use regulation process where property is rezoned with specific conditions or restrictions tailored to a proposed development. It allows flexibility by permitting changes only if certain agreed-upon requirements – like building design, use limitations, or traffic improvements are met.*

Director Meehan pointed out that the proposed text amendment is not a city-wide zoning ordinance change. She provided an outline of the main points of the proposed language, which will replace the existing conditional zoning in the Unified Development Ordinance (UDO), Section 2.11.

- Updating purpose – new conditional districts created through refined existing zoning districts or creation of site-specific regulations/standards
- Allows conditional zoning district to be proposed in all zoning districts except open space
- Applicant designates proposed standards for the conditional district following the submittal requirement in Appendix A
- All applications must include a master development plan, a narrative of the project, and dimensional standards, including conditions to be agreed upon by the local government and applicant
- All applications will follow the submittal requirements and procedures found in the UDO and North Carolina General Statutes 160D
- A public input must be held prior to the required public hearing
- The subject property will be identified on the official zoning map as a conditional zone

The exact language the applicant has proposed:

*Conditional Zoning districts allow zoning regulations to be imposed upon and adapted to a particular site and its context, and to the anticipated impacts of its future development. Such districts may be achieved through refinement of existing general-use zoning districts or creation of a new conditional zoning district. Where appropriate, a development agreement may provide further certainty regarding any planned development project and greater flexibility than a Planned Unit Development (PUD).*

Director Meehan reported that the applicant has requested that Appendix A, currently in a table format that is not user-friendly, be reformatted to include more clarification for submittals for each type of application.

Director Meehan indicated the Planning Board had reviewed the proposed amendment at three (3) separate meetings and recommended the following additions:

- Required pre-application meeting
- Required technical review committee (TRC) meeting
- Keep existing language 2.11.F. Review of Approval of a Conditional Zoning district
- Required 20% open space

- A major modification to the master development plan after the public input meeting will require a subsequent review and recommendation by the Planning Board to the Board of Aldermen
- Appendix A: Add stormwater to the list of required elements to be included in a conditional zoning application
- Appendix A: Require a development schedule or phasing plan at the time of application
- Appendix A: Require that detailed utility plans must be made available at the time of application of a major subdivision preliminary plat

Director Meehan provided the opinion of Mr. Tom Terrell, the city's development attorney, on several of the proposed changes made by the planning board that do not meet consistency with NC General Statutes Chapter 160D:

- Removing section 211.C.4. which is requiring the master development plan to go back to the planning board after changes
- Removing section 211.E. which is the review and approval of a conditional zoning district after the three years to see if it was progressing
- The TRC meeting is not necessary since it would be required at the preliminary plat or the major site plan approval

Alderman Kelley emphasized taking into consideration the recommendations made by the development attorney when the Board votes on June 23.

At the request of Mayor Alt, Mr. Terrell addressed the Board. Mr. Terrell stated he has 40 years as a development attorney, and he served as chair of the committee that drafted NC General Statutes 160D. He praised the planning board for its hard work on the proposed amendment. He stated additional rationale to his recommendations as outlined by Director Meehan. He emphasized that the language elevates the planning board into being an enforcement body and the planning board has no enforcement powers under state statutes. Answering a question by Mayor Alt, Mr. Terrell stated that if a local government exceeds the unambiguous limits of its authority, anybody who brings an action has their attorney fees paid (by the city). He indicated that North Carolina is a *Dillon's Rule State; the city has only those powers that are granted by the legislature.*

Responding to a query by Mayor Alt, Mr. Terrell clarified that if the city enacts conditional zoning language, it does not set precedent and the city is not obligated to allow conditional zoning to every project that is submitted.

Ms. Brooke Rudd, 4433 Long Beach Road, a second-generation business owner, addressed the Board. She thanked the Board for the time they dedicate, and she emphasized that Southport citizens have entrusted them to do the job on behalf of and in sync with their constituents. She stressed upon the Board the unintentional consequences of words spoken and written, and how they can adversely and positively affect everyone; *“words matter, they carry weight, they gain attention, they are spoken, and they cannot be retracted. How things are packaged and presented can be greatly misunderstood.”*

Mr. Terry Pierce, 707 Longleaf Drive, spoke about the Traffic Impact Analysis (TIA) for the proposed *Waterway* community. He pointed out that the 2021 average daily capacity of NC 87/133 is 27,500 vehicles per day, and the TIA Appendix A has the capacity of proposed developments at 93,009 which will result in 260% of capacity. He stated it is incumbent upon all to reach out to state representatives and the NC Department of Transportation to get Southport the capability of handling the increasing traffic.

Mr. Clark Friese, 758 Skipjack Circle, spoke to the Board. He indicated he had attended the public information meeting regarding conditional zoning and the *Waterway* community development. He pointed out that the presentation made during the public meeting designated 40% of open space, but open space was now listed at 20%. He stated his opinion that open space should be held at 40% as originally presented.

Alderman Kelley made a motion to close public hearing, seconded by Alderman Lai.  
**Unanimous vote; motion carried.**

##### **5. Public Hearing – Development Agreement – Waterway Community** (agenda pages 81-881)

Alderman Carroll made a motion to open public hearing, seconded by Alderman Kelley. **Unanimous vote; motion carried.**

Director Meehan presented an outline of the specifics of a conditional zoning application development agreement between the city and the *Waterway* community to include:

- The subject properties
- Obligation of annexation
- Term limits of the agreement
- Permitted uses
- Architectural standards

- Density intensity
- Traffic impacts
- Environmental protections
- Public access & recreation
- Public facilities
- Property owner associations
- Restrictions and laws governing the development
- Other miscellaneous provisions

Alderman Davis pointed out that all of the information being discussed was available to the public through the city' website.

Alderman Mosteller shared that she had the opportunity to meet with representatives of the Waterway development, and they agreed to require native plantings and dark sky-compliant fixtures. The following bullet point will be added to the architectural guidelines: *“All exterior fixtures shall meet International Dark Skies Association standards and will have a color temperature of 3,000 degrees Kelvin or less.”* Mr. Chad Paul, CEO, Bald Head Island Limited, present in the audience, stated the revisions proposed by Alderman Mosteller were acceptable and will be included in the final agreement.

Mr. Terrell stated that the language of development agreements have to be precise for enforcement purposes and he indicated a motion to change the language would be required. City Attorney Brady concurred. Alderman Mosteller made a motion to amend the language in the development agreement as she previously stated. Alderman Carroll seconded the motion. **Unanimous vote; motion carried.**

At the request of Mayor Alt, Mr. Terrell explained the annexation section of the agreement and when the property would have to be annexed. He indicated the agreement was written to include “trigger” points for annexation early in the process so that no buildings come up (defined as vertical construction) until a petition for annexation has appropriately been filed. He added that the site plan is also a trigger as it has to be recorded. He emphasized that the final plat has to include language in large capital letters, *“THIS LAND IS SUBJECT TO ANNEXATION BY THE CITY OF SOUTHPORT.”* Additionally, every single deed is required to say in large-capitalized letters, *“this property, is subject to an agreement to be annexed by the City of Southport.”*

Pointing out that Alderman Carroll and Mayor Alt were designated to work with attorney Terrell on the development agreement, Alderman Davis asked Mr. Terrell to explain,

for the public, what a development agreement is. Mr. Terrell stated that the first development agreements were made in 2005 by legislation passed by the general assembly to provide extra tools for large-complicated projects. He indicated that both private developers and municipalities pushed for the legislation. The issues were utilities and cities had to have capital improvement plans, to know when they were going to be investing in water lines, sewer lines, road capacity, etc., which asked the questions, *at what point is the developer obligated to bond the project? At what point is the city required to change its capital improvement plan?* Mr. Terrell explained that development agreements tend to be large and complicated, and time-consuming to deal with the details. Because the proposed project spans a long period of time, the development agreement gave both the public and private sectors greater confidence that they could proceed with the complex, large-scale development. Mr. Terrell added that the city will benefit from having a development agreement as the project goes forward into the future.

Alderman Carroll discussed his experience working on the development agreement, getting to know the developers, and their personal intentions. He stated the city is fortunate that the developers have the same values; they have taken every single thing the city brought to them and considered it, there has been compromise, and he indicated he is in favor of, and would be voting yes on the 23<sup>rd</sup>, for conditional zoning and the development agreement. He thanked the Board, the developers, and attorney Terrell.

Mayor Alt spoke of the negotiations that took place, that the Board of Aldermen were kept updated on the progress of the agreement and it was a fully collaborative effort.

Acknowledging her outspokenness against Indigo Phase 2 and conditional zoning as it was originally presented, Alderman Kelley thanked Mayor Alt and Alderman Carroll for their painstaking line by line review of the development agreement. She stated that through the process she saw how the city could benefit by bringing Indigo Phase 2 into the city's corporate limits and she concurred with Alderman Carroll that the city has benefitted by having good developers that kept the heart of Southport in mind. She added she can see the benefit for conditional zoning that will allow the city to bring the Waterway community into the Southport corporate limits and to make sure there is a tax base that comes from that rather than a leech just outside the city limits. She shared her struggles to get to a positive position regarding conditional zoning and the Waterway development. She stated; "I feel really good about where this is. I didn't love the ETJ going away and the ability to negotiate some of that, at the end of the day, I think we are in a good position. I'm thankful for the conversation that happened to get us here."

Stating her support and excitement for conditional zoning, Alderman Mosteller read from the informational packet; “to create a process that allows flexibility and encourages quality projects that cannot be considered or built with traditional zoning districts.” She noted that conditional zoning provides an opportunity to create a development that looks like the rest of Southport, and she spoke about the old area of Southport that she lives in and the fact that currently the UDO did not allow neighborhoods to be built like her neighborhood. “It’s been a long journey and I appreciate you all coming along with us.” she stated.

Pointing out that he is a resident of Indigo Plantation and Waterway will be his neighbor, Alderman Lai expressed his belief that the development will be developed the way Indigo and Bald Head Island were developed; “We’ve got a gem out there. Most of that property is in the county and could have been developed under county regulations. We’ve got what I think is a great opportunity here, I think it’s being done right, I have all the faith that the company will do it right, and I think it’s going to benefit the city a great deal in the long run.”

Alderman Spencer stated his appreciation to Mr. Chad Paul specifically for his loyalty to Southport; “When you introduced yourself, you told me about knowing Colonel Burns, I knew then you knew Southport and the heritage. I appreciate you sticking with Southport when many people before us did not treat you well. Thank you.”

There was no public comment.

Alderman Lai made a motion to close public hearing, seconded by Alderman Kelley.  
**Unanimous vote; motion carried.**

**6. Public Hearing – Conditional Zoning Map Amendment – CZ-25-01  
Waterway Community (agenda pages 882-922)**

Alderman Lai made a motion to open public hearing, seconded by Alderman Kelley.  
**Unanimous vote; motion carried.**

Director Meehan explained that the applicant-initiated zoning map amendment includes 19 lots within the city limits and is approximately 47 acres in size, with currently R-10 and Planned Unit Development (PUD) zoning designations. The request is for Conditional Zoning (CZ). Displaying a map of the area, Director Meehan pointed out the R-10 and PUD zoned sections. She indicated that the Land Use Map has the area listed as medium-density residential, which is approximately 4 dwelling units per acre. She stated

that for conditional zoning, the applicant is required to submit a master development plan that will include the permitted use standards and conditions. She displayed the master development plan, a bubble diagram, that shows the big picture of what things are. It does not provide the exact placement of where things will be, lots will be existing, but it gives an idea of where certain types of development will be in the proposal:

Area A: Marina, approximately 21 acres, will be the non-residential or mixed-use portion of the Project

Area B: Waterfront village

Area C: Residential village areas; townhouses, duplexes, and single-family

Director Meehan stated the project includes a total of 199 dwelling units, 10,000 sq. ft. of non-residential uses, and a maximum of 4.2 dwelling units per acre. The average height is 40 feet, the non-residential height is 45 feet, and the multi-family up to 55 feet. The proposal includes a cluster design (smaller lot sizes, reduced setbacks for single-family homes) in the northern portion of the residential village area adjacent to the county property, and it will be accessed through the county property. Director Meehan reviewed the proposed parking and noted that the developers would provide a parking study if there is a need for one. There will be landscape buffers on the properties that are not within the project area. 20% open space will be provided, approximately 13 acres. She pointed out that there will be sidewalks on at least one side of the road. Director Meehan emphasized that the proposed map amendment is solely for areas within the city. Director Meehan indicated that the planning board recommends approval of the map amendment with the condition the heights are lowered; residential to 40 feet and the maximum non-residential uses at 30 feet.

There was no public comment

Alderman Carroll made a motion to close public hearing, seconded by Alderman Spencer. **Unanimous vote; motion carried.**

**7. Major Subdivision Preliminary Plat SUB-25-01 – Deep Point Marina**  
(agenda pages 923-935)

Director Meehan presented the Planning Board's recommendation of approval for the Deep Point Marina, 1301 Ferry Road, a major subdivision preliminary plat. She indicated that the 18.93 acres consists of three (3) separate parcels, is adjacent to the NCDOT

Southport-Fort Fisher Ferry terminal, and the Landing Subdivision. The proposal is for the subdivision of land with existing infrastructure and there is no other development proposed.

Director Meehan pointed out that a preliminary plat is an administrative decision; therefore, if all standards are met, then the subdivision should be recommended for approval. She added that the request is not a typical major subdivision because all of the infrastructure, access to the property, and utilities are installed and existing. The two (2) applications must go through the preliminary plat process because the request does not meet the subdivision exemption requirements in the statutes and does not meet the city's definition of a minor subdivision.

Alderman Mosteller made a motion to support the recommendations from the planning board and to approve Deep Point's major subdivision preliminary plat for both projects, SUB-25-01 and SUB-25-02. Alderman Carroll seconded the motion.

**Unanimous vote; motion carried.**

**8. Major Subdivision Preliminary Plat SUB-25-02 – Deep Point Marina**  
(agenda pages 936-948)

Director Meehan presented the Planning Board's recommendation of approval for the Deep Point Marina, 1301 Ferry Road, a major subdivision preliminary plat. She indicated that the 52.6 acres consists of six (6) separate parcels, is adjacent to the NCDOT Southport-Fort Fisher Ferry terminal, and the Landing Subdivision. The proposal is for the subdivision of land with existing infrastructure and there is no other development proposed.

Affirmative vote of approval per Agenda Item #7.

**9. Major Subdivision Final Plat – Deep Point Marina** (agenda pages 949-955)

Director Meehan presented the Deep Point Marina Final Plat for Tracts 1-9 on existing Parcels 2380000301 and 2380000302. The request is for the subdivision of existing developed parcels, all infrastructure is installed, and the property is open to the public. She indicated the request conforms to all applicable standards. Director Meehan explained that the request for final plat approval for the above-approved subdivisions is unique in that

usually, after a preliminary plat approval, the subdivision or site plan would have its infrastructure installed and to make sure everything is properly installed and inspected, and then return for a final plat approval. Since all utilities exist, all requirements of the UDO are met, and the staff recommends approval, the final plat can be approved and recorded.

Alderman Mosteller made a motion in support of the recommendation from the planning board to approve the final plat for Deep Point Marina, SUB-25-01 and SUB-25-02 based on conformance with the approved preliminary plats and with the applicable standards of the City of Southport UDO. Alderman Carroll seconded the motion. **Unanimous vote; motion carried.**

## **H. Committee Report**

### **1. ABC Board (agenda pages 956-957)**

Alderman Lai reported that the ABC store had another robust month. The next meeting of the ABC Board will be held Wednesday, June 18, 2025. Alderman Lai reported that members of the ABC Board have taken educational classes.

Alderman Davis reminded everyone that the movies on the Ft. Johnston lawn are underway. Mufasa will be the June 13<sup>th</sup> movie and will begin at 8:30 p.m.

Alderman Davis indicated that *Mothers In Step* will have a meet and greet at Franklin Square Park, June 14.

Alderman Davis reported that the Summer Day Camp is full.

Alderman Davis stated a reminder that children's game will be held at Waterfront Park on July 3<sup>rd</sup> starting at 9:00 a.m.

Alderman Kelley reported that the 4<sup>th</sup> of July Festival is ready for the upcoming 4<sup>th</sup> of July celebration, the calendar is being finalized, and all festival information is on the committee's website.

## **I. Manager's Report**

City Manager Saldo reported that he and Alderman Davis had completed the fire department's Citizen Academy and he encouraged anyone who has not had the opportunity to attend the academy to sign up.

City Manager Saldo reported that in the coming weeks, he and other city employees will be starting a new video series to let residents know what is going on around the city. There will be regular updates on the status of different projects.

City Manager Saldo announced that on Tuesday, June 17<sup>th</sup> at 5:00 p.m. in the Community Building, he will be hosting the second business round table to recognize the city businesses, bring them into the conversation, and continue to work in conjunction with them to determine how the city can better support them.

#### **J. Mayor's Comments**

Mayor Alt complimented Public Service Director Tom Stanley and his staff for quickly addressing a stormwater issue that came to his attention, and that he had reported to the city manager.

Mayor Alt thanked the city manager and Director Meehan for their efforts in getting the agenda packet together amid last-minute language and legal changes.

#### **K. Staff Reports**

1. Development Services (agenda pages 958-965)

#### **L. Board Comments**

Alderman Davis stated that the Juneteenth celebration would be held Saturday, June 21, midday in Caviness Park with food trucks, speeches, music, and good community fellowship. She explained that Juneteenth is the day that the people of Galveston Texas, the westernmost outpost of slave states, found out that two years earlier, the Emancipation Proclamation had been ratified and the slaves had been freed.

Alderman Kelley stated that the 5K Freedom Run, would be held June 28, 7:30 a.m. She indicated the 4<sup>th</sup> of July Festival opening ceremonies would be held on June 27<sup>th</sup> along with the annual Firemen's Competition.

Alderman Spencer wished his wife, Rene, a happy birthday. He further stated; “The big bully has come, taken our lunch money once again. We kicked the can down the road. We haven’t faced the angry mob to take care of our bills, to protect the interests of Southport. Every time somebody from our community outside the city limits comes and tells us what we’re supposed to do with our finances. And now we are stuck again. I guess we are waiting for another election so we can find a board that will have the political will to stand up for Southport and the citizens of Southport. I guess we have to wait until then until we have some courage.”

Thanking City Manager Saldo, Alderman Lai shared that he has a hard time seeing the agenda on a small screen, so he requested a hard copy of the agenda, all 969 pages. He indicated he spent many hours reviewing the information.

**M. Adjourn**

Alderman Kelley made a motion to adjourn, seconded by Alderman Lai.

**Unanimous vote; motion carried.**

By: \_\_\_\_\_

Dr. Joseph P Hatem, Mayor

ATTEST:

\_\_\_\_\_  
Tori Deviney, Deputy City Clerk

(SEAL)



**CITY OF SOUTHPORT  
BOARD OF ALDERMEN – SPECIAL BUDGET MEETING  
INDIAN TRAIL MEETING HALL  
113 W MOORE STREET, SOUTHPORT NC 28461  
JUNE 23, 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, Planning Services Director Maureen Meehan, Police Chief Todd Coring, Parks and Recreation Director Heather Hemphill

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**A. Call to Order**

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

**B. Pledge of Allegiance**

Mayor Alt led everyone in the Pledge of Allegiance

**C. Approval of Agenda**

Mayor Alt entertained a motion to amend the agenda to include Board comments at the end of the meeting as Item E.5. Alderman Carroll moved to approve the amendment, seconded by Alderman Davis. The motion carried unanimously.

**D. Approval of the Consent Agenda**

1. FY25 Budget Amendments

Mayor Alt entertained a motion to approve the consent agenda which was made by Alderman Mosteller and seconded by Alderman Lai. The motion passed unanimously.

**E. Agenda**

1. FY26 Budget

Mayor Alt introduced the first agenda item, consideration of the Fiscal Year 2026 Budget.

Manager Saldo stated that the Board had reached the conclusion of a lengthy budget process and expressed appreciation for the work that had gone into developing the proposed budget. He noted that the City was in a strong position heading into the upcoming fiscal year.

Manager Saldo further stated that staff met with a local business owner the previous week who had previously expressed concerns regarding the Community Building fees. Following that discussion, the proposed fee adjustments were revised to create a more palatable increase while ensuring that the overall budget was not impacted.

Manager Saldo concluded his remarks and requested a motion to approve the FY26 Budget Ordinance and accompanying fee schedule as presented.

A motion was made by Alderman Carroll and seconded by Alderman Lai to approve the FY26 budget ordinance accompanying fee schedule as presented.

Mayor Alt opened the floor for Board comments.

Alderman Mosteller thanked the City Manager and Finance Director for meeting with her during the budget process and expressed appreciation for their patience and the work that went into preparing the proposed budget. She stated that her comments were not intended to change the budget but to raise considerations for the upcoming fiscal year.

Alderman Mosteller expressed concern regarding the need for planning staff to have greater access to attorney review and guidance, particularly in relation to Unified Development Ordinance (UDO) processes, text amendments, and conditional zoning matters. Alderman Mosteller stated that she raised the issue because the next agenda item involved a text amendment related to conditional zoning(CZ).

Alderman Mosteller referenced the prior meeting, during which recommended language forwarded by the Planning Board was identified as inconsistent with North Carolina General Statute Chapter 160D. She noted that Mr. Terrell had specifically identified portions of the language as inconsistent with state statute and further pointed out that some of the language identified as noncompliant was already contained within the City's UDO and was not newly created language.

Alderman Mosteller explained that the City had recently undertaken text amendment updates to bring the UDO into compliance with legislative changes to Chapter 160D. Therefore, she stated it was disconcerting that Mr. Terrell's review of conditional zoning provisions revealed additional compliance issues. She noted that when asked what the result could be if the City attempted to enforce noncompliant language, the response provided was that the City could lose a legal challenge and be responsible for associated costs.

Alderman Mosteller explained that the potential consequence of enforcing noncompliant language, as discussed at the prior meeting, could expose the City to legal challenges and financial liability. Alderman Mosteller emphasized that just as the Board of Aldermen relies on

professional staff to ensure actions are consistent with state law, the Planning Board similarly relies on professional planning staff for accurate statutory guidance. She further stated that the City is fortunate to have a strong Planning Board comprised of citizens who volunteer their time and bring considerable knowledge and dedication to their service. She noted that this commitment is evident at each Planning Board meeting. However, she emphasized that regardless of the dedication of its volunteer members, it is the responsibility of professional planning staff to ensure that the Planning Board's work and recommendations are consistent with state statutes.

Alderman Mosteller noted that while the City provides an attorney to advise the Board of Adjustment during meetings, additional legal guidance and review may be necessary to adequately support the Planning Board's work. She stated that when Planning Board recommendations come before the Board of Aldermen, they are reviewed by the City Attorney as part of the agenda process; however, this occurs after the Planning Board has already deliberated and made recommendations.

Alderman Mosteller stated that, in her view, there are two components to the issue. First, the Planning Board should have confidence that it is receiving the information necessary to make good decisions so that the volunteer time they devote to the City is worthwhile. Second, planning staff must be equipped with the appropriate tools and resources to provide an accurate foundation for the Planning Board's deliberations.

She stated that as part of the upcoming fiscal year's goals and spending considerations, it is important that planning staff have all necessary tools and resources to properly support the work of the Planning Board. She requested that the City Manager help facilitate that evaluation moving forward.

Alderman Davis asked Alderman Mosteller how she envisioned the additional support working and whether she anticipated having an attorney present at Planning Board meetings.

Alderman Mosteller stated that she believed it would be for planning staff, in coordination with the City, to determine what the appropriate process should be. She explained that Planning Board members often work through committees and draft language, and if they are not advised during that process whether what they are considering is consistent with state statute, they may spend significant time developing recommendations that later come before the Board of Aldermen and cannot be supported. She noted that this could result in the Board having to reject provisions after substantial volunteer effort has already been invested.

Alderman Mosteller reiterated that planning staff and the City should evaluate what the process might look like and what tools or resources may be needed to ensure statutory compliance during Planning Board deliberations.

Alderman Davis stated that she was not entirely certain what that would entail and said she was curious as to what that would look like, noting that attorney services involve cost considerations.

Alderman Mosteller acknowledged that additional legal involvement would present a budget impact but stated that, in her view, it would be money well spent. She added that the City is nothing without a plan and explained that the need for this consideration became apparent to her during the prior meeting.

Mayor Alt stated that he agreed with the concern and suggested that, prior to Planning Board recommendations reaching the Board of Aldermen, the City Manager consider whether such recommendations should undergo attorney review to ensure compliance with state statute. He noted that the UDO is a living, breathing document and acknowledged that language previously included may have been inserted inadvertently. He stated that he would prefer that such documents be reviewed by the City Attorney before coming before the Board of Aldermen to avoid debating provisions that may later be determined to be inconsistent with statutory requirements.

Alderman Mosteller stated that she did not disagree with the concerns raised and reiterated that, in her view, the issue needed to be addressed at a foundational level. She stated that Planning Board members should not be working in committees on language that is ultimately inconsistent with state statute.

Mayor Alt responded that her point was well taken and suggested that earlier legal review, before substantial time and effort are spent on drafting text amendments, might be beneficial. He noted that it may be preferable for proposed changes to undergo review before significant energy is invested in developing language that could later be found noncompliant.

Alderman Mosteller agreed and stated that staff would be better equipped to determine what process should be implemented from the beginning to ensure recommendations brought forward are consistent with statutory requirements.

Mayor Alt commented that increased legal review across boards and processes would likely continue to increase the City's legal expenditures, noting that attorney involvement has already expanded to support the Board of Adjustment and other functions.

Alderman Lai stated that having attorney guidance available during the Planning Board's process could save significant time and effort. He noted that without such review, the City risks having to revisit and revise provisions after substantial coordination between the Planning Board and planning staff has already occurred. He commented that it would be preferable to address compliance issues during the initial review rather than having to "go back" later in the process. While acknowledging that additional legal involvement would involve expense, he stated that he believed it would be money well spent.

Mayor Alt asked if there were any additional comments on the matter.

Alderman Mosteller stated that she had concluded her remarks regarding the Planning Board discussion but wished to raise additional questions. She referenced a previously awarded grant

for sidewalks between the ABC Store and Doshier Hospital and noted that the grant is time-sensitive and may expire if not utilized. She stated she wanted to ensure the project remained under consideration.

Alderman Kelley recalled prior discussion regarding routing the sidewalks around the oak trees, and Alderman Mosteller confirmed that had been part of earlier conversations.

Mayor Alt inquired as to who was serving as project lead for the sidewalk grant and noted the importance of clear responsibility given the time-sensitive nature of the funding.

Alderman Mosteller then referenced the one-time revenue received from the recent land sale at Sunny Point and stated that, although those funds would roll into the General Fund balance, she would like the Board to consider earmarking those funds for future land purchases rather than allowing them to be absorbed into the 55%. She stated that because the revenue resulted from the sale of land and is one-time in nature, it may be appropriate to reserve it for future land transactions.

Mayor Alt asked for clarification regarding whether those funds from the Sunny Point land sale were needed to balance the FY26 budget.

City Manager Saldo responded that the funds were not required to balance the budget and would roll into the General Fund balance.

Alderman Mosteller stated that she wanted to confirm her understanding of prior discussions regarding the previously referenced \$1.4 million deficit. She explained that, as she recalled, although the budget reflected a \$1.4 million deficit, overall General Fund growth had increased by slightly more than \$2 million. As a result, while the deficit figure appeared significant, the City was still experiencing net growth in the fund balance and was not without adequate financial resources.

City Manager Saldo confirmed that the earlier deficit concern had been based largely on projected carryover funds from water and sewer operations. He explained that prior discussions assumed that those carryover funds might be lost each year; however, that projection did not fully account for the broader General Fund revenue and expenditure picture. He stated that revenues were exceeding expenditures outside of water and sewer operations and, as a result of overall budget growth, the previously discussed deficit was no longer present.

Alderman Mosteller thanked the City Manager for his patience in clarifying the budget discussion. She then raised one additional item regarding the electric undergrounding fund. She stated that as the City continues to utilize and replenish that fund, it would be beneficial to develop a long-range financial projection to better understand its sustainability. She expressed concern about potentially depleting available resources within a few years without adequate forward planning and requested that staff provide an analysis outlining the long-term outlook for the fund.

Alderman Carroll commented that the undergrounding fund appeared to be in a healthier position.

City Manager Saldo agreed and stated that staff had discussed the possibility of implementing a similar fund balance policy for the undergrounding fund as is used for the General Fund to ensure long-term sustainability.

Alderman Davis stated that she supported the idea of earmarking one-time land sale proceeds for future land purchases and asked whether a budget amendment would be required to do so.

City Manager Saldo responded that a budget amendment was not required at that time. He stated that the Board could revisit the matter and adopt an amendment later in the fiscal year once there was a clearer financial picture. He noted that the Board would have the opportunity to formally address the designation of funds at the appropriate time.

Alderman Davis stated that she simply wanted to ensure the Board did not miss the opportunity to properly account for the funds.

Mayor Alt then commented on the evolution of the City's financial management practices. He referenced prior administrative transitions and noted that new policies and procedures had been implemented over time. He stated that improvements to financial systems and reporting had provided greater clarity regarding expenditures, including undergrounding projects, and expressed appreciation for the administrative staff who had contributed to those improvements.

Alderman Mosteller responded that she would not characterize the prior system as broken, but agreed that the City was progressing and modernizing its processes.

Mayor Alt then asked if there were any additional comments. Hearing none, he restated that there was a motion and a second on the floor to approve the FY26 Budget Ordinance and accompanying fee schedule as presented.

The motion carried unanimously.

## 2. UDO Zoning Text Amendment – Section 2.11 Conditional Rezoning

Director Meehan provided an update regarding the sidewalk project extending from Owen Street toward Doshier. She explained that staff had recently received the agreement required as part of the process and acknowledged that there had been prior miscommunication regarding the engineering responsibilities. It had initially been believed that certain engineering components were already underway; however, the City would be responsible for engineering and construction reimbursement. She stated that the agreement had been received that morning and would be executed by the City and Finance Director so that engineering could move forward with engineering. She further noted that a kickoff meeting was scheduled for that week with Public Works Director Tom Stanley, Building Official Tom, herself, and representatives from the engineering firm.

Alderman Carroll asked whether City staff would be performing the physical labor associated with the sidewalk project.

Director Meehan responded that City staff would not be performing the construction work and confirmed that the City would be contracting the project out.

Director Meehan confirmed that staff had walked the right-of-way with engineers and Public Works to evaluate tree preservation and available space. She stated that most areas had sufficient right-of-way, though the corner near Ninth Street presented challenges due to existing utility junction boxes and the adjacent parking lot at Locals restaurant.

Mayor Alt emphasized the importance of clear project oversight and accountability and referenced prior discussions about assigning responsibility and tracking major projects to ensure they remain on schedule. He stated that projects should have designated oversight to prevent them from losing momentum.

City Manager Saldo stated that he would begin providing monthly updates to the Board outlining the status of active projects, next steps, and projected timelines to ensure improved transparency and tracking.

Alderman Kelley requested that property owners in the affected area be included in conversations regarding potential adjustments. Director Meehan confirmed that property owners would be part of the discussion and that staff were exploring multiple routing options to address site constraints, such as across the street.

The discussion then returned to the UDO zoning text amendment. Director Meehan stated that the required public hearing would be held at the June 12 meeting. She explained that the language included in the Board's packet reflected the applicant's proposal, Planning Board recommendations, and revisions identified by Mr. Terrell. She noted that the Planning Board recommended approval of the proposed amendments.

Alderman Mosteller made a motion to adopt the proposed amendments to UDO Section 2.11 (Conditional rezoning) and Appendix A (Submittal Requirements), along with the associated consistency statement, as recommended by Attorney Tom Terrell.

Alderman Carroll seconded the motion.

Mayor Alt asked if there was any discussion.

Alderman Kelley referenced comments she had made at the previous meeting and encouraged anyone who had not heard them to review that prior discussion.

Mayor Alt called for the vote. All those in favor were asked to signify by saying "aye." There were no opposing votes.

The motion carried unanimously.

### 3. Development Agreement – Waterway Community

Director Meehan stated that the item before the Board was approval by ordinance of the development agreement between the City of Southport and Waterway of Southport, LLC. She explained that the document included in the agenda packet reflected the revisions previously approved by the Board, including provisions related to native plantings and dark sky initiatives.

Alderman Carroll moved to approve the ordinance and development agreement between the City of Southport, North Carolina, and Waterway of Southport, LLC, as presented in the agenda packet subject of the following condition Alderman Carroll moved to approve the ordinance and development agreement between the City of Southport, North Carolina, and Waterway of Southport, LLC, as presented in the agenda packet, subject to the following conditions:

1. City staff is authorized to correct any typographical errors and fill in any blanks in the document for final execution; and
2. Exhibit G of the agreement, containing the UDO, shall be updated to reflect the version of the ordinance adopted by the Board.

Alderman Lai seconded the motion. Mayor Alt then asked if there was any discussion on the topic. Hearing none, he called for the vote. All those in favor were asked to signify by saying “aye.” There were no opposing votes.

The motion carried unanimously.

### 4. Conditional Zoning Map Amendment – CZ-25-01 Waterway Community

Director Meehan presented the next agenda item, which was a request for a conditional rezoning map amendment with an associated master development plan for the Waterway community. She explained that this portion of the property was included within the previously approved development agreement and is located within the City limits. The proposal includes approximately 48 acres with 199 multifamily and two-family units, single-family homes, and approximately 10,000 ft non-residential uses at the marina. Director Meehan stated that the required public hearing would be held at the June 12 meeting and offered to answer any questions.

Mayor Alt asked if there were any questions from the Board.

Alderman Carroll made a motion to adopt the conditional zoning map amendment and master development plan as proposed by the applicant, along with the attached consistency statement and statement of appropriateness.

A second was made by Alderman Lai. Mayor Alt then asked if there was any discussion.

Alderman Kelley stated that she wanted the public to revisit the prior meeting if there were questions regarding how the Board arrived at this point. She noted that the process had been lengthy and emphasized that the matter was not a rubber stamp. She stated that the Board had worked with the developers and landowners over an extended period to make the project possible within the City limits and to ensure that property already located within the City functioned in a manner consistent with Southport's standards.

Mayor Alt addressed public concerns that decisions had been made behind closed doors. He stated that the Board had been in continual contact with its development attorney, "one of the best in the state," to ensure that all procedures were handled correctly. He explained that the Board had authorized certain members to represent the elected body during negotiations (Mayor Alt and Alderman Carroll) and that at each decision point those members returned to the full Board for guidance and direction. He stated that this is the customary manner in which development agreements are handled and that materials were publicly posted prior to formal votes to allow for public comment. He further noted that the project had been the subject of public discussion for several years, with significant public participation at prior meetings. He acknowledged that changes in ETJ authority had altered the circumstances under which the Board could act and stated that he believed the Board had reached the best conclusion possible for the City and its residents under current conditions.

Alderman Carroll Agreed.

Alderman Davis added that the Board had regularly entered closed session over the course of many meetings to receive updates and discuss negotiations related to the project, in addition to other matters when necessary. She stated that the discussions were detailed and often lengthy, and that development negotiations are not typically conducted publicly. She stated that the Board would have got nowhere if the public were aware of every step. She stated that the process had been slow and tedious, but that the Board ultimately reached its current position after careful and deliberate consideration. She acknowledged that while the outcome may not be perfect, it represented a good solution under the circumstances.

Alderman Lai stated that as the project progresses, he believed the City and its residents would ultimately be pleased with the results because it's going to be done right. He expressed appreciation for the effort invested over the years and for the work undertaken with legal counsel to protect the City's interests.

Mayor Alt asked if there were any further comments. Hearing none, he called for the vote. All those in favor were asked to signify by saying "aye." There were no opposing votes.

The motion carried unanimously.

## 5. Board Comments

Mayor Alt began by recognizing Alderman Lai, who stated he had no comments. Alderman Spencer, Alderman Kelley and Alderman Davis also indicated they had no comments.

Alderman Mosteller stated that she had received an email from a legislative subcommittee that House Bill 337, concerning de-annexation and sponsored by Representative Miller, would be heard before the Finance Committee on Tuesday at 8:30 a.m. She stated that she planned to attend and noted that the bill would affect specific parcels within the City limits, including properties located between 12th and 14th Streets where Southport Dog is located and the parcel behind it, as well as the parcel where Southport Motor Cars is located. She explained that these parcels are currently within the City limits and that their removal would have financial and zoning implications. She stated that this action would remove revenue from the budget recently adopted and expressed concern about the broader impact of parcel-by-parcel de-annexation following the loss of ETJ authority.

Alderman Carroll asked for clarification regarding ownership of the properties in question. Alderman Mosteller stated that while the businesses operate on those parcels, the property ownership entities are in different names, and she clarified that she was referencing the parcels by the businesses located there for identification purposes.

Alderman Davis stated that a visible example of potential zoning impacts could be seen on Howe Street, where signage advertises county zoning allowances of up to five stories or more, illustrating the development potential should parcels revert to county jurisdiction.

Mayor Alt first congratulated the Board on the hard work put in by all the members. He addressed ongoing legislative matters, including discussion regarding down-zoning authority and pending legislation. He explained that there had been prior expectations that legislation restoring municipal down-zoning authority would advance; however, it had not crossed over as anticipated. He stated that down-zoning authority would allow municipalities and counties to work collaboratively on overlay districts, particularly along the City's entrance corridor, to address building height, aesthetics, and development standards. He noted that without such authority, county zoning could allow significantly taller structures depending on parcel size and setbacks. He further referenced Senate Bill 205 and ongoing efforts by the League of Municipalities to oppose it.

Alderman Davis asked what specifically the Board hoped citizens would request when contacting legislators. Mayor Alt responded that the City seeks the ability for municipalities and counties to exercise down-zoning authority when appropriate and to oppose parcel-by-parcel de-annexation efforts that adversely affect municipal governance and finances.

Alderman Carroll added that the community should also be urged not to rip the community apart through de-annexation.

City Manager Saldo added that opposition to Senate Bill 205 was also important.

Alderman Mosteller requested that staff notify members of the Finance Committee who would be hearing the bill and provide them with the resolution previously adopted by the Board opposing de-annexation.

**F. Adjourn**

Mayor Alt then entertained a motion to adjourn. Alderman Lai moved to adjourn, seconded by Alderman Kelley. The motion passed unanimously.

The meeting adjourned at 9:40 a.m.

\_\_\_\_\_  
Dr. Joseph P Hatem, Mayor

*ATTEST:*

\_\_\_\_\_  
Tori Deviney, City Clerk



**CITY OF SOUTHPORT  
BOARD OF ALDERMEN – REGULAR MEETING  
COMMUNITY BUILDING  
223 E BAY ST, SOUTHPORT NC 28461  
JULY 7, 2025 | 9:00 AM**

**Present Members:**

Mayor Rich Alt, Rebecca Kelley (arrived at 9:12 am), 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, Police Chief Todd Coring, Fire Chief Charles Drew

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**A. Call to Order**

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

**B. Invocation**

Chief Todd Coring provided the Invocation

**C. Pledge of Allegiance**

Mayor Alt led everyone in the Pledge of Allegiance

**D. Public Comment**

**Larry Ashley – 632 Wild Rose Way**

Mr. Larry Ashley began by greeting the Mayor, the Board of Aldermen, and the Southport community. He opened his remarks on a positive note, congratulating the 4th of July Committee and recognizing the collaborative efforts of the Police Department, Fire Department, Public Services, City Hall staff, Community Relations, the Mayor, the Board of Aldermen, and the citizens of Southport for what he described as a “fantastic” week of celebrations. He praised the fireworks and parade, calling the events “awesome” and “even better,” and described the overall celebration as “just fabulous.”

Mr. Ashley stated that the success of the holiday reflected the spirit of the community coming together and noted the significant number of visitors drawn to the City. He expressed interest in

knowing how much revenue the celebration generated for the local economy, stating he believed it was likely “a bizarre amount of money” that benefited local businesses and vendors alike.

Transitioning to his primary concern, Mr. Ashley stated that he wished to speak about policy, specifically regarding the upcoming board and committee appointments listed on the day’s agenda. He explained that after reviewing the application materials, he found that nine boards or committees had seats either expiring or vacant.

He outlined the timeline of the application process, noting that when applications were first due on April 30th, there were 25 applicants applying for 38 different seats, and that all boards except Forestry had sufficient applications. He stated that the positions were reposted with a new deadline of May 6th, resulting in nine additional applicants applying for 17 different seats. He remarked that “somebody got on the phones,” and noted that every board except Cemetery received at least one additional applicant, including four additional Planning Board applications. He summarized that the Board now had 35 applicants for a total of 55 seats to review.

Mr. Ashley expressed concern that the ordinance governing the posting and appointment process was written too strictly, particularly in cases where a chair or vice-chair was up for reappointment and required participation from the Mayor or Mayor Pro Tem in interviews. He stated that scheduling conflicts resulted in delays, leading to a month-long process and appointments occurring two months after the original posting. While acknowledging that officials have vacations and family obligations, he stated that in his opinion the ordinance “doesn’t really work all that well” and should be revised.

He then raised a second concern regarding the decision to repost the positions without a vote or conducting initial interviews. He stated that because all but one board had sufficient applicants initially, the decision to repost “does not pass the sniff test.” He suggested that the reposting may have been used as a mechanism to remove individuals from boards that you don’t like, specifically referencing Planning Board Chair Sue Hodgin. He stated that he had heard there was a move to remove Ms. Hodgin due to comments she made about the Mayor.

Mr. Ashley clarified that he and Ms. Hodgin are politically “way apart,” but stated he would defend her right to free speech. He described her performance as Planning Board Chair as fair, stating that she ran difficult meetings within the confines of the law and Robert’s Rules of Order and provided opportunities for all who wished to speak. He further stated that during her tenure, the City, with the assistance of planning staff, made progress in updating the Unified Development Ordinance (UDO), and he characterized her as a key contributor whose absence would be a loss to the Planning Board.

He asserted that personal disagreement or political differences should not be a qualifier for appointment decisions, nor should friendships or campaign contributions. He stated that appointments should be based solely on who is best qualified to serve.

Mr. Ashley referenced prior Planning Board matters, including the Planning Board not being requested to present its findings regarding use of the old City Hall to the Board of Aldermen. He also referenced a request by the Planning Board during recent conditional zoning deliberations to have legal counsel present, stating that request was denied. He noted that the City had spent significant funds on legal services during the conditional zoning process and expressed disbelief that the Planning Board's request for legal assistance had not been granted. He further stated that the Planning Board Chair had not been given the opportunity to present Planning Board recommendations directly to the Board of Aldermen regarding conditional zoning matters.

He concluded by stating that the Board of Aldermen has the authority to appoint members to boards and committees but emphasized that it is not the Board's role to "snub" committees based on disagreement or preference. He stated that appointments should reflect individuals with genuine interest and contributions to offer, and that anything less would be a disservice to both the individual applicants and the broader community.

#### **Bob Lambert – 109 W. Nash St**

Mr. Bob Lambert introduced himself as a resident of 109 West Nash Street and stated that he is a newly appointed member of the Planning Board. He explained that he has never previously held political office and described himself as largely apolitical.

Mr. Lambert stated that he attended to express his support for Planning Board Chair Sue Hodgins. As a new member, he emphasized the importance of leadership that provides guidance, institutional knowledge, and historical context. He stated that Chair Hodgins has demonstrated a strong ability to teach new members and provide background on prior actions and decisions affecting the City of Southport.

He remarked that he could not think of anyone better to learn from and expressed concern that removing the most qualified and experienced member of the Planning Board could result in a loss of experience and continuity. He asked the Board of Aldermen to consider the potential impact of losing that experience when making their appointment decisions. He thanked the Board for their time.

#### **John Bove – 305 E. West St**

Mr. John Bove introduced himself as a resident of 305 East West Street and a current member of the Planning Board. He began by thanking the Board and the Mayor for the opportunity to speak.

Mr. Bove explained that the Planning Board is appointed by and serves the Board of Aldermen by providing technical and procedural support. He noted that the Board operates under the Unified Development Ordinance (UDO) and emphasized that one of its strengths is the ability to function outside of politics while focusing on procedures, policies, and long-term planning for the benefit of Southport residents.

He stated that the Planning Board's unofficial motto is "do the right thing," and said that this theme has guided both full board meetings and committee meetings. He attributed much of that tone and direction to Chair Hodgins's leadership.

Mr. Bove referenced the responsibilities of the Planning Board as outlined on the City's website, specifically reading the first listed responsibility: to acquire and maintain current information necessary to understand past trends, present conditions, and forces that may cause change. He stated that, in his opinion as a relatively new member, Chair Hodgins is best suited to continue serving given the importance of historical knowledge and procedural understanding in fulfilling that responsibility.

He described her leadership style as welcoming input, organized, and focused, and stated that her knowledge of history and process is critical to the Board's function. He urged the Board of Aldermen to reappoint her and expressed concern that appointments based on politics rather than qualifications would not serve the best interests of Southport residents. He thanked the Board for its consideration.

#### **Fred Fiss – 216 N. Atlantic Ave**

Mr. Fred Fiss introduced himself and stated that he has served on the Planning Board for approximately three years. He expressed his support for the reappointment of Sue Hodgins to the Planning Board.

Mr. Fiss offered sincere praise for her leadership as Chair, describing her as exceptionally knowledgeable, fair, thoughtful, and open-minded. He stated that her succinct leadership style allows her to present ideas in a clear and organized manner and effectively guide meetings.

He further noted that Chair Hodgins remains informed on relevant legislative matters, including House and Senate bills that may impact the Planning Board and the broader community. He stated that her involvement extends beyond the Planning Board, referencing her participation in the Garden Club of Southport as an example of her commitment to the community.

Mr. Fiss stated that integrity is a hallmark of her leadership and emphasized that she is willing to express her opinions and observations, even when they may be critical. He characterized her contributions as invaluable and expressed gratitude for her service as Chair.

In closing, Mr. Fiss made a lighthearted remark that efforts are underway to make the Forestry Committee "more glamorous," so that individuals would be "lining up out the door" to serve on it.

#### **Kevin Locklin – 209 N. Lord St**

Mr. Kevin Locklin introduced himself as Vice Chair of the Planning Board. He stated at the outset that his comments were based solely on his experience serving with Sue Hodson on the Planning Board and would not include any information discussed during committee hearings

involving Frank Lai, Rebecca Kelley, or himself when recommendations were being made to the Board of Aldermen. He emphasized that he did not wish to violate the confidentiality or sanctity of committee discussions.

Mr. Locklin stated that the Board of Aldermen should ask itself why every member of the Planning Board felt compelled to speak in unity in support of Chair Hodson. He suggested that the Board consider why such unified support was expressed and whether it reflected broader concerns about political influence in appointment decisions. He stated that in his view it is unequivocal that every member of the Planning Board believes in her leadership, education, unselfishness, skill, and knowledge.

He referenced the role of board liaisons and stated that during the time Frank Lai, Rebecca Kelley, and Mr. Lay served as liaisons, comments regarding the Planning Board had been positive, including statements describing it as the “best” and “hardest working” Planning Board. He attributed that cohesion and productivity to Chair Hodson’s leadership.

Mr. Locklin explained that Chair Hodson had encouraged the formation of committees in order to improve efficiency and avoid prolonged deliberation by the full board. He referenced committee work related to Conditional Zoning matters, the Yacht Basin, signage, lighting, and other issues, stating that she selected committee members based on relevant backgrounds to ensure thoughtful analysis and sound recommendations. He clarified that she did not dictate outcomes, referencing the courthouse discussion as an example where the idea originated from him rather than from her, and noting that the committee reached an amicable conclusion through collaborative work.

He stated that the Board of Aldermen is charged with selecting the best candidates from the pool of applicants and encouraged members to consider factors such as tenure, experience, and qualifications. He noted that Chair Hodson has served in Southport for 12 years and is Executive Director of the North Carolina Board of Opticians. He questioned what had changed since her prior reappointments that would now call her qualifications into question.

Mr. Locklin stated that transparency requires objective evaluation rather than political motivation, re-election considerations, or disagreement. He said that to his knowledge no member of the Board of Aldermen or the Mayor’s office had ever approached Chair Hodson or other Planning Board members with critiques, concerns, or corrective guidance regarding her performance. He acknowledged that she has spoken publicly at Board of Aldermen meetings regarding policies, conditional zoning, and the Yacht Basin, but stated that in his opinion her statements were not factually incorrect.

He further stated that disagreement does not equate to vilification and that differing viewpoints should not result in punitive action. He referenced concerns he had heard regarding members being questioned about voting alignment and expressed that such situations suggest improper motivation.

Mr. Locklin stated that the Board of Aldermen represents the people of Southport and should demonstrate strength, fairness, honesty, and openness to debate. He shared a personal anecdote from early in his legal career when he clerked for Federal Judge Orin R. Lewis in the Eastern District of Virginia. He described how he was selected from a large applicant pool after disagreeing with the judge during an interview, explaining that the judge valued independent thinking rather than agreement for its own sake. He stated that this experience taught him that differences of opinion lead to inquiry and ultimately to truth.

He urged the Board to evaluate applicants based on merit and accomplishments rather than political considerations and stated that doing so would demonstrate fairness and earn respect from the community.

In closing, Mr. Locklin acknowledged that the Board may respond to public comment but noted that speakers do not have the opportunity to reply further. He encouraged those present and those viewing remotely to consider the Planning Board's daily interaction and working knowledge of Chair Hodson's performance when weighing any contrary comments that may be made. He thanked the Board for its time.

#### **Bonnie Bray – 515 Quarter Master Dr**

Ms. Bonnie Bray introduced herself as a resident of Southport and stated that she is not a member of the Planning Board. She expressed pride in Sue Hodson's leadership during her tenure as Chair of the Planning Board. Ms. Bray stated that she has paid close attention to Planning Board matters due to issues that were of deep concern to her personally and said she has been proud of the Board's work, noting that much of it is reflected in the public record.

She commended the Planning Board as a whole, describing its members as highly qualified individuals who care deeply about the City. She stated that although she had not originally planned to speak on Chair Hodson's behalf, she felt compelled to do so as a resident and expressed appreciation for other speakers who had publicly supported her leadership.

Ms. Bray then shifted her remarks to the topic of transparency. She stated that she had intended to address the budget amendment specifically, but emphasized that her primary concern was transparency in the budgeting process.

She referenced the budget amendment on the agenda proposing the transfer of \$575,000 from fund balance to fund a contract for architectural services to renovate the old City Hall building for use as a police department and public meeting space. She noted that in the past, Up Your Arts had entered into a contract with Lyle Architecture & Design for approximately \$68,000 to provide architectural services related to renovation of the same building, which included an addition and interior modifications. She expressed surprise at the difference in contract amounts and stated that the price differential was significant.

Ms. Bray then summarized the timeline outlined in the budget amendment, stating that on March 3, 2025, the Board of Aldermen voted to designate the old City Hall building for use by the Police Department and as Board chambers and requested a recommendation from the Planning Board. She further stated that on April 10, 2025, the Board voted to move forward with plans to use the building in that manner. She noted that an RFQ was subsequently issued, six architectural firms responded, and on May 28, Moseley Architects was selected following staff committee recommendation.

Ms. Bray stated that because the architectural selection was finalized on May 28, the Board of Aldermen was aware during the spring budget process that the City would need to allocate \$575,000 for the contract. She expressed concern that the recently adopted Fiscal Year 2026 budget did not include this transfer from fund balance and stated that the Board had publicly noted that the adopted budget did not appropriate fund balance funds. She characterized the proposed transfer at the first meeting of the new fiscal year as inconsistent with those prior statements and described it as hypocritical.

Ms. Bray concluded by stating that she found it difficult to reconcile the public discussion of a balanced budget without fund balance appropriation with the proposed transfer now before the Board.

**Email Submitted by Mr. Roy Pender (read by City Clerk Deviney)**

City Clerk Deviney stated that she had received one emailed public comment the previous evening and proceeded to read it into the record.

The email was submitted by Mr. Roy Pender, who stated that until October of the prior year he had served as a member of the Southport Planning Board. He explained that he and his wife made the difficult decision to leave Southport after nearly 20 years as residents. During their time in the community, he stated that they observed the City grow from what he described as a “sleepy river town” into a highly desirable place to live, shop, and visit. He expressed concern that rapid growth, combined with the unexpected loss of the City’s Extraterritorial Jurisdiction (ETJ), placed Southport at risk of losing the identity that had drawn many residents there.

Mr. Pender stated that this concern motivated him to accept an appointment to the Planning Board, as he believed planning was a key mechanism for guiding thoughtful growth. He referenced his professional background, noting more than 50 years of experience practicing landscape architecture and land planning and working alongside planning boards and elected officials.

He stated that both prior to and during his service on the Planning Board, he observed that board members shared a commitment to carefully guiding the City into the future. He described Sue Hodson as a leader who understands the challenges facing Southport and who possesses the wisdom to make difficult decisions, even when those decisions may be unpopular at the time.

Mr. Pender concluded his email by urging the Board of Aldermen to consider Ms. Hodson's reappointment so that she may continue assisting the Planning Board and contributing to the complex planning decisions facing the City.

### **E. Approval of Agenda**

Mayor Alt announced the next item of business as approval of the agenda and asked whether there were any motions to adjust it.

Alderman Carroll made a motion to remove Item G3, "Old City Hall/courthouse Architecture Firm Selection", and to postpone consideration of that item to a future date.

Alderman Davis asked whether he had a specific time in mind. Alderman Carroll stated that he believed the Board could coordinate calendars and suggested he would like to see a special meeting dedicated to the matter.

Mayor Alt clarified that, if the agenda were approved as presented, the Board would later enter closed session regarding contract discussions. He emphasized that the closed session would not be secretive in nature, but explained that contract negotiations are conducted in closed session and are not publicly displayed while under discussion. He further stated that no contract had been approved by the Board of Aldermen for architectural design services; rather, a recommendation had been made and placed before the Board for consideration. He reiterated that Alderman Carroll's motion sought to postpone action on that recommendation.

The Mayor asked whether there was a second to the motion. Alderman Kelley Seconded the motion.

Alderman Mosteller stated that she wanted to ensure there would be an opportunity to work with the schedules of three firms she hoped could attend a meeting to answer questions.

Mayor Alt responded that he believed those questions would be addressed during the closed session.

The motion passed unanimously.

The Mayor asked where there was a motion to approve the agenda as amended with the removal of Item G.3. Alderman Lai made the motion, and it was seconded by Alderman Carroll. The motion passed unanimously.

### **F. Special Recognition**

Mayor Alt announced that the next item was a Special Recognition of Parks and Recreation Month and proceeded to the podium. He invited Parks and Recreation Director Heather Hemphill to join him.

Mayor Alt delivered a proclamation recognizing July as Parks and Recreation Month in the City of Southport. He stated that parks and recreation services are vital to municipalities at all levels,

serving children, adults, and families, and that Southport's parks are tremendous community assets. He referenced the waterfront as one of the City's most significant attractions.

WHEREAS the City of Southport's Board of Aldermen recognizes that the parks and recreation field is a diverse and comprehensive system that improves personal well-being, fosters social connectedness, safeguards the environment, and

WHEREAS, quality parks, recreation facilities, and community programs enhance Southport's livability, attract visitors, and help make our city a desirable place to live, work, retire, and play; and

WHEREAS, dedicated park and recreation professionals plan, build, maintain, and program these facilities, strengthening community cohesion and resilience, connecting people with nature and one another, and promoting opportunities for healthy living, social equity, and environmental stewardship; and

WHEREAS, the Board of Aldermen values the vital work performed every day by Southport's Parks and Recreation staff and volunteers, providing safe, inclusive, and welcoming spaces; offering lifelong learning and recreational opportunities for children, youth, adults, and older adults; and preserving the natural beauty and historic character that define our coastal community.

NOW, THEREFORE, BE IT RESOLVED the City of Southport Board of Aldermen does hereby proclaim July as "Park and Recreation Month" in Southport, North Carolina.

ADOPTED THIS 7<sup>th</sup> DAY OF JULY 2025

He invited Director Hemphill to speak.

Director Hemphill thanked the Board, City staff, and citizens for their continued support, stating that the department's success depends on that support. She recognized three Parks and Recreation Advisory Committee volunteers in attendance: Emma Thomas, Roberta Doshier, and Stephanie Jackson, and asked them to stand for acknowledgment.

Director Hemphill also announced that on Friday, July 18, from 2:00 p.m. to 3:00 p.m., the department would host a community event in Franklin Square Park offering free snow cones and an opportunity for the public to meet Parks and Recreation staff and advisory committee members, ask questions, and share ideas. She noted that information about the event would be shared on the City's website, newsletter, and social media platforms.

Mayor Alt thanked Director Hemphill.

## **G. Agenda**

1. Southport Specialty License Plate

Public Information Officer (PIO) ChyAnn Ketchum presented the finalists for the proposed Southport specialty license plate. She stated that the project had been in development for some time and that she was excited to present the results.

PIO Ketchum reported that 26 total submissions were received from the community. A staff jury reviewed the submissions with all identifying information removed to ensure an unbiased process. The jury utilized a numerical ranking system and a rubric with specific evaluation criteria rather than subjective preference. Based on the scoring results, the top six designs were selected as finalists.

PIO Ketchum explained that in order for the specialty plate to be considered by the North Carolina General Assembly, a minimum of 500 pre-registrations must be secured. She stated that the entire State of North Carolina would be eligible to purchase the plate once approved, and that anyone in the state could submit a pre-registration.

She noted that the submissions were collected through eventy in collaboration with the Community Relations Department and expressed appreciation for that partnership.

The six finalist designs were displayed individually and then shown together side-by-side for comparison.

Mayor Alt raised a procedural question regarding how the Board would reach consensus given the subjective nature of artistic preference. PIO Ketchum explained that the finalists had already been narrowed from 26 to six based on rubric scoring and stated that the Board could proceed by motion and discussion.

City Manager Saldo suggested that members could nominate preferred options and effectively conduct a straw poll to determine majority support.

Alderman Mosteller informally referenced Option One as her nomination during discussion.

Alderman Davis moved to select Option One, stating that while all designs were strong, Option One was the most visible and identifiable from a distance and would be easiest to recognize as a Southport plate. She commended all of them though.

A motion was made by Alderman Davis and seconded by Alderman Carroll. Upon vote, the result was a 3–3 tie.

Yea – Alderman Mosteller

Yea – Alderman Carroll

Yea – Alderman Davis

Nay – Alderman Kelley

Nay – Alderman Spencer

Nay – Alderman Lai

Mayor Alt acknowledged the tie and, noting the irregular situation, offered to allow additional discussion before casting a deciding vote so that all members could express their preferences.

Alderman Spencer moved to select Option Three. No second was received, and the motion failed.

Alderman Kelley moved to select Option Two, seconded by Alderman Spencer.

Alderman Mosteller stated that while Option Two was attractive as artwork, the lettering “Southport” would be difficult to read at the scale of a license plate. She noted that, from a graphic standpoint, Option One was stronger in terms of visibility and clarity. However, she expressed her love for her Option Two.

The vote on Option Two resulted in two affirmative votes, and the motion failed.

Yea – Alderman Kelley

Yea – Alderman Spencer

Nay – Alderman Lai

Nay – Alderman Davis

Nay – Alderman Carroll

Nay – Alderman Mosteller

Alderman Davis renewed her motion to select Option One as the official Southport specialty license plate design. The motion was seconded by Alderman Mosteller. Upon vote, the motion passed 5–1.

Mayor Alt announced that Option One was selected.

PIO Ketchum thanked the Board for its patience and stated that marketing materials had already been prepared. She indicated that an announcement could be made following the upcoming meeting and that pre-registrations would begin through social media, the City newsletter, and other communication channels.

Alderman Spencer asked about the scope of the market, specifically whether the plate would be limited to residents within Southport city limits. PIO Ketchum clarified that, once approved, the specialty plate would be available to the entire State of North Carolina. She explained that any North Carolina resident could submit a pre-registration and eventually purchase the plate, allowing visibility for Southport from “the mountains to the coast.”

Alderman Lai asked whether there was a minimum number required before the plates could be produced. PIO Ketchum confirmed that 500 pre-registrations are required before the proposal can be submitted to the General Assembly for consideration. Alderman Lai remarked that it was possible the threshold might not be met. PIO Ketchum responded that she had confidence in both the people of North Carolina and the residents of Southport, particularly those in the 28461 zip code, that the goal would be achieved. She reiterated her objective of having the 500 pre-

registrations and associated funds ready for submission by February 15, 2026, for consideration during the 2026 legislative session. She stated that if the goal were not met by that time, the City would continue collecting registrations for submission during the 2027 session.

Alderman Davis asked about projected revenue.

PIO Ketchum explained that the specialty plate fee would be \$30 per plate, of which \$20 would return to the City and \$10 would go to the State's special fund. If the minimum 500 plates are sold, the City would receive at least \$10,000 in revenue during the first year. She stated that proceeds would support public information and emergency communication initiatives, including collaboration with public services and emergency services.

Alderman Carroll thanked the community members who submitted artwork and expressed appreciation for the level of civic participation.

## 2. Lowe White Bridge Project

City Engineer Bob Jarvis presented information regarding the Lowe White Foot Bridge, which connects Lowe White Park to the East Brown Street area. He stated that inspections of the bridge's superstructure components over the past several years have revealed deterioration in the wood piles, caps, stringers, decking, and handrails. He noted that staff has been aware of the ongoing deterioration and that bridge rehabilitation had been included in the City's Capital Improvement Program several years prior.

Mr. Jarvis reported that more recent inspections have revealed accelerated deterioration, making it necessary to advance the project timeline. He explained that the proposed project would include demolition and disposal of deteriorated walkway elements and replacement of the superstructure with new concrete and timber components.

He stated that the contractor anticipates the work could be completed within approximately four weeks once construction begins. Construction is expected to commence by mid-August, pending permit approvals and delivery of materials.

Mr. Jarvis reported that staff obtained quotes from qualified contractors and is recommending that the City enter into an agreement with McPherson Marine Services. He noted that McPherson Marine has previously completed work within the City in a timely manner and that their construction quality has been of the upmost quality.

Mayor Alt stated that the documentation provided to the Board was self-explanatory and noted that the bridge has been a topic of discussion for some time. He asked whether there was a motion.

Alderman Mosteller moved to authorize the contract with McPherson Marine Services for construction of the Lowe White Park bridge improvements and to appropriate \$200,000 for the project. A second was made by Alderman Kelley.

Hearing no discussion, Mayor Alt called for a vote. The motion passed unanimously.

## **H. Board and Committee Appointments**

### **1. Airport Commission**

Mayor Alt introduced the Airport Commission appointment, noting that it is a longstanding commission that some residents may not be aware exists. He explained that the appointed representative serves as the City of Southport's liaison regarding matters at the airport, including construction activity, risk management considerations, insurance issues, and other factors affecting the economic well-being of the region.

Mayor Alt stated that he and Colonel Gore conducted interviews with the three applicants for the position. He noted that all three candidates were enthusiastic about serving and expressed appreciation for their willingness to be considered.

He provided background on current developments at the airport, including the addition of a new taxiway, the planned doubling of hangar capacity, and an \$18 million grant awarded by the State to support those improvements. Given the scope and technical nature of the ongoing projects, Mayor Alt stated that, after careful consideration, he and Colonel Gore unanimously agreed to recommend Frederick Guerrero, commonly known as "Flick," for appointment. He cited Mr. Guerrero's extensive experience in runway construction and repair, as well as oversight of Air Force bases, as the deciding factor in their recommendation.

Alderman Spencer moved to appoint Frederick Guerrero to the Airport Commission. A second was made by Alderman Mosteller.

Mayor Alt called for discussion. Hearing none, he called for a vote. The motion passed unanimously.

### **2. Beautification Committee**

Alderman Mosteller began by noting that the Mayor had referenced unanimity in the Airport Commission interview process and stated that she wished to clarify her approach for the Beautification Committee recommendations. She explained that during the previous year, in response to a lack of consensus within an interview committee, Alderman Davis had recommended to consider applicants individually motions when the committee was not unanimous. She stated that because the Beautification interview committee was unanimous in its recommendations, she would present the candidates as a slate rather than individually.

Before presenting the nominations, Alderman Mosteller took time to recognize the extensive work performed by Beautification Committee volunteers. She highlighted efforts including staining and repairing benches, swings, and picnic tables along Bay Street and in City parks; assisting Parks and Recreation at their request; partnering with Public Works and the Historical

Society; installing commemorative bricks at the Fort Johnston Visitor Center; maintaining the Yacht Basin boat display; repainting historic wooden City signs; maintaining approximately fifteen stewardship garden locations throughout town; assisting with debris removal after storms; cleaning historic markers twice annually; tagging poles for sailboat wreath placement and art banners; and conducting regular monthly workdays along with additional pop-up volunteer efforts.

She stated that it is her honor to serve as liaison and that she has witnessed firsthand the dedication and commitment of the committee members and volunteers. She noted that interviews were completed on June 10 and thanked all applicants, stating that there were more applicants than available seats. She encouraged those not appointed to attend meetings and workdays and continue supporting the committee's mission.

Alderman Mosteller then presented the interview committee's recommendations to fill six vacancies. For continuity and experience, the committee recommended reappointing current members Lynn Geiman (serving as Chair), Scott Bushman, Rob Thatcher, and Ken Geiman. To fill the remaining two vacancies, the committee recommended appointing Annabelle Pavernik and Rick Mitchell, both of whom have participated in monthly beautification workdays.

She moved to reappoint Lynn Geiman, Scott Bushman, Rob Thatcher, and Ken Geiman, and to appoint Annabelle Pavernik and Rick Mitchell to the Beautification Committee.

A second was made by Alderman Kelley.

Alderman Carroll asked for clarification regarding the prior Board action concerning individual motions when interview committees were not in consensus. Alderman Mosteller reiterated that because the committee was unanimous, she was presenting the recommendations as a slate.

Alderman Spencer clarified he was not against any of the appointments but noted that not all nominees were residents within Southport city limits and asked for clarification. Alderman Mosteller explained that the ordinance allows up to three members to reside outside the city limits due to the committee's work-oriented, rather than policy-oriented, function.

Alderman Spencer stated that the City is thankful for individuals who come to help and that the Board should not alienate anyone who is willing to volunteer their time in service to the community.

Mayor Alt recalled that the Board had previously discussed and unanimously agreed to that structure. City Clerk Deviney clarified that six members must reside within the city limits and additional members may reside within the 28461 zip code area, in accordance with the ordinance.

Alderman Spencer stated that he appreciated the work of the volunteers and expressed no opposition to the appointments.

Mayor Alt called for a vote on the slate as presented. The motion passed unanimously.

### 3. Board of Adjustment

Alderman Spencer expressed appreciation for being appointed as liaison to the Board of Adjustment and stated that he, Chairman Pete Haislip, and member Tuck Masker interviewed several candidates for one available position. He stated that the interview committee's recommendation was to reappoint Jason Robbins for a three-year term and made that motion.

Mayor Alt stated that there was a motion from Alderman Spencer and a second was provided by Alderman Carroll and asked if there were any comments. He asked Alderman Spencer whether the interview committee's recommendation had been unanimous, to which Alderman Spencer responded affirmatively.

Hearing no further comments, Mayor Alt called for the vote. There were no opposing votes. The motion carried unanimously.

### 4. Cemetery Committee

Alderman Spencer stated that interviews were conducted on June 19 by himself and Chairman Ashley, noting that Vice Chair Tish Hatem did not participate in interviewing due to her own candidacy. He stated that three applicants were interviewed for two available positions. Alderman Spencer made a motion to appoint Tish Hatem and William "Ben" Smith to the Cemetery Committee.

Alderman Spencer also acknowledged the third applicant, Heather Kos of Park Avenue, stating that she expressed a desire to be more involved in the community. He noted that while she was not selected due to the need for specific experience related to liability and cemetery operations, he appreciated her willingness to serve and encouraged continued citizen participation.

Mayor Alt stated that there was a motion from Alderman Spencer and a second from Alderman Carroll and asked for any discussion. Hearing none, he called for the vote. There were no opposing votes. The motion carried unanimously.

### 5. Forestry Committee

Alderman Mosteller stated that in 2025 the City was awarded Tree City USA designation for the twenty-first consecutive year. She noted that this recognition reflects the continued work of the Forestry Committee, including its annual Arbor Day celebration, annual tree planting program, recommendations for updates to the tree ordinance updates, collaboration with the North Carolina Forest Service, support provided to City departments, and the time invested each month educating and advising citizens on best practices. She stated that these efforts contribute meaningfully to the quality of life in Southport.

Alderman Mosteller reported that five applications were received requesting appointment or reappointment to the committee. She stated that Fred Fiss, Heather Kos, William "Biff" Bream,

and Marianne Huntly reapplied to continue serving, and that William “Ben” Smith submitted an application as a first-time candidate. She noted that all five candidates expressed a desire to serve or continue serving the community and that each would be an asset to the committee. She further stated that the members bring several years of valuable experience, and that Mr. Smith would contribute relevant knowledge to the committee’s efforts.

Based on the interviews conducted, Alderman Mosteller made a motion to fill the five vacancies by reappointing Fred Fiss, Marianne Huntly, Heather Kos, and William “Biff” Bream as full members, and appointing William “Ben” Smith as a full member of the Forestry Committee.

Mayor Alt asked if there was a second to the motion. A second was made by Alderman Carroll. He then asked if there was any discussion. Hearing none, he called for the vote. There were no opposing votes. The motion carried unanimously.

#### 6. Historic Preservation Commission

Alderman Carroll reported that seven applications were received, six interviews were conducted, and three full-member positions were available. He stated that he and Alderman Kelley conducted the interviews, as Chairman Charles Drew was unable to interview himself. He recommended reappointing Charles Drew as a full member, reappointing Alexis Graves as a full member, moving Bonnie Bray from an alternate position to a full member position, and appointing Catherine Hufham as an alternate member.

Mayor Alt asked for a second. The motion was seconded by Alderman Kelley.

Alderman Kelley noted that the recommendation from the interview committee was unanimous.

Mayor Alt called for the vote. The motion passed unanimously.

#### 7. Parks and Recreation Committee

Alderman Davis stated that before presenting the Parks and Recreation Committee nominations, she wished to address earlier comments. She stated that it is important to avoid assigning motives to Board members and then criticizing those perceived motives. She said that, to her knowledge, there had been no politicking, lack of transparency, or favoritism in the nomination process and expressed that she was personally offended by suggestions that appointments were based on favoritism or political support.

Alderman Davis then reported on the Parks and Recreation Committee appointments. She stated that nine applications were received, with one applicant withdrawing due to relocation timing. She noted that interviews were conducted over several days and that the committee reconvened to review applications and interview responses carefully. She stated that the committee’s recommendations were unanimous.

She explained that the former ETJ position on the Parks and Recreation Committee was changed in January to an at-large position. Andrew Brosch was appointed in January to fill the remainder

of the ETJ term, which was scheduled to expire this month. She stated that the committee is now recommending Mr. Brosch for a full three-year term in the newly designated at-large position. She noted his background in leading Boys and Girls Clubs and his active participation on the committee.

For Ward Two, she stated that three positions were available and recommended Christine Wright, noting her involvement in local exercise initiatives and interest in Parks and Recreation programming; Annabelle Pavernik, noting her educational background in recreation leadership; and Roberta Doshier, citing her 25 years of service and the value of her experience and continuity.

Mayor Alt asked for a second. The motion was seconded by Alderman Carroll. There being no further discussion, Mayor Alt called for the vote. The motion passed unanimously.

#### 8. Planning Board

Alderman Lai reported that eight candidates applied and that he, Alderman Kelley, and Planning Board Vice Chair Kevin Locklin conducted interviews. He stated that after extensive review and discussion, the committee unanimously recommended Doug Luehe, Maria Horton, and Ed Eckert.

Alderman Carroll stated that those would be presented individually.

Alderman Davis asked that the qualifications of the recommended candidates be discussed.

Alderman Lai responded by outlining the qualifications of the recommended nominees. He stated that Doug Luehe is a mechanical engineer and former Chief of Staff for Region Nine of the Environmental Protection Agency, holds engineering degrees. He stated that Maria Horton, and is a retired Colonel, is retired from the Navy, has extensive professional experience, and has served as a consultant. He further noted that Ed Eckert has an engineering background.

Alderman Lai stated that the fourth candidate, current Chair Sue Hodgin, did not receive unanimous agreement from the interview committee. He reiterated that the committee unanimously recommended the first three candidates he had identified.

At the Mayor's request, nominations were presented individually.

Maria Horton-

A motion was made by Alderman Lai and seconded by Alderman Spencer to appoint Maria Horton.

Alderman Mosteller stated that before voting she needed context regarding the decision not to reappoint a member in good standing.

Alderman Kelley responded that there is no precedent to reappoint a current member and stated that the committee had interviewed people who stood up and said they wanted to help Southport.

Alderman Mosteller expressed concern about continuity, stating that if the current chair were not reappointed, a majority of the Planning Board would have less than six months of experience. She noted the value of institutional knowledge and leadership. She stated one applicant had only lived in Southport for one year.

Alderman Carroll stated he was not aware that 75% of the board could have less than six months of experience and acknowledged that continuity was an important consideration.

Alderman Mosteller stated that if the current Chair were not reappointed, the Board would be foregoing the value of her experience and the support she has from her peers. She noted that the Chair's résumé reflects significant qualifications and that her experience on the Planning Board is valuable. She stated that she was struggling to understand the rationale for not reappointing her and wanted the Board to be clear about that decision.

After discussion, Mayor Alt called for the vote.

Yea – Alderman Lai

Yea – Alderman Spencer

Yea – Alderman Kelley

Yea – Alderman Davis

Yea – Alderman Carroll

Nay – Alderman Mosteller

The motion to appoint Maria Horton passed by a vote of 5–1.

Doug Luehe-

A motion was made by Alderman Lai and seconded by Alderman Kelley to appoint Doug Luehe.

Alderman Mosteller again expressed concern about board continuity and experience levels of Mr. Luehe only being a resident for one year.

Alderman Kelley clarified that the committee had been unanimous in recommending Mr. Luehe and noted his professional background and qualifications.

There being no further discussion, Mayor Alt called for the vote.

Yea – Alderman Lai

Yea – Alderman Spencer

Yea – Alderman Kelley

Yea – Alderman Davis

Yea – Alderman Carroll

Nay – Alderman Mosteller

The motion passed by a vote of 5–1.

Sue Hodgin-

Alderman Mosteller then made a motion to reappoint Sue Hodgin to the Planning Board. The motion was seconded by Alderman Carroll.

Alderman Spencer stated that he supported Alderman Mosteller making a motion and emphasized that appointments are ultimately the decision of the Board, not solely the recommendation of an interview committee. He reiterated how Alderman Mosteller had a right to do that.

Alderman Spencer further stated that if a committee is consistently adverse to the direction the Board intends to take, the Board should consider whether that committee's composition reflects the governing body's objectives.

Alderman Carroll responded yes to Alderman Spencer's question. He stated that he does want individuals who may disagree with him to serve, stating that differing viewpoints contribute to effective governance. He noted that disagreement among members is part of what allows the Board to function well.

Alderman Spencer stated that following an election, the governing body should be able to appoint members who align with the direction and agenda supported by voters. He expressed concern that ongoing conflict or political activism within committees can hinder the Board's objectives.

Alderman Mosteller stated that all citizens, including committee members, are entitled to free speech and should not be penalized for expressing criticism. She emphasized that disagreement and public comment should not influence appointment decisions in a punitive manner. She noted that Sue Hodgin had demonstrated leadership, completed Leadership Brunswick County, participated in the Comprehensive Plan stakeholder process, and attended additional workshops. She stated that supporters at public comment were advocating for maintaining a strong and experienced board and that she believed experience and qualifications should be considered.

Alderman Spencer commented that it appeared phone calls had been made regarding the matter. Alderman Carroll responded that such communication occurs on both sides of the table.

Alderman Carroll questioned whether it was advisable for 75% of a board to consist of members with less than six months of experience.

Alderman Spencer responded by questioning whether Alderman Carroll supported incorporating new ideas. Alderman Carroll responded that he believed Alderman Spencer preferred individuals who supported his viewpoints rather than introducing new ideas.

Mayor Alt then returned the discussion to the motion on the floor to appoint Sue Hodgin.

Alderman Kelley stated that she would like to discuss the other candidate before the vote.

Alderman Kelley described Ed Eckert's background, noting his experience in engineering and operations with both Fortune 50 and smaller companies. She stated that he brings experience working with planning boards from the development side and emphasized his interest in consensus building and stakeholder management. She added that his engineering background and professional presentation experience would serve the City well.

Alderman Mosteller stated that legacy knowledge is important for the Planning Board. She noted that without reappointment of experienced members, only one member would have three years of experience and another two years, with the remainder having six months or less. She stated that she found that concerning. She also referenced a previous appointment matter in January in which an alternate position remained vacant and stated that the change between the agenda packet and the meeting was never fully explained. She added that the individual had participated as a stakeholder in the Comprehensive Plan update and that not honoring the investment of volunteers could be problematic.

Alderman Carroll asked why Sue Hodgkin was not considered qualified for reappointment and asked whether anyone from the interview committee could explain that determination.

Alderman Kelley responded that the committee had not stated that Ms. Hodgkin was unqualified. She explained that the committee simply recommended other candidates whom they believed presented strong opportunities for service.

Alderman Carroll asked whether Ms. Hodgkin remained qualified and noted that the motion on the floor was to appoint her.

Alderman Kelley reiterated that the committee had not stated that Ms. Hodgkin was unqualified.

Alderman Carroll stated that Alderman Kelley could then vote for her.

Mayor Alt stated that the whole thought process of that was incorrect. Mayor Alt clarified that multiple qualified candidates may apply for appointments and that interview committees provide recommendations; however, the final appointment authority rests with the Board. He noted that the six voting members would ultimately decide who would serve.

Mayor Alt then asked if there were any further comments before proceeding to the vote on the motion to appoint Sue Hodgkin.

Planning Board Vice Chair Kevin Locklin addressed the Board and stated that, in the interview committee's discussions, all members agreed that Sue Hodgkin was qualified. He stated that concerns raised during the interview discussions included criticism regarding a high volume of emails sent on certain issues and perceptions that she could be divisive, though he noted that no substantive criticisms of her qualifications were identified. He also addressed comments that had been made regarding lobbying and stated that the interview committee rejected that characterization.

An exchange then occurred between Mr. Locklin and Alderman Spencer regarding those statements.

Mayor Alt intervened and reminded those present to maintain decorum, stating that he did not want the meeting to become argumentative.

Mayor Alt then returned the discussion to the motion on the floor and called for the vote.

Yea – Alderman Mosteller

Yea – Alderman Carroll

Nay – Alderman Davis

Nay – Alderman Kelley

Nay – Alderman Spencer

Nay – Alderman Lai

The motion failed by a vote of 4–2.

Following the vote, Alderman Kelley made a motion to appoint Ed Ekert as the alternate member to the Planning Board. Alderman Lai seconded the motion.

Alderman Davis asked whether there was a second to the motion.

Alderman Kelley restated the motion. There being no further discussion, Mayor Alt called for the vote.

Yea – Alderman Lai

Yea – Alderman Spencer

Yea – Alderman Kelley

Yea – Alderman Davis

Nay – Alderman Carroll

Nay – Alderman Mosteller

The motion passed by a vote of 4–2.

### **I. Committee Report**

Committee reports were included in the agenda packet

### **J. Manager's Report**

City Manager Saldo thanked City staff, the Fourth of July Committee, volunteers, and supporting local and state agencies for their work during the recent Fourth of July festival week. He specifically recognized Community Relations Director Allayna Taylor and her staff, Police Chief Coring and his department, Fire Chief Drew and the fire department, and Public Works Director Tom Stanley and his staff for their efforts in ensuring the event was conducted safely and that cleanup was completed afterward.

City Manager Saldo also recognized Police Chief Coring for his appointment by the North Carolina General Assembly to serve on the State 911 Board, which oversees the 911 systems in North Carolina. He further recognized Fire Chief Drew for being selected as President of the Brunswick County Fire Chiefs Association.

City Manager Saldo concluded by stating that he would be meeting with local business owners the following day at 4:00 p.m. in the Community Building for the regular monthly business roundtable discussion, noting that the discussion would focus primarily on the Fourth of July events and any other matters the business community wished to raise.

#### **K. Mayor's Comments**

Mayor Alt addressed a statement made earlier suggesting that legal advice had been prohibited to the Planning Board. Mayor Alt stated that he had asked the City Manager about the matter and was informed that legal advice had not been refused.

Mayor Alt stated that he has long supported additional legal training for both the Planning Board and the Board of Adjustment and noted that such training has been provided. He stated that he was not aware of any instance in which the Planning Board had been prevented from requesting legal advice from the City Attorney.

Mayor Alt further stated that if there are concerns regarding access to legal guidance, those concerns should be brought forward so they can be addressed. He emphasized that the goal of the Board is to ensure that boards and committees receive the guidance they need to operate properly and avoid legal issues.

Mayor Alt concluded by stating that if there are problems within the process, they should be reviewed and corrected.

#### **L. Board Comments**

Alderman Lai stated that he had nothing further to add.

Alderman Spencer congratulated the Fourth of July Festival Committee and thanked the many volunteers, donors, and staff who helped make the event successful. He commented on several events during the week, including the Sunday social and gospel singing in the park, noting the strong community participation. He stated it had been a successful week-long event and noted that it requires significant funding. He expressed appreciation for the many donors and supporters whose financial contributions made it possible for the City to continue hosting the event and providing it free to the public.

Alderman Spencer also noted signage recently installed directing parking on the 400 block of Atlantic Avenue and suggested staff review adjacent areas between Atlantic Avenue and Howe Street to determine whether additional parking opportunities might exist. He stated that improved connectivity in that area would be beneficial and thanked the City Manager for following

through on the signage. Alderman Spencer stated that the long-term goal is for the parking lot to connect with Lowe White Park Street and the broader connectivity improvements associated with the bridge.

Alderman Kelley also thanked the Fourth of July Festival Committee and noted the many moving parts required to coordinate the event. She stated she was proud to serve as the liaison to the committee and had previously served on the committee prior to her election to the Board of Aldermen. Alderman Kelley praised the work of City staff, including police, fire, public works, and community relations staff, for their efforts during the festival and cleanup afterward. She also recognized Southport Arts, the Beautification Committee, and the Garden Club for their contributions to the event and community appearance.

Alderman Davis announced that the Parks and Recreation Committee meets on the third Tuesday of each month at the Parks and Recreation building located next to the City gym on North Atlantic Avenue. She stated that the next meeting would be July 15 and that the committee would be welcoming newly appointed and reappointed members. She encouraged the public to attend to observe the committee's work. Alderman Davis also commented that during the Parks and Recreation appointments process there were multiple qualified applicants and that while some long-serving members were not selected, the Board chose candidates it believed would bring fresh ideas and strong contributions.

Alderman Carroll had nothing.

Alderman Mosteller returned to the earlier discussion regarding legal advice for the Planning Board. She stated that she recalled a meeting in which Planning Board members discussed requesting legal guidance during discussions related to conditional zoning and stated that she did not believe the concern had been fabricated.

Mayor Alt responded that if any board or committee believes it needs legal advice and that request is denied, members may raise the matter with the Board of Aldermen. He stated that the Board supports committees receiving appropriate legal guidance when needed.

Alderman Mosteller stated that committees typically work through staff. She reiterated again that she did not believe the concern had been fabricated.

Alderman Carroll commented that, as he recalled the situation, the request for legal advice may have related to a development agreement that was outside the Planning Board's purview.

Alderman Davis then asked Planning Board member Larry Ashley whether the Planning Board had specifically requested legal advice and been denied or whether the advice provided was simply not helpful.

Alderman Kelley stated for the record that Mr. Ashley indicated the Planning Board had requested legal advice and that the request had been denied.

Alderman Mosteller stated she was disappointed by the outcome of that conversation, emphasizing the time and energy volunteers invest in serving on boards and committees and expressing concern about replacing a long-serving volunteer with someone who had lived in the community for a significantly shorter period of time.

**M. Closed Session**

*§143-318-11 (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; or to hear or investigate a complaint, charge, or grievance by or against an individual public officer or employee. General personnel policy issues may not be considered in a closed session. A public body may not consider the qualifications, competence, performance, character, fitness, appointment, or removal of a member of the public body or another body and may not consider or fill a vacancy among its own membership except in an open meeting. Final action making an appointment or discharge or removal by a public body having final authority for the appointment or discharge or removal shall be taken in an open meeting*

A motion to go into closed session was made by Alderman Kelley and seconded by Alderman Carroll. The motion passed unanimously.

The Board entered closed session at 10:50 a.m.

A motion to come out of closed session was made by Alderman Mosteller and seconded by Alderman Spencer. The motion passed unanimously.

The Board came out of closed session at 11:37 a.m.

**N. Adjourn**

A motion to adjourn was made by Alderman Spencer and seconded by Alderman Kelley. The motion passed unanimously.

The meeting adjourned at 11:37 a.m.

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Dr. Joseph P Hatem, Mayor

*Attest:*

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Tori Deviney, City Clerk



**CITY OF SOUTHPORT  
BOARD OF ALDERMEN – REGULAR MEETING  
COMMUNITY BUILDING  
223 E BAY ST, SOUTHPORT NC 28461  
February 12, 2026 | 6:00 PM**

**Present Members:**

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

**Staff Present:**

City Manager Noah Saldo, Deputy Clerk Tori Deviney, Public Information Officer ChyAnn Ketchum, Police Chief Todd Coring, Major Matthew Burgess, Fire Chief Charles Drew, Battalion Chief Ralph Treadway, Parks and Recreation Director Heather Hemphill, Community Relations Director Allayna Taylor, Planning Services Director Maureen Meehan

**Others Present:**

City Attorney Brady Herman

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**A. Call to Order**

The meeting was called to order by Mayor Hatem at 6:03 p.m.

**B. Invocation**

Fire Marshall Madison Drew provided the invocation

**C. Pledge of Allegiance**

Mayor Hatem led everyone in the Pledge of Allegiance

**D. Public Comment**

**Bonnie Bray – 515 Quarter Master Drive**

Ms. Bray addressed the Board regarding the proposed revisions to the Public Comment Policy.

She stated that she supported the proposed time limits of three minutes for individual speakers and eight minutes for group spokespersons, noting that meetings can already be lengthy.

However, she raised concerns regarding written public comments submitted to the Clerk by individuals who cannot attend meetings in person. She noted that the policy language indicates the Clerk shall forward those comments to the Board but does not clarify how those comments will be made available to the public.

Ms. Bray emphasized that public comment benefits both elected officials and the broader community, including those watching remotely. She expressed concern that attaching written comments to meeting minutes, often approved weeks or months later, would delay public awareness of important issues.

She suggested that the Board establish a mechanism to make written comments publicly accessible in a timely manner. As a possible solution, she proposed limiting email submissions to a specific length (for example, one page or a word limit), similar to letters to the editor, to ensure manageability while still allowing transparency.

Ms. Bray also requested clarification regarding which types of meetings prohibit public comment. She stated she had previously been ruled out of order and not permitted to speak due to the nature of the meeting. She asked that someone provide her with a list or explanation of meetings where public comment is not allowed.

#### **Katie Boyd – 828 N Caswell Ave**

Ms. Boyd presented what she described symbolically as a “round-2-it,” using it as a metaphor for delayed action.

Speaking as a historian and long-term resident, Ms. Boyd expressed frustration over ongoing property maintenance and public safety concerns near her home dating back to Hurricane Florence.

Ms. Boyd’s first concern involved a large, uncovered sewage well located behind her property. She stated that despite repeated complaints since shortly after Hurricane Florence, the well remains uncovered. She described the hazard posed by tall grass concealing the opening and expressed concern for neighborhood children who play nearby. She also detailed issues with wildlife falling into the well and decaying, creating odors and health concerns.

Ms. Boyd referenced prior discussions with City staff, including Code Enforcement Officer, Mr. Mabe, and described what she understood to be a progressive enforcement process. She stated that as of March of the previous year, the issue remained unresolved.

Her second concern involved a deteriorated property at 823 North Caswell Avenue. She stated that she had first raised concerns years ago and that the structure remains in disrepair, with roof damage, overgrowth, trash accumulation, and rodent activity. She described recurring vermin issues affecting neighboring properties and referenced health concerns related to rodents.

Ms. Boyd stated that these conditions are inconsistent with community standards and urged the Board to take action. She emphasized that residents pay significant taxes and expect enforcement of property maintenance standards.

Using her earlier metaphor, she urged the Board to address the issue rather than allowing it to become another “round-2-it.”

#### **E. Ethics Statement**

Mayor Hatem read the ethics statement. He then asked whether any Board members had conflicts of interest or the appearance of conflicts regarding items on the agenda.

Mayor Hatem stated he wished to disclose a potential conflict regarding the alleyways policy update item and indicated he would recuse himself from discussion or voting if necessary, with Mayor Pro Tem Mosteller presiding.

Alderman Davis questioned whether a conflict existed, noting the item concerned information gathering rather than policy adoption. Alderman Carroll referenced the “Caesar’s wife” principle, that public officials must not only be virtuous but appear virtuous, reinforcing the importance of transparency.

No other conflicts were stated.

#### **F. Approval of Agenda**

Mayor Hatem outlined the evening’s agenda, which included:

1. Noise Ordinance
2. Event Ordinance
3. Public Comment Policy
4. Demonstration of the new City website
5. City Alleyways policy discussion
6. Planning Board appointments

A motion was made by Alderman Davis to remove Item 6 (Planning Board Appointments) from the agenda. Alderman Gross seconded the motion.

Alderman Carroll asked for the reasoning.

Alderman Davis explained that only three applications had been received, including one from a current alternate member seeking appointment to a full term. She noted that in prior years the City had received seven or eight applications and stated she had spoken with previous applicants who were unaware of the posting.

Alderman Davis expressed concern that the timing, during the holiday season and election period may have limited awareness and advocated reposting the vacancy to allow broader participation.

Alderman Mosteller responded that prior years had involved more open seats, potentially explaining higher applicant numbers. She stated that the interview panel had unanimously agreed the candidates interviewed were strong and qualified.

Alderman Carroll stated that, in his view, the issue appeared to have more to do with personalities than the stated reasoning.

Mayor Hatem confirmed that a motion and second were on the floor to remove Item Six (Planning Board Appointments) from the agenda. He called for a vote and asked members in favor to raise their hands.

Yea – Alderman Gross

Yea – Alderman Spencer

Yea – Alderman Kelley

Yea – Alderman Davis

Nay – Alderman Carroll

Nay – Alderman Mosteller

The motion carried 4–2, and Item 6 was removed from the agenda.

Alderman Carroll questioned why the concern had not been raised when the agenda was presented the previous week, suggesting that earlier communication might have allowed the issue to be handled differently.

Mayor Hatem agreed that a phone call or prior discussion could have allowed the matter to be addressed outside of the meeting setting.

For the record, Alderman Carroll stated that Sue Hodgins was being recommended as one of the appointees.

Alderman Davis responded that assumptions were being made regarding her motives. She reiterated that her intent was to broaden participation and provide a wider opportunity for interested residents. She stated she had spoken with two prior applicants who were unaware that the vacancy had been posted.

Alderman Carroll responded that individuals interested in serving should monitor postings, meeting materials, and public notices, and stated that reopening the process could be seen as disrespectful to those who had applied and participated.

Alderman Kelley asked the Clerk to confirm the posting dates.

City Clerk Deviney stated that the application was posted on October 22 and closed on November 21.

Mayor Hatem clarified that four members had voted in favor of removal and asked for confirmation of the no votes.

Alderman Mosteller voted no and expressed frustration with the decision.

With the vote confirmed at four to two, the motion to remove Item Six still carried.

Alderman Davis asked whether it would be appropriate to make a motion immediately to repost the vacancy or whether that discussion should occur later, possibly aligning with the Board's regular appointment schedule. She noted that the vacancy had been posted outside the typical cycle and suggested that may have contributed to reduced awareness.

Alderman Carroll asked whether the interview committee's recommendation had been unanimous and referenced the quality of the applicants.

Alderman Mosteller confirmed that the recommendation had been unanimous among the four committee members who conducted the interviews.

Mayor Hatem stated that the Board of Aldermen does not typically determine the timing of vacancy postings. He explained that when a vacancy occurs, it is posted, applications are accepted for a set period, interviews are conducted, and recommendations are submitted to the Board. He questioned how this instance differed procedurally from previous vacancies and noted that if the position remained open, it would simply be reposted following standard procedure.

Alderman Davis asked whether the City's new website design would make vacancy postings more visible.

Alderman Kelley asked for clarification of the question.

Alderman Davis explained that some residents had expressed disappointment at missing the posting and asked whether the new website would make such notices more prominent.

Alderman Carroll commented that individuals highly interested in serving often attend Planning Board meetings and would likely be aware of vacancies.

Public Information Officer (PIO) ChyAnn Ketchum explained that board vacancies are posted on the homepage and would continue to be. She also noted that the City offers an E-Notify subscription system that allows residents to receive alerts when updates are made to the website.

City Manager Saldo added that vacancies are also promoted through social media and, when timing aligns, included in the City newsletter to broaden outreach.

Alderman Davis suggested that at a future retreat the Board might consider extending posting timeframes. She referenced a similar situation involving Parks and Recreation where an interested applicant missed a deadline. She noted that posting timeframes are established by ordinance and would require amendment to change.

Mayor Hatem concluded the discussion by confirming that Item Six had been removed from the agenda and that the Board would proceed with approval of the amended agenda.

Alderman Carroll stated that he would move to remove Item Five from the agenda. The motion was seconded by Alderman Mosteller.

Alderman Carroll characterized the matter as a staff issue and expressed concern that some suggestions included in the packet may not have been reviewed by the City Attorney and could present legal issues. He stated that the information could have been handled through email communication rather than appearing as a formal agenda item.

Alderman Davis asked for clarification regarding the reference to illegality.

Mayor Hatem noted that a motion and second were on the floor to remove Item Five.

Alderman Carroll reiterated his concern that certain suggestions in the packet may not have been vetted in advance and questioned whether the matter required Board action.

Alderman Davis explained that the item was intended to provide direction to the City Manager to begin gathering information related to alleyways. She stated that over several years, various alleyway issues had come before the Board without a formal policy in place. She emphasized that the purpose was to initiate research and information gathering to develop a consistent policy and procedure, not to take action on a specific alleyway.

Mayor Hatem stated that such direction could potentially have been conveyed to the City Manager through email or direct communication without placing it on the agenda.

Alderman Davis asked the City Manager whether he would feel comfortable proceeding without a formal vote.

City Manager Saldo stated that he was willing to proceed either way but preferred to have general consensus from the Board, especially if the direction represented a majority position rather than the request of one individual member.

Alderman Davis suggested that voting might provide clarity and ensure that the City Manager had clear direction from a majority of the Board.

City Manager Saldo reiterated that he was comfortable proceeding either with formal direction or informal consensus, depending on the Board's preference.

Mayor Hatem reminded the Board that a motion to remove the item was currently pending.

Alderman Kelley asked the City Manager whether he felt he had sufficient guidance to move forward with research even without a vote.

City Manager Saldo responded that he would be comfortable moving forward so long as there was no general opposition from the Board.

Alderman Carroll provided an example of his concern, stating that he did not believe state statute allowed the City to place alleyways on the market and suggested that legal clarification would be necessary.

City Attorney Herman stated that the matter would need to be reviewed and clarified.

Alderman Davis explained that if the City were to consider closing an alley pursuant to statutory procedures, the question would then arise as to what disposition options would be available. She stated that gathering information on potential options was the purpose of the discussion.

Alderman Carroll responded that under abandonment procedures, alleyways are typically divided between adjoining property owners and not placed on the open market.

Alderman Davis stated that some citizens might object to that approach and reiterated that a broader policy discussion would be appropriate.

Mayor Hatem redirected the Board to the pending motion regarding whether the item should remain on the agenda.

Alderman Kelley suggested that the item potentially be moved to a future agenda to allow time for legal research and clarification.

Alderman Carroll asked whether the discussion was related to a recent public records request from an individual named Paul Winter. Alderman Davis stated she was aware of the request but had not communicated with him.

Alderman Spencer stated that the issue extended beyond one specific alleyway and that numerous alleyways and easements throughout the City present maintenance and safety concerns. He emphasized that the discussion was about broader policy and long-term management, not a single property.

Alderman Carroll agreed that easements and alleyways are distinct, explaining that easements are private property interests, while alleyways function more like rights-of-way. He stated that the City already has a process in place for opening or closing an alley and that these mechanisms exist regardless of whether they are widely known.

Mayor Hatem called for a vote on the motion to remove Item Five from the agenda. After discussion regarding voting eligibility due to a prior recusal, the vote was taken.

Yea – Alderman Carroll

Yea – Alderman Mosteller

Yea – Alderman Kelley

Nay – Alderman Gross

Nay – Alderman Spencer

Nay – Alderman Davis

Because Mayor Hatem had previously recused himself due to the alleyway discussion, Mayor Pro Tem Mosteller presided over the vote. The motion to remove Item Five did not pass with a vote of three yeas and two nays, and the item remained on the agenda.

Alderman Davis stated that the eventual discussion would likely be brief and focused on direction to staff.

Mayor Hatem thanked the Board for the discussion and proceeded to formal adoption of the amended agenda.

A motion was made by Alderman Kelley to approve the amended agenda. Alderman Davis seconded the motion.

There being no further discussion, the motion passed with 5-1.

Yea – Alderman Gross

Yea – Alderman Spencer

Yea – Alderman Kelley

Yea – Alderman Davis

Yea – Alderman Mosteller

Nay – Alderman Carroll

#### **G. Consent Agenda**

Mayor Hatem presented the Consent Agenda, which included:

1. Approval of prior Board of Aldermen meeting minutes: February 13, 2025, March 3, 2025, May 30, 2025, October 28, 2025
2. Resolution opposing Fuquay-Varina Interbasin Transfer
3. Resolution opposing the NC Environmental Management Commission moving forward with new rules related to PFAS and 1,4-dioxane
4. Call a Public Hearing for March 12, 2026, for a Unified Development Ordinance amendment concerning tobacco / vape shops

Mayor Hatem summarized the proposed interbasin transfer, explaining that the Town of Fuquay-Varina had requested removal of six million gallons of water per day from the Cape Fear River without returning it, and stated that the resolution formally expressed the City's opposition due to potential environmental and economic impacts.

He then summarized the PFAS and 1,4-dioxane resolution, explaining that the City opposes any reduction in testing, monitoring, or enforcement related to these contaminants, citing public health and environmental concerns.

He further noted that the final item simply set a public hearing for March 12 regarding vape and tobacco shop regulations.

A motion was made by Alderman Carroll to approve the Consent Agenda. Alderman Kelley seconded the motion.

There was no further discussion.

The motion carried unanimously.

## **H. Special Recognition**

### **1. Police Lieutenant Matt Burgess promotion to Major**

Chief Coring stated that he was pleased to bring forward positive news regarding the Police Department. He introduced Major Matt Burgess, who was present.

Chief Coring provided a summary of Major Burgess's background. He explained that Major Burgess was hired by the City of Southport in January 2020, bringing with him thirteen years of prior law enforcement experience from the Lincoln County Sheriff's Office. During his tenure there, he worked in multiple disciplines including patrol, investigations, narcotics, major crimes, SWAT, and crime scene reconstruction.

Upon joining the Southport Police Department, Major Burgess was hired as a detective. Chief Coring stated that he quickly demonstrated leadership and adaptability, working alongside patrol officers and administration while building trust within the community.

Major Burgess was later promoted to Detective Sergeant, overseeing the Criminal Investigations Division, including evidence technician operations and detectives. Chief Coring highlighted his significant role in reorganizing and processing years of stored evidence that had remained in the former courthouse evidence vault prior to the Police Department's relocation. He stated that Major Burgess, along with other staff, undertook the substantial task of cataloging, relocating, and properly disposing of legacy evidence in accordance with policy and legal requirements.

Chief Coring stated that Major Burgess's leadership, work ethic, and commitment to the department ultimately led to his promotion to Lieutenant.

Following the retirement of Major Burke in December 2024, the command structure was adjusted, and additional responsibilities were redistributed. Chief Coring explained that Major Burgess assumed expanded operational and administrative duties, working closely with command staff to ensure continuity and effective leadership.

Chief Coring emphasized the importance of the second-in-command position, noting that the role requires the ability to make administrative decisions in the Chief's absence. He described the promotion as a thoughtful and deliberate decision, stating that Major Burgess has demonstrated sound judgment, steady leadership, and a collaborative approach. He noted that Major Burgess often provides measured counsel and thoughtful perspective in departmental decision-making.

Chief Coring formally announced that Major Burgess had been promoted to Major effective January 30, 2026, and stated that he wished to recognize him publicly before the Board and community.

Chief Coring also shared personal information about Major Burgess, noting that he resides in Southport with his wife, Nikki. He has two adult children, Jacob and Hannah, and recently welcomed a grandson. Chief Coring added that Major Burgess enjoys singing and fishing in addition to his professional service.

Chief Coring concluded by expressing pride in Major Burgess's accomplishments and leadership and thanked him for his service.

Mayor Hatem congratulated Major Burgess and thanked him and the Police Department for their work on behalf of the City.

## 2. Winterfest Tea Check Presentation

Mayor Hatem called upon Community Relations Director Allayna Taylor and Lynn Geiman, Chair of the Winterfest Tea Committee, to present the results of the 2025 Winterfest Tea.

Ms. Geiman addressed the Mayor, Board, and audience and introduced herself as Chair of this year's Winterfest Tea. She stated that several committee members were present, along with Community Relations staff, to share the event's results.

Ms. Geiman explained that the Winterfest Tea is one of the City's most popular holiday events and traditionally takes place the day following the Christmas tree lighting ceremony. The event is held in the Community Building and serves as a festive gathering during the holiday season.

She reported that, through the efforts of committee members and generous sponsors, the 2025 Winterfest Tea raised nearly \$12,000, which she noted may represent a record amount. She expressed appreciation for the support that made the event successful.

Ms. Geiman explained that each year the committee selects three to four charitable organizations located in Southport or within Brunswick County to receive proceeds from the event. For 2025, the selected recipients were:

- Matthew's Ministries
- Christian Recovery Center
- Southport Elementary PTA
- The COAST School

She stated that Matthew's Ministries and The COAST School were unable to attend but would receive their checks.

Mayor Hatem expressed appreciation for the committee’s work and community support and stated that the City looks forward to continued success with the Winterfest Tea in 2026.

### 3. Black History Month Proclamation

Mayor Hatem addressed the audience regarding recent Black History Month events held in Southport. He described the Black History Symposium as a meaningful and uplifting event, noting its spiritual tone and emphasis on the importance of education.

He referenced a presentation highlighting the life and contributions of Frank Gordon, an African American professor who taught at Brunswick County Technical School in Southport. He also noted remarks by Donnie Joyner, who shared reflections on his grandmother’s life and the challenges she overcame. Mayor Hatem described the storytelling as powerful and inspirational.

He further referenced the Gospel Fest celebration, praising the music, hymns, and spiritual atmosphere. He emphasized the importance of honoring African American culture and history within the community and expressed gratitude to City staff who assisted with the events. He specifically thanked Donnie Joyner, Liz Fuller of the Historical Society, and those involved in organizing Gospel Fest. He encouraged citizens to attend the events in future years.

Mayor Hatem then read a proclamation formally recognizing Black History Month.

**WHEREAS**, Black History Month was formally adopted in 1976 to honor, recognize, and affirm the importance of Black history throughout the American experience; and

**WHEREAS**, Black History Month is a time for all Americans to remember the stories and teachings of those who helped build our nation, who stood against prejudice to advance civil rights, and who strengthened families and communities; and

**WHEREAS**, during Black History Month all Americans are encouraged to reflect on the successes and challenges experienced by African Americans and to look to the future with a renewed commitment to the ideals of freedom, equality, and justice; and

**WHEREAS**, the City of Southport has been strengthened by the leadership and service of African American public servants, including Chief George McCracken, who in 1974 became the first Black Police Chief of the City of Southport and one of the first Black police chiefs in North Carolina, and Gloria Stanley, the first Black female police officer of Southport, both of whom helped pave the way for greater opportunity in law enforcement; and

**WHEREAS**, Southport has also been shaped by the dedicated service of Howard Lee, who faithfully served the City for fifteen years and retired as Assistant Chief of Police, and Nelson Adams, Southport’s first Black Alderman and one of the longest-serving members of the Board, whose leadership helped guide our community, and many others whose dedication has helped shape our community; and

**NOW, THEREFORE, BE IT PROCLAIMED** that the City of Southport hereby designates the month of February 2026 as **Black History Month**, and encourages all citizens to recognize, celebrate, and honor the lasting contributions of African Americans to our community and our nation.

## **I. Agenda**

### 1. Noise Ordinance

Planning Services Director Maureen Meehan explained that staff was proposing an amendment to Chapter 9, Article II, Division 3 of the City Code of Ordinances to increase the effectiveness of noise regulation and provide clearer enforcement authority when identifying violations.

The amendment would:

- Add a definition of “heavy equipment” to Section 9-91; and
- Add a new subsection to Section 9-93 specifying the days and times heavy equipment may be used for land-moving activities on residentially zoned properties or properties abutting residentially zoned properties.

The proposed definition of heavy equipment includes earthmoving, construction, or industrial equipment that:

- Is mobile,
- Weighs 6,000 pounds or more,
- Is self-propelled, and
- Is not designed to be driven on a highway.

Examples provided included bulldozers and excavators. Director Meehan clarified that standard residential equipment such as a zero-turn mower would not fall within the definition.

Under the proposal as presented, heavy equipment used for grading, excavation, clearing, or filling would be permitted only between 7:00 a.m. and 6:00 p.m., Monday through Friday. Use would not be permitted on Saturdays or Sundays. The same holiday restrictions currently applicable to construction activity would apply.

Director Meehan noted that the proposed weekday hours mirror the existing construction activity hours already in the ordinance.

Alderman Kelley raised the possibility of incorporating measurable decibel standards into the City’s noise ordinance in the future. She referenced nearby municipalities such as Sunset Beach that utilize decibel readers and distance-based standards to determine violations. She

suggested that measurable thresholds could provide clearer enforcement tools beyond heavy equipment regulation.

Director Meehan acknowledged the comment.

Alderman Kelley expressed concern about prohibiting heavy equipment use on weekends. She noted that property owners with construction timelines might rely on weekend work to complete projects efficiently. She suggested possibly considering a later start time rather than a full prohibition.

Alderman Gross shared similar concerns, stating that the Board should avoid overregulation. He expressed concern about restricting contractors' ability to earn income on weekends and questioned whether the 6:00 p.m. cutoff could be extended during daylight savings time.

Director Meehan clarified that the proposed hours were consistent with existing construction regulations and that this amendment specifically targeted land clearing and grading activities rather than active home construction.

Alderman Mosteller emphasized that the intent of the proposed amendment was to help staff mitigate impacts from large, heavy equipment noise, not ordinary construction sounds such as hammering, roofing, or nails. She stated the issue involves equipment that creates significant disturbance and that the purpose is to reduce those impacts on neighboring residential areas. She added that the concern is specifically about impacts on existing residences that abut impacted properties and projects.

Alderman Kelley noted that much of the City's business district abuts residential areas, underscoring the potential reach of the issue.

Alderman Carroll acknowledged that commercial areas may be adjacent to residential, but stated the primary concern is heavy machinery that shakes neighboring homes. He referenced receiving phone calls about equipment loud enough and forceful enough to physically disturb residents, affecting their ability to enjoy their property. He stated he appreciated Alderman Kelley and Alderman Gross's comments, but believed it was fair and reasonable for residents to be able to sit on their porches without that disruption.

Alderman Kelley commented that her days off are Monday and Tuesday and expressed a desire for quiet on those days, and referenced weekend porch use. Alderman Davis stated she objected to allowing the activity on Sundays.

Alderman Davis then pointed out that, while not a formal voted policy, the Board's general policy has often been to avoid voting on an ordinance or ordinance amendment the first time it is discussed, in order to allow time for public awareness and input. She noted that some residents may not review packets or agenda materials in advance and suggested that the March meeting would provide an opportunity for public comment before a vote.

Alderman Carroll replied that Alderman Davis was referencing an unspoken public hearing policy.

Mayor Hatem acknowledged that a public hearing was not required for a code of ordinance amendment but stated that, even when not required, the Board still wants to hear from citizens. He noted that the agenda is publicly posted and available, and that if someone wishes to speak about a code of ordinance, they may attend and do so. He stated that while the City cannot compel citizens to attend meetings, the opportunity is provided and the Board does want to hear from the public.

Alderman Davis stated that for the past several years, the Board has generally not voted on an ordinance or ordinance amendment at its first introduction in order to allow time for public awareness and input.

Alderman Carroll disagreed with that characterization and stated that was not accurate.

Alderman Davis questioned the urgency of immediate action.

Alderman Carroll responded that the issue was not cement mixers but large bulldozers and heavy equipment. He stated he and other Board members had met with City staff regarding the matter and that residents are outraged by the impacts. He noted that residents have difficulty even holding conversations on their porches due to the noise and vibration from heavy land-moving equipment.

Mayor Hatem confirmed that he and others had witnessed the impacts firsthand. He stated that homes shake, the equipment is substantial, and the activity disrupts the surrounding neighborhood.

Alderman Davis agreed, and that she was going to vote for it. She expressed support for the ordinance as written, particularly eliminating weekend use, especially Sundays. However, she reiterated that she generally prefers allowing additional opportunity for public awareness before voting. She stated that many residents interested in City matters do not routinely review the website or meeting packets and may not be familiar enough with the process to check materials in advance.

Alderman Kelley then asked Director Meehan what the current regulation is for construction activity.

Director Meehan responded that construction is currently permitted between 7:00 a.m. and 6:00 p.m., Monday through Saturday.

Alderman Kelley then stated she was prepared to make a motion. She moved to approve the updates to Chapter Nine, Article Two, Division Three of the Southport Code of Ordinances, with the exception of Saturday, stating that she wished for it to mirror the current construction ordinance by allowing operation on Saturdays but not Sundays.

Alderman Gross Seconded the motion.

Alderman Mosteller stated that she did not believe the City would receive meaningful benefit if heavy equipment were still allowed on Saturdays. She expressed that major heavy construction activity should be limited to weekdays so that residents may have quiet enjoyment of their homes on weekends. She emphasized that the equipment in question involves significant heavy-duty land-moving operations, not typical construction activities, and therefore should be treated differently. She stated she disagreed with allowing Saturday operation.

Alderman Gross clarified that the motion and second would allow heavy equipment operation on Saturday but prohibit it on Sunday. He stated that the only modification proposed by Alderman Kelley was the inclusion of Saturday, mirroring the existing construction ordinance. He acknowledged that Alderman Mosteller was emphasizing the disruptive nature of the equipment, which can shake nearby homes, and noted that limiting operation to weekdays would not be unreasonable.

Alderman Spencer stated that not everyone has Saturdays and Sundays off and that land-moving operations are temporary with an eventual end point. She expressed concern about creating policy in response to a situation that may be limited in duration and stated that the current activity may not continue much longer. She cautioned against creating long-term regulation based on a single circumstance.

Alderman Carroll stated that he did not disagree with her general point and clarified that he had not participated in developing the proposal and had not suggested specific options. However, he stated that the issue is likely to arise again with future development, referencing the Waterway and Indigo areas and surrounding neighborhoods. He noted that many residents in those areas would potentially benefit from the amendment.

Alderman Kelley provided an example from Oak Island involving beach renourishment operations that have required heavy equipment to operate continuously, including holidays, and that such operations have caused disturbance to residents and guests. She stated that the proposed ordinance is focused on daytime land clearing adjacent to residences and not nighttime operations. She emphasized that this amendment concerns heavy land-moving next to homes.

Alderman Spencer asked whether the restriction would affect shoreline stabilization projects and whether contractors would be restricted from working on weekends in those cases.

Alderman Kelley responded that shoreline stabilization involving rock placement would likely require heavy equipment and produce noise. Director Meehan clarified that the noise ordinance exempts City work, and such City projects would therefore not be subject to this restriction.

Alderman Kelley stated that she was concerned about a “do as we say, not as we do” approach if City projects are exempt.

Mayor Hatem returned the discussion to the pending motion and confirmed that the motion would allow heavy equipment operation on Saturdays but prohibit it on Sundays. He asked if there was further discussion before calling the vote.

Alderman Mosteller indicated she had a question for the Planning Director and asked whether similar restrictions exist in other communities.

Director Meehan responded that she was not aware of other jurisdictions having a separate heavy equipment or grading-only restriction distinct from general construction limitations, though construction-hour regulations are common in other cities.

Alderman Mosteller then asked whether allowing Saturday operation provides meaningful benefit to adjacent residential property owners.

City Manager Saldo stated that the amendment would provide more benefit than currently exists, as it would at least prohibit activity on Sunday. He explained that prohibiting both Saturday and Sunday would provide the most restrictive relief, and that the Board’s decision reflects a balance between residential impacts and operational flexibility.

Alderman Carroll stated that the issue is already present and likely to continue, particularly in developing areas such as Waterway, Indigo, Cades Cove, and surrounding neighborhoods. He acknowledged that the concern may have arisen from one or two examples but stated that many residents would benefit from the additional regulation.

Alderman Mosteller stated that if the amendment gives staff any ability to assist adjacent residential property owners, she would support it, though she preferred the ordinance as originally written.

Mayor Hatem stated that even if the amendment does not provide full restriction, it provides some benefit and can be revisited in the future if necessary.

Yea – Alderman Spencer

Yea – Alderman Kelley

Yea – Alderman Gross

Yea – Alderman Mosteller

Nay – Alderman Davis

Nay – Alderman Carroll

The motion passed by a vote of four yeas and two nays.

Mayor Hatem confirmed that heavy equipment may operate on Saturdays but not on Sundays under the adopted amendment.

## 2. Event Ordinance

Mayor Hatem introduced Agenda Item 2, the proposed Event Ordinance, noting that it addresses permits, street closures, and coordination of events to ensure safety and proper planning.

Director Allayna Taylor presented the ordinance for consideration. She stated that the item had previously been introduced and tabled due to discussion regarding fees. She confirmed that no substantive changes had been made since its prior presentation.

Director Taylor explained that the ordinance centralizes the review process for events that disrupt normal downtown operations. She noted that as activity in Southport continues to grow, event requests increasingly impact traffic flow, public safety, staffing, emergency access, and downtown business operations. Currently, coordination occurs without a single intake or standardized review process.

The proposed ordinance would create one clear point of submission through the Community Relations Department to ensure coordinated review among departments.

Regarding fees, Director Taylor stated that all operational event-related fees were previously adopted as part of the City's annual fee schedule. The ordinance does not change those fees. The only addition would be a \$100 application fee upon submission, which would not apply to City-sponsored events. She stated that this fee would help offset administrative coordination time but would not cover the full cost of staff involvement. The City would continue to absorb the majority of costs.

She emphasized that the ordinance is not intended to restrict events, but rather to provide structure, predictability, and coordination as the City grows.

Alderman Davis stated that she should be recused from discussion and voting on the ordinance for ethical reasons. She explained that she serves on the Board of the Smith Cemetery Foundation, which is the sole sponsor of the Memorial Day Parade, an event that closes roads and would be directly affected by the ordinance.

The Board acknowledged the recusal and deemed it appropriate.

Mayor Hatem confirmed that the ordinance had previously been presented and opened the floor for questions.

Alderman Mosteller thanked staff for bringing the ordinance forward but requested that additional feedback be gathered from local event organizers before adoption. She suggested meeting with representatives from the Wooden Boat Show, holiday event organizers, Lowe's Motor Speedway events, the Smith Cemetery Foundation, Fourth of July Committee, Garden Club, Historical Society Home Tour, Cape Fear Cruisers Car Show Club, the Unity Group, and other local organizations.

She further requested that Police, Fire, Parks and Recreation, and Public Works be included in those discussions to address operational coordination and fee concerns. She made a motion to table the ordinance in order to allow for those conversations.

Mayor Hatem clarified that a motion to table had been made.

Alderman Carroll seconded the motion to table, stating he wished to discuss further.

Alderman Kelley expressed concern about the \$100 application fee, particularly for small local businesses and organizers who may already operate on limited budgets. She stated that while she did not necessarily oppose the ordinance itself, she was concerned about the impact of the additional fee.

Director Taylor clarified that event request forms are currently submitted through Community Relations and coordinated among departments, but there is no formal centralized mechanism to ensure that operational fees already adopted in the fee schedule are assessed consistently. She explained that public safety concerns have arisen when the City becomes aware of events only after they have begun. She reiterated that if the Board wished to eliminate the \$100 application fee, she would be comfortable with that.

City Manager Saldo explained that the coordination described in the ordinance is already taking place administratively. He stated that absent adoption of the ordinance, staff would continue coordinating events as they currently do, with the only difference being the addition of the \$100 application fee and formal codification of the process. He noted that the ordinance essentially packages existing practice into a formal framework.

Alderman Carroll then asked whether Alderman Mosteller would consider amending her motion to remove the \$100 application fee rather than tabling the ordinance entirely.

Alderman Mosteller stated that while an informal process already exists, she believes it would be beneficial to meet directly with the primary local event organizers, not just business event hosts, to have a more robust discussion about the permitting process. She stated that such a conversation could improve clarity and understanding of how the process works and potentially improve the ordinance. She emphasized that postponing action for one month would not create a crisis.

City Manager Saldo responded that staff is supportive of having those conversations. He noted that staff already maintains regular communication with event organizers, the business community, and the Business Roundtable. He reiterated that regardless of whether the ordinance is adopted, staff will continue coordinating events in the same manner, absent the \$100 application fee.

Alderman Carroll asked for clarification on what action the Board took when the ordinance was previously presented.

Director Taylor explained that during the prior discussion, the focus centered on fees. At Alderman Mosteller's request, staff provided copies of the adopted fee schedule and highlighted examples of fees that could potentially apply to event organizers. The Board discussed possibly revisiting some of those fees, and the conversation ultimately concluded without formal action, which is why the item was brought back.

Alderman Carroll asked whether the additional fees discussed would be in addition to the proposed \$100 application fee.

Director Taylor confirmed that the additional fees referenced are already adopted as part of the City's annual fee schedule and could theoretically be implemented immediately. However, there is currently no formal process to notify event organizers of potential fees or to consistently assess them.

City Manager Saldo clarified that some fees, such as fire department tent permit fees or charges for off-duty officers, already exist within the adopted fee schedule. He stated that the City has not actively been collecting those fees in all instances due to the lack of a formalized process. He emphasized that the Board would not want to overly burden nonprofit organizations, while also not requiring the City to absorb all costs associated with for-profit events.

Alderman Carroll asked whether the Rate Committee had reviewed these fees.

City Manager Saldo responded that fee review typically occurs as part of the annual budget process.

Alderman Spencer stated that prior concerns arose when representatives from the Unity in the Community group expressed difficulty affording additional fees for events such as kickball tournaments. He noted that one suggestion was to designate certain reliable, recurring community partners as preferred vendors who could receive fee waivers. He asked whether co-sponsorship by the City would eliminate the \$100 fee.

Director Taylor confirmed that City-sponsored events would be exempt from the \$100 application fee specifically.

City Manager Saldo suggested that language could be inserted authorizing the City Manager to waive event-related fees for nonprofit organizations.

Alderman Carroll proposed that the Board could adopt the ordinance now but delay implementation of any new or additional fees until the next budget cycle, allowing the Rate Committee to review and make recommendations.

Alderman Kelley raised a hypothetical scenario regarding hosting an event at her hotel on private property. Director Taylor clarified that a permit would not be required unless the event exceeded 500 attendees or impacted public streets or sidewalks. Alderman Kelley asked

whether temporarily using several on-street parking spaces would trigger the permit requirement and \$100 fee. Director Taylor confirmed that use of public right-of-way would require submission of a permit and payment of the application fee.

Alderman Kelley expressed concern that small community gatherings could incur additional costs and stated that she believes the City should not overly burden residents and businesses trying to enhance the community.

City Manager Saldo suggested forming an ad hoc committee to review both the ordinance and event-related fees in their entirety, potentially in coordination with the Fee Committee, and then bringing recommendations back to the Board for consideration as part of the budget process.

Alderman Carroll asked Alderman Mosteller whether she would amend her motion accordingly.

City Manager Saldo suggested that the cleanest motion would be to table the ordinance indefinitely, with no date certain, allowing staff to conduct conversations with community partners, consult with the Fee Committee, potentially form a special committee, and return with revised language.

Alderman Mosteller amended her motion to table the ordinance indefinitely to allow for those conversations and review.

Alderman Kelley seconded the amended motion.

Alderman Kelley further clarified that in some situations event organizers could incur both the \$100 application fee and additional fees already adopted in the fee schedule. Director Taylor confirmed that was correct.

Director Taylor reiterated that certain fees, such as tent inspection fees required under fire code, could already be applied today even without adoption of the ordinance.

Alderman Kelley stated that she understands the distinction but expressed concern about overburdening the public with fees.

Alderman Davis called a point of order and requested that the motion be restated.

City Manager Saldo restated the motion as follows: to table the ordinance indefinitely, with no date certain; to conduct discussions with community partners and the Fee Committee; potentially establish a special committee; and to bring the matter back to the Board at a future meeting.

The motion passed unanimously.

### 3. Public Comment Policy

Mayor Hatem introduced the Public Comment Policy Update and called on City Manager Noah Saldo.

City Manager Saldo reminded the Board that it adopted a public participation/public comment policy in November establishing parameters of conduct for public comment and public hearings. He stated that he has heard from the Mayor, several Board members, and community members requesting that the policy be expanded to include time limits. The draft revision presented included a three-minute time limit for individual speakers and eight minutes for a group spokesperson. He also stated the draft would direct that letters and emails submitted to the Clerk be forwarded to the Board rather than read aloud.

City Manager Saldo addressed concerns raised earlier by Bonnie Bray. He stated that under the current policy, public comment is held at all regular meetings, and does not apply to special-called work sessions, emergency meetings, or other special meetings. He further addressed the question of how written comments submitted to the Clerk could be made available to the public. He suggested that written comments received before the agenda packet is released could be included in the packet, and comments received after packet release could be added as an amendment, posted on the City's website, and referenced in the minutes, depending on the Board's preference.

Alderman Carroll stated that if the Board imposes a time limit, he would suggest continuing to read written comments, applying the same time limit to letters.

City Manager Saldo responded that the policy could be written so the three-minute limit applies to written comments as well, and that the Clerk could read them up to the three-minute mark. He also noted that a page limit, as suggested by Ms. Bray, could further assist in keeping written comments concise.

Alderman Kelley stated she supported reading written comments into the record, subject to the three-minute limit. She stated she believed the three-minute limit mirrors common practice at the County's meetings.

City Manager Saldo confirmed that the three-minute rule is standard across many jurisdictions. He noted the County is more restrictive, limiting both individual time and total public comment time, whereas the draft policy for Southport would remain open-ended in total duration and would only limit individual comments.

Alderman Gross referenced recent training attended by himself, Alderman Carroll, and Alderman Mosteller, noting that the overwhelming majority of municipalities use a three-minute public comment limit. Alderman Carroll confirmed that was presented during training.

Alderman Gross stated he supported allowing written comment to be read, up to three minutes, noting that some citizens may be unable to attend due to illness or conflicts and should still be heard.

Mayor Hatem summarized what he was hearing from the Board: support for a three-minute time limit and support for reading letters/emails into the record up to the three-minute mark.

Alderman Davis strongly objected to adopting a time limit. She stated the Board was elected to represent the people of Southport, and that requires giving citizens sufficient opportunity to speak. She argued that many citizens are not polished speakers and may struggle to make their point within three minutes. She recalled that when she and Mayor Hatem took office in 2020, a previous three-minute limit was removed due to the negative experience of speakers being abruptly cut off. She expressed concern that the proposed change prioritizes the Board's convenience over public participation. She cited an example involving Jabbertown Road residents who spoke at length about concerns related to a proposed sewer line project, stating that hearing multiple speakers led the Board to change course. She also described observing a County meeting where a young child was cut off at the three-minute mark, arguing that such strict limits can discourage meaningful participation. She urged the Board not to impose a time limit.

Alderman Carroll stated he did not disagree with Alderman Davis's underlying point and noted that the current public comment policy already limits behavior that could lead to excessive use of time. He stated he could support either approach, but expressed uncertainty as to why the issue had returned for consideration.

Alderman Mosteller stated she appreciated Alderman Davis's comments but supported adopting time limits for organizational purposes. She stated that when public comment extends for an hour or longer, it causes the City to lose audience participation and may discourage people who wanted to follow the rest of the meeting. She also stated she could support reading emails or letters aloud instead of them being posted. Alderman Mosteller made a motion to adopt the policy as presented and applying the same three-minute limit to letters and emails read into the record by the Clerk.

Mayor Hatem clarified the motion and stated he had supported removing the three-minute limit when he first took office but noted that public comment had at times become excessively long. He stated he supported establishing a standard such as three minutes, with some flexibility, to keep meetings moving while still allowing participation. He asked for a second.

Alderman Kelley seconded the motion.

Alderman Kelley stated that Board members are accessible and regularly approached by residents outside meetings. She described instances where extended public comment caused scheduled speakers to leave before their agenda item due to the late hour. She also stated that people, including children, can make their point within three minutes with preparation and focus. She stated that if additional discussion is needed, citizens can meet directly with Board members outside the public comment period.

Alderman Davis stated that a major reason public comment periods have run long is because many meetings have had over 20 speakers. She noted that the County limits speakers by allowing only the first 10 people who sign up and requiring early arrival, but stated she was not advocating that approach for Southport. She reiterated that public comment is a way for citizens to be heard publicly and for others to become aware of community concerns, and again urged the Board not to limit public comment.

Alderman Carroll stated that limiting time may allow more individuals the opportunity to speak and noted that the Board often hears repetitive concerns through calls, emails, and podium comments from the same individuals. He stated that the Board must balance allowing participation with ensuring others also have an opportunity to be heard.

Mayor Hatem stated that public comment is intended to allow citizens to express their concerns concisely and that a three- to five-minute timeframe is generally sufficient to make a point. He noted that the Board can meet with citizens outside meetings for longer discussions and stated that the policy could be adjusted in the future if needed. Mayor Hatem then restated the motion for clarity: public comment would be limited to three minutes per speaker, and written comments would also be read only up to the three-minute mark.

City Clerk Deviney confirmed that restatement.

The Board voted on the motion. The motion passed 5–1, with Alderman Davis voting in opposition.

Mayor Hatem noted the Board remains committed to listening to citizens.

#### 4. New City Website Demonstration

Mayor Hatem introduced the next agenda item, the new City website demonstration, and invited Public Information Officer ChyAnn Ketchum and Community Relations Director Allayna Taylor to present.

PIO Ketchum explained that staff would provide a walkthrough of the new websites, noting that this project has been more than two years in development. She stated the sites are currently in maintenance mode pending one final technical item before a formal go-live date can be announced. Once finalized, staff will notify the public of the launch date.

She presented the new City of Southport homepage, highlighting:

- A refreshed sliding banner
- The continued use of the TextMyGov alert system
- A new high-visibility alert pop-up feature that can be activated during emergencies or for important notices

- Improved menu organization, with clearly labeled navigation tabs including City Hall, Departments, Business, Residents, and Explore Southport
- A redesigned Board of Aldermen page featuring updated photos, contact information, and space for biographies
- A new searchable Document Center, allowing resolutions and other public documents to be stored and easily located
- A significantly improved and searchable Business Directory, which no longer requires per-listing fees and allows unlimited local business listings
- Continued storm and emergency update pages presented in a clearer accordion-style layout

Alderman Davis asked whether the City Charter was easily accessible. PIO Ketchum demonstrated that the City Charter and Code of Ordinances are available under the City Hall menu.

Alderman Spencer asked whether staff would need a programmer to make updates. PIO Ketchum confirmed that staff manages the website directly through a backend dashboard and can update content internally without relying on outside programmers.

Director Taylor then introduced the second website: ExploreSouthportNC.gov, described as the “fun side” and tourism-focused site. She explained that this platform highlights:

- Events and community activities
- Nonprofits
- Visitor information
- Fort Johnson Visitors Center content
- History and culture
- Vendor applications for City events

Director Taylor emphasized that the events calendar mirrors between both websites. The City’s main site includes meetings and official events, while Explore Southport focuses on community events and tourism-related activities. Both calendars are interconnected, and users may export events directly to personal calendars.

Alderman Davis asked why two calendars exist. PIO Ketchum clarified that the main City website includes both meetings and events in separate tabs, while the Explore Southport site displays only the event-focused calendar. Both pull from the same event database.

Alderman Spencer expressed concern about including businesses throughout the entire 28461 zip code in the Business Directory, noting that it includes areas outside Southport city limits such as St. James and Boiling Spring Lakes. He stated he would prefer greater emphasis on businesses physically located within Southport city limits.

Alderman Kelley echoed that sentiment, suggesting that the City's primary Business Directory focus on Southport proper, while event vendors and broader listings could remain more flexible under Explore Southport.

Alderman Gross commended staff on the significant improvement and raised the topic of financial transparency. He stated he has been working with the City Manager to eventually publish year-to-date revenue and expenditure reports on the website. He noted that the City is transitioning financial software, but expressed that monthly financial reporting would promote taxpayer trust.

PIO Ketchum confirmed that budgets, audits, tax information, and revaluation materials have already been migrated to the new site. She stated that the Document Center format was intentionally selected to improve transparency and searchability, and additional financial reports could be added moving forward.

Alderman Carroll asked how users navigate between the two websites. PIO Ketchum explained that the Explore Southport site opens in a separate browser tab for ADA accessibility compliance, and users may easily toggle between them or bookmark both.

PIO Ketchum demonstrated mobile compatibility, noting the site is fully ADA accessible and adjusts automatically for phones and tablets.

Mayor Hatem praised the presentation, stating the new website brings Southport fully into the 21st century and will greatly improve accessibility for residents and visitors alike. He thanked staff for their extensive work and dedication.

The Board expressed appreciation for the substantial upgrade and the years of work invested in the project.

##### 5. City Alleyways Policy Update Considerations

Alderman Carroll stated that she wished to place on the record her objection to the Mayor's recusal from the conversation for purposes of an appearance of conflict of interest.

Alderman Davis clarified that the discussion was not about any matter involving the Mayor personally and stated that, for years, numerous questions regarding City-owned alleyways have remained unresolved. She emphasized that alleyways are City property and therefore impact all citizens of Southport. She explained that affected parties include citizens generally, property owners whose parcels abut alleyways, individuals who rely on alleyways for access to their homes or businesses, and property owners whose structures may encroach into

alleyways. She noted that some property owners have expressed concern about potential costs if encroachments were required to be remedied.

Alderman Davis stated that these were only some of the pressing questions surrounding City-owned alleyways and emphasized that the Board needed information before engaging in further discussion. She requested that the City Manager direct staff to begin compiling available information, including maps, both linear and, if possible, aerial or photographic, showing the location of all City alleyways and their current condition. She indicated that such information should identify obstructions, encroachments, and the maintenance status of each alleyway.

Alderman Davis noted that original maps showed alleyways throughout the City, historically intended for rear access to properties. Over time, she stated, some alleyways appear to have been built upon, obstructed, or terminated by structures, and she expressed concern that records may be incomplete.

Alderman Davis further requested records of all prior requests made to the City to convey or grant special use of alleyways, particularly within the past three to four years, as well as historical Board of Aldermen decisions concerning alleyways to the extent practicable. She stated that she had heard accounts of past conveyances or exchanges and questioned whether documentation of such actions exists, emphasizing the importance of understanding precedent before the Board considers future decisions.

Alderman Davis stated that the existence of structures within certain alleyways may serve as prima facie evidence of past action, but she emphasized the need to determine whether any formal requests or Board decisions were made regarding those areas. She stated that understanding prior decisions would establish precedent and should inform any future action. She further indicated that the Board should review applicable state statutes governing roads, alleyways, and the transfer or relinquishment of public property.

Alderman Davis stated that once the Board has assembled all relevant information, it would be better positioned to make fair and equitable decisions affecting all parties. She noted that, should the Board consider closing or relinquishing ownership of any alleyways, a clear policy would be necessary to establish parameters and guide decision-making. She also acknowledged that she owns property abutting an alleyway and stated that she was not seeking to acquire any portion of it.

Alderman Davis then indicated that she was prepared to place her request in the form of a motion directing the City Manager to have staff begin to amass information cited in 1-4.

Alderman Carroll Seconded the motion.

Alderman Spencer stated that the Board first needs to clearly define what the City owns, distinguishing among alleyways, easements, and former rail corridors. He referenced historical

train lines that once ran through portions of the City and noted that some areas may involve unused easements. He emphasized the importance of identifying each category and raised concerns about maintenance, stating that if the City retains ownership of these areas, there may be an obligation to maintain them rather than leaving that responsibility to adjoining property owners.

Alderman Davis stated that the Board should first obtain all relevant information before engaging in further policy discussion. She referenced a prior request from a resident near Ninth Street who had sought relinquishment of a small remaining portion of an alleyway and noted that the Board declined that request. She recalled that, at the time, trees and debris had fallen into the alleyway, raising questions about maintenance.

Alderman Davis also referenced a more recent situation involving a property owner at the end of a row of homes whose access to a garage depends on an alleyway that no longer connects through to Eighth Street due to the presence of a structure. She stated that fallen trees, limbs, and overgrowth had prevented use of the alleyway and expressed concern about the City's maintenance of such areas.

Alderman Carroll stated that the City has no statutory obligation to open alleyways and noted that a policy is already in place governing requests from property owners whose parcels abut alleyways. He indicated that he believed the current Board adopted that policy.

Alderman Davis responded that she had been unable to locate such a policy. Alderman Carroll suggested that staff could clarify and referenced the Planning Department's established process for handling such matters.

Alderman Davis questioned whether there was reluctance to pursue gathering additional information.

Alderman Carroll responded that if the Board were to seek maps identifying every encroachment in Southport, such an effort could involve substantial expense, potentially reaching hundreds of thousands of dollars. He noted that he did not believe there would be support for spending that amount.

Alderman Gross stated that he would be concerned about expending funds at that level.

Alderman Carroll asked whether the Alderman Davis was seeking precise, survey-level accuracy or more general information and emphasized that a defined process already exists for opening alleyways. He stated that if the question is whether to convey alleyways, that would require a separate policy discussion and would be governed by state statute regarding the disposition of public property.

Alderman Kelley stated she lives in a home that backs up to an alleyway that is overgrown and includes an encroachment from an adjacent property, which currently prevents her from using the alleyway for access. She stated she does not consider it the City's responsibility to clear the

alleyway and that if she wanted access for her golf cart, she would clear her portion herself, including any additional area needed for access.

Alderman Davis stated she felt the Boards discussion was moving away from the point of the discussion.

Alderman Carroll stated this topic has repeatedly resurfaced and questioned if a recent FOIA request that had occurred around the same time had anything to do with it.

Alderman Davis responded that Alderman Carroll was attributing motive, stating she had drafted her written material months earlier and that it was unrelated to any FOIA request or recent issues. She described the alleyway matter as a longstanding and unresolved issue in Southport, referencing early town maps that included alleyways throughout the historic district and noting additional alleyways were created as the City expanded. She reiterated that the objective was to obtain information rather than engage in a debate about cost.

Alderman Carroll reiterated that the request could be expensive and stated the City already has a clearly defined process for opening alleyways through the Planning Department, adding that staff can explain the process to those who are unfamiliar. He stated the next policy question would be whether the City should give away alleyways, and said he did not support doing so, noting that state statute governs the disposal of City property.

Alderman Mosteller stated that each alleyway situation is unique and referenced prior alleyway matters handled by the Board during her tenure, including one in which the Board did not abandon an alleyway and another at Fisher Landing where an alleyway was abandoned because it was surrounded by a single parcel being developed. She stated that meaningful aerial information would require surveys and could carry significant costs, and she believed the City already has policy in place.

Alderman Carroll agreed.

Alderman Davis suggested that Google Maps could provide a general reference.

Alderman Carroll responded that Google Maps would be extremely inaccurate and emphasized that decisions should be based on accurate information. He then asked City Attorney Herman if he had any input.

City Attorney Herman stated he had no additional legal comment but recalled that in mid-2023, shortly after he began serving as City Attorney, staff had presented a detailed PowerPoint addressing many of the questions being raised. He suggested it may be referenced in meeting minutes and could provide a starting point without additional cost to the City, noting the issue has arisen multiple times over the last three years.

Alderman Davis stated that she had reviewed that prior information but believed it did not address all alleyways. She emphasized that as the City continues to develop, these issues will continue to arise and that assembling complete information is necessary.

Alderman Gross stated that he agreed with Alderman Mosteller that alleyways vary significantly throughout the City and that each situation is unique. He noted that the alleyway behind his property is landlocked due to encroachments and trees and stated that he does not expect the City to clear alleyways. He emphasized that the City has more pressing priorities, including roads, flooding, and infrastructure, and stated that he would not support spending \$100,000 to \$200,000 on surveys or similar efforts. He indicated support for compiling existing information so long as it does not require significant expenditure.

Alderman Spencer stated that alleyways may serve broader public purposes, including drainage, stormwater management, pedestrian pathways, and access, and expressed concern that failure to maintain City right-of-way areas has limited their usefulness.

City Manager Saldo stated that he would not authorize significant expenditures for surveys or similar services but was willing to compile existing records, prior Board actions, and applicable statutes for future discussion.

Alderman Davis withdrew her prior motion and made a new motion directing the City Manager to gather all available existing information from meeting minutes, past decisions, and available maps regarding alleyways, without expending City funds on surveys, aerial photography, or similar services. The motion was seconded by Alderman Carroll.

Mayor Pro Tem Mosteller, presiding due to the Mayor's recusal, called for the vote. The motion passed unanimously.

## **J. Committee Reports**

Mayor Hatem called for committee reports.

Alderman Gross reported that he serves as liaison to the ABC Board. He stated that Southport is one of eleven ABC stores in Brunswick County and is among the top in gross sales. He reported December sales of \$630,642, which reflected a 1.57% decrease from the prior year, and January sales of \$382,624, which reflected an 8.44% increase year over year. He stated that the Board is operating well and noted that the next distribution check to the City is expected upon completion of the CPA's report.

Alderman Spencer reported on the Board of Adjustment and stated that matters continue to come before the Board. He also reported that the Cemetery Committee is working to finalize UDO-related cemetery ordinance updates and is reviewing cemetery software options to improve indexing and functionality.

Alderman Kelley reported that the Fourth of July Festival Shrimparoo fundraiser will be held April 12 at American Fish and that tickets and donation information are available on the festival website. She also noted that the Planning Board anticipates interviewing new members.

Alderman Davis reported that she was unable to attend the most recent Historic Preservation Commission meeting due to illness but had received an update from the Chair. She stated that the Commission is carefully reviewing citizen feedback and is working toward revisions that will reflect the concerns raised by the public. She indicated that a revised proposal would be presented to the Board in the near future.

Alderman Carroll reported that Forestry met and that Arbor Day will be observed in Southport on April 25 at Franklin Square Park. He also provided an update on Parks and Recreation programming, including ongoing yoga classes, basketball season, karate classes, senior programming, line dancing, a cursive writing class, the upcoming Easter egg hunt, and spring break camp. He encouraged public participation in City programs.

Alderman Mosteller reported that the Planning Board has completed updated Rules of Procedure and a handbook for new members. She also reported that the Beautification Committee recently held a volunteer workday, during which new fishing benches for the City Pier were completed with donated materials. She announced upcoming Beautification workdays and meetings and encouraged public participation.

#### **K. Manager's Report**

City Manager Saldo reported that cybersecurity remains a priority for the City. He referenced recent cyber incidents affecting other municipalities and stated that he is reviewing City policies, practices, and infrastructure to ensure adequate protections are in place. He also reported that he has been coordinating with the North Carolina National Guard to schedule a cybersecurity assessment.

City Manager Saldo stated that stormwater continues to be a significant focus, providing updates on the Bonnet's Creek flood reduction grant application and ongoing infrastructure improvements, including the East Nash Street project, with additional stormwater projects planned. He reported that Public Works recently completed the community deck replacement ahead of schedule and under budget, and that renovations at Indian Trail are approximately 90 percent complete.

City Manager Saldo further reported that citywide tree trimming has been completed, installation of the weather tower on Garrison Lawn is expected soon, and golf cart inspections continue at the APS building. He noted that the Board retreat has been rescheduled to March 4 at 9:00 a.m. He thanked City staff and first responders for their efforts during the recent winter storm and announced that a memorial bench has been placed in honor of former Alderman Tom Lombardi, with a public memorial service scheduled for Saturday at 2:00 p.m.

## **L. Mayor's Comments**

Mayor Hatem expressed appreciation to City staff for their work during the storm event and reminded the public of upcoming events.

## **M. Staff Reports**

Staff reports were included in the agenda packet

## **N. Board Comments**

Alderman Gross asked about cybersecurity coordination with the City's banking institution and inquired about progress regarding a \$10,000 grant. City Manager Saldo stated that discussions are ongoing regarding grant language. Alderman Gross indicated that he and Alderman Carroll have discussed potential appropriate use of the funds instead of mailing the check back.

Alderman Spencer referenced Ms. Boyd's concern raised earlier in the meeting and requested that staff review the matter and provide follow-up.

Alderman Kelley thanked staff and first responders for their work during the snow event and reported on a recent County Planning Board meeting, noting a nearby development had reduced its density.

Alderman Davis and Alderman Carroll had no additional comments.

Alderman Mosteller reported that the City has been working with neighboring municipalities to develop a Joint Regional Statement regarding the Wilmington Harbor dredging project, reflecting concerns discussed at the December 2 meeting. She stated that several communities have expressed support for the statement, including Belville, St. James, Shallotte, Bald Head Island, and Orton Plantation, the latter being recognized as an important cultural resource. She noted that Oak Island, Caswell Beach, and Navassa are also considering participation.

She further reported that the U.S. Army Corps of Engineers and the Port Authority have paused the DEQ review of the project, although the reason for the pause has not been confirmed. She indicated it may relate to conditions requested by DEQ and that the Corps may be evaluating how to address those conditions. Alderman Mosteller stated that the Joint Regional Statement will proceed based on the original dredging proposal and that any future modifications to the project will be reviewed at that time. She noted that she has been working with the City Manager and sought confirmation of continued Board consensus prior to submitting the statement to the appropriate agencies at the end of the month.

Alderman Mosteller stated that she wished to make an additional comment regarding the Planning Board appointment process earlier in the meeting. She stated that she was embarrassed by how the matter was handled. She expressed concern about the decision to re-advertise for Planning Board applicants despite the interview committee, comprised of two Aldermen, the

Chair, and the Vice Chair of the Planning Board, having unanimously recommended two appointees and not recommending re-advertisement.

Alderman Mosteller noted that in prior appointment cycles, including those in the spring months, the Board has faced challenges in completing committee appointments in a timely manner and that some committees, such as Forestry, had only enough applicants to fill available seats without reopening the process. She stated her belief that repeatedly reopening applications after recommendations have been made could discourage volunteer participation and emphasized the importance of maintaining transparency and supporting citizen volunteers.

**O. Adjourn**

Mayor Hatem reiterated support for the Joint Regional Statement and concluded the meeting by wishing everyone a Happy Valentine’s Day.

A motion was made by Alderman Kelley and seconded by Alderman Carroll to adjourn. The motion carried unanimously.

The meeting adjourned at 9:19 p.m.

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Dr. Joseph P Hatem, Mayor

*ATTEST:*

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Tori Deviney, City Clerk



## BOARD OF ALDERMEN AGENDA ITEM SUMMARY

**DATE:** 3/12/2026

**DEPARTMENT:** Parks and Recreation

**PRESENTED BY:** Heather Hemphill, Southport Parks and Recreation Director

**ITEM SPONSORED BY:** Parks and Recreation/Community Relations

**ITEM/TOPIC:** Veterans Memorial Reef, a non-profit organization based in Carolina Beach, is requesting to hold a formal ceremony honoring fallen US Armed Veterans on May 16, 2026 on the Garrison Lawn. This would include military honors such as flag presentations and playing of Taps.

### **DEPARTMENT HEAD COMMENTS:**

The Parks and Recreation Director supports this request. Fort Johnston and Southport are steeped in military history. Per regulations, any use of the lawn that is not sponsored by the city must be approved by the BOA. Recommend that the BOA approve this request by the Veterans Memorial Reef Organization to hold a formal ceremony honoring fallen US Armed Forces veterans on the Garrison Lawn on May 16, 2026. The total length of time on site will be from 7AM - 1PM.

### **Justification:**

Veterans Memorial Reef is a non-profit organization based in Carolina Beach, North Carolina, dedicated to honoring fallen U.S. Armed Forces veterans by creating unique aquatic memorials. The organization interns the cremated remains of veterans within specially crafted concrete memorial markers, which are then placed on the seafloor to form artificial reefs. This initiative not only commemorates the service of veterans but also contributes to the preservation and enhancement of marine ecosystems *off* the coasts of Carolina and Wrightsville Beach.

The commemoration process spans three days:

**Memorializing:** Family members transfer the veteran's ashes into an aquatic urn, which is then incorporated into the memorial marker. They are encouraged to personalize the marker with inscriptions or mementos.

**Ceremony:** A formal ceremony is held, potentially including military honors such as flag presentations and the playing of "Taps," to recognize the veteran's service.

**Dedication:** The memorial markers are transported to the designated reef site and placed on the ocean floor, with family members present to witness and participate in the final tribute.

The organization's mission encompasses recognizing and commemorating veterans' service, educating the public about military history and marine ecosystems, and rehabilitating ocean reef habitats through the integration of artificial memorial markers.

This year, the group would like to use the lawn of Fort Johnston for the ceremony. Attached is a diagram of the proposed layout. The date would be May 1<sup>st</sup>, from 7a (load in) 10a (ceremony) 1p (packed up and gone).



Fort Johnston-Southport  
Museum & Visitors...



Southport Fun Tours

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11

Josiah Martin,  
Historical Marker



E Bay St



Southport Fishina Pier





**CITY OF SOUTHPORT**  
**OPPOSITION OF THE EXPANSION OF CHEMOURS' FAYETTEVILLE WORKS**  
**FACILITY RESOLUTION**

**WHEREAS**, the City of Southport is located along the Lower Cape Fear River and depends upon the environmental integrity of the river and surrounding watershed for public health, drinking water reliability, tourism, fisheries, and economic vitality; and

**WHEREAS**, Chemours Company and its predecessor, DuPont, have a documented history of releasing per- and polyfluoroalkyl substances (PFAS), including GenX, into the Cape Fear River and surrounding environment; and

**WHEREAS**, these releases have contaminated drinking water supplies for hundreds of thousands of North Carolinians, including residents in the Lower Cape Fear region; and

**WHEREAS**, PFAS compounds are persistent, bioaccumulative, and associated with adverse health effects, and contamination has required costly water treatment upgrades and ongoing monitoring efforts; and

**WHEREAS**, the State of North Carolina continues to assess the full scope of PFAS contamination and its long-term impacts on downstream communities; and

**WHEREAS**, Chemours has applied for permits to expand operations at its Fayetteville Works facility, which may result in increased emissions and discharges of PFAS compounds; and

**WHEREAS**, expansion of such operations before full remediation and demonstrated compliance raises serious concerns for downstream communities reliant upon the Cape Fear River;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the City of Southport, North Carolina, as follows:

1. The City of Southport formally opposes the expansion of the Chemours Fayetteville Works Facility until existing contamination has been fully remediated and long-term protections are demonstrably in place.
2. The City urges the North Carolina Department of Environmental Quality and the U.S. Environmental Protection Agency to deny any permits or approvals related to such expansion unless and until Chemours has demonstrated full compliance with environmental laws, effective emission control technologies, and permanent safeguards to protect downstream communities.

3. The City urges Chemours to continue to expand funding for comprehensive remediation and long-term monitoring.

Adopted this \_\_\_ day of \_\_\_\_\_, 2026.

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Dr. Joseph P Hatem, Mayor

*ATTEST:*

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Tori Deviney, City Clerk



## BOARD OF ALDERMEN AGENDA ITEM SUMMARY

**DATE:** 03/12/2026

**DEPARTMENT:** Planning Services

**PRESENTED BY:** Wendell Biddle, City Planner and Maureen Meehan, Planning Services Director

**ITEM SPONSORED BY:** Planning Board and Planning Services

**ITEM/TOPIC:** Hold a Public Hearing 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.

**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:** Hold a public hearing for an Amendment to the Unified Development Ordinance.

**PROPOSED MOTION:** Motion to open the public hearing 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**

<b>APPLICATION SUMMARY</b>	
<b>Presentation Date</b>	March 12, 2026 Board of Aldermen
<b>Applicant</b>	City of Southport Planning Staff
<b>Relevant Ordinance Sections</b>	Table 3.1 Tables of Uses, Section 3.8 Nonresidential Standards, and Article 8 Definitions & Measurements

<b>ZONING TEXT AMENDMENT PROPOSAL</b>
<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>

<b>REVIEW PROCESS</b>
<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 9<sup>th</sup>, 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 20<sup>th</sup>, 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 15<sup>th</sup> 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 15<sup>th</sup>, 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:** 03/12/2026

**DEPARTMENT:** Planning Services

**PRESENTED BY:** Maureen Meehan, Planning Services Director

**ITEM SPONSORED BY:** Planning Services

**ITEM/TOPIC:** Hold a Public Hearing for ZTA-26-01 a Unified Development Ordinance Amendment to incorporate changes to North Carolina General Statutes, Chapter 160D. Local Planning and Development Regulation found in S.L. 2025-94.

**JUSTIFICATION:** The North Carolina General Assembly ratified House Bill 926 in September of 2025, and it subsequently was signed into law on October 6, 2025. Session Law 2025-94 entitled “An Act to Provide Further Regulatory Relief to the Citizens of North Carolina” includes numerous changes, some are directly applicable to the city’s development ordinance, and many are not. Brady Herman, City Attorney, provided an update outlining the provisions that are identified as areas of interest for the city. The proposed changes are found within the attached report. 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 are making changes to meet the statutory requirements found in NCGS 160D Local Planning and Development Regulation. The attached proposed amendments have 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:** Hold a public hearing for an Amendment to the Unified Development Ordinance.

**PROPOSED MOTION:** Motion to open the public hearing for text amendments to the UDO incorporate changes to NCGS 160D Local Planning and Development Regulation.

Motion to adopt the proposed text amendments to incorporate changes to NCGS 160D in the UDO and adopt the attached consistency statement.

# STAFF REPORT – ZTA 26-01 ZONING TEXT AMENDMENT UDO UPDATES PER S.L. 2025-94

APPLICATION SUMMARY	
<b>Presentation Date</b>	March 13, 2026 Board of Aldermen
<b>Applicant</b>	Planning Staff
<b>Relevant Ordinance Sections</b>	Multiple Sections Article 1: General Provisions Article 2: Administration and Procedures Article 4: Subdivision Regulations

## ZONING TEXT AMENDMENT PROPOSAL

The purpose of this text amendment is to update the Unified Development Ordinance (UDO) to include new laws enacted by S.L. 2025-94 a regulatory act entitled “An Act to Provide Further Regulatory Relief to the Citizens of North Carolina”.

## REVIEW PROCESS

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. Per the City of Southport Unified Development Ordinance, the Planning Board shall provide a recommendation on any proposed Zoning Text Amendment to the Board of Aldermen.

The Board of Aldermen shall hold a duly advertised public hearing before voting on any Zoning Text Amendment. In approving or denying a legislative proposal, the Board of Aldermen shall include a statement describing whether the proposal is consistent or inconsistent with the locally adopted land use or comprehensive plan

## AMENDMENT DESCRIPTION

The North Carolina General Assembly ratified House Bill 926 in September of 2025, and it subsequently was signed into law on October 6, 2025. Session Law 2025-94 entitled “An Act to Provide Further Regulatory Relief to the Citizens of North Carolina” includes numerous changes, some are directly applicable to the city’s development ordinance, and many are not. Brady

Herman, City Attorney, provided an update outlining the provisions that are identified as areas of interest for the city.

The City of Southport Planning Staff are presenting this Zoning Text Amendment to incorporate the changes to North Carolina General Statutes, Chapter 160D. Local Planning and Development Regulation found in S.L. 2025-94. The updates are listed below in the order they appear in the UDO.

1. In the event of a parcel of land with split jurisdictions and no formal agreement between the local governments assigning planning and development jurisdiction, a property owner may elect to use the planning and development regulations of the jurisdiction with most of the acreage of the subject parcel of land.
2. Remove all waiting periods for refiling of zoning map and text amendments, development applications, or requests for development approval.
3. Update downzoning definition and consent requirements for enacting a downzoning.
4. Reiterate that at the time of expiration of a special use permit that is not vested, the current zoning applies.
5. Clarify that a new permit for a property does not extinguish any other development rights on the property.
6. Remove any requirements for fire access roads that are not in compliance with the North Carolina Residential Code.
7. Remove any requirements for street construction standards that are more stringent than those adopted by the Department of Transportation.

The following provides the proposed language changes per section of the UDO.

#### 1.4 JURISDICTION AND ZONING MAP

- C. If a parcel of land lies within the planning and development regulation jurisdiction of more than one local government and there is no mutual agreement pursuant to Article 20 of Chapter 160A of the General Statutes that assigns exclusive planning and development regulation jurisdiction, the landowner may elect to apply land use ordinances of the local government with a majority of the total acreage of the parcel of land.

## 2.6 COMMON REVIEW PROCEDURES

### L. RECONSIDERATION OF DENIAL

1. An application for development approval may be resubmitted at any time after the denial of an application.

~~Whenever an application for a permit or approval authorized by this ordinance is denied, on any basis other than the failure of the applicant to submit a complete application, such action may not be reconsidered within a 12 month period unless explicitly specified by this ordinance or the applicant clearly demonstrates that:~~

- ~~a. Circumstances affecting the property that is the subject of the application have substantially changed or~~
- ~~b. New information is available that could not with reasonable diligence have been previously presented. A request to be heard on this basis must be filed in writing with the UDO-Administrator.~~

## 2.10 UDO TEXT AND ZONING MAP AMENDMENTS

### A. INITIATION OF AMENDMENTS

1. c) ~~No amendment to zoning regulations or a zoning map that down-zones property shall be initiated nor is it enforceable~~ enacted, or enforced without the written consent of all property owners whose property is the subject of the down-zoning amendment. ~~unless the down-zoning amendment is initiated by the city.~~ For purposes of this section, "down-zoning" means a zoning ordinance that affects an area of land in one of the following ways:

- i. By decreasing the development density of the land to be less dense than was allowed under its previous usage.
- ii. By reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.
- iii. By creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.

4. ~~Reapplication for amendment. With the exception of requests originating with the Board of Aldermen, Planning Board, or city administration, an application for any rezoning of the same property or any application for the same amendment to the ordinance text shall be permitted only once within any six (6) month period following official action. The Board of Aldermen, by simple majority, may waive this restriction if it finds any emergency exists.~~ A zoning text or map amendment may be resubmitted at any time after official action or a withdrawn application.

## 2.12 VESTED RIGHTS

### B. ESTABLISHMENT OF A ZONING VESTED RIGHT

5. A vested right obtained by permit or other local government approval shall not preclude the use or extinguish the existence of any other vested right or use by right attached to the property.
6. If a special use permit expires and does not vest, the current zoning classification or regulation for the property applies.

## 4.8 STREETS AND ROADWAY NETWORK

### B. STREET DESIGN

1. The design of all streets and roads, including drainage, shall be in accordance with the minimum design and construction criteria for the most recent version of the NCDOT Subdivision Roads Minimum Construction Standards and NCDOT Guidelines for Drainage Studies and Hydraulic Design., ~~unless this ordinance establishes a stricter standard.~~
5. Fire apparatus access roads. Any subdivision of more than ~~30~~ 100 residential units or lots, or additions to existing developments such that the total number of units exceeds ~~30-100~~, shall be required to provide two (2) vehicular access/fire apparatus access roads per Appendix D of the NC Building Code. Such fire apparatus access roads shall be placed at a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property to be served, measured in a straight-line distance between accesses.

### C. STREET CONSTRUCTION STANDARDS

All streets shall be constructed in accordance with the ~~following minimum standards:~~ pavement design standards adopted by the Department of Transportation.

1. ~~The sub-grade must contain a minimum 12 inches of compacted earth.~~
2. ~~The stone base must contain a minimum eight (8) inches of compacted stone.~~
3. ~~The base course of asphalt must contain a minimum two (2) inches of b-25 ob.~~
4. ~~When each street has 80 percent of the lots on that street with certificate of occupancies issued a minimum one and one half (1 1/2") inches of SF9.5A final surface course shall be applied.~~

## EVALUATION AND CONTEXT

### Unified Development Ordinance Compliance

Zoning Text Amendments, like General Use Zoning Map Amendments (Rezoning), follow the process in Section 2.10 of the City of Southport Unified Development Ordinance. Under 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 applicable official adopted plans. The Board of Aldermen shall, in their final decision-making capacity, base their decision upon the same.

### **Southport 2050 Comprehensive Plan Compliance**

There are no formal discussions or policies related directly to the updates necessitated by the enacted law. Overall, the comprehensive plan prioritizes compatible development in the city and throughout the planning area, including Brunswick County. Annual updates to local ordinances ensure that development is orderly and following statutory requirements. Staff find the zoning text amendments outlined in this report to be consistent with the Southport 2050 Comprehensive Plan.

## **PLANNING BOARD RECOMMENDATION**

The City of Southport Planning Board recommends **APPROVAL** of the proposed zoning text amendments and consistency statement to the Board of Aldermen. The amendment is consistent with the 2050 Comprehensive Plan, as well as remaining consistent with the Unified Development Ordinance.

### Attachments:

Consistency Statement

City Attorney Update Memo



**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-26-01 – Unified Development Ordinance Updates per S.L. 2025-94**

**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 Comprehensive Plan, hereby **ADOPT** the proposed zoning text amendment. The amendment is consistent with the City’s 2050 Comprehensive Plan, adopted October 9, 2025. Annual updates to local ordinances ensure that development is orderly and following statutory requirements.

NOW THEREFORE, be it resolved by the City of Southport Board of Aldermen, 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

Attest:

\_\_\_\_\_  
Tori Deviney, Deputy City Clerk

## MEMORANDUM

**To:** City of Southport Mayor and Board of Alderman

**CC:** Noah Saldo, City Manager; Maureen Meehan, Planning Director

**From:** Brady Herman, The Brough law Firm, PLLC

**Date:** January 5, 2026

**Re:** S.L. 2025-94 - a regulatory act signed into law on October 6, 2025

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The purpose of this memorandum is to provide an update to our municipal clients on new laws enacted by a regulatory act entitled “An Act to Provide Further Regulatory Relief to the Citizens of North Carolina” was signed into law on October 6, 2025.<sup>1</sup> The act addresses various areas of North Carolina law. The following are areas we have identified of interest to our local governments:

### SURVEYOR RIGHT OF ENTRY

This new section outlines circumstances under which a professional land surveyor may enter onto private property.<sup>2</sup>

### PROHIBIT INSPECTION DEPARTMENTS FROM CHARGING FEES FOR CERTAIN INSPECTION CANCELLATIONS

This change amended N.C.G.S. § 160D-1104 by adding a new subsection to read “[a]n inspection department shall not charge the permit holder a fee or fail an inspection of a building or structure subject to the North Carolina Residential Code, if the permit holder cancels a scheduled inspection more than one business day before the scheduled inspection.”<sup>3</sup> The practical effect is that a permit holder cannot be charged for cancelling a Residential Code inspection more than a day before it is scheduled.

### LIMIT DESIGN METHODOLOGY AND CONSTRUCTION STANDARDS FOR CERTAIN MUNICIPAL STREETS

N.C.G.S. § 160D-702 was rewritten. It states that zoning or other development regulations shall not do the following:

- (1) Set a minimum square footage of any structures subject to regulation under the North Carolina Residential Code.

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<sup>1</sup> This act became effective when it became law on October 6, 2025.

<sup>2</sup> This law repealed N.C.G.S. § 89C-19.2 and amended Article 22B of Chapter 14 of the General Statutes by adding a new section titled “§ 14-159.15. Limited right of entry by professional land surveyors.”

<sup>3</sup> N.C.G.S. § 160D-1104(d2).

- (2) Require a parking space to be larger than 9 feet wide by 20 feet long unless the parking space is designated for handicap, parallel, or diagonal parking.
- (3) Require additional fire apparatus access roads into developments of one- or two-family dwellings that are not in compliance with the required number of fire apparatus access roads into developments of one- or two-family dwellings set forth in the Fire Code of the North Carolina Residential Code for One- and Two-Family Dwellings.
- (4) Establish or require pavement design standards for public roads or private roads that are more stringent than the minimum pavement design standards adopted by the Department of Transportation.<sup>4</sup>

### PROHIBIT WAITING PERIODS FOR REILING OF DEVELOPMENT APPLICATIONS

N.C.G.S. § 160D-601 was amended by adding a new subsection that prohibits waiting periods for denied or withdrawn applications for zoning map amendments, text amendments, development applications, or requests for development approval.<sup>5</sup>

### LIMIT LOCAL GOVERNMENT AUTHORITY TO REGULATE THE DISPLAY OF AMERICAN FLAGS ON PRIVATE PROPERTY

N.C.G.S. §144-7, which is titled “Display of official government flags; public restrictions,” included a provision that stated reasonable restrictions on “flag size, number of flags, location, and height of flagpoles” were not prohibited, provided that such restrictions did not discriminate against any official governmental flag in any manner. This section was amended to describe extra measures that must be taken if the flag being restricted is the flag of the United States or the State of North Carolina.<sup>6</sup>

### CLARIFY EXISTING USE RIGHTS ON PROPERTY

N.C.G.S. §160D-108 is titled “Permit choice and vested rights.” One sentence has been added to the end of this section: “A vested right obtained by permit or other local government approval shall not preclude the use or extinguish the existence of any other vested right or use by right attached to the property.” Put slightly more succinctly, a new permit may not extinguish any other vested right or use by right.

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<sup>4</sup> These prohibitions apply to any road, street, highway, thoroughfare, or other way of passage that is owned by a city or the Department of Transportation. N.C.G.S. § 160D-702(d).

<sup>5</sup> The law applies to development regulations or unified development ordinances periods prohibiting landowners, developers, or applicants from reiling unless they comply with waiting periods adopted by the local government. N.C.G.S. § 160D-601.

<sup>6</sup> This restriction now requires an “evaluation of and written findings of fact to document the public health, safety, and welfare concerns justifying enforcement of the ordinance at that particular property.” Further, if the justification asserted relates to traffic, the law requires that a determinative site study be conducted by the Department of Transportation before finding the prohibition is warranted. N.C.G.S. §144-7(b). Also, this section any citation, fine, penalty, action, proceeding, or litigation pending on October 6, 2025, which resulted from application of an ordinance contrary to the provisions of this section.

## QUASI-JUDICIAL ZONING DECISIONS

N.C.G.S. §160D-705 is titled “Quasi-judicial zoning decisions.” One sentence has been added to the end of this section: “If a special use permit expires and does not vest, the current zoning classification or regulation for the property applies.” Put slightly more succinctly, if a special use permit expires and does not vest, the “current” zoning applies.

## SPLIT JURISDICTION

N.C.G.S. § 160D-203 is titled “Split jurisdiction” and was rewritten. One revision makes clear that if the land which lies in two jurisdictions is assigned to one of the two jurisdictions under a mutual agreement, then that jurisdiction has exclusive planning and development regulation over the land, to include all development phases on the land.

Another revision is that when two or more local governments with land use jurisdiction over a parcel of land fail to mutually agree, with the consent of the landowner, as to which jurisdiction's land use ordinances apply to the entire parcel, the landowner can elect to apply land use ordinances of the jurisdiction with a majority of the acreage of the parcel of land.

The other changes to the section address particulars around the mutual agreement referenced above.<sup>7</sup>

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<sup>7</sup> This mutual agreement is drawn between the two local governments pursuant to Article 20 of Chapter 160A of the General Statutes, and with the written consent of the landowner. “This section shall only be applicable to planning and development regulations and shall not affect taxation or other nonregulatory matters. The mutual agreement ... shall be evidenced by a resolution formally adopted by each governing board and recorded with the register of deeds in every county where the property land is located within 14 days of the adoption of the last required resolution.” N.C.G.S. § 160D-203(c).



**BOARD OF ALDERMEN**  
**AGENDA ITEM SUMMARY**

**DATE: 03/12/2026**

**DEPARTMENT: Planning Services**

**PRESENTED BY: Maureen Meehan, Planning Services Director**

**ITEM SPONSORED BY: Planning Services**

**ITEM/TOPIC: Final Plat – Jonas Creek Subdivision Phase 3**

**COST: N/A**

**BUDGET LINE ITEM: N/A**

**JUSTIFICATION:** In accordance with the Unified Development Ordinance and the adopted major subdivision process, Jonas Creek Subdivision is requesting the approval of a Final Plat for Lots 24-57 of Jonas Creek Phase 3. Phase 3 consists of 33 lots that are located on newly constructed roads connecting Jonas Creek Phase 2 on Quarter Master Drive to W. West Street.

**IMPACT IF NOT APPROVED:** A Final Plat is an administrative approval. If all applicable standards of the UDO and preliminary plat are met, the final plat should be approved. The request appears to be in conformance with all applicable standards as well as the approved Preliminary Plat. If not approved, the applicant could reapply for Final Plat or appeal to Superior Court.

**DEPARTMENT HEAD COMMENTS:** The Preliminary Plat for this project was approved in 2011 and modified in February 2012. This phase of the subdivision is subject to common law vesting, therefore was able to move forward with installation of infrastructure in 2024-5 and filing of the final plat. Infrastructure has been installed. The request appears to conform to all applicable standards, and being an administrative decision, it is deserving of approval.

**ATTACHMENTS:** Memorandum, Final Plat Application, Sealed Final Plat

**REQUESTED ACTION:** Approval of the Final Plat for Jonas Creek Subdivision Phase 3

**PROPOSED MOTION:** A motion to **approve** the Final Plat of Jonas Creek Phase 3 subdivision, based on conformance with the previously approved Preliminary Plat and with the applicable standards of the City of Southport Unified Development Ordinance, with the following conditions:

1. The final plat will not be signed until all street signs are installed, inspected, and approved by public works.
2. The applicant will request acceptance, and the City will accept the required infrastructure to be dedicated to the public, at the time 80% or 27 of the lots have been conveyed to individual ownership and the infrastructure is inspected and approved by public works.



## **MEMORANDUM**

**To:** Mayor Joseph P. Hatem, Members of the Board of Aldermen  
**From:** Maureen Meehan, Planning Services Director  
**Date:** March 12, 2026  
**Re:** Major Subdivision Final Plat, Jonas Creek Phase 3

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### **Project Request and Overview**

Owen Gidlow, for Cottage Point LLC and S Port Marina LLC, the surveyor and agent, requests Final Plat approval for Phase 3 of Jonas Creek Subdivision. The properties are on newly constructed streets, that include Compton Court and a continuation of Quarter Master Drive that extends to West West Street.

The property is zoned PUD and conforms to the original land use plan approved by the Planning Board in 2011 and approved Preliminary Plat. Construction of homes on these lots shall require the submittal and approval of all applicable building and trade permits and shall be subject to any relevant building permit fees. Additionally, staff will review each home to ensure its conformance to the Master Land Use Plan and Unified Development Ordinance for setbacks, height, landscaping, etc.

The subdivider has installed the required infrastructure improvements except for street signs. The street sign placement has been reviewed by staff, and the signs are scheduled to be installed the week of March 9, 2026. Per City Engineer, Tom Zilinek, since this request is not for the acceptance of the roads, a walkthrough is not required at this time. The submittal of as-builts and test results by the applicant, and the various onsite inspections conducted by Public Works during construction, are sufficient to support the street, stormwater, sidewalk, and lighting improvements are installed. Verification that the signs are installed is required before final plat signatures and recording with the Register of Deeds. Water and sewer infrastructure is now under the purview of Brunswick County and approved by the county's engineering department.

Per section 4.7.B.1. Acceptance of Public Improvements, the applicant requests that the UDO Administrator grant an extension of the acceptance of the required improvements by the city until 80% (27) of the lots within the final plat have been conveyed to individual ownership or issued a certificate of occupancy. Without the ability to secure financial guarantees or performance bonds to complete or maintain the required infrastructure, roads and sidewalks have the potential to be significantly damaged during the subdivision's construction phase. Therefore, as UDO Administrator, I recommend the extension of the acceptance of the public infrastructure for quality control. The applicant is responsible for repairing any damage that occurs to the infrastructure before acceptance by the city.

Therefore, this request for final plat does not include an acceptance of infrastructure by the city. Upon final inspections and certified reporting at 80% build out, the Board of Aldermen will consider acceptance of the publicly dedicated infrastructure in a separate request and vote.

**Request & Staff Recommendation**

A motion to **approve** the Final Plat of Jonas Creek Phase 3 subdivision, based on conformance with the previously approved Preliminary Plat and with the applicable standards of the City of Southport Unified Development Ordinance, with the following conditions:

1. The final plat will not be signed until all street signs are installed, inspected, and approved by public works.
2. The applicant will request acceptance, and the City will accept the required infrastructure to be dedicated to the public, at the time 80% or 27 of the lots have been conveyed to individual ownership and the infrastructure is inspected and approved by public works.



# Major Subdivision Final Plat Application

City of Southport, North Carolina

1029 N. Howe St, Southport NC 28461

[www.southportnc.org](http://www.southportnc.org)

Planning & Inspections

Phone 910-457-7961 Fax 910-457-7957

**\*For Staff Use Only\***

PERMIT No. Jonas Creek P3 FEE: \$ N/A

Date Received: 2/12/2024

Proposed/Approved Name of Development: Jonas Creek, Phase III

Applicant's Name: Cottage Point LLC and S Port Marina LLC

Mailing Address: 420 W 4th St Suite 202C City: Winston-Salem

State: NC Zip Code: 27101 Phone: (336) 918-1131

Email: Carverrudolph@gmail.com

Location of the property: Between St George Street Extension and West West St, Southport

Parcel No.: 237LA029, 237LF2102, 237LF02103 Overall Acreage: 12.06 Number of lots (include remnant): 33

Property Owner's Name: Cottage Point LLC and S Port Marina LLC

Address of Owner: 420 W 4th St Suite 202C Phone: (336) 918-1131

City: Winston-Salem State: NC Zip Code: 27101

Email: Carverrudolph@gmail.com

Surveyor: Owen Gidlow Registration #: PLS L- 4356

Mailing Address: 15 Topsail Court City: Carolina Shores

State: NC Zip Code: 28467

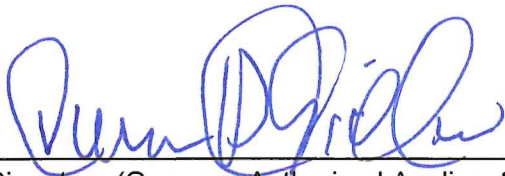
Phone: (910) 393-8528 Email: ogidlow2@yahoo.com

Subdivisions and/or divisions of land not qualifying as exempt or as a minor subdivision and whereby a major subdivision preliminary plat has been approved and all necessary and/or required improvements have been installed in accordance with Article 4: Subdivision Regulations, of the Southport UDO.

Submission Requirements for a Major Subdivision Final Plat Application are found in Appendix A.1 of the Southport UDO.

A Major Final Plat submitted to the city of Southport shall include the following required certificates:

- Certificate of Ownership and Dedication
- Certificate of Survey and Accuracy
- Certification of Board of Aldermen Approval
- Certificate of Approval of the Design and Installation of Streets, Utilities, and Other Required Improvements
- NA** Certificate of Septic and Water Supplies
- Certificate of Disclosure; 404 Wetlands
- Certificate of Disclosure; City of Southport Floodplain Management Regulations
- Acknowledgement of Compliance (Private Developments)
- Certificate of Purpose of Plat
- Certificate of Approval for Recording



Signature (Owner or Authorized Applicant)

2-12-2026

Date

**APPROVED BY:**



UDO Administrator

3/2/2026

Date



**CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION OF STREETS, UTILITIES AND OTHER REQUIRED IMPROVEMENTS (SP cert E)**

I HEREBY CERTIFY THAT ALL STREETS, WATER LINES, SANITARY SEWER, STORMWATER CONTROL DEVICES AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE REGULATIONS OF THE CITY OF SOUTHPORT UNIFIED DEVELOPMENT ORDINANCE.

DEVELOPER OR AUTHORIZED AGENT SIGNATURE(S)	DATE
DEVELOPER OR AUTHORIZED AGENT SIGNATURE(S)	DATE
PROFESSIONAL ENGINEER SIGNATURE & SEAL	DATE
UDO ADMINISTRATOR	DATE

**TYPE OF PLAT (SP cert J)**

I, OWEN D. GIDLOW, PROFESSIONAL LAND SURVEYOR No. L-4356, CERTIFY TO ONE OR MORE OF THE FOLLOWING:  
G. S. 47-30 (f) (11) (a)

THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

OWEN D. GIDLOW, PROFESSIONAL LAND SURVEYOR L-4356

**CERTIFICATE OF REFERENCE TO STORMWATER PERMIT SW8100718**

THE O & M AGREEMENT FOR THIS PROJECT AND LOTS ARE SUBJECT TO THE REQUIREMENTS OF NCDEQ STORMWATER PERMIT SW8100718.

THE O & M AGREEMENT FOR NCDEQ STORMWATER PERMIT SW8100718 SHALL BE ADHERED TO FOR ALL LOTS IN JONAS CREEK SUBDIVISION PHASE 3.

LOT#	FRONT	REAR	SIDE	ALLEY
1	10'	18'	5'	15'
2-3	10'	18'	5'	N/A
4	10'	10'	10'	7.5'
5-8	10'	25'	5'	N/A
9	10'	25'	5'	25'
10	10'	15'	10'	N/A
11-15	10'	10'	5'	N/A
16-17	DELETED	10'	5'	N/A
18	10'	10'	5'	N/A
19	10'	45'	5'	N/A
20-21	10'	25'	5'	N/A
22	10'	10'	5'	7.5'
23	10'	10'	5'	7.5'
24-29	10'	10'	5'	N/A
30-32	10'	10'	5'	N/A
33	25'	25'	10'	N/A
34-35	25'	25'	10'	N/A
36-40	25'	40'	10'	N/A
41	10'	10'	5'	N/A
42	10'	10'	5'	N/A
43	10'	10'	5'	N/A
44	10'	10'	5'	N/A
45-54	10'	10'	5'	N/A
55-56	10'	10'	5'	N/A
57	10'	10'	5'	7.5'
58	10'	25'	5'	7.5'
59	10'	25'	5'	N/A
60	10'	25'	5'	7.5'
61	10'	10'	5'	7.5'
62	10'	15'	20'	7.5'

**CERTIFICATE OF DISCLOSURE, 404 WETLANDS (SP cert G)**

WETLANDS CAUTION: PROSPECTIVE BUYERS ARE CAUTIONED THAT PORTIONS OF THE LOTS SHOWN ON THIS PLAN ARE RESTRICTED IN USE BY WETLANDS AND WATERS JURISDICTION PURSUANT TO THE US ARMY CORPS OF ENGINEERS SECTION 404 REGULATIONS. INDIVIDUAL LOT REVIEWS TO ENSURE COMPLIANCE WITH THEIR FEDERAL LAWS AND REGULATIONS ARE ENCOURAGED. VERIFICATION OF LOCATION AND RESTRICTIONS SHOULD BE MADE PRIOR TO INDIVIDUAL LOT DEVELOPMENT.

OWNER	DATE
COTTAGE POINT, LLC 420 WEST FOURTH STREET SUITE 202 WINSTON-SALEM, NORTH CAROLINA 27101	
OWNER	DATE
S PORT MARINA, LLC PO BOX 3557 CARY, NORTH CAROLINA 27511	

**REVIEW OFFICER STATE OF NORTH CAROLINA COUNTY OF BRUNSWICK**

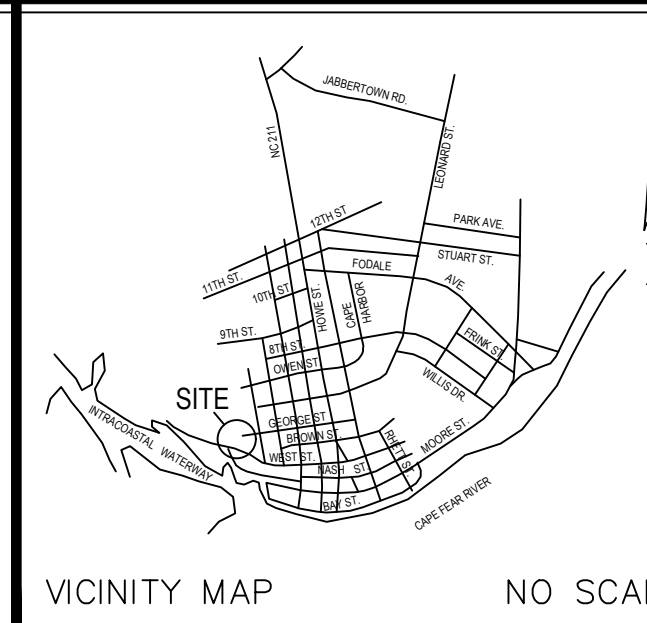
I, \_\_\_\_\_, REVIEW OFFICER OF BRUNSWICK COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

**CERTIFICATE OF DISCLOSURE - CITY OF SOUTHPORT FLOODPLAIN MANAGEMENT REGULATIONS (SP cert H)**

I (WE) HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH A PROSPECTIVE BUYER, I (WE) SHALL PREPARE AND SIGN, AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE SUBJECT REAL ESTATE, OR A PORTION OF THE SUBJECT REAL ESTATE, IS LOCATED WITHIN A FLOOD HAZARD AREA AND THAT THE BUYER MUST SATISFY THE REQUIREMENTS OF CITY OF SOUTHPORT FLOOD PLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

OWNER	DATE
COTTAGE POINT, LLC 420 WEST FOURTH STREET SUITE 202 WINSTON-SALEM, NORTH CAROLINA 27101	
OWNER	DATE
S PORT MARINA, LLC PO BOX 3557 CARY, NORTH CAROLINA 27511	



Curve #	Radius	Bearing	Distance
C1	120.00'	N63°45'49"E	17.05'
C2	120.00'	N50°43'40"E	37.56'
C3	120.00'	N33°20'59"E	35.24'
C4	120.00'	N19°44'11"E	21.79'
C5	365.00'	S24°41'23"W	12.90'
C6	365.00'	S21°00'07"W	34.08'
C7	230.00'	N20°57'25"E	21.12'
C8	230.00'	N32°54'02"E	74.77'
C9	230.56'	N50°12'29"E	64.26'
C10	345.00'	N62°44'29"E	58.41'
C11	405.00'	S67°03'06"W	7.63'
C12	405.00'	S64°36'35"W	26.89'
C13	25.00'	S77°08'45"E	35.03'
C14	25.00'	S06°55'47"E	26.24'
C15	100.00'	N12°40'45"E	36.52'
C16	100.00'	N12°21'34"W	50.89'
C17	100.00'	N40°03'53"W	45.82'
C18	100.00'	N63°31'09"W	36.05'
C19	100.00'	N83°51'30"W	34.95'
C20	100.00'	S76°19'44"W	34.21'

Curve #	Radius	Bearing	Distance
C21	100.00'	S56°48'36"W	33.92'
C22	100.00'	S37°18'47"W	34.13'
C23	100.00'	S14°48'23"W	44.43'
C24	100.00'	S26°28'08"E	99.65'
C25	100.00'	S70°16'38"E	53.27'
C51	25.00'	N61°16'08"W	21.18'
C52	25.00'	N03°08'51"E	35.03'
C53	405.00'	S41°02'20"W	31.88'
C54	405.00'	S35°27'02"W	47.12'
C55	405.00'	S28°47'04"W	47.12'
C56	405.00'	S17°15'34"W	115.81'
C57	30.00'	N52°41'40"E	47.12'
C58	315.00'	S21°00'07"W	29.42'
C59	280.00'	N21°00'03"E	26.13'
C60	25.00'	S34°30'29"E	50.77'
C61	571.86'	N86°16'42"E	16.01'
C62	30.00'	S37°18'20"E	47.12'
C63	355.00'	S11°13'50"W	43.82'
C64	355.00'	S19°22'29"W	57.10'
C65	355.00'	S28°36'27"W	57.31'

Curve #	Radius	Bearing	Distance
C66	355.00'	S38°58'26"W	71.15'
C67	355.00'	S50°51'16"W	76.07'
C68	355.00'	S61°51'04"W	60.20'
C69	355.00'	S67°09'00"W	5.47'
C70	395.00'	N67°26'54"E	1.97'
C71	395.00'	N63°51'02"E	47.63'
C72	395.00'	N58°48'46"E	21.83'
C73	280.00'	N54°30'18"E	26.63'
C74	280.00'	N49°16'00"E	24.57'
C75	30.00'	S70°57'24"W	25.35'
C76	495.00'	S85°59'03"E	19.77'
C77	495.00'	N89°03'33"E	65.87'

UNLESS SIGNED AND SEALED THIS PLAT IS A PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A FULL AND ACCURATE ABSTRACT OF TITLE. ANY INFORMATION THAT MAY BE REVEALED BY A COMPLETE TITLE REPORT MAY NOT BE SHOWN ON THIS SURVEY.

Line #	Bearing	Distance
L1	S71°57'09"E	18.13'
L2	S24°05'58"E	23.90'
L3	S19°17'43"E	25.84'
L4	S09°34'17"W	37.59'
L5	S68°01'09"E	20.17'
L6	S35°56'44"E	88.07'
L7	S35°56'44"E	81.86'
L8	S13°21'27"E	75.80'
L9	N67°49'59"E	43.81'
L10	N67°49'59"E	17.96'
L11	N14°32'07"E	30.12'
L12	S71°57'36"E	138.69'
L13	S67°35'29"W	10.19'
L14	S67°35'29"W	50.00'
L15	S67°35'29"W	50.00'
L16	S67°35'29"W	42.37'
L17	N36°59'57"W	57.58'
L18	S36°59'57"E	72.31'
L19	S07°46'04"W	90.79'
L20	N82°18'20"W	6.00'

Line #	Bearing	Distance
L21	N02°28'34"W	124.13'
L22	N02°28'34"W	147.83'
L23	N02°28'34"W	72.41'
L24	N02°28'34"W	12.00'
L25	N02°28'30"W	175.88'
L26	N02°28'34"W	5.97'
L27	N78°26'51"W	263.17'
L28	N54°19'34"E	29.22'
L29	N02°41'49"W	27.12'
L30	N87°11'28"E	45.68'
L31	N85°10'15"E	14.81'
L32	S89°14'48"E	19.70'
L33	N54°14'53"E	17.97'
L34	N52°35'54"E	9.62'
L35	N52°35'54"E	17.01'
L36	N41°02'42"E	30.97'
L37	N00°43'06"E	59.02'
L38	N01°22'51"W	16.93'
L39	N34°07'18"E	2.77'
L40	N34°07'18"E	48.50'

Line #	Bearing	Distance
L41	N50°12'04"E	41.47'
L42	N63°10'05"E	15.93'
L43	S80°09'35"E	24.55'
L44	S80°09'35"E	4.74'
L45	N84°27'56"E	38.49'
L46	N81°16'21"E	24.62'
L47	S58°15'02"E	46.15'
L48	S65°01'58"E	13.64'
L49	S65°01'58"E	23.44'
L50	N86°41'47"E	33.35'
L51	N87°39'24"E	29.01'
L52	S89°38'59"E	22.41'
L53	S65°03'45"E	134.13'
L54	S48°14'18"E	134.72'
L55	N36°51'03"W	133.78'
L56	S22°24'31"E	133.42'
L57	S22°24'31"E	126.13'
L58	S22°24'31"E	126.34'
L59	S22°24'31"E	126.62'
L60	N67°49'59"E	40.12'

Line #	Bearing	Distance
L61	N67°49'59"E	50.00'
L62	N67°49'59"E	50.00'
L63	N67°49'59"E	5.00'
L64	N13°21'27"W	7.59'
L65	S67°49'59"W	140.12'
L66	N55°26'38"E	152.87'
L67	S42°10'10"W	159.51'
L68	N20°47'52"E	193.70'
L69	S00°48'08"E	184.30'
L70	N22°17'18"W	233.16'
L71	N43°03'24"W	227.86'
L72	N65°15'36"W	190.25'
L73	N78°26'51"W	29.04'
L74	N78°26'51"W	36.88'
L75	S34°59'03"W	55.15'
L76	N34°59'03"E	55.08'
L77	S51°12'59"E	153.96'
L78	N57°52'57"W	146.12'
L79	N64°32'55"W	108.49'
L80	S80°55'58"E	58.05'

Line #	Bearing	Distance
L81	S66°19'22"E	50.00'
L82	S04°45'10"E	50.00'
L83	S03°57'35"W	113.76'
L84	N77°18'44"W	42.24'
L85	N77°18'44"W	12.42'
L86	S17°29'25"W	35.67'
L87	S17°29'25"W	252.25'
L88	S17°29'25"W	39.78'
L89	S17°59'06"W	168.61'
L90	N81°45'46"W	72.10'
L91	N81°45'46"W	100.89'
L92	N81°49'04"W	129.70'
L93	N81°49'19"W	11.43'
L94	N82°18'20"W	32.82'
L95	N07°41'40"E	63.01'
L96	N07°41'40"E	18.07'
L97	N67°35'29"E	34.53'
L98	N67°35'29"E	40.00'
L99	N67°35'29"E	40.00'
L100	N67°35'29"E	38.03'

Line #	Bearing	Distance
L101	N67°35'29"E	8.71'
L102	N67°35'29"E	47.50'
L103	N67°35'29"E	47.50'
L104	S67°35'29"W	40.00'
L105	N67°35'29"E	40.00'
L106	S67°35'29"W	40.00'
L107	N67°35'29"E	40.00'
L108	N67°35'29"E	40.00'
L109	S44°19'04"W	27.93'
L110	N55°24'46"W	9.26'
L111	N43°03'24"E	39.65'
L112	N46°31'19"E	20.48'
L113	S39°30'28"E	36.77'
L114	N83°35'42"E	27.90'
L115	N63°56'31"E	24.86'
L116	S44°54'25"E	27.79'
L117	S58°52'22"E	23.05'
L118	S44°05'04"E	18.11'
L119	S13°37'38"W	23.22'
L120	S81°37'59"E	27.25'

Line #	Bearing	Distance
L121	N24°40'32"W	16.82'
L122	N01°28'48"W	34.74'
L123	N09°34'37"E	13.23'
L124	N72°14'07"W	23.12'
L125	N23°00'30"W	11.48'
L126	N68°47'05"E	14.47'
L127	N88°20'49"E	38.71'
L128	N82°49'51"E	25.12'
L129	N52°25'17"E	32.53'
L130	S88°08'46"W	33.18'
L131	N41°12'21"E	17.34'
L132	N03°45'05"W	32.47'
L133	N07°23'06"W	14.13'
L134	S24°35'38"W	18.30'
L135	N00°31'24"E	13.02'
L136	N88°04'21"W	17.55'
L137	S32°44'46"W	7.43'
L138	N23°49'37"W	12.90'
L139	N55°48'39"W	18.19'
L140	S10°09'29"W	22.30'

Line #	Bearing	Distance
L141	S82°52'29"E	14.34'
L142	N08°25'10"W	31.08'
L143	N09°49'43"W	34.13'
L144	N24°27'53"E	28.49'
L145	N79°57'18"W	17.40'
L146	N71°49'51"W	24.39'
L147	N76°58'38"E	30.35'
L148	N39°37'01"E	15.21'
L149	S46°22'35"E	21.66'
L150	N43°20'30"E	18.05'
L151	N43°20'30"E	18.05'
L152	N84°19'04"W	59.42'
L153	S32	



# BOARD OF ALDERMEN

## AGENDA ITEM SUMMARY

**DATE:** 3/12/2026

**DEPARTMENT:** Planning Services

**PRESENTED BY:** Maureen Meehan, Planning Services Director

**ITEM SPONSORED BY:** Planning Services

**ITEM/TOPIC:** Adoption of the Southeastern NC Regional Hazard Mitigation Plan

**COST:** N/A

**BUDGET LINE ITEM:** N/A

**JUSTIFICATION:** The 2026 Southeastern NC Regional Hazard Mitigation Plan, last updated in 2021, is complete. The creation of this plan is a requirement, so all applicable counties and their associated municipalities remain eligible for various Federal Emergency Management Agency (FEMA) pre-disaster and post-disaster hazard mitigation funding. Like the last update, the North Carolina Emergency Management (NCEM) managed the update of the hazard mitigation plan.

The plan update seeks to provide strategies for both existing and future development to adapt to changing risks, increase community resilience, ensure full compliance/funding eligibility across federal and state programs, and promote general hazard preparedness throughout the region. Mitigation techniques include prevention, property protection, natural resource management, structural improvements, emergency services, and education and awareness.

Staff from the Planning, Fire, Police, and Public Information departments reviewed and updated the Southport mitigation action plan. The action plan includes daily functions to mitigate hazards, including ordinances and on-the-ground projects, disaster response functions, and public information dissemination, among others.

The full plan can be found at the following link. [2026 Draft SENC Hazard Mitigation Plan](#) This is a very large document. The .pdf has a clickable table of contents to easily navigate through the plan as you wish. The mitigation action plan specific to Southport is included in this packet.

Each county and municipality in the region must adopt the hazard mitigation plan by resolution.

**IMPACT IF NOT APPROVED:** State and Federal laws require that local governments have a mitigation plan approved to receive disaster-related assistance. The city will not be eligible for certain grant funding for pre- and post- disaster events/projects without adoption of this plan. Additionally, having an updated locally adopted hazard mitigation plan is part of the City's Community Rating System (CRS) with the NFIP.

**DEPARTMENT HEAD COMMENTS:** The plan not only provides strategies for mitigating risks and ensuring funding eligibility but also guides staff in increasing community resilience and hazard preparedness. This larger document will be used during future planning processes and ordinance development, especially as hazards become more frequent and impactful.

**CITY MANAGER COMMENTS:** This update is a great advancement in our City and regional efforts to increase our strategies for mitigating risks that we may face. This will be a great tool to help us improve our City ordinance in working to strengthen our community resiliency and strategies. This update also ensures we meet State and Federal requirements and remain eligible for FEMA grants.

**ATTACHMENTS:** Southport Mitigation Action Plan and Resolution

**REQUESTED ACTION:** Adoption of the SENC Regional Hazard Mitigation Plan



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## MEMORANDUM

**To:** Mayor Joseph P. Hatem and Members of the Board of Aldermen

**From:** Maureen Meehan, Planning Services Director

**Re:** 2026 Southeastern North Carolina Regional Hazard Mitigation Plan

**Date:** March 12, 2026

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The Southeastern NC Regional Hazard Mitigation plan is a collaborative effort between the municipal and county governments of Brunswick, New Hanover, Onslow, and Pender Counties. A key component of a comprehensive approach to hazard mitigation is to develop, adopt, and update, as needed, a local hazard mitigation plan. A hazard mitigation plan establishes a broad community vision and guiding principles for reducing hazard risk and further proposes specific mitigation actions to eliminate or reduce identified vulnerabilities. The plan also documents the region's sustained efforts to incorporate hazard mitigation principles and practices into routine government activities and functions.

The 2021 SENC Regional Hazard Mitigation Plan expires on April 28, 2026. Staff have been working with consultants selected by NC Emergency Management since May 2025 to complete the 2026 draft plan. In addition to regular working meetings, staff attended two public input meetings where citizens shared their personal experiences with natural and man-made hazards and how these hazards could be mitigated in the future.

The purpose of the 2026 Southeastern NC Regional Hazard Mitigation Plan update is to:

- Update the existing Southeastern NC Regional Hazard Mitigation Plan to demonstrate progress and reflect current conditions;
- Increase public awareness and education;
- Maintain grant eligibility for FEMA Public Assistance in participating jurisdictions;
- Update the plan in accordance with Community Rating System (CRS) requirements; and
- Maintain compliance with state and federal legislative requirements for local hazard mitigation plans.

As a participating jurisdiction of the Southeastern NC Regional Hazard Mitigation Plan, the City of Southport is required to adopt a resolution adopting the plan to receive public pre and post disaster assistance. The plan has been reviewed and approved by NC Emergency Management and is currently being reviewed by FEMA. A full copy of the plan can be found at this link. [2026 Draft SENC Hazard Mitigation Plan](#)

Staff respectfully request that the Board of Aldermen **ADOPT** the Southeastern North Carolina Regional Hazard Mitigation Plan.

### Attachments

2026 SENC Regional Mitigation Plan Introduction

Southport Mitigation Action Matrix

Southport Adoption Resolution



## Southeastern North Carolina Regional Hazard Mitigation Plan

Submitted by **ESP Associates, Inc.**

DRAFT - February 2026

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# SECTION 1

## INTRODUCTION

This section provides a general introduction to the Southeastern NC Regional Hazard Mitigation Plan. It consists of the following five subsections:

- ◆ 1.1 Background
- ◆ 1.2 Purpose
- ◆ 1.3 Scope
- ◆ 1.4 Authority
- ◆ 1.5 Summary of Plan Contents

### 1.1 BACKGROUND

Natural hazards, such as floods, hurricanes, and wildfires are a part of the world around us. Their occurrence is natural and inevitable, and there is little we can do to control their force and intensity. We must consider these hazards to be legitimate and significant threats to human life, safety and property.

The Southeastern NC Region is located in the coastal plain and coastal areas of southeastern North Carolina and includes the counties of Brunswick, New Hanover, Onslow and Pender. This region is vulnerable to a wide range of natural hazards such as hurricanes, flooding, severe thunderstorms, and wildfires. It is also vulnerable to human-caused hazards, including chemical releases, hazardous material spills, and infectious disease. These hazards threaten the life and safety of residents and visitors in the Southeastern NC Region, and have the potential to damage or destroy both public and private property, disrupt the local economy and impact the overall quality of life of individuals who live, work, and vacation in the Southeastern NC Region.

While the threat from hazardous events may never be fully eliminated, there is much we can do to lessen their potential impact upon our community and our citizens. By minimizing the impact of hazards upon our built environment, we can prevent such events from resulting in disasters. The concept and practice of reducing risks to people and property from known hazards is generally referred to as *hazard mitigation*.



#### **FEMA Definition of Hazard Mitigation:**

*“Any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards.”*

Hazard mitigation techniques include both structural measures (such as strengthening or protecting buildings and infrastructure from the destructive forces of potential hazards) and non-structural measures (such as the adoption of sound land use policies and the creation of public awareness programs). It is widely accepted that the most effective mitigation measures are implemented at the local government level, where decisions on the regulation and control of development are ultimately

## **SECTION 1: INTRODUCTION**

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made. A comprehensive mitigation approach addresses hazard vulnerabilities that exist today and in the foreseeable future. Therefore, it is essential that projected patterns of future development are evaluated and considered in terms of how that growth will increase or decrease a community's overall hazard vulnerability.

A key component in the formulation of a comprehensive approach to hazard mitigation is to develop, adopt, and update as needed a local hazard mitigation plan. A hazard mitigation plan establishes the broad community vision and guiding principles for reducing hazard risk, and further proposes specific mitigation actions to eliminate or reduce identified vulnerabilities.

Brunswick, New Hanover and Pender counties first joined together in 2015 to develop the initial version of this plan. Prior to that, each County was operating under individual County-level hazard mitigation plans. Onslow County and participating municipalities in the County joined the regional planning effort starting with the 2021 update. This continued for the 2026 update. The process followed to update the plan is detailed in Section 2: Planning Process.

This plan documents the region's sustained efforts to incorporate hazard mitigation principles and practices into routine government activities and functions. At its core, the plan recommends specific actions to minimize hazard vulnerability and protect residents from losses to those hazards that pose the greatest risk. These mitigation actions go beyond simply recommending structural solutions to reduce existing vulnerability, such as elevation, retrofitting and acquisition projects. Local policies on community growth and development, incentives for natural resource protection, and public awareness and outreach activities are examples of other actions considered to more holistically reduce the Southeastern NC Region's vulnerability to identified hazards. The plan remains a living document, with implementation and evaluation procedures established to help achieve meaningful objectives and successful outcomes over time.

### **1.1.1 The Disaster Mitigation Act and the Flood Insurance Reform Acts**

In an effort to reduce the Nation's mounting natural disaster losses, the U.S. Congress passed the Disaster Mitigation Act of 2000 (DMA 2000) in order to amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act. Section 322 of DMA 2000 emphasizes the need for state, local and Tribal government entities to closely coordinate on mitigation planning activities and makes the development of a hazard mitigation plan a specific eligibility requirement for any local or Tribal government applying for federal mitigation grant funds. In short, if a jurisdiction is not covered by an approved mitigation plan, it will not be eligible for mitigation grant funds. These funds currently i(HMA) funds the Hazard Mitigation Grant Program (HMGP) and the Pre-Flood Mitigation Assistance (FMA) program, both of which are administered by the Federal Emergency Management Agency (FEMA) under the Department of Homeland Security. Communities with an adopted and federally-approved hazard mitigation plan thereby become prepositioned and more apt to receive available mitigation funds before and after the next disaster strikes.

Major federal flood insurance legislation was passed in 2012 under the Biggert-Waters Flood Insurance Reform Act (P.L. 112-141) and the subsequent Homeowner Flood Insurance Affordability Act (HFIAA) in 2014 which revised Biggert-Waters. HFIAA established the requirement that a FEMA-approved Hazard Mitigation Plan is now required if communities wish to be eligible for any of the FEMA mitigation programs. These acts made several changes to the way the National Flood Insurance Program is to be run, including raises in rates to reflect true flood risk and changes in how Flood Insurance Rate Map

## SECTION 1: INTRODUCTION

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(FIRM) updates impact policyholders. These acts further emphasize Congress' focus on mitigating vulnerable structures.

The Southeastern NC Regional Hazard Mitigation Plan has been prepared in coordination with FEMA Region 4 and the North Carolina Division of Emergency Management (NCEM) to ensure that the Plan meets all applicable FEMA and state requirements for hazard mitigation plans. A *Local Mitigation Plan Review Tool*, found in Appendix C, provides a summary of federal and state minimum standards and notes the location where each requirement is met within the Plan. Additionally, the plan was developed in accordance with updated FEMA Region IV Review Standards that were provided in February of 2020.

### 1.2 PURPOSE

The purposes of the Southeastern NC Regional Hazard Mitigation Plan are to:

- ◆ Completely update the existing Southeastern NC Regional Hazard Mitigation Plan to demonstrate progress and reflect current conditions;
- ◆ Increase public awareness and education;
- ◆ Maintain grant eligibility for participating jurisdictions;
- ◆ Update the plan in accordance with Community Rating System (CRS) requirements, where applicable; and
- ◆ Maintain compliance with state and federal legislative requirements for local hazard mitigation plans.

### 1.3 SCOPE

The focus of the Southeastern NC Regional Hazard Mitigation Plan is on those hazards determined to be “high” or “moderate” risks to the Southeastern NC Region, as determined through a detailed hazard risk assessment. Other hazards that pose a “low” or “negligible” risk will continue to be evaluated during future updates to the Plan, but they may not be fully addressed until they are determined to be of high or moderate risk. This enables the participating counties to prioritize mitigation actions based on those hazards which are understood to present the greatest risk to lives and property.

The geographic scope (i.e., the planning area) for the Plan includes the Counties of Brunswick, New Hanover, Onslow and Pender as well as their incorporated jurisdictions. **Table 1.1** lists each of these counties and their participating jurisdictions.

**TABLE 1.1: PARTICIPATING JURISDICTIONS IN THE SOUTHEASTERN NC REGIONAL HAZARD MITIGATION PLAN**

Brunswick County	
Bald Head Island	Northwest
Belville	Oak Island
Boiling Spring Lakes	Ocean Isle Beach
Bolivia	Sandy Creek
Calabash	Shalotte
Carolina Shores	Southport
Caswell Beach	St. James
Holden Beach	Sunset Beach
Leland	Varnamtown
Navassa	
New Hanover County	
Carolina Beach	Wilmington
Kure Beach	Wrightsville Beach
Onslow County	
Jacksonville	Richlands
Holly Ridge	Swansboro
North Topsail Beach	
Pender County	
Atkinson	Surf City
Burgaw	Topsail Beach
Saint Helena	Watha

## 1.4 AUTHORITY

The Southeastern NC Regional Hazard Mitigation Plan has been developed in accordance with current state and federal rules and regulations governing local hazard mitigation plans and has been adopted by each participating jurisdiction in accordance with standard local procedures. Copies of the adoption resolutions for each participating jurisdiction are provided in Appendix A. The Plan shall be routinely monitored and revised to maintain compliance with the following provisions, rules, and legislation:

- ◆ Section 322, Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as enacted by Section 104 of the Disaster Mitigation Act of 2000 (P.L. 106-390);
- ◆ FEMA's Final Rule published in the Federal Register, at 44 CFR Part 201 (201.6 for local mitigation planning requirements);
- ◆ Flood Insurance Reform Act of 2004 (P.L. 108-264), Biggert-Waters Flood Insurance Reform Act of 2012 (P.L. 112-141) and the Homeowner Flood Insurance Affordability Act of 2014.

## 1.5 SUMMARY OF PLAN CONTENTS

The contents of this Plan are designed and organized to be as reader-friendly and functional as possible. While significant background information is included on the processes used and studies completed (i.e., risk assessment, capability assessment), this information is separated from the more meaningful planning outcomes or actions (i.e., mitigation strategy, mitigation action plan).

## SECTION 1: INTRODUCTION

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Section 2: **Planning Process**, provides a complete narrative description of the process used to prepare the Plan. This includes the identification of participants on the planning team, and how the public and other stakeholders were involved. It also includes a detailed summary for each of the key meetings held, along with any associated outcomes.

The **Community Profile**, located in Section 3, provides a general overview of the Southeastern NC Region, including prevalent geographic, demographic and economic characteristics. In addition, building characteristics and land use patterns are discussed. This baseline information provides a snapshot of the planning area and helps local officials recognize those social, environmental and economic factors that ultimately play a role in determining the region's vulnerability to hazards.

The Risk Assessment is presented in three sections: Section 4: **Hazard Identification**; Section 5: **Hazard Profiles**; and Section 6: **Vulnerability Assessment**. Together, these sections serve to identify, analyze and assess hazards that pose a threat to the Southeastern NC Region. The risk assessment also attempts to define any hazard risks that may uniquely or exclusively affect specific areas of the Southeastern NC Region.

The Risk Assessment begins by identifying hazards that threaten the Southeastern NC Region. Next, detailed profiles are established for each hazard, building on available historical data from past hazard occurrences, spatial extent, and probability of future occurrence. This section culminates in a hazard risk ranking based on conclusions regarding the frequency of occurrence, spatial extent, and potential impact highlighted in each of the hazard profiles. In the vulnerability assessment, NCEM's Risk Management section's loss estimation methodology is used to evaluate known hazard risks by their relative long-term cost in expected damages. In essence, the information generated through the risk assessment serves a critical function as participating jurisdictions in the Southeastern NC Region seek to determine the most appropriate mitigation actions to pursue and implement—enabling it to prioritize and focus its efforts on those hazards of greatest concern and those structures or planning areas facing the greatest risk(s).

The **Capability Assessment**, found in Section 7, provides a comprehensive examination of the capacity of the participating jurisdictions in the Southeastern NC Region to implement meaningful mitigation strategies and identifies opportunities to increase and enhance that capacity. Specific capabilities addressed in this section include planning and regulatory capability, staff and organizational (administrative) capability, technical capability, fiscal capability, and political capability. Information was obtained through the use of detailed survey questionnaires for local officials and an inventory and analysis of existing plans, ordinances and relevant documents. The purpose of this assessment is to identify any existing gaps, weaknesses or conflicts in programs or activities that may hinder mitigation efforts, and to identify those activities that should be built upon in establishing a successful and sustainable local hazard mitigation program.

The *Community Profile*, *Risk Assessment*, and *Capability Assessment* collectively serve as a basis for determining the goals for the Southeastern NC Regional Hazard Mitigation Plan, each contributing to the development, adoption and implementation of a meaningful and manageable *Mitigation Strategy* that is based on accurate background information.

The **Mitigation Strategy**, found in Section 8, consists of broad hazard mitigation goal statements for the region as well as an analysis of hazard mitigation techniques for the Southeastern NC Region to consider in reducing hazard vulnerabilities. The strategy provides the foundation for a detailed **Mitigation Action**

## SECTION 1: INTRODUCTION

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**Plan**, found in Section 9, which links specific mitigation actions for each county department or agency to locally-assigned implementation mechanisms and target completion dates. Together, these sections are designed to make the Plan both strategic, through the identification of long-term goals, and functional, through the identification of immediate and short-term actions that will guide day-to-day decision-making and project implementation.

In addition to the identification and prioritization of possible mitigation projects, emphasis is placed on the use of program and policy alternatives to help make the communities in the Southeastern NC Region less vulnerable to the damaging forces of hazards while improving the economic, social and environmental health of the community. The concept of multi-objective planning was emphasized throughout the planning process, particularly in identifying ways to link, where possible, hazard mitigation policies and programs with complimentary community goals related to disaster recovery, housing, economic development, recreational opportunities, transportation improvements, environmental quality, land development, and public health and safety.

**Plan Maintenance**, found in Section 10, includes the measures that the communities in the Southeastern NC Region will take to ensure the Plan's continuous long-term implementation. The procedures also include the manner in which the Plan will be regularly evaluated and updated to remain a current and meaningful planning document.

## Southport Mitigation Action Plan

Actio n #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementati on Schedule	Implementation Status (2026)
SP1	Continue to maintain a library of materials focused on educating citizens, builders, realtors and developers about the dangers associated with floodplain development. This information will also outline sound techniques for floodplain development and floodproofing of existing structures. The County will also maintain staff educated on these issues to work with prospective builders.	Flooding	High	Southport	Brunswick Co Planning, Brunswick Co Emergency Services Southport Administration	General Funds	2026-2031	Complete - The City's Planning & Inspections Department maintains a library of materials to educate community stakeholders with floodplain development. The City of Southport has hardcopies at its office as well as digital resources on its website. These materials are also made available through local library branches and provided to local real estate agents in an effort to provide comprehensive education and outreach regarding development in hazard prone areas. The City's designated floodplain administrator is a certified floodplain manager (CFM) and receives regular training in order to offer assistance to citizens. The City's Planning and Inspections Department maintains a well-trained staff which provides comprehensive services to property owners regarding building and development. These services include guidance regarding development in the defined flood hazard areas.
SP2	Continue/expand efforts to partners with area utility districts to encourage proper development of regional water and sewer systems.	Flooding	High	Southport	Brunswick Co Administration Brunswick Co Sewer Districts, Southport Administration	General Funds, NCDPS, NCDEQ	2026-2031	This is part of the daily operations of the County. The City of Southport receives water and sewer services from the County.
SP3	When possible, ensure that no public and/or critical facilities are proposed for flood hazard areas. Additionally, when siting new public/critical facilities, the information and data outlined in this plan will be factored into the decision-making process.	Flooding	High	Southport	Brunswick Co Administration Southport Administration	General Funds	2026-2031	Part of the daily operations, the City ensures that critical public facilities are not proposed for flood hazard areas. Public works and planning and inspection staff work together to ensure local facilities are out of SFHAs where possible.
SP4	In coordination with participating municipal jurisdictions, continue to accept gifts/donations of land located in	Flooding, Geological Hazards	Moderate	Southport	Brunswick Co Administration	General Funds, NCDPS	2026-2031	Part of Southport's daily operations in order to reduce the loss of property, the city continues to be interested in

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026)
	hazard areas or rendered unbuildable by storms or other events, for the purpose of shorefront access.	(Sinkholes, Coastal Erosion)			Southport Administration			accepting future land donations in flood hazard areas. The city will accept all land donations when they become available and work with the Division of Coastal Management for grant opportunities to develop the property for shoreline access.
SP5	In conjunction with annual EOP updates, determine if access to all critical facilities is readily available in the event of a natural hazard event. Careful consideration should be given to localized flooding issues that may restrict access along limited access thoroughfares. Where access issues are identified, establish a plan for alternative transportation.	All Hazards	High	Southport	Brunswick Co Emergency Operations Center, Southport Administration	General Funds	2026-2031	The City reviews and updates the local Emergency Operations Plan in conjunction with Brunswick County Emergency Management annually.
SP6	Maintain County and Town Stormwater Ordinances in conjunction with land use ordinances for compatibility of EPA Phase II NPDES requirements. These efforts should also include analysis of stormwater hotspots and potential remedies for these issues.	Flooding	High	Southport	Brunswick Co Administration Southport Administration	General Funds, NCDEQ	2026-2031	The City updated the local stormwater ordinance and adopted the changes in October 2025 to include water quality and quantity controls for both residential and nonresidential properties. The City has completed a stormwater plan that includes mapping of identified hotspots. The plan also provides remedies for stormwater issues.
SP7	Continue to work to improve CRS rating.	Flooding	High	Southport	Southport Administration	General Funds, NCDPS	2026-2031	The City of Southport has a Level 7 CRS rating. The Hazard Mitigation Plan contributes points to the City's CRS efforts. The City will continue its CRS efforts and is researching the requirements for the Building Code Effectiveness Grading Schedule (BCEGS) in order to become a Level 6 CRS community.
SP8	Review respective Comprehensive Land Use Plans annually to ensure that the Future Land Use Maps adequately delineates portions of the County/ municipalities deemed unsuitable for development due to existing	All Hazards	Moderate	Southport	Brunswick Co Planning Southport Administration	General Funds, NCDPS, NCDEQ	2026-2031	The City adopted its 2050 Comprehensive Plan in October 2025. The plan includes a future land use plan that is developed using the Division of Coastal Management's land suitability analysis, which determines the most vulnerable

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026)
SP9	<p>environmental conditions or other factors outlined in this plan.</p> <p>Review and update as necessary the Flood Damage Prevention Ordinance to ensure maximum protection from flood hazard events. Additionally, jurisdictions with freeboard requirements adopted at the local level will continue to enforce these minimum standards (Brunswick County freeboard requirements is two feet above BFE).</p>	Flooding	High	Southport	Brunswick County Administration, Southport Administration	General Funds, NCDPS	2026-2031	<p>and sensitive land due to existing environmental conditions and other factors including hazards.</p> <p>Southport enforces its Flood Damage Prevention Ordinance as part of the daily operations of the city. Freeboard requirement is 3 ft above BFE and higher regulatory standards include non-conversion agreements below BFE and requiring pre-construction, construction, and post construction elevation certificates. Policies in the comprehensive plan direct staff to review the Flood Ordinance with consideration of a citywide freeboard requirement.</p>
SP10	Periodically evaluate local land development regulations for ability to target and direct growth to areas consistent with the land classification map, the water distribution system, and existing and future sewer systems.	Flooding	Moderate	Southport	Brunswick Co Administration, Southport Administration	General Funds	2026-2031	The city consistently and continually reviews the UDO for updates to ensure development is occurring in the most suitable areas. A full review of the UDO and rewrite will begin in 2026.
SP11	Work closely with NCDOT and the Cape Fear Regional MPO to improve road access standards and protect the integrity of significant traffic-carrying roadways throughout the County. These efforts should specifically target the issue of restriping highway intersections and lane markings for higher visibility.	All Hazards	Moderate	Southport	Brunswick Co Administration, NC Department of Transportation Cape Fear Regional MPO	General Funds, NCDOT	2026-2031	Daily activities. This is an ongoing effort by the City of Southport and the County as a whole. The City is an active participant in the Cape Fear RPO along with NCDOT and works with other jurisdictions to allocate points for different projects to maintain and improve the traffic carrying capacity in the region. The Cape Fear RPO also works with the Wilmington MPO and Grand Strand MPO to monitor the carrying capacity for Southeastern Region.
SP12	Review rebuilding activities after major storm events to determine how revisions to existing policies and procedures could help minimize repetitive losses.	Flooding	High	Southport	Brunswick Co Administration, Southport Administration	General Funds, NCDPS, FEMA	2026-2031	Part of the daily operations. The city's building inspectors, fire marshal, and floodplain administrator conduct post storm inspections on buildings and areas that are affected by natural disasters. Mapping and monitoring of repetitive loss properties provides staff with baseline

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026)
SP13	Maintain all FEMA Elevation Certificates, FEMA Floodproofing Certificates for non-residential structures, and where applicable, a V Zone Design Certificate for all structures built or floodproofed since application to the CRS. V Zone Design Certification must be maintained only for structures built subsequent to January 1, 2013.	Flooding	High	Southport	Brunswick Co Planning Southport Administration	General Funds	2026-2031	The City maintains all FEMA Elevation Certificates, FEMA Floodproofing certificates, and V Zone Design Certificates. Part of daily operations. information on where to direct development and how to update ordinances to reduce property loss and damage.
SP14	Review written policies on water and sewer system extensions and tap on policies to ensure that the County is adequately addressing and discouraging inappropriate development in sensitive environmental areas and areas prone to flood or storm surge hazards.	Flooding	High	Southport	Brunswick Co Administration Brunswick Co Sewer Districts, Southport Administration	General Funds, Sewer Districts	2026-2031	Part of the daily operations and long range planning initiatives of the city is consideration of utility districts. Cluster development patterns that promote conservation of sensitive environmental areas is preferred over conventional subdivisions and strip nonresidential development.
SP15	Consider the data and recommendations outlined in this plan when preparing updates to Capital Improvements Plans. All recommendations regarding capital expenditures will focus on siting all infrastructure and public facilities outside of the Flood Hazard Area.	All Hazards	Moderate	Southport	Brunswick Co Administration Southport Administration	General Funds	2026-2031	Part of the daily operations. The City of Southport considers this hazard mitigation plan when preparing Capital Improvement Plans. The City continues to focus siting infrastructure and public facilities outside of the Flood Hazard Area when possible.
SP16	Inventory existing lots and structures within flood hazard areas to establish baseline data regarding current state of development. These efforts will be incorporated into the comprehensive planning process.	Flooding	Low	Southport	Brunswick Co Administration Southport Administration	General Funds, NCDPS, NCDEQ	2026-2031	The city has a preliminary list of properties within the floodplain, although, with the recent relinquishment of the ETJ and increase in development throughout the corporate limits, the list will be updated to reflect these changes.
SP17	Support commercial forestry activities, provided significant adverse impacts on natural resource systems are fully	All Hazards	High	Southport	NC Forest Service, Brunswick Co Emergency Services	General Funds, NCFS	N/A	The City of Southport does not have commercial forestry activities in its jurisdiction.

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026)
SP18	<p>mitigated. Such activities should be considered in accordance with the standards and recommendations of the US Forest Service. The County also advocates the voluntary participation of commercial forestry interests in the State of North Carolina's best management practice program for forestry management.</p> <p>Continue to require 404 wetlands and 100-year floodplain areas to be delineated on all preliminary subdivision plats for lands within and adjacent to the proposed subdivision.</p>	Flooding	Moderate	Southport	<p>Southport Administration</p> <p>Brunswick Co Administration Brunswick Co Emergency Operations Center, NCDEQ, Southport Administration</p>	<p>General Funds, NCDPS, NCDEQ</p>	2026-2031	<p>Daily operations of the city. The City of Southport requires 404 wetlands and 100-year floodplain areas to be delineated on preliminary subdivision plats for lands within and adjacent to the proposed subdivision. 404 wetlands are not eligible for calculation of open space in subdivisions/PUDs/conditional zoning requests.</p>
SP19	<p>Continue to undertake the following actions to support maintenance of safe hurricane evacuation routes: Identify and support improvements to roads that serve as hurricane evacuation routes, post evacuation routes on County and Town websites, perform routine bridge and culvert maintenance, and raise bridges over streams that have documented flooding during significant rain events, support the planning and implementation of regional roadways</p>	Hurricanes and Coastal Hazards	High	Southport	<p>Brunswick Co Emergency Operations Center, Southport Administration</p>	<p>General Funds, NCDPS</p>	2026-2031	<p>Part of daily operations. The City does this from a regional approach, working as a part of the Cape Fear RPO and with NCDOT to identify and support transportation improvements along evacuation routes. The City works with NCDOT to perform bridge and culvert maintenance along state roads. During storm and flood events the City works with the County to get the most up to date information on evacuation routes/road closures and disseminates the information we receive on our website.</p>
SP20	<p>Continue to support the US Army Corps of Engineers' regulations, the applicable guidelines of the Coastal Area Management Act, and the use of local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.</p>	Flooding	High	Southport	<p>Brunswick Co Administration Southport Administration NCDEQ</p>	<p>General Funds, NCDEQ</p>	2026-2031	<p>Part of daily operations. The City of Southport continues to support the US Army Corps of Engineers' regulations, the applicable guidelines of the Coastal Area Management Act, and the use of local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands. Further, the City has multiple CAMA Local Permit</p>

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation on Schedule	Implementation Status (2026)
SP21	Support the relocation of structures endangered by erosion, if the relocated structure will be in compliance with all applicable policies and regulations. Additionally, the issue of tax base loss should be taken into account within municipal jurisdictions.	Geological Hazards (Sinkholes, Coastal Erosion)	High	Southport	Brunswick Co Planning NCDPS, Southport Administration	General Funds, NCDPS	2026-2031	Officers on staff that ensure issue minor development permits on behalf of the Division of Coastal Management.  Part of daily operations. In the event structures become endangered by erosion and are relocated, city development services staff will ensure that all codes and regulations are met. The loss of tax base will be taken into account with any erosion within the corporate limits of the city.
SP22	Continue to enforce respective flood damage prevention ordinances and participate in the National Flood Insurance Program. Subdivision regulations will be enforced – requiring elevation monuments to be set so that floodplain elevations can be more easily determined. Additionally, municipalities with freeboard requirements shall continue to enforce this standard locally.	Flooding	High	Southport	Brunswick Co Planning Brunswick Co Administration, Southport Administration	General Funds	2026-2031	As part of daily operations, the City of Southport enforces its flood damage prevention ordinance including a 3 foot freeboard requirement. The city is a participant in the National Flood Insurance Program and Community Rating System.
SP23	Continue to support the guidelines of the Coastal Area Management Act and the efforts and programs of the NC Department of Environmental Quality, Division of Coastal Management and the Coastal Resources Commission to protect the coastal wetlands, estuarine waters, estuarine shorelines, and public trust waters of Brunswick County.	All Hazards	Moderate	Southport	Brunswick Co Administration Southport Administration	General Funds, NCDEQ	2026-2031	CAMA approved comprehensive plan adopted in 2025. Southport supports the Coastal Area Management Act and follows the rules of the Coastal Resources Commission. The city with its local permit officers enforce the program to protect the areas of environmental concern along and the waters of Brunswick County.
SP24	Continue to proactively seek out grant funding through NCEM and FEMA for mitigation of repetitive loss properties (RLPs) from future flood events. The County will maintain a list of RLPs and, on an annual basis, will apply for funding for all structures that meet cost-benefit thresholds as defined by FEMA. The	Flooding	High	Southport	Brunswick Co Administration Southport Administration	General Funds, NCDPS	2026-2031	Part of Daily operations. The City of Southport will continue to monitor repetitive loss properties within the city's jurisdiction and attempt to get grant funding through NCEM and FEMA for mitigation. Coordination with county staff will continue for maintenance of RLPs and grant programs.

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Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026)
SP25	<p>County will assist all municipal jurisdictions in working through the structural mitigation grant funding process.</p> <p>Integrate publicly acquired land into public park and greenway systems. These efforts may be carried out through update of the County Blue/Greenway system, as well as municipal planning efforts.</p>	All Hazards	Moderate	Southport	Brunswick Co Administration Southport Administration	General Funds, NCDEQ, NCDOT	2026-2031	The City of Southport integrates publicly acquired land into its park system, when possible. Staff monitor adjacent properties to city parks to encourage connectivity between the existing park system and buffers for wetlands and floodplains.
SP26	Continue to enforce the NC State Building Code. Local government inspections staff will recertify the NC State Building Code as the adopted local regulation applying to all construction activities on an annual basis. Through enforcement of the NC State Building Code, jurisdictions will work to ensure that all structures, including manufactured homes, are properly anchored to minimize potential impacts stemming from a disaster event.	Flooding, Geological Hazards (Sinkholes, Coastal Erosion)	High	Southport	Brunswick Co Inspections Southport Administration	General Funds	2026-2031	Part of daily operations The City of Southport Inspections Department enforces the NC State Building Code. Through enforcement of the NC State Building Code, the City of Southport ensures that all structures are properly anchored. The planning department ensures that manufactured homes are sited on properties that have lower probabilities of flooding.
SP27	Consider a policy for contractors to pick up building material and building debris prior to coastal storms.	Hurricanes and Coastal Hazards	High	Southport	Brunswick Co Administration Southport Administration	General Funds, FEMA	2026-2031	There is a policy of working with contractors to clear and/or secure building material and building debris prior to coastal storms.
SP28	Continue to enforce minimum housing code to require the improvement of substandard housing.	All Hazards	High	Southport	Brunswick Co Administration Southport Administration	General Funds	2026-2031	Part of daily operations. The City of Southport has updated the minimum housing ordinance process require the improvement or demolition of substandard housing.
SP29	Continue providing density credits for developments that establish perpetual easements for ecologically sensitive lands.	All Hazards	Low	Southport	Brunswick Co Administration Southport Administration	General Funds	2027	The city will consider adding density bonuses when reviewing and updating the UDO in the next year.

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Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026)
SP30	Enhance and develop new public accesses to waterway resources in a manner as to protect sensitive environment areas from development and implement the priority recommendations contained in the Brunswick County Shoreline Access Plan.	All Hazards	Moderate	Southport	Brunswick Co Administration Southport Administration	General Funds, NCDPS	2026-2031	The City of Southport continues to investigate new opportunities to develop public water access with improvements that protect sensitive habitat. The city will prepare a shoreline access plan/module in conjunction with Parks and Recreation Master Plan
SP31	Improve Hazard Warning and Response Plan (warning and evacuating critical facilities, getting persons out of flood-prone or isolated areas, controlling vehicles on evacuation routes, evacuation of hazard materials).	All Hazards	High	Southport	Brunswick Co Emergency Operations Center, Brunswick Co Administration Southport Administration	General Funds, NCDPS	2026-2031	The City of Southport works with Brunswick County Emergency Management in an ongoing process to improve hazard warning and response. The City of Southport is included in Brunswick County's ReadyBrunswick Program and issues warnings/response through TextMYGov. The City of Southport also works with the Brunswick County Sheriff's office to monitor evacuation routes.
SP32	Continue and expand the program to retrofit schools and other public facilities to serve as emergency shelters.	All Hazards	Moderate	Southport	Brunswick Co Schools Brunswick Co Administration, Southport Administration	General Funds, NCDPS	2026-2031	The City of Southport follows Brunswick County's lead when it comes to retrofitting schools and public facilities to serve as emergency shelters. The County currently it's three high schools as the emergency shelters. Brunswick County has established a shelter taskforce to identify shelter needs and evaluate shelter locations. The county shelter plan was updated August 2020. The updated plan modified shelter locations based on sheltering capabilities and resiliency of each shelter location. The taskforce continues to identify critical needs to improve shelter resiliency.
SP33	Provide training for "first responders" in identifying and reporting opportunities to mitigate the effects of future disasters at both the county and municipal level.	All Hazards	High	Southport	Brunswick Co Emergency Services Southport Administration	General Funds, NCDPS	2026-2031	The City of Southport Police Department and Fire Department have a well-trained staff that regularly participates in training sessions.

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026)
SP34	Evaluate areas with limited evacuation capacity and pursue methods of improving capacity. These efforts will be carried out with support from NCDOT and NCDPS.	All Hazards	High	Southport	Brunswick Co Emergency Services Southport Administration	General Funds, NCDPS	2026-2031	The city participates in the Cape Fear RPO which considers capacity and evacuation in conjunction with NCDOT. Evacuation routes and capacity has become a priority since the city was impacted by PTC8 and roads were washed out.
SP35	Continue debris removal program to correct problem sites at both the County and municipal level.	All Hazards	High	Southport	Brunswick Co Emergency Services Brunswick Co Administration Southport Administration	General Funds, NCDPS	2026-2031	Part of daily operations. Debris removal is part of the city's post storm action plan.
SP36	Continue to maintain/enforce an overall cap of 5% on post-development stormwater discharge increase over pre-development conditions through the County's stormwater management program.	Flooding	High	Southport	Brunswick Co Engineering Brunswick Co Administration Southport Administration	General Funds, NCDPS	2026-2031	2025 stormwater ordinance updates control both water quality and quantities which keeps stormwater runoff limited to levels up to 5% over pre-development runoff.
SP37	Continue to support efforts to place spoil materials from channel maintenance and dredging on Brunswick County beaches, including each of the incorporated municipalities, as warranted.	All Hazards	Moderate	Southport	Brunswick Co Administration Southport Administration	General Funds, NCDPS	2026-2031	Part of daily operations. The City of Southport continues to support the efforts of local beach communities to receive beach nourishment from channel maintenance and dredging.
SP38	Support Section 206 Lower Lockwood Folly River Aquatic Habitat Restoration Project (removal of sediment bars to increase tidal flushing and improve aquatic habitat).	Flooding	High	Southport	Brunswick Co Administration, Southport Administration	General Funds, NCDEQ, NCDOT	2026-2031	This is a county level operation. Southport supports habitat restoration projects throughout Brunswick County.
SP39	Continue implementation of EPA Phase II requirements. These efforts shall include providing oversight services to county municipalities.	All Hazards	High	Southport	Brunswick Co Engineering Brunswick Co Administration Southport Administration	General Funds, NCDEQ	2026-2031	Part of daily operations. Stormwater controls for residential and nonresidential development supports implementation of EPA Phase II requirements.
SP40	Incorporate new FEMA digital FIRMS into the County GIS when necessary. This effort shall also include	Flooding	High	Southport	Brunswick Co Administration Southport Administration	General Funds, NCDPS	2026-2031	City parcel data is maintained by the county. The city coordinates with county staff to confirm boundaries of digital

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation on Schedule	Implementation Status (2026)
	maintenance and inventory of all County land parcel data.							FIRMs - most recent maps are available on the County's GIS
SP41	Establish locations for flood awareness signs – show elevations of high water during/after Hurricane Floyd, the base flood, and the base flood plus 2 feet. Signs should be surveyed to serve as elevation reference marks.	Flooding	Low	Southport	Brunswick Co Emergency Services Brunswick Co Administration Southport Administration	General Funds	2026-2031	The City has worked with NCDPS to establish reference levels and benchmarks inside the City in order to better understand the impact of floods and to increase awareness. The city will install high water signs in appropriate locations for storms that have impacted the city
SP42	Continue to work closely with real estate agents to ensure that prospective buyers are educated about development within a flood hazard area. The County will prepare materials for dissemination to local real estate agents to assist in this education process. Additionally, materials and information regarding mitigation and retrofitting techniques will be made available on County and municipal websites.	Flooding	High	Southport	Brunswick Co Planning Brunswick Co Administration Southport Administration	General Funds, NCDPS, FEMA	2026-2031	Part of daily operations. The City's Planning & Inspections Department maintains a library of materials to educate community stakeholders with floodplain development. The City of Southport has hardcopies at its office as well as digital resources on its website. These materials are also made available through local library branches and provided to local real estate agents in an effort to provide comprehensive education and outreach regarding development in hazard prone areas. The City's designated floodplain administrator is a certified floodplain manager (CFM) and receives regular training in order to offer assistance to citizens. The City's Planning and Inspections Department maintains a well-trained staff which provides comprehensive services to property owners regarding building and development. These services include guidance regarding development in the defined flood hazard areas.
SP43	Continue to expand upon the Alert Emergency Notification System available to all residents. Brunswick County Emergency Management will coordinate with all municipal jurisdictions regarding registration through the Brunswick	All Hazards	High	Southport	Brunswick Co Administration Southport Administration	General Funds, NCDPS	2026-2031	Residents from the City of Southport are eligible to register with Brunswick County's Everbridge system ReadyBrunswick which sends emergency information. The City also alerts residents through TextMyGov and maintains it's

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Implementation Status (2026)
	County Emergency Notification Registration Portal.							website and social media in order to get emergency information out to residents.
SP44	Establish and maintain retrofitting techniques and publicize in the public libraries, and also through citizen newsletters.	All Hazards	High	Southport	Brunswick Co Emergency Services Brunswick Co Administration Southport Administration	General Funds, NCDPS	2026-2031	The City's Planning & Inspections Department maintains a library of materials to educate community stakeholders with floodplain development. The materials need to be inventoried and publicity needs to be implemented in citywide publications.
SP45	Coordinate with local churches and Spanish speaking representatives to disperse information about the hazards prevalent in the area and the steps they can take to mitigate these hazards.	All Hazards	Moderate	Southport	Southport Administration		2026-2031	The city will coordinate with the county volunteer and non-profit coordinator to establish a program within the city. The planning and inspections department offers floodplain and other FEMA resources in Spanish.
SP46	Maintain nuclear event preparedness. Develop a plan of action to maintain the materials and knowledge base for addressing a nuclear event, or develop preliminary measures to assist the county until the representatives arrive. This responsibility must be supported by provision of adequate funding for materials and training necessary to maintain this preparedness. These efforts should be coordinated with the County LEPC to also include addressing man-made/ technological hazards.	Radiological Emergency – Fixed Nuclear Facilities	High	Southport	Brunswick Co Emergency Services Southport Administration	General Funds, NCDPS	2026-2031	The City of Southport Fire Department and Police Department communicates with Brunswick County Emergency Services on this matter and participates in training sessions with other jurisdictions in order to prepare them to assist in the event of a nuclear emergency.
SP47	Work closely with the Brunswick County Sheriff's Department on improving the County's multi-jurisdictional communications system in an effort to enhance interoperability.	All Hazards	High	Southport	Brunswick Co Sheriff's Office, Southport Administration	General Funds, NCDPS	2026-2031	The City of Southport has continued to work with the Brunswick County Sheriff's Department in order to improve and enhance interoperability of the County's E 911 Communications System. Brunswick County Emergency Services provides updates and coordination with EMS and Fire Departments to update plans and protocols for response. Coordinate

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation on Schedule	Implementation Status (2026)
SP48	Monitor the status of backup generators, communications, and vehicles for all critical public facilities. In addition, develop a list of providers of emergency equipment.	All Hazards	High	Southport	Southport Administration	General Funds, NCDPS	2026-2031	implementation of new technology to improve response and data collection.  Part of daily operations. The City of Southport Fire Department, Police Department, and Public Works Department all work together to monitor the status of backup generators, communications, and vehicles for all critical public facilities. The City has generators at City Hall, the Public Works Building, and the Fire Department. The City has a list of providers to go to in case they need emergency equipment.
SP49	Maintain fire event preparedness by ensuring fire hydrants are working properly and coordinating with the NC State Forest Service. These efforts will include the inspection of all fire hydrants. Additionally, County Emergency Services will incorporate the improvement of firefighting procedures into these efforts.	Wildfire	High	Southport	Brunswick Co Emergency Services Municipal Fire Departments, NC Forest Service Southport Administration	General Funds, NCPDS, NCFS	2026-2031	Part of daily operations. The City of Southport Fire Department and Brunswick County Water Department work together to ensure that fire hydrants are working properly. The City of Southport inspects all fire hydrants and tests them as part of the ISO Rating process.
SP50	Continue to enforce and adopt water shortage response plans and water shortage ordinances for municipalities operating central water service.	Drought	High	Southport	Southport Administration	General Funds, NCDEQ	2026-2031	Part of daily operations. The city receives all water and wastewater services from Brunswick County.
SP51	Limit development adjacent to the railroad tracks.	Hazardous Substances	Moderate	Southport	Southport Administration	General Funds	Action to be deleted	Action to be deleted. The Town does not have land adjacent to railroad tracks.
SP52	Complete and adopt the Resilient Coastal Community Program (RCCP) Vulnerability assessment report	All Hazards	High	Southport	Southport Administration	NCDEQ General Funds	2031	New Action for the 2026 update
SP53	Complete stormwater system improvements and consider expansion per the capital improvement plan.	All Hazards	High	Southport	Southport Administration	General Funds FEMA NCDEQ other State Programs	2031	New Action for the 2026 update

SECTION 9: MITIGATION ACTION PLAN

Action #	Description	Hazard(s) Addressed	Relative Priority	Applicable Jurisdictions	Lead Agency/ Department	Potential Funding Sources	Implementation on Schedule	Implementation Status (2026)
SP54	Install shoreline stabilization along vulnerable shorelines. Incorporate living shorelines where possible	Flooding Geological Hazards (Sinkholes, Coastal Erosion) Hurricanes and Coastal Hazards	High	Southport	Southport Administration	General Funds FEMA NCDEQ	2031	New Action for the 2026 update
SP55	Participate in updates of the Brunswick Nuclear Plant Emergency Plans	Radiological Emergency – Fixed Nuclear Facilities	High	Southport	Southport Administration	Staff Time	2031	New Action for the 2026 update
SP56	Conduct annual training for employees and prepare citywide policies for network security	Cyber Security	Low	Southport	Southport Administration	General funds	2031	New Action for the 2026 update



RESOLUTION  
ADOPTING THE SOUTHEASTERN NORTH CAROLINA REGIONAL  
HAZARD MITIGATION PLAN

WHEREAS, the citizens and property within the City of Southport are subject to the effects of natural hazards that pose threats to life and may cause damage to property; and the City recognizes that certain areas of Brunswick County are particularly vulnerable to hazards including drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incidents, and wildfire; and

WHEREAS, the City of Southport desires to seek ways to mitigate the impact of identified hazard risks in order to protect lives, property, infrastructure, and the environment; and

WHEREAS, the General Assembly of the State of North Carolina has delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizens pursuant to Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes; and

WHEREAS, the General Assembly has also enacted N.C.G.S. §166A-19.41, which provides that in order to receive State emergency assistance funds following a state of emergency declared pursuant to N.C.G.S. §166A-19.20(a), an eligible entity must have a hazard mitigation plan approved pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act; and

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000, as amended, requires local governments to develop and adopt an All-Hazards Mitigation Plan in order to be eligible for future Hazard Mitigation Grant Program (HMGP) funds and other disaster-related assistance, and further requires that such plan be reviewed, updated, and adopted every five (5) years; and

WHEREAS, the City of Southport, in coordination with Brunswick County and participating municipalities, has participated in the review and update of the previously approved Brunswick County Multi-Jurisdictional Hazard Mitigation Plan, which has been prepared in accordance with federal regulations at 44 CFR Part 201 and guidance issued by the Federal Emergency Management Agency (FEMA) and the North Carolina Division of Emergency Management (NCEM); and

WHEREAS, the updated plan complies with applicable federal laws including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, the National Flood Insurance Act of 1968, and the National Dam Safety Program Act, as amended; and

WHEREAS, it is the intent of the City of Southport Board of Aldermen to adopt this plan in order to ensure that the City remains eligible for federal and state hazard mitigation and disaster assistance funding following a declared disaster.

NOW, THEREFORE, be it resolved that the Board of Aldermen hereby:

1. Adopts the Southeastern North Carolina Regional Hazard Mitigation Plan.
2. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the \_\_\_\_\_ day of March 2026.

\_\_\_\_\_  
Dr. Joseph P. Hatem, Mayor

Attest:

\_\_\_\_\_  
Tori Deviney, City Clerk

Certified by: \_\_\_\_\_ (SEAL)

Date: \_\_\_\_\_



## BOARD OF ALDERMEN AGENDA ITEM SUMMARY

**DATE:** 3/12/2026

**DEPARTMENT:** Planning Services

**PRESENTED BY:** Alderman Mosteller and Maureen Meehan, Planning Services Director

**ITEM SPONSORED BY:** Alderman Mosteller

**ITEM/TOPIC:** Noise Ordinance Amendment Discussion

**COST:** N/A

**BUDGET LINE ITEM:** N/A

**JUSTIFICATION:** Staff submitted amendments to the City's Noise Ordinance, found in Chapter 9, Article 2, Division 3 of the Southport Code of Ordinances at the February 12, 2026, meeting. The amendments were presented to increase the effectiveness of the City's efforts to regulate noise and protect the quality of life currently enjoyed within the city, while also providing clarity for staff and the public on the types of noise permitted and prohibited within the city.

The Board of Aldermen adopted an amendment to the noise ordinance to regulate the operation of heavy equipment in and abutting residentially zoned properties during specified times Monday through Saturday and prohibits the use of heavy equipment on Sundays. The original proposed language prohibited the use of heavy equipment on both Saturdays and Sundays.

Alderman Mosteller has requested a discussion of the amendment with full in-person Board attendance.

**IMPACT IF NOT APPROVED:** The Ordinance as adopted on February 12, 2026, remains in effect.

**DEPARTMENT HEAD COMMENTS:**

**ATTACHMENTS:** Language Adopted at the 2-12-2026 Meeting and Language Proposed at 2-12-2026 Meeting

**REQUESTED ACTION:** Discussion of Adopted Language to the Noise Ordinance

**ADOPTED LANGUAGE**  
**FEBRUARY 12, 2026, BOARD OF ALDERMEN MEETING**

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*DIVISION 3. NOISE<sup>1</sup>*

**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.
- (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;

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<sup>1</sup>Ord. 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.

**ADOPTED LANGUAGE**  
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- (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.

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(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 SATURDAY. 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.

**ADOPTED LANGUAGE**  
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- (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 <sup>st</sup> Noise Violation	\$50.00
2 <sup>nd</sup> Noise Violation	\$100.00
3 <sup>rd</sup> 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))

**PROPOSED LANGUAGE**  
**FEBRUARY 12, 2026, BOARD OF ALDERMEN MEETING**

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*DIVISION 3. NOISE<sup>1</sup>*

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- (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:** 3/12/2026

**DEPARTMENT:** Board of Aldermen

**ITEM SPONSORED BY:** Alderman Gross

**ITEM/TOPIC:** Board of Aldermen Code of Ethics

**JUSTIFICATION:** In 2010, the Board of Aldermen adopted a Code of Ethics for its members. Alderman Gross has expressed interest in updating and strengthening the existing Code of Ethics adopted at that time. The proposed revisions incorporate language from the Brunswick County Board of Commissioners Code of Ethics as well as the North Carolina League of Municipalities Commitment to Civility initiative.

**ATTACHMENTS:** Proposed new language, 2010 current Board of Aldermen Code of Ethics.



**CITY OF SOUTHPORT, NORTH CAROLINA**

**BOARD OF ALDERMEN**

**Resolution #26-0312.01**

**A RESOLUTION ADOPTING A CODE OF ETHICS AND PLEDGING A COMMITMENT TO CIVILITY**

WHEREAS, the Constitution of North Carolina Article I Section 35 reminds us that a frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty; and

WHEREAS, a spirit of honesty and forthrightness is reflected in North Carolina's state motto, *Esse Quam Videri* – To be rather than to seem; and

WHEREAS, Section 160A-86 of the North Carolina General Statutes requires local government boards to adopt a code of ethics; and

WHEREAS, as public officials we are charged with upholding the trust of the citizens of the City of Southport and with obeying the law; and

WHEREAS, the Board of Aldermen, the governing body of the City of Southport, North Carolina, recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

WHEREAS, the Board of Aldermen further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the City of Southport; and

WHEREAS, the members of the Board of Aldermen, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

WHEREAS, meetings of the Board of Aldermen are open to the public and thus how City officials execute their legal duties is on public display; and

WHEREAS, civility by City officials in the execution of their legislative duties and responsibilities fosters respect, kindness and thoughtfulness between City officials, avoiding personal ill will which results in actions being directed to issues made in the best interests of residents; and

WHEREAS, civility between City officials presents an opportunity to set a positive example of conduct and promotes thoughtful debate and discussion of legislative issues, resulting in better public policy and a more informed electorate while also encouraging civil behavior between residents; and

WHEREAS, civility between City officials is possible if each member of the elected body remembers that they represent not only themselves, but the constituents of the City of Southport; and

WHEREAS, in order to publicly declare its commitment to ethical conduct and civil discourse and to express its concern for the common good and well-being of all of its residents, the Board of Aldermen has determined to adopt this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Southport as follows:

### **GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS**

The stability and proper operation of democratic representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.

Governmental decisions and policy must be made and implemented through proper channels and processes of the government structure.

Board members must be able to act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.

Board members must always remain aware that at various times they play different roles: as advocates who strive to advance the legitimate needs of their citizens; as legislators who balance the public interest and private rights in considering and enacting ordinances, orders and resolutions.

Board members must know how to distinguish among these roles to determine when each role is appropriate and to act accordingly.

Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents.

Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

## CODE OF ETHICS

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the City of Southport Board of Aldermen and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a board member's best judgment.

Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do.

At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible and unethical.

Section 2. Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound values
- Behaving consistently and with respect toward everyone with whom they interact
- Living as if they are on duty as elected officials regardless of where they are or what they are doing
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the options and ideas of others

- Treating other board members and the public with respect and honoring the opinions of others even when the board members disagree with those opinions
- Not reaching conclusions on issues until all sides have been heard
- Showing respect for their offices and not behaving in ways that reflect badly on those offices
- Recognizing that they are part of a larger group and acting accordingly
- Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body.

Section 3.a. Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who is aware of all the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.

Section 3.b. If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the board's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it, such as consulting with the attorney.

Section 4. Board members should faithfully perform the duties of their offices. They should act as especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.

Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interest ahead of their own.

Section 5. Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.

In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unity. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Censure Procedures. If a majority of the board has reason to believe that one of its members has violated a provision of this Code of Ethics, it shall open an investigation into the matter to determine whether probable cause exists to initiate censure proceedings against the member. All information compiled, including the grounds for any finding of probable cause, shall be shared with the member when it is received. All information pertaining to the case shall be open to public inspection and copying pursuant to North Carolina public records statutes. If upon investigation the board concludes that a violation of a criminal law may have occurred, it shall refer the matter to the local district attorney.

Should the board determine that it wishes to proceed further with censure proceedings, it shall call for a hearing, to be held at a regular meeting or at a special meeting convened for that purpose. Notice of the hearing stating its time, place, and purpose shall be given once a week for two successive calendar weeks in a newspaper having general circulation in the jurisdiction. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included. Alternatively, the hearing shall be advertised on the jurisdiction's website for the same period of time, up to and including the date of the hearing. The notice shall state that a detailed list of the allegations against the member is available for public inspection and copying in the office of the clerk or secretary to the board.

The hearing shall be convened at the time and place specified. The hearing and any deliberations shall be conducted in open session in accordance with the North Carolina open meetings statutes.

The accused board member shall have the right to have counsel present, to present and cross-examine expert and other witnesses, and to offer evidence, including evidence of the bias of any other board member or the presiding officer. An audio or video and audio tape of the proceedings shall be prepared. Any and all votes during the hearing shall be taken and the ayes and noes and recorded in the board's minutes.

Once the hearing is concluded, it shall be closed by vote of the board. The presiding officer shall next entertain a motion to adopt a nonbinding resolution censuring the member based on specified violations of the code of ethics. Any motion made must be an affirmative one in favor of adopting a nonbinding resolution of censure. If the motion or resolution does not state particular grounds for censure under the code of ethics, the presiding officer shall rule it out of order.

If a motion to adopt a nonbinding resolution of censure stating particular grounds under the code of ethics has been made, the board shall debate the motion. The accused member shall be allowed to participate in the debate but shall not vote on the motion to adopt the resolution.

At the conclusion of the debate, the board shall vote on the resolution. If the motion to adopt the nonbinding resolution of censure is approved by a majority vote of those present and voting a quorum being present, the motion passes and the nonbinding resolution of censure is adopted.

The text of the nonbinding resolution of censure shall be made a part of the minutes of the board. Any recording of the board's proceedings shall be approved by the board as a permanent part of the minutes. The proceedings shall be considered concluded, the board having done all it legally can with respect to the matter in question.

### **COMMITMENT TO CIVILITY**

The Board of Aldermen of the City of Southport pledges to practice and promote civility within the governing body.

The elected officials of the Southport Board of Aldermen enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Southport.

This pledge strives to ensure that all communication be open, honest, and transparent as this is vital for cultivating trust and relationships.

This pledge strives to show courtesy by treating all colleagues, staff and members of the public in a professional and respectful manner whether in-person, online or in written communication, especially when we disagree.

This pledge strives to ensure mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success and demonstrating the Board of Aldermen's commitment to respect different opinions by inviting and considering different perspectives and allowing space for ideas to be expressed, debated, opposed and clarified in a constructive manner.

ADOPTED this \_\_\_ day of \_\_\_\_\_, 20\_\_.

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Mayor

ATTEST:

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City Clerk

**Code of Ethics for the  
Board of Aldermen of  
City Of Southport, North Carolina**

**WHEREAS**, the Constitution of North Carolina, Article I, Section 35, reminds us that a “frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty,” and

**WHEREAS**, a spirit of honesty and forthrightness is reflected in North Carolina’s State Motto, *Esse Quam Videri*, “To Be Rather than to Seem,” and

**WHEREAS**, Section 160A-86 of the North Carolina General Statutes requires local governing boards to adopt a code of ethics, and

**WHEREAS**, as public officials we are charged with upholding the trust of the citizens and residents of Southport, and with obeying the law, and

**WHEREAS**, as public officials of Southport we believe our citizens and residents are entitled to the most open and ethical government possible under the law.

**NOW THEREFORE**, in recognition of our blessings and obligations as citizens of the State of North Carolina and as public officials representing the citizens and residents of Southport, and acting pursuant to the requirements of Section 160A-86 of the North Carolina General Statutes, we the Board of Aldermen of the City of Southport, North Carolina, do hereby adopt the following General Principles and Code of Ethics to guide the Mayor and Aldermen in its lawful decision-making.

**GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS**

- The stability and proper operation of democratic representative government depends upon public confidence in the integrity of the government, and upon responsible exercise of the trust conferred by the people upon their elected officials.

- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- Board members must be able to act in a manner that maintains their integrity and independence, yet is responsive to the interests and needs of those they represent.
- Board members must always remain aware that at various times they place different roles:
  - As advocates, who strive to advance the legitimate needs of their citizens,
  - As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions, and
  - As fair and impartial decision-makers, when making quasi-judicial and administrative determinations.

Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.

- Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

## **CODE OF ETHICS**

**The purpose** of this Code of Ethics is to establish guidelines for ethical standards of conduct for the Southport Board of Aldermen and to provide guidance in determining what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a board member's best judgment.

### **Section 1.**

(a) Board members should obey all laws that apply to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do. At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To assert that a board member is behaving unethically due to the fact that one has a

disagreement with that board member based on a question of policy (and not on the board member's ethical behavior) is unfair, dishonest, irresponsible, and is itself unethical.

(b) Board members shall endeavor to keep themselves up-to-date, through the board's attorney and other sources, of the most pertinent constitutional, statutory, and other legal requirements with which they must be familiar in order to meet their legal responsibilities.

(c) Board members shall comply with General Statute 160A-87 in receiving two hours of ethics education within 12 months of each appointment or election to office. Board members may additionally receive two hours of ethics education annually, but failure to receive such additional ethics education shall not constitute a violation of this Code of Ethics.

## **Section 2.**

Board members should act with integrity and with independence from improper influence as they exercise the functions of their offices. Characteristics and behaviors that are consistent with this standard are:

- Adhering firmly to a code of sound values.
- Behaving consistently and with respect towards everyone with whom they interact
- Exhibiting trustworthiness.
- Living as if they are on duty as elected officials regardless of where they are or what they doing.
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner.
- Remaining incorruptible, self-governing, and not subject to improper influence, while at the same time being able to consider the opinions and ideas of others.
- Disclosing contacts and information about issues that they receive outside of public meetings, and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves.
- Treating other board members and the public with respect, and honoring the opinions of others even when they disagree.

- Being careful not to reach conclusions on issues until all sides have been heard.
- Showing respect for their office and not behaving in ways that reflect badly on it.
- Recognizing that they are part of a larger group and acting accordingly.
- Recognizing that individual board members are not generally allowed to act on behalf of the board, but may only do so if the board specifically authorizes, and that the board must take official action as a body.

### **Section 3.**

- (a) Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.
- (b) If a board member believes that his or her actions, while legal and ethical, may be misunderstood, he or she should seek the advice of the board's attorney and should consider public disclosing the facts of the situation and the steps taken to resolve it, such as consulting with the attorney.

### **Section 4.**

Board members should be faithful in the performance of the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information that is properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.

Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own.

### **Section 5.**

Elected members of local governing boards should conduct the affairs of their boards in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that the records of their local government belong to the public and not to them or their employees. They should make clear that a climate of openness is to be maintained at all times in their governmental units.

In order to insure strict compliance with the laws governing openness, governing board members should strive to be open. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to insure that any closed sessions held by the board are lawfully conducted, and that such sessions do not stray from the purposes for which they are called.

### **Section 6.**

If a majority of the board has reason to believe that one of its members has violated a provision of this Code of Ethics, it may at a regular meeting of the Board of Aldermen open an investigation into the matter. All information compiled, including the grounds for the finding of probable cause, shall be shared with the member when it is received. All information pertaining to the case shall be open to public inspection and copying pursuant to the North Carolina public records statutes. If upon investigation the board concludes that a violation of a criminal law may have occurred, it shall refer the matter to the local district attorney.

Should the board determine that it wishes to proceed further with censure proceedings, it shall, by majority vote, call for a hearing, to be held at a regular meeting or at a special meeting convened for that purpose. Notice of the hearing stating its time, place, and purpose shall be given

once a week for two successive calendar weeks in a newspaper having general circulation in the jurisdiction. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included. Alternatively, the hearing shall be advertised on the jurisdiction's website for the same period of time, up to and including the date of the hearing. The notice shall state that a detailed list of the allegations against the member is available for public inspection and copying in the office of the clerk or secretary to the board.

The hearing shall be convened at the time and place specified. The hearing and any deliberations shall be conducted in open session in accordance with the requirements of the North Carolina open meetings statutes.

The accused board member shall have the right to have counsel present, to present and cross-examine expert and other witnesses, and to offer evidence, including evidence of the bias of any other board member or the presiding officer. An audio or video and audio tape of the proceedings shall be prepared. Any and all votes during the hearing shall be taken by the ayes and noes and recorded in the board's minutes.

Once the hearing is concluded, it shall be closed by vote of the board. The presiding officer shall next entertain a motion to adopt a resolution censuring the member based on specified violations of the Code of Ethics. Any motion made must be an affirmative one in favor of adopting a non-binding resolution of censure. If the motion or resolution does not state particular grounds for censure under the Code of Ethics, the presiding officer shall rule it out of order.

If a motion to adopt a resolution of censure stating particular grounds under the Code of Ethics has been made, the board shall debate the motion. The accused member shall be allowed to participate in the debate, but shall not vote on the motion to adopt the resolution of censure.

At the conclusion of the debate, the board shall vote on the resolution. If the motion to adopt the resolution of censure is approved by a two-thirds vote of those present and voting, a quorum being present, the motion passes and the non-binding resolution of censure is adopted.

The text of the resolution of censure shall be made a part of the minutes of the board. Any recording of the board's proceedings shall be approved by the board as a permanent part of the board's minutes. The proceedings shall then be considered concluded, the board having done all that it legally can with respect to the matter in question.

**Adopted, this the 31<sup>st</sup> day of July, 2010 by a unanimous vote of the Southport Board of Aldermen. (Vote 6-0)**

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**Robert D. Howard, Mayor**

**ATTEST:**

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**Regina W. Alexander, MMC- City Clerk**



## City of Southport Recommendation Summary for Boards and Committees

**Board/Committee Name:** Planning Board

**Interview Date:** March 9, 2026

**Interviewed By:** Chair Lawrence Ashley, Vice Chair Fred Fiss, Board of Aldermen Liaison Karen Mosteller, Board of Aldermen Liaison Rebecca Kelley

**Seats Available:**

(1) Full-Term Seat, with the potential of (1) Alternate Position

*The alternate seat would become vacant and be filled if the alternate member is appointed to the full-term position.*

**Term Length(s):**

Three (3) years, expiring on June 30 of the third year. This appointment fills the unexpired term created by the resignation of a full-term member, which expires in 2026. Should the alternate position become vacant, the alternate appointment would be for a term expiring June 30, 2027.

**Membership:**

Eight (8) residents from within the city limits, (7) full term seats, (1) alternate seat.

**Applicant(s):** *(See attached applications for full details)*

- Sue Hodgkin
- Karen Williams
- Jesse Ross
- Sherol Lappala
- Ed Ekert



**RECEIVED**  
2/19/26

**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? 13

State and County of Legal Residence: NC, Brunswick

Main Phone Number 910-477-1808      Secondary Number \_\_\_\_\_

Email Address: beachsue@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 2-16-2026

**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 give me an expanded perspective on administrative oversight and has had what I term 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

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## 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')

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## 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 - 2025 Appointed to 3-yr term on Southport Planning Board, then elected its 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 comment to media outlets.

As PB Chair, coordinated subcommittee work to evaluate initial submission of Indigo Phase II development. Subcommittees' and Planning Board's efforts furnished research and rationale to ready the Board of Aldermen for denial of the development's plan.

Served on Southport 2050 Committee (City's Comprehensive Plan), prioritizing planning/improvement goals for the City in conjunction with City objectives and the UDO

Served on Southport Multimodal Project Acceleration Plan (PAP) Steering Committee, seeking public input for improvements to make the City more pedestrian-, biking-, and LSV- friendly

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, and Planter Box 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

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## 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 KAREN J WILLIAMS

Appointment(s) for which you are applying:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> ABC Board                | <input type="checkbox"/> Cemetery Committee                 | <input type="checkbox"/> Parks and Recreation Committee |
| <input type="checkbox"/> Beautification Committee | <input type="checkbox"/> Forestry Committee                 | <input checked="" type="checkbox"/> Planning Board      |
| <input type="checkbox"/> Board of Adjustment      | <input type="checkbox"/> Historical Preservation Commission | <input type="checkbox"/> Business Advisory Committee    |

Do you have a preference? \_\_\_\_\_

Physical Address: 233 E. LEONARD ST

Mailing Address: 233 E. LEONARD ST

Resident of Southport  Yes  No For How Many Years? 13 years

State and County of Legal Residence: Brunswick Co, N.C.

Main Phone Number 910 228 1729 Secondary Number \_\_\_\_\_

Email Address: Kjwill2153@gmail.com

You may submit a resume along with your application detailing the following section if you choose.

Education BA - Boise State; MA & Ph.D UNIV of Washington

Current/Present Employer Retired

Past/Most Recent Employer Duke Energy

Current Civic/community Participation various

Reasons you are qualified for this appointment (optional) Background in land use, Real Estate, municipal service, Served on the Committee for Southport long-range planning

Do you anticipate any conflicts of interest if appointed?  Yes  No

Signature [Handwritten Signature] Date 2/17/26

Please Return to: City Clerk Tori Deviney  
tdeviney@cityofsouthport.com: 1029 N. Howe Street, Southport, NC 28461

Revised Oct 2025

Feb. 16, 2026

City of Southport  
Planning Board

To whom it concerns:

I am pleased to apply for the opening on the Southport Planning Board.

I recently retired from Duke Energy, I am looking for opportunities where I can leverage my experience and contribute to my community. For Duke Energy, I was dedicated to the Brunswick Nuclear Plant in Southport N.C. providing internal and external communications support.

I am in the process of training to earn my N.C. real estate broker's license so am familiar with land use laws and the current challenges facing development in this area.

I look forward to the opportunity to speak with you about what I can add to the Board.

Karen J. Williams, Ph.D.  
233 E. Leonard Street  
Southport, NC 28461  
[Kjwill2153@gmail.com](mailto:Kjwill2153@gmail.com)

## *Karen J. Williams, Ph.D.*

233 E. Leonard Street  
Southport, NC 28461  
(910) 228-1729  
[kjwill2153@gmail.com](mailto:kjwill2153@gmail.com)

### **EXPERIENCE**

#### **Duke Energy Progress**

##### **Lead Communications Manager (2020 – 2025 - RETIRED)**

###### Duties and Responsibilities:

- Site communication leader for the Corporate Communications team assigned to the Brunswick Nuclear Plant near Southport, N.C.
- 360-degree responsibilities for external affairs, issues management, reputation management and employee engagement.
- Corporate and fleet responsibilities for emergency response and community relations.
- Support for the Site Vice President and Plant Manager in all executive communication capacities.
- Team, fleet and enterprise responsibilities for supporting and developing communication strategies, copywriting (articles, scripts, presentations) and programs.

#### **Duke Energy Progress**

##### **Senior Communications Consultant (2015 - 2020)**

###### Duties and Responsibilities:

- Site communication leader for the Corporate Communications team assigned to the Brunswick Nuclear Plant near Southport, N.C.
- 360-degree responsibilities for external affairs, reputation management and employee engagement including copywriting, content development, writing, editing, video production and website maintenance.
- Corporate and fleet responsibilities for emergency response and community relations.
- Support for the Site Vice President and Plant Manager in all executive communication capacities.

#### **Village of Bald Head Island, NC**

##### **Director of Communications & Human Resources (2012 - 2014)**

Duties and Responsibilities:

- Executive management of Human Resources and Communications for the municipality, reporting directly to the Village Manager.
- Conduct investigations related to conduct and performance of staff.
- Manage all benefits, performance, safety and workforce planning matters for 50 permanent employees and 25 volunteers.
- Develop communications strategy for the Village Manager and Council to address both internal and external audiences.
- Function as PIO and principal contact for all media relations; develop productive relationships with local reporters to foster balanced reporting of stories related to BHI.
- Serve as Risk Management Officer to drive safety and mitigate loss for the organization.

**GE Hitachi Nuclear Energy**

**Program Manager, Marketing & Communications (2008-2011)**

Duties and Responsibilities:

- Collaboratively develop advertising strategy and manage budget of over \$1M to promote GEH as leader in nuclear energy in the US, Europe and Japan.
- Manage brand identity for GEH and subsidiary, Global Laser Enrichment (GLE).
- Develop new marketing collateral for existing and new products; marketing copywriting.
- Represent the business at industry events.
- Lead communicator for CEO for all internal and external speaking engagements.
- Lead communicator for key business initiatives including a workforce reduction and implementation of a two-tier wage structure.
- Lead communicator for employee and emergency communications.
- LEAN- Six Sigma certified.
- Management and oversight risk tree (MORT) trained and team facilitator.

**EDUCATION**

- Doctorate (Ph.D.) in Communication, University of Washington, Seattle, WA
- Master of Arts (MA) in Communication, University of Washington, Seattle, WA
- Bachelor of Arts (BA) in Communication, Boise State University, Boise, ID

**OTHER**

- Private pilot license, single-engine, land.

## **Karen J. Williams**

### **Public websites of work samples:**

Education Center: [Brunswick Energy & Education Center - Duke Energy](#)

I designed this education center and now operate it. We welcomed about 2,000 visitors a year to learn about the Brunswick plant and nuclear science.

Emergency preparedness: [Brunswick Nuclear Plant Emergency Planning Information](#)

I served on the EP team and am qualified in several roles for both drills and actual events. This website shows our public information on emergency response.

Blog -- [Featured Posts | Duke Energy | Nuclear Information Center](#)

I managed our fleet blog and have authored a number of articles. They are typically posted here and to our social channels.

Media relations -- [Media Kit | Duke Energy | News Center](#)

I was the spokesperson for the plant, responsible for all media response and proactive media strategy.



**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 \_\_\_\_\_

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? \_\_\_\_\_

Physical Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Resident of Southport  Yes  No      For How Many Years? \_\_\_\_\_

State and County of Legal Residence: \_\_\_\_\_

Main Phone Number \_\_\_\_\_ Secondary Number \_\_\_\_\_

Email Address: \_\_\_\_\_

You may submit a resume along with your application detailing the following section if you choose.

Education \_\_\_\_\_

Current/Present Employer \_\_\_\_\_

Past/Most Recent Employer \_\_\_\_\_

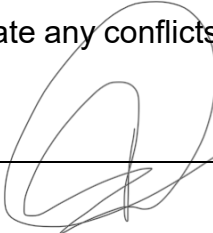
Current Civic/community Participation \_\_\_\_\_

Reasons you are qualified for this appointment (optional) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Do you anticipate any conflicts of interest if appointed?  Yes  No

Signature  \_\_\_\_\_ Date \_\_\_\_\_

**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 SHEROL LAPPALA

Appointment(s) for which you are applying:

- ABC Board
- Cemetery Committee
- Parks and Recreation Committee
- Beautification Committee
- Forestry Committee
- Planning Board
- Board of Adjustment
- Historical Preservation Commission
- Business Advisory Committee

Do you have a preference? **PLANNING BOARD**

Physical Address: 316 W. BRUNSWICK ST. SOUTHPORT NC 28461

Mailing Address: “ “ “

Resident of Southport  Yes  No For How Many Years? 15

State and County of Legal Residence: BRUNSWICK COUNTY NC

Main Phone Number 910-363-7422 Secondary Number \_\_\_\_\_

Email Address: sherollappala@gmail.com

You may submit a resume along with your application detailing the following section if you choose.

Education BA Environmental Science University of VA, MRP Masters in Regional Planning, UNC Chapel Hill

Current/Present Employer Real Estate Broker Southport Realty

Past/Most Recent Employer Eagle Resources, Environmental Consulting

Current Civic/community Participation Attend City Meetings Periodically

Reasons you are qualified for this appointment (optional) \_\_\_\_\_

**Masters Degree, City Planning, Undergrad Environmental Science**

Do you anticipate any conflicts of interest if appointed?  Yes  No

Signature Sherol Lappala Date Feb. 27, 2026

**Please Return to: City Clerk Tori Deviney  
tdeviney@cityofsouthport.com: 1029 N. Howe Street, Southport, NC 28461**

# Sherol Lappala

Real Estate Broker

## EXPERIENCE

### **Real Estate Broker — 2011-Present Southport NC**

Commercial and residential broker at Southport Realty specializing in the Southport Historic District and Brunswick County.

### **Vice President Eagle Resources — 1996 -2011 Raleigh NC**

Provided environmental consulting services to a variety of clients.

### **Associate Director, NC and SC Petroleum Councils 1993-1996 Raleigh NC**

Engaged in advocacy efforts for the utilization of sound science in the NC and SC legislatures. Monitored environmental committees and business organizations.

### **Policy Analyst , Southeast Compact Commission 1990-1993 Raleigh NC**

Staffed the environmental and planning committees for an eight state regional waste management organization

## EDUCATION

University of Virginia, BA Environmental Science (specializing in Geology) 1984

University of North Carolina at Chapel Hill, Masters of Regional Planning (MRP) 1990

## AFFILIATIONS

Life Time Member, Southport Historical Society,

Lifetime Member Friends of the Library

Lifetime Member, Alleghany County Historic Society

Graduate, NC Institute of Political Leadership

## PERSONAL INTERESTS

Holistic Health, Lap Swimming, Writing, Painting, History

316 W. Brunswick St. Southport NC 28461  
[sherollappala@gmail.com](mailto:sherollappala@gmail.com) 910-363-7422



**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 28-Feb-2026

**Please Return to: City Clerk Tori Deviney  
tdeviney@cityofsouthport.com: 1029 N. Howe Street, Southport, NC 28461**

Revised Oct 2025

# Ed Ekert

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Greater Wilmington, NC Area | 704-762-4910 | [Ekert.Ed@gmail.com](mailto:Ekert.Ed@gmail.com) | [LinkedIn](#)

## **Engineering Transformation Leader | Continuous Improvement Expert | Operations & Program Executive**

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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**

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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

## 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



## **Planning Services Update – March 2026**

**Planning Board:** Regular meetings of the Planning Board are every 3<sup>rd</sup> Thursday at 6 p.m. at the Southport Community Building.

Bed and Breakfast land use standards are being reviewed by staff and new standards will be presented to the Planning Board at the March meeting there is also a major modification to a Planned Unit Development at Southport Crossings that Staff is reviewing and will present to the Planning Board.

**Board of Adjustment:** Regular meetings of the Board of Adjustment are every 4<sup>th</sup> 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 508 Brunswick Street, tabled a special use permit request for an accessory dwelling unit at 316 W Moore Street and upheld staff's decision on a ROW encroachment violation on property located at 410 E Bay Street at their January meeting. The agenda for the March 24, 2026, meeting will include two items: two special use permits for accessory dwelling units. One is the continued case at 316 W Moore from the February meeting and the other is a new request at 206 W Moore Street.

**Historic Preservation Commission:** Regular meetings of the Historic Preservation Commission are every 1<sup>st</sup> 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 2<sup>nd</sup> Floor at 4:00 p.m.**

The March meeting of the HPC was canceled for staff to continue updating the standards per the Commission's motion to remove all standards that do not specifically relate to architectural design/features for residential and nonresidential properties. Staff will present updates and lead a discussion of the requirements of designating a local historic district and specifically reviewing requirements for issuance of certificates of appropriateness per NCGS 160D-947.

**Forestry Committee:** Regular meetings of the Forestry Committee are every 2<sup>nd</sup> 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 are preparing an outlined of 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.

Arbor Day celebration is being planned for Saturday, April 25, 2026, at Franklin Square Park. Announcements will be posted on social media, in the newsletter, and other outlets once all details are finalized. This annual event will celebrate Tree City USA's 50<sup>th</sup> anniversary and Southport's 22<sup>nd</sup> year as a Tree City USA Community.

**Other Staff Projects:**

- The Unified Development Ordinance is now available on the Municode platform. You can access the UDO using the same link used to view the City Code of Ordinance. This replaces any .pdf copies that were once available on the city's website.
- The NC Resilient Coastal Communities Program (RCCP) Phase 1 & 2 project is in the mid stage of preparing a vulnerability assessment report. A community action team is being formed that will provide valuable input from different sectors of the city prior to presenting the vulnerability assessment is presented to the public. A formal public input session will be scheduled in the late summer and will be advertised and announced regularly to ensure as much input as possible from the citizens of the city. Information can be found on the Planning 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 in the final phase of completion, and the last stakeholder meeting took place on February 12, 2026. Staff are reviewing final project details that will be included in the final plan. 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.
- Planning Staff are developing an online permit process through OpenGov for all planning applications. This will provide a structured workflow as projects move through the application process. In addition, staff are in the early stages of working with the Brunswick County Planning department to establish a GIS-based development dashboard. This dashboard will be available online once complete.

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, code enforcement cases, and any other items that come to the Department.



Protecting Quality of Life

Alliance Code  
Enforcement LLC

Monthly Report for February  
City of Southport

Updated  
February 27, 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 <sup>th</sup> St	MH/OL	OPEN
926 Hankinsville Rd	MH/JP/OL	OPEN
913 Hankinsville Rd	MH	OPEN
301 W 11 <sup>th</sup> 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 <sup>th</sup> St	JV/JP	OPEN
825 N Caswell Ave	OL/JP/MH	OPEN
829 N Caswell Ave	MH/OL	OPEN
228 W 9 <sup>th</sup> St	JP	OPEN
511 W 11 <sup>th</sup> St	JP	OPEN
609 W 11 <sup>th</sup> St	ZV	OPEN
514 W 11 <sup>th</sup> St	JV/JP	OPEN
PID 237DF01412 W 9 <sup>TH</sup> 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
1211 N Caswell Ave Apt 3C	MH	OPEN



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Monthly Report for February  
City of Southport

Updated  
February 27, 2025

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	ABATED
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 <sup>th</sup> 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	ABATED
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	ABATED
829 N Lord St	MH	OPEN
402 N Atlantic Ave	JV	OPEN
914 Hankinsville Rd	JP	OPEN



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Monthly Report for February  
City of Southport

Updated  
February 27, 2025

802 Clarendon Ave	MH	<b>OPEN</b>
705 Cape Harbor Rd	JV/JP	<b>OPEN</b>
114 Frink Dr	JV	<b>OPEN</b>
314 E Moore St	MH/JP/OL	<b>OPEN</b>

### MONTHLY HIGHLIGHTS

- During the month of February, we focused on previously opened cases and opened 3 new cases. After contacting property owners, we successfully ABATED and CLOSED 3 cases. We have opened and addressed a total of 525 Cases to date.
- **205 W Leonard St.** – Case was opened for Nuisance/Overgrown Lot due to excessive overgrowth of grass/weeds exceeding the maximum allowed height per city ordinances. After contacting the property owner, the overgrowth was cut, and this Case is Abated and Closed.
- **804 Cape Harbor Rd.** – Case was opened in reference to Nuisance/Overgrown Lot due to weeds/vines overtaking the fence extending into the neighbor's property. After contacting the property owner, the overgrowth was cut, and this Case is Abated and Closed.
- **PID 238AD021 Herring Dr.** – Case was opened in reference to Nuisance/Overgrown Lot due to excessive overgrowth of grass/weeds exceeding the maximum allowed height per city ordinances. After contacting the property owner, the overgrowth was cut, and this Case is Abated and Closed.

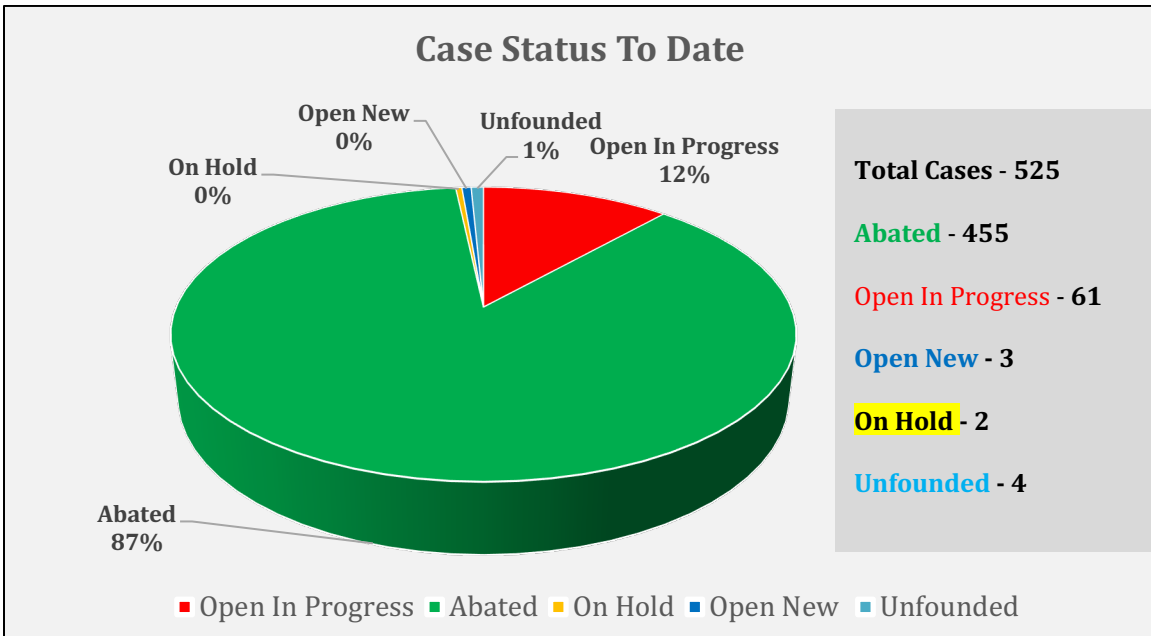
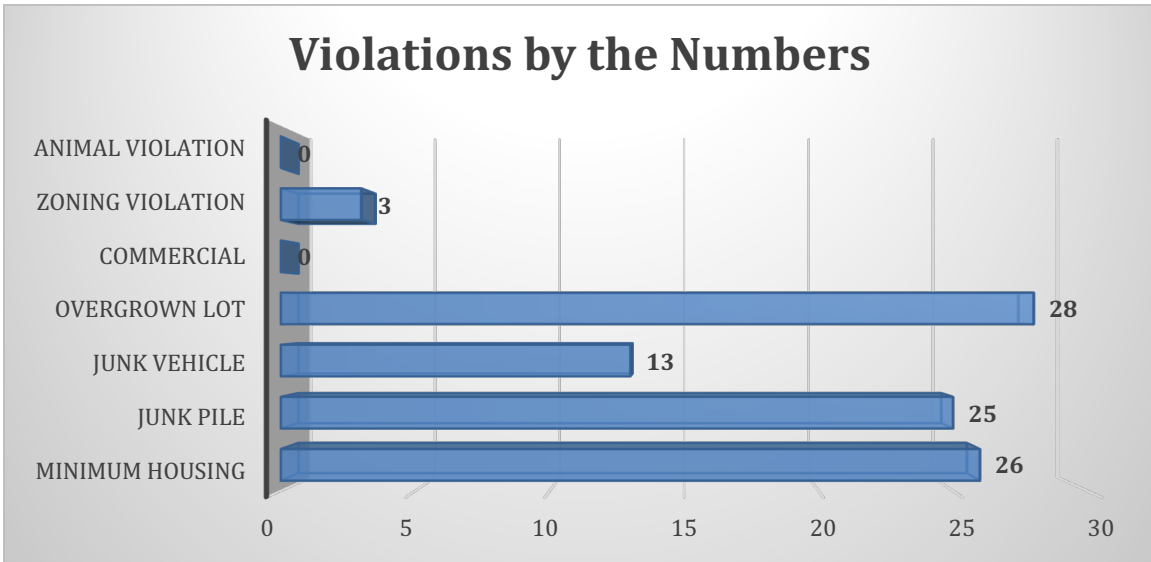


Protecting Quality of Life

Alliance Code  
Enforcement LLC

Monthly Report for February  
City of Southport

Updated  
February 27, 2025





# POLICE



Monthly Summary  
Police Department  
Animal Protective Services

**FEBRUARY 2026**

Chief Todd Coring  
910-457-7913

[tcoring@cityofsouthport.com](mailto:tcoring@cityofsouthport.com)

## Southport Police Department

### INCIDENT / OFFENSES

Total Calls for Service: 1180

#### General Calls (some)

Alarms – 29

Meet Complainant – 52

Suspicious Persons/Activity – 18

Shoplifter – 0

Disturbance & Domestic Calls – 19

911 Hang-Ups – 7

#### Traffic Calls

Traffic Stops – 84

Motor Vehicle Accidents – 18

Hit/Runs – 9

Drunk Driver/C&R/ATL – 21

#### ARREST / CITATION / CHARGES

Arrest – 8

Citations & Warnings – 59

#### APS Division

Service Calls – 18

Bites – 1 Rabies – 0 Impound – 3 (surrenders)

Citation/Warnings – 2 Docupet – 18 of 559

#### PD Community Engagement

Special Events/Checks/Patrols – 767

Golf Cart Registrations – 512

ABC Permits Issued – 0

Special Event Permits – 13

Community Events – 6



Lieutenant Burgess promoted- Police Major- Congrats Major Burgess  
*Professionalism, Integrity & Service Above Self*

## *Southport Parks and Recreation Department February 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 Valentine's luncheon on February 10th

### **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	Caviness Park	Historic Riverwalk
City Pier	Ft. Johnston Tennis Courts	Lowe/White Park
Kinglsey Park	City Gym	Garrison Lawn
Central Office	Jaycee Building	Keziah Park
Waterfront Park	Ft. Johnston Playground	Senior Building
Riverwalk Gazebo	City Dock	Bay Street Overlook
Atlantic Street Park	Taylor Field Park	Kayak Launch

### **Monthly Highlights**

- \*Youth Basketball 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.
- \*Attending meetings and prep for July 4<sup>th</sup>, Spring Fest, and Easter Egg Hunt plus Spring Break Camp
- \*Park maintenance has been busy getting parks and open areas ready for spring and spring maintenance
- \* Bartlett has replaced the cabling in Franklin Square Park that was vandalized in January
- \*Begin preliminary work on the 27 fiscal year budget. Due by March 6<sup>th</sup>.
- \*Finalized the dates for the artist provided by the Brunswick Arts Council (\$10,000 grant) to paint the new mural of Southport on the back of the city gym outside wall. Dates will be March 18<sup>th</sup> and 19<sup>th</sup> with rain dates of March 24<sup>th</sup> and 25<sup>th</sup>.

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	7	140	74	44	74	15	2	0	0	369	127
March											
April											
May											
June											
July											
August											
September											
October											
November											
December											

Department of Community Relations  
Monthly Report - February

February was a full and productive month for our department. At the Southport Community Building, we hosted ten events, including the Black History Symposium, the Southport Women's Club Art Show, WAVES 4 Kids' Darling Daughter Dance, and our department's America 250 Crafting the American Story Art Exhibit. It is encouraging to see the building continue to serve such a wide variety of community needs. We are also excited to share that we are currently set to host a record 60 weddings in 2026. Recent upgrades, including a brand-new deck (huge thank you to Public Works!) and minor improvements to the bridal suite by CR staff, have positioned us well for the upcoming wedding season.

Behind the scenes, we continued preparations for Springfest, the Summer Markets, and the 2026 NC 4th of July Festival, which will carry special significance as we celebrate America's 250th birthday. We were also proud to officially launch the new Explore Southport tourism website on February 26, representing a strategic investment by our department and Public Information in how we share Southport's story with both residents and visitors.

Looking ahead, we remain focused on a strong spring season while continuing to build thoughtful partnerships, support our volunteers and boards, and advance initiatives that strengthen Southport as both a cherished hometown and a premier coastal destination.

Submitted by Allayna Dail Taylor, Director of Community Relations

### **Southport Community Building**

Number of Events: 10

- February was full of wonderful community-focused events, including the Black History Symposium, Southport Women's Club Art Show, WAVES 4 Kids Darling Daughter Dance, and our A250 Crafting American History Art Exhibit.
- So far, we are set to host a record 60 weddings in 2026! We are so excited to be part of so many couples' special days. We opened the 2027 calendar on the first of the year and already have 14 scheduled.
- We have a beautiful, brand-new deck at the Community Building! We have also been making some minor upgrades in the bridal suite, getting everything refreshed for our 2026 wedding season.
- The Southport Community Building social media has been growing rapidly! Since October, the SCB Instagram has gained 80 followers, and the Facebook page is approaching 700. Engagement has also been increasing, especially around promotional content for the Bridal Expo on March 15<sup>th</sup>. This includes our first SCB billboard campaign, which can be found on Blip billboards around Brunswick County and Wilmington.
- Final vendor selections have been made for the bridal expo being held on 3/15. We look forward to welcoming many future brides and grooms, ready to gain inspiration from many talented small businesses, for their special day!

Department of Community Relations  
Monthly Report - February

**Fort Johnston Visitors Center and Museum**

Number of Visitors: 852

- Volunteers:
  - A new volunteer, Leigh, joined us and finished training at the Visitors' Center.
- The gift shop restocked several titles published by the Southport Historical Society.

**Special Events**

**Crafting the American Story**

- The America 250 Art Exhibition held Saturday, February 21 through Saturday, February 28 was a success. We had 19 artists join us and 326 total visitors. The Brunswick Arts Council, the co-sponsor, will be helping coordinate the additional county-wide exhibits of the artists' work throughout the year.

**Springfest**

- Will be coming up, April 18<sup>th</sup>.
- We are sold out of Vendor spaces
- We will be hosting Cape Fear Swing Dance that afternoon
- Thanks to Up Your Arts & Cape Fear Radio for partnering with us this year!

**Summer Markets**

- Will be coming up, starting May 6<sup>th</sup>.
- We are still accepting vendor applications and they can be found on [exploresouthportnc.gov](http://exploresouthportnc.gov).

**4<sup>th</sup> of July**

- The Fourth of July Committee continues to meet monthly as we plan to execute the 2026 Festival, with the bonus that it is also America's 250<sup>th</sup> Birthday. We look forward to the special programming happening in conjunction.
- We have been increasing activity on the NC 4<sup>th</sup> of July Facebook page as we build anticipation for this year's festival.
- Staff has been working with Sponsorships chair, Sarah Hunter, to spotlight incoming sponsors and press releases.
- A "Gift \$250 for the 250<sup>th</sup>" campaign the festival has started begun this past month, and we encourage all to take a look at [www.nc4thofjuly.com](http://www.nc4thofjuly.com)

**Beautification Committee**

- In February, the workday on 2/7 consisted of 22 volunteers. They weeded all around the City, planted pansies at the Community Building and Fort Johnston, and built two beautiful new benches for the City Pier. The lumber for the benches was generously donated by Builders First Choice.
- While decorations were going up before the holidays, the large Fort Johnston sign was taken down with help from Public Works for painting. It was brought over to the Fire Department Substation on W. Nash Street and volunteers began painting it before Christmas and finished after New Year's. Over 50 volunteer hours were put into this project!

Department of Community Relations  
Monthly Report - February

- Along with the City website upgrade, the Beautification page had some updates, including adding to the pollinator garden (located at the Lowe-White Park on E. Leonard St.) subpage to educate both visitors and locals alike.
- The next committee meeting will be held on 3/16

### **Cemetery Committee**

- Chair Larry Ashley continues to update the proposed Cemetery Ordinance.
- The Committee viewed a presentation for a cemetery information management system created by Marc Spencer.
- Discussed potential budget proposal for FY '26/27.
- The next committee meeting will be held on Wednesday, March 25, at 2pm.

### **Filming**

- We have heard from a production interested in filming with us this spring, and being wrapped in the early part of June. We are excited to hear from them and hope to report more as things take shape.

### **Explore Southport Website Launch**

- Official launch of the new Explore Southport tourism website happened February 26<sup>th</sup>
- Refreshed and expanded content highlighting attractions, dining, shopping, accommodations, and events
- Platform designed to better connect residents & visitors with local businesses and experiences
- Represents a strategic investment in positioning Southport as a premier coastal destination

### **UNCW Intern – Harper Sedlock**

- Harper Sedlock began her internship with the Department on Tuesday, January 20, 2026
- Assisting with updates and content development for the NC 4th of July Festival social media platforms
- Developing materials for the *Crafting the American Story* art exhibit
- Communicated directly with participating artists to collect required information and coordinated details with Jessie
- Designed and printed promotional stickers for the Love in Bloom Bridal Expo
- Participated in the NC Coast Host meeting to gain exposure to regional tourism initiatives and industry collaboration

### **Coast Host**

- Attended Coast Host meeting in New Bern on February 6
- Engaged with regional tourism and hospitality partners to learn about current initiatives and industry updates
- Shared insights and strengthened relationships with key tourism stakeholders
- Allayna Taylor was voted onto the Coast Host Board and will serve as Secretary

Department of Community Relations  
Monthly Report - February

**Attended this Month**

- Business Roundtable Meeting, 2/10/26
- Up Your Arts Monthly Board Meeting, 2/10/26
- NC 4<sup>th</sup> of July Shrimparoo Planning Meetings: 2/4/26, 2/18/26, 2/27/26
- NC 4<sup>th</sup> of July Executive Meeting, 2/10/26
- NC 4<sup>th</sup> of July Publicity Meeting: 2/10/26
- NC 4<sup>th</sup> of July Welcoming Ceremony Meeting: 2/11/26
- Southport Historical Society Board Meeting, 2/11/26
- NC 4<sup>th</sup> of July Independence Eve Meeting, 2/13/26
- NC 4<sup>th</sup> of July Pageant Meetings: 2/13/26, 2/24/26
- NC 4<sup>th</sup> of July Board Meeting, 2/17/26
- NC 4<sup>th</sup> of July Arts & Crafts Market Meetings: 2/17/26, 2/24/26
- America 250 NC Statewide Meeting: 2/17/26
- Beautification Committee Meeting, 2/23/26
- SPT-OKI Chamber Tourism Meeting, 2/24/26
- Cemetery Committee Meeting: 2/25/26
- John N. Smith Cemetery Meeting, 2/26/26
- NC 4<sup>th</sup> of July Logistics Meetings: 2/27/26

**City of Southport**  
**Board of Aldermen Revenue vs Budget by Line**  
03/04/2026

Filtered by: **Funds Description** equal "GENERAL FUND"

	YTD REVISED BUDGET	ACTUAL		
	Revised Budget	YTD Actuals	Available	% Available
<b>Revenues</b>				
000 - GENERAL GOVERNMENT				
40001 - MOTOR VEHICLES TAX COLLECTIONS	\$255,308	\$232,283	\$23,025	9%
40002 - INTEREST/PENALTIES - TAXES	\$10,321	\$5,674	\$4,647	45%
40003 - MOTOR VEHICLE INTEREST	\$2,094	\$1,462	\$632	30%
40004 - AD VALOREM TAX PRIOR YEARS	\$33,119	\$33,365	(\$246)	(1%)
40000 - AD VALOREM TAXES - CY	\$4,939,010	\$4,478,961	\$460,049	9%
40502 - PRIVILEGE LICENSES	\$1,500	\$0	\$1,500	100%
40503 - ITINERANT/PEDDLER PERMIT	\$150	\$100	\$50	33%
43000 - LOCAL OPTION SALES TAX	\$2,131,403	\$1,063,607	\$1,067,796	50%
43001 - BEER & WINE TAX	\$23,934	\$0	\$23,934	100%
43002 - UTILITY FRANCHISE TAX	\$505,177	\$128,611	\$376,566	75%
43003 - SOUTHPORT ABC DISTRIBUTION	\$558,291	\$47,973	\$510,318	91%
43502 - FEMA REIMBURSEMENT	\$0	\$403,076	(\$403,076)	-
43506 - GRANT REVENUE	\$330,000	\$0	\$330,000	100%
44003 - CEMETERY LOT SALES & FEES	\$500	\$500	\$0	0%
45000 - INTEREST EARNED	\$600,000	\$366,578	\$233,422	39%
46000 - DONATIONS	\$26,000	\$24,500	\$1,500	6%
46010 - FORESTRY COMMITTEE DONATIONS	\$750	\$500	\$250	33%
46013 - INSURANCE RECOVERY	\$0	\$8,665	(\$8,665)	-
46015 - NCDOT SPECIALTY LICENSE PLATE	\$15,000	\$0	\$15,000	100%
46020 - MISCELLANEOUS REVENUES	\$2,000	\$10,375	(\$8,375)	(419%)
47001 - APPROPRIATED FUND BALANCE	\$900,000	\$0	\$900,000	100%
46012 - SALE OF FIXED ASSETS	\$0	\$2,821	(\$2,821)	-
47002 - TRANSFERS IN FROM OTHER FUNDS	\$419,000	\$238,379	\$180,621	43%
000 - GENERAL GOVERNMENT TOTAL	<b>\$10,753,557</b>	<b>\$7,047,431</b>	<b>\$3,706,126</b>	<b>34%</b>
411 - BOARD				

**City of Southport**  
**Board of Aldermen Revenue vs Budget by Line**  
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	YTD REVISED BUDGET	ACTUAL		
	Revised Budget	YTD Actuals	Available	% Available
47002 - TRANSFERS IN FROM OTHER FUNDS	\$0	\$1,510	(\$1,510)	-
<b>411 - BOARD TOTAL</b>	<b>\$0</b>	<b>\$1,510</b>	<b>(\$1,510)</b>	<b>-</b>
412 - ADMINISTRATION				
47002 - TRANSFERS IN FROM OTHER FUNDS	\$153,502	\$89,966	\$63,536	41%
<b>412 - ADMINISTRATION TOTAL</b>	<b>\$153,502</b>	<b>\$89,966</b>	<b>\$63,536</b>	<b>41%</b>
414 - FINANCE				
47002 - TRANSFERS IN FROM OTHER FUNDS	\$113,704	\$71,516	\$42,188	37%
<b>414 - FINANCE TOTAL</b>	<b>\$113,704</b>	<b>\$71,516</b>	<b>\$42,188</b>	<b>37%</b>
417 - SOLID WASTE				
43503 - SOLID WASTE DISPOSAL TAX	\$3,750	\$2,801	\$949	25%
44004 - REFUSE REVENUE	\$375,000	\$254,983	\$120,017	32%
<b>417 - SOLID WASTE TOTAL</b>	<b>\$378,750</b>	<b>\$257,784</b>	<b>\$120,966</b>	<b>32%</b>
451 - STREETS				
40505 - MUNICIPAL VEHICLE FEE	\$85,500	\$56,515	\$28,985	34%
43500 - NC POWELL BILL FUNDS	\$179,000	\$177,091	\$1,909	1%
<b>451 - STREETS TOTAL</b>	<b>\$264,500</b>	<b>\$233,606</b>	<b>\$30,894</b>	<b>12%</b>
456 - PUBLIC WORKS				
47002 - TRANSFERS IN FROM OTHER FUNDS	\$98,636	\$62,746	\$35,890	36%
<b>456 - PUBLIC WORKS TOTAL</b>	<b>\$98,636</b>	<b>\$62,746</b>	<b>\$35,890</b>	<b>36%</b>
431 - POLICE				
40501 - PET LICENSE & TAGS	\$500	\$1,496	(\$996)	(199%)
40500 - CIVIL PENALTIES	\$0	\$200	(\$200)	-
42005 - GOLF CART FEES	\$22,500	\$28,351	(\$5,851)	(26%)
43505 - ABC REVENUE FOR LAW ENF.	\$25,000	\$4,042	\$20,958	84%
43506 - GRANT REVENUE	\$5,000	\$0	\$5,000	100%
46000 - DONATIONS	\$0	\$734	(\$734)	-
46003 - POLICE SHOP WITH A COP	\$10,000	\$20,676	(\$10,676)	(107%)
46004 - POLICE ODM VEHICLE REVENUE	\$12,000	\$0	\$12,000	100%
46020 - MISCELLANEOUS REVENUES	\$5,000	\$12,162	(\$7,162)	(143%)
<b>431 - POLICE TOTAL</b>	<b>\$80,000</b>	<b>\$67,661</b>	<b>\$12,339</b>	<b>15%</b>
434 - FIRE				
42004 - FIRE INSPECTIONS & PERMIT FEES	\$40,000	\$26,649	\$13,351	33%
43501 - FIRE DISTRICT FEES	\$2,127,353	\$1,531,695	\$595,658	28%
46002 - FIRE RESPONSE FEES	\$12,000	\$2,400	\$9,600	80%

**City of Southport**  
**Board of Aldermen Revenue vs Budget by Line**  
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	YTD REVISED BUDGET	ACTUAL		
	Revised Budget	YTD Actuals	Available	% Available
46020 - MISCELLANEOUS REVENUES	\$50,000	\$9,229	\$40,771	82%
<b>434 - FIRE TOTAL</b>	<b>\$2,229,353</b>	<b>\$1,569,974</b>	<b>\$659,379</b>	<b>30%</b>
437 - RESCUE				
44000 - RESCUE SQUAD FEES	\$590,000	\$255,795	\$334,205	57%
46020 - MISCELLANEOUS REVENUES	\$20,000	\$0	\$20,000	100%
<b>437 - RESCUE TOTAL</b>	<b>\$610,000</b>	<b>\$255,795</b>	<b>\$354,205</b>	<b>58%</b>
435 - PLANNING AND PERMITTING				
40500 - CIVIL PENALTIES	\$5,000	\$0	\$5,000	100%
42003 - PLANNING & ZONING FEES	\$35,000	\$22,385	\$12,615	36%
<b>435 - PLANNING AND PERMITTING TOTAL</b>	<b>\$40,000</b>	<b>\$22,385</b>	<b>\$17,615</b>	<b>44%</b>
438 - INSPECTION PERMITS				
42000 - INSPECTION PERMITS	\$635,000	\$442,685	\$192,315	30%
42001 - PERMITTING PENALTIES	\$10,000	\$4,704	\$5,297	53%
42002 - REINSPECTION FEES	\$3,000	\$965	\$2,035	68%
46001 - HOME OWNERS RECOVERY FUND	\$80	(\$20)	\$100	125%
<b>438 - INSPECTION PERMITS TOTAL</b>	<b>\$648,080</b>	<b>\$448,334</b>	<b>\$199,747</b>	<b>31%</b>
612 - PARKS & RECREATION				
44002 - RENT RECREATION FACILITIES	\$12,000	\$4,475	\$7,525	63%
44005 - RECREATION PROGRAMS RECEIPTS	\$40,000	\$12,156	\$27,844	70%
46000 - DONATIONS	\$2,000	\$0	\$2,000	100%
<b>612 - PARKS &amp; RECREATION TOTAL</b>	<b>\$54,000</b>	<b>\$16,631</b>	<b>\$37,369</b>	<b>69%</b>
615 - COMMUNITY BUILDING				
44006 - COMMUNITY BLDG RENTAL	\$310,000	\$170,645	\$139,355	45%
46014 - CREDIT CARD FEES	\$3,000	\$376	\$2,624	87%
<b>615 - COMMUNITY BUILDING TOTAL</b>	<b>\$313,000</b>	<b>\$171,021</b>	<b>\$141,979</b>	<b>45%</b>
617 - COMMUNITY RELATIONS				
40504 - LOCAL OCCUPANCY TAX	\$210,000	\$133,987	\$76,013	36%
44009 - FILMING FEES	\$15,000	\$125	\$14,875	99%
44010 - FT. JOHNSTON GIFT SHOP	\$5,000	\$14,138	(\$9,138)	(183%)
46005 - SPECIAL EVENTS	\$39,350	\$65,469	(\$26,119)	(66%)
46020 - MISCELLANEOUS REVENUES	\$7,600	\$4,210	\$3,390	45%

**City of Southport**  
**Board of Aldermen Revenue vs Budget by Line**  
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	YTD REVISED BUDGET	ACTUAL		
	Revised Budget	YTD Actuals	Available	% Available
617 - COMMUNITY RELATIONS TOTAL	<b>\$276,950</b>	<b>\$217,929</b>	<b>\$59,021</b>	<b>21%</b>
REVENUES TOTAL	<b>\$16,014,032</b>	<b>\$10,534,289</b>	<b>\$5,479,743</b>	<b>34%</b>

**City of Southport**  
**Board of Aldermen Exp vs Budget by Line**

Filtered by: **Funds Description** equal "GENERAL FUND"

	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
<b>Departments</b>						
000 - GENERAL GOVERNMENT						
90003 - TRANSFERS OUT TO OTHER FUNDS	\$900,000	\$900,000	\$0	\$900,000	\$0	0%
<b>000 - GENERAL GOVERNMENT TOTAL</b>	<b>\$900,000</b>	<b>\$900,000</b>	<b>\$0</b>	<b>\$900,000</b>	<b>\$0</b>	<b>0%</b>
411 - BOARD						
51000 - FULL-TIME SALARIES	\$84,000	\$56,000	\$0	\$56,000	\$28,000	33%
52001 - FICA	\$6,426	\$4,284	\$0	\$4,284	\$2,142	33%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$350	\$145	\$0	\$145	\$205	59%
52006 - WORKERS COMPENSATION INSURANCE	\$143	\$0	\$0	\$0	\$143	100%
53000 - TRAVEL & TRAINING	\$3,000	\$2,648	\$1,704	\$4,352	(\$1,352)	(45%)
53010 - PROFESSIONAL FEES	\$60,110	\$63,904	\$0	\$63,904	(\$3,794)	(6%)
53011 - CONTRACT SERVICES	\$140,000	\$69,249	\$8,121	\$77,369	\$62,631	45%
53012 - INSURANCE & BONDING	\$1,924	\$2,111	\$0	\$2,111	(\$187)	(10%)
53022 - DEPARTMENTAL SUPPLIES	\$6,000	\$4,707	\$105	\$4,811	\$1,189	20%
53050 - OTHER SERVICES	\$200	\$100	\$0	\$100	\$100	50%
53053 - COMMUNICATIONS	\$2,625	\$1,480	\$0	\$1,480	\$1,145	44%
53062 - ELECTION EXPENSE	\$5,500	\$6,223	\$0	\$6,223	(\$723)	(13%)
53071 - DONATIONS EXPENSE	\$10,000	\$0	\$0	\$0	\$10,000	100%
60001 - CAPITAL OUTLAY - EQUIPMENT	\$0	\$26,215	\$48,685	\$74,900	(\$74,900)	-
<b>411 - BOARD TOTAL</b>	<b>\$320,278</b>	<b>\$237,065</b>	<b>\$58,614</b>	<b>\$295,679</b>	<b>\$24,599</b>	<b>8%</b>
412 - ADMINISTRATION						
51000 - FULL-TIME SALARIES	\$572,545	\$325,461	\$0	\$325,461	\$247,084	43%
51001 - EMPLOYEE OVERTIME	\$2,214	\$3,460	\$0	\$3,460	(\$1,246)	(56%)
51002 - PART-TIME SALARIES	\$0	\$2,813	\$0	\$2,813	(\$2,812)	-
52000 - 401K RETIREMENT SUPPLEMENT	\$24,145	\$14,076	\$0	\$14,076	\$10,069	42%
52001 - FICA	\$43,969	\$25,265	\$0	\$25,265	\$18,704	43%
52003 - LGERS RETIREMENT	\$69,539	\$40,540	\$0	\$40,540	\$28,999	42%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$127,697	\$90,968	\$24,529	\$115,497	\$12,200	10%
52006 - WORKERS COMPENSATION INSURANCE	\$977	\$0	\$0	\$0	\$977	100%
53000 - TRAVEL & TRAINING	\$20,000	\$18,235	\$3,396	\$21,630	(\$1,630)	(8%)
53001 - TUITION REIMBURSEMENT	\$5,000	\$1,000	\$0	\$1,000	\$4,000	80%
53011 - CONTRACT SERVICES	\$42,690	\$100,644	\$446	\$101,090	(\$58,400)	(137%)

**City of Southport**  
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	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
53012 - INSURANCE & BONDING	\$5,552	\$6,941	\$0	\$6,941	(\$1,389)	(25%)
53020 - UNIFORMS & PROTECTIVE GEAR	\$2,500	\$0	\$0	\$0	\$2,500	100%
53021 - VEHICLE SUPPLIES	\$500	\$836	\$0	\$836	(\$336)	(67%)
53022 - DEPARTMENTAL SUPPLIES	\$22,000	\$14,468	\$7,817	\$22,285	(\$285)	(1%)
53040 - UTILITIES	\$6,300	\$3,364	\$0	\$3,364	\$2,936	47%
53050 - OTHER SERVICES	\$2,000	\$2,385	\$2,215	\$4,600	(\$2,600)	(130%)
53053 - COMMUNICATIONS	\$6,000	\$3,348	\$0	\$3,348	\$2,652	44%
53058 - EMERGENCY PREPAREDNESS	\$25,000	\$385	\$1,033	\$1,418	\$23,582	94%
53069 - NCDOT SPECIALTY PLATE FEE	\$5,000	\$0	\$0	\$0	\$5,000	100%
90000 - TRANSFERS BTWN DEPARTMENTS	\$0	(\$28,204)	\$0	(\$28,204)	\$28,204	-
60003 - CAPITAL OUTLAY - VEHICLES	\$3,075	\$3,866	\$0	\$3,866	(\$791)	(26%)
60005 - CAPITAL OUTLAY - IMPROVEMENTS	\$20,000	\$14,750	\$0	\$14,750	\$5,250	26%
70000 - DEBT - PRINCIPAL PAYMENTS	\$108,081	\$94,600	\$0	\$94,600	\$13,481	12%
70001 - DEBT - INTEREST AND OTHER	\$0	\$13,481	\$0	\$13,481	(\$13,480)	-
<b>412 - ADMINISTRATION TOTAL</b>	<b>\$1,114,784</b>	<b>\$752,681</b>	<b>\$39,435</b>	<b>\$792,116</b>	<b>\$322,668</b>	<b>29%</b>
414 - FINANCE						
51000 - FULL-TIME SALARIES	\$390,524	\$246,374	\$0	\$246,374	\$144,150	37%
51001 - EMPLOYEE OVERTIME	\$750	\$714	\$0	\$714	\$36	5%
51002 - PART-TIME SALARIES	\$0	\$2,186	\$0	\$2,186	(\$2,186)	-
52000 - 401K RETIREMENT SUPPLEMENT	\$19,572	\$12,203	\$0	\$12,203	\$7,369	38%
52001 - FICA	\$29,947	\$18,475	\$0	\$18,475	\$11,472	38%
52003 - LGERS RETIREMENT	\$56,371	\$35,144	\$0	\$35,144	\$21,227	38%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$71,355	\$40,643	(\$162)	\$40,481	\$30,874	43%
52006 - WORKERS COMPENSATION INSURANCE	\$665	\$0	\$0	\$0	\$665	100%
53000 - TRAVEL & TRAINING	\$7,500	\$8,747	\$987	\$9,734	(\$2,234)	(30%)
53011 - CONTRACT SERVICES	\$291,000	\$345,953	\$36,745	\$382,698	(\$91,698)	(32%)
53012 - INSURANCE & BONDING	\$6,140	\$6,938	\$0	\$6,938	(\$798)	(13%)
53022 - DEPARTMENTAL SUPPLIES	\$10,770	\$4,510	\$4,614	\$9,125	\$1,645	15%
53040 - UTILITIES	\$4,000	\$1,805	\$0	\$1,805	\$2,195	55%
53050 - OTHER SERVICES	\$1,750	\$1,052	\$3,976	\$5,028	(\$3,278)	(187%)
53053 - COMMUNICATIONS	\$1,600	\$771	\$0	\$771	\$829	52%
53054 - PROPERTY TAX FEES	\$37,291	\$34,987	\$0	\$34,987	\$2,304	6%

**City of Southport**  
**Board of Aldermen Exp vs Budget by Line**

	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
53055 - MOTOR VEHICLE FEES	\$12,002	\$4,559	\$0	\$4,559	\$7,443	62%
<b>414 - FINANCE TOTAL</b>	<b>\$941,237</b>	<b>\$765,062</b>	<b>\$46,160</b>	<b>\$811,223</b>	<b>\$130,014</b>	<b>14%</b>
440 - IT						
53011 - CONTRACT SERVICES	\$100,000	\$78,498	\$0	\$78,498	\$21,502	22%
53053 - COMMUNICATIONS	\$55,400	\$37,778	\$18,281	\$56,059	(\$659)	(1%)
60001 - CAPITAL OUTLAY - EQUIPMENT	\$5,000	\$0	\$0	\$0	\$5,000	100%
<b>440 - IT TOTAL</b>	<b>\$160,400</b>	<b>\$116,277</b>	<b>\$18,281</b>	<b>\$134,557</b>	<b>\$25,843</b>	<b>16%</b>
417 - SOLID WASTE						
53011 - CONTRACT SERVICES	\$378,750	\$261,624	\$84,039	\$345,663	\$33,087	9%
<b>417 - SOLID WASTE TOTAL</b>	<b>\$378,750</b>	<b>\$261,624</b>	<b>\$84,039</b>	<b>\$345,663</b>	<b>\$33,087</b>	<b>9%</b>
419 - BUILDING & GROUNDS						
51000 - FULL-TIME SALARIES	\$564,476	\$353,884	\$0	\$353,884	\$210,592	37%
51001 - EMPLOYEE OVERTIME	\$4,000	\$2,740	\$0	\$2,740	\$1,260	32%
52000 - 401K RETIREMENT SUPPLEMENT	\$28,506	\$17,452	\$0	\$17,452	\$11,054	39%
52001 - FICA	\$43,610	\$25,179	\$0	\$25,179	\$18,431	42%
52003 - LGERS RETIREMENT	\$82,092	\$50,263	\$0	\$50,263	\$31,829	39%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$134,209	\$95,127	(\$324)	\$94,803	\$39,406	29%
52006 - WORKERS COMPENSATION INSURANCE	\$16,031	\$0	\$0	\$0	\$16,031	100%
53000 - TRAVEL & TRAINING	\$3,000	\$1,779	\$0	\$1,779	\$1,221	41%
53011 - CONTRACT SERVICES	\$16,800	\$11,235	\$1,516	\$12,751	\$4,049	24%
53012 - INSURANCE & BONDING	\$39,398	\$47,355	\$0	\$47,355	(\$7,957)	(20%)
53020 - UNIFORMS & PROTECTIVE GEAR	\$7,500	\$2,934	\$2,253	\$5,187	\$2,313	31%
53021 - VEHICLE SUPPLIES	\$16,000	\$4,590	\$0	\$4,590	\$11,410	71%
53022 - DEPARTMENTAL SUPPLIES	\$18,500	\$5,760	\$1,733	\$7,493	\$11,007	60%
53030 - R/M EQUIPMENT	\$9,000	\$0	\$0	\$0	\$9,000	100%
53031 - R/M VEHICLES	\$5,000	\$1,445	\$207	\$1,652	\$3,348	67%
53032 - R/M FACILITIES	\$150,000	\$49,606	\$18,128	\$67,734	\$82,266	55%
53033 - R/M CEMETERY	\$73,000	\$37,353	\$35,647	\$73,000	\$0	0%
53040 - UTILITIES	\$14,400	\$11,150	\$0	\$11,150	\$3,250	23%
53050 - OTHER SERVICES	\$18,000	\$16,617	\$0	\$16,617	\$1,383	8%
53053 - COMMUNICATIONS	\$1,750	\$935	\$0	\$935	\$815	47%
53064 - FORESTRY PROJECTS	\$5,250	\$1,681	\$0	\$1,681	\$3,569	68%
60000 - CAPITAL PURCHASES UNDER \$5000	\$5,000	\$0	\$0	\$0	\$5,000	100%
60003 - CAPITAL OUTLAY - VEHICLES	\$22,000	\$11,963	\$0	\$11,963	\$10,037	46%
<b>419 - BUILDING &amp; GROUNDS TOTAL</b>	<b>\$1,277,522</b>	<b>\$749,049</b>	<b>\$59,161</b>	<b>\$808,210</b>	<b>\$469,312</b>	<b>37%</b>

**City of Southport**  
**Board of Aldermen Exp vs Budget by Line**

	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
425 - GARAGE						
51000 - FULL-TIME SALARIES	\$149,270	\$95,736	\$0	\$95,736	\$53,534	36%
51001 - EMPLOYEE OVERTIME	\$600	\$277	\$0	\$277	\$323	54%
52000 - 401K RETIREMENT SUPPLEMENT	\$7,513	\$4,725	\$0	\$4,725	\$2,788	37%
52001 - FICA	\$11,496	\$7,296	\$0	\$7,296	\$4,200	37%
52003 - LGERS RETIREMENT	\$21,639	\$13,608	\$0	\$13,608	\$8,031	37%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$22,040	\$16,122	(\$65)	\$16,057	\$5,983	27%
52006 - WORKERS COMPENSATION INSURANCE	\$3,192	\$0	\$0	\$0	\$3,192	100%
53000 - TRAVEL & TRAINING	\$700	\$203	\$0	\$203	\$497	71%
53011 - CONTRACT SERVICES	\$4,200	\$2,868	\$351	\$3,218	\$982	23%
53012 - INSURANCE & BONDING	\$5,605	\$6,966	\$0	\$6,966	(\$1,361)	(24%)
53020 - UNIFORMS & PROTECTIVE GEAR	\$2,700	\$796	\$1,279	\$2,074	\$626	23%
53021 - VEHICLE SUPPLIES	\$4,110	\$1,365	\$6	\$1,371	\$2,739	67%
53022 - DEPARTMENTAL SUPPLIES	\$5,250	\$2,221	\$771	\$2,992	\$2,258	43%
53030 - R/M EQUIPMENT	\$3,400	\$22	\$0	\$22	\$3,378	99%
53031 - R/M VEHICLES	\$1,000	\$43	\$0	\$43	\$958	96%
53040 - UTILITIES	\$9,000	\$6,820	\$0	\$6,820	\$2,180	24%
53053 - COMMUNICATIONS	\$1,250	\$710	\$0	\$710	\$540	43%
60003 - CAPITAL OUTLAY - VEHICLES	\$6,000	\$3,856	\$0	\$3,856	\$2,144	36%
<b>425 - GARAGE TOTAL</b>	<b>\$258,965</b>	<b>\$163,633</b>	<b>\$2,341</b>	<b>\$165,974</b>	<b>\$92,991</b>	<b>36%</b>
451 - STREETS						
51000 - FULL-TIME SALARIES	\$291,969	\$172,427	\$0	\$172,427	\$119,542	41%
51001 - EMPLOYEE OVERTIME	\$10,110	\$6,210	\$0	\$6,210	\$3,900	39%
51002 - PART-TIME SALARIES	\$95,000	\$70,934	\$0	\$70,934	\$24,066	25%
52000 - 401K RETIREMENT SUPPLEMENT	\$15,103	\$8,742	\$0	\$8,742	\$6,361	42%
52001 - FICA	\$31,288	\$18,815	\$0	\$18,815	\$12,473	40%
52003 - LGERS RETIREMENT	\$58,896	\$35,338	\$0	\$35,338	\$23,558	40%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$58,977	\$42,842	(\$162)	\$42,680	\$16,297	28%
52006 - WORKERS COMPENSATION INSURANCE	\$16,201	\$0	\$0	\$0	\$16,201	100%
53000 - TRAVEL & TRAINING	\$3,000	\$225	\$0	\$225	\$2,775	93%
53011 - CONTRACT SERVICES	\$23,425	\$12,276	\$1,909	\$14,184	\$9,241	39%
53012 - INSURANCE & BONDING	\$39,067	\$48,419	\$0	\$48,419	(\$9,352)	(24%)
53020 - UNIFORMS & PROTECTIVE GEAR	\$6,200	\$2,040	\$0	\$2,040	\$4,160	67%
53021 - VEHICLE SUPPLIES	\$25,000	\$19,752	\$0	\$19,752	\$5,248	21%

**City of Southport**  
**Board of Aldermen Exp vs Budget by Line**

	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
53022 - DEPARTMENTAL SUPPLIES	\$65,000	\$13,761	\$5,561	\$19,323	\$45,677	70%
53030 - R/M EQUIPMENT	\$20,000	\$4,362	\$970	\$5,332	\$14,668	73%
53031 - R/M VEHICLES	\$25,000	\$5,048	\$0	\$5,048	\$19,952	80%
53040 - UTILITIES	\$2,250	\$3,057	\$400	\$3,457	(\$1,207)	(54%)
53053 - COMMUNICATIONS	\$2,200	\$814	\$0	\$814	\$1,386	63%
60000 - CAPITAL PURCHASES UNDER \$5000	\$5,000	\$4,956	\$0	\$4,956	\$45	1%
60003 - CAPITAL OUTLAY - VEHICLES	\$30,000	\$21,771	\$0	\$21,771	\$8,229	27%
<b>451 - STREETS TOTAL</b>	<b>\$823,686</b>	<b>\$491,789</b>	<b>\$8,678</b>	<b>\$500,467</b>	<b>\$323,219</b>	<b>39%</b>
456 - PUBLIC WORKS						
51000 - FULL-TIME SALARIES	\$183,763	\$117,413	\$0	\$117,413	\$66,350	36%
51001 - EMPLOYEE OVERTIME	\$163	\$0	\$0	\$0	\$163	100%
52000 - 401K RETIREMENT SUPPLEMENT	\$9,196	\$5,795	\$0	\$5,795	\$3,401	37%
52001 - FICA	\$14,070	\$8,669	\$0	\$8,669	\$5,401	38%
52003 - LGERS RETIREMENT	\$26,485	\$16,689	\$0	\$16,689	\$9,796	37%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$25,917	\$19,310	(\$65)	\$19,245	\$6,672	26%
52006 - WORKERS COMPENSATION INSURANCE	\$313	\$0	\$0	\$0	\$313	100%
53012 - INSURANCE & BONDING	\$2,241	\$2,739	\$0	\$2,739	(\$498)	(22%)
53021 - VEHICLE SUPPLIES	\$2,400	\$0	\$0	\$0	\$2,400	100%
53031 - R/M VEHICLES	\$1,000	\$0	\$0	\$0	\$1,000	100%
53053 - COMMUNICATIONS	\$1,200	\$0	\$0	\$0	\$1,200	100%
<b>456 - PUBLIC WORKS TOTAL</b>	<b>\$266,748</b>	<b>\$170,614</b>	<b>(\$65)</b>	<b>\$170,550</b>	<b>\$96,198</b>	<b>36%</b>
431 - POLICE						
51000 - FULL-TIME SALARIES	\$1,233,766	\$754,567	\$0	\$754,567	\$479,199	39%
51001 - EMPLOYEE OVERTIME	\$87,000	\$61,562	\$0	\$61,562	\$25,438	29%
51002 - PART-TIME SALARIES	\$69,672	\$38,794	\$0	\$38,794	\$30,878	44%
51004 - SEPARATION ALLOWANCE-LEO	\$25,638	\$14,577	\$0	\$14,577	\$11,061	43%
52000 - 401K RETIREMENT SUPPLEMENT	\$66,133	\$40,973	\$0	\$40,973	\$25,160	38%
52001 - FICA	\$109,001	\$65,258	\$0	\$65,258	\$43,743	40%
52003 - LGERS RETIREMENT	\$212,116	\$131,100	\$0	\$131,100	\$81,016	38%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$231,255	\$156,342	(\$583)	\$155,758	\$75,497	33%
52006 - WORKERS COMPENSATION INSURANCE	\$31,841	\$0	\$0	\$0	\$31,841	100%
53000 - TRAVEL & TRAINING	\$16,000	\$5,278	\$1,604	\$6,882	\$9,118	57%
53010 - PROFESSIONAL FEES	\$578	\$102	\$0	\$102	\$476	82%
53011 - CONTRACT SERVICES	\$120,000	\$71,319	\$22,232	\$93,551	\$26,449	22%

**City of Southport**  
**Board of Aldermen Exp vs Budget by Line**

	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
53012 - INSURANCE & BONDING	\$51,882	\$69,586	\$0	\$69,586	(\$17,704)	(34%)
53020 - UNIFORMS & PROTECTIVE GEAR	\$15,000	\$10,333	\$2,008	\$12,341	\$2,659	18%
53021 - VEHICLE SUPPLIES	\$57,000	\$31,607	\$1,072	\$32,680	\$24,320	43%
53022 - DEPARTMENTAL SUPPLIES	\$16,000	\$7,713	\$2,071	\$9,784	\$6,216	39%
53024 - ANIMAL CARE	\$6,500	\$4,692	\$0	\$4,692	\$1,808	28%
53030 - R/M EQUIPMENT	\$2,500	\$0	\$0	\$0	\$2,500	100%
53031 - R/M VEHICLES	\$8,000	\$4,795	\$0	\$4,795	\$3,205	40%
53040 - UTILITIES	\$6,500	\$4,882	\$0	\$4,882	\$1,618	25%
53053 - COMMUNICATIONS	\$22,000	\$14,185	\$1,707	\$15,892	\$6,108	28%
53056 - ABC TAX EXPENDITURES	\$5,000	\$1,079	\$1,606	\$2,685	\$2,315	46%
53061 - COMMUNITY RESOURCE PROGRAM	\$15,000	\$12,393	\$291	\$12,684	\$2,316	15%
60001 - CAPITAL OUTLAY - EQUIPMENT	\$0	\$54,123	\$1,164	\$55,286	(\$55,286)	-
60003 - CAPITAL OUTLAY - VEHICLES	\$164,613	\$183,826	\$0	\$183,826	(\$19,213)	(12%)
<b>431 - POLICE TOTAL</b>	<b>\$2,572,995</b>	<b>\$1,739,084</b>	<b>\$33,173</b>	<b>\$1,772,257</b>	<b>\$800,738</b>	<b>31%</b>
434 - FIRE						
51000 - FULL-TIME SALARIES	\$1,217,409	\$736,234	\$0	\$736,234	\$481,175	40%
51001 - EMPLOYEE OVERTIME	\$150,906	\$109,923	\$0	\$109,923	\$40,983	27%
51002 - PART-TIME SALARIES	\$35,000	\$72,172	\$0	\$72,172	(\$37,172)	(106%)
51003 - VOLUNTEER FEES	\$25,000	\$0	\$434	\$434	\$24,566	98%
51005 - PAYMENTS TO RETIREES	\$28,500	\$20,583	\$0	\$20,583	\$7,918	28%
52000 - 401K RETIREMENT SUPPLEMENT	\$66,371	\$42,041	\$0	\$42,041	\$24,330	37%
52001 - FICA	\$111,447	\$70,030	\$0	\$70,030	\$41,417	37%
52003 - LGERS RETIREMENT	\$192,536	\$121,376	\$0	\$121,376	\$71,160	37%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$174,130	\$111,435	(\$454)	\$110,982	\$63,148	36%
52006 - WORKERS COMPENSATION INSURANCE	\$48,996	\$500	\$0	\$500	\$48,496	99%
53000 - TRAVEL & TRAINING	\$20,000	\$834	\$3,430	\$4,264	\$15,736	79%
53010 - PROFESSIONAL FEES	\$5,000	\$1,319	\$3,681	\$5,000	\$0	0%
53011 - CONTRACT SERVICES	\$33,000	\$32,313	\$3,851	\$36,164	(\$3,164)	(10%)
53012 - INSURANCE & BONDING	\$96,667	\$116,380	\$0	\$116,380	(\$19,713)	(20%)
53020 - UNIFORMS & PROTECTIVE GEAR	\$15,000	\$18,298	\$415	\$18,713	(\$3,713)	(25%)
53021 - VEHICLE SUPPLIES	\$40,000	\$19,486	\$8,148	\$27,634	\$12,366	31%
53022 - DEPARTMENTAL SUPPLIES	\$25,000	\$22,943	\$2,105	\$25,048	(\$48)	0%

**City of Southport**  
**Board of Aldermen Exp vs Budget by Line**

	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
53030 - R/M EQUIPMENT	\$12,000	\$4,180	\$245	\$4,424	\$7,576	63%
53031 - R/M VEHICLES	\$45,000	\$43,492	\$6,742	\$50,235	(\$5,235)	(12%)
53032 - R/M FACILITIES	\$18,000	\$11,094	\$2,200	\$13,294	\$4,706	26%
53034 - SUBSTATION LEASE	\$15,000	\$10,000	\$5,000	\$15,000	\$0	0%
53040 - UTILITIES	\$35,000	\$21,326	\$2,385	\$23,711	\$11,289	32%
53053 - COMMUNICATIONS	\$8,000	\$5,738	\$2,117	\$7,855	\$145	2%
53057 - FIRE PREVENTION	\$20,000	\$2,412	\$128	\$2,540	\$17,460	87%
60001 - CAPITAL OUTLAY - EQUIPMENT	\$100,000	\$111,595	\$6,660	\$118,255	(\$18,255)	(18%)
70000 - DEBT - PRINCIPAL PAYMENTS	\$675,064	\$586,833	\$0	\$586,833	\$88,231	13%
70001 - DEBT - INTEREST AND OTHER	\$0	\$87,531	\$0	\$87,531	(\$87,531)	-
<b>434 - FIRE TOTAL</b>	<b>\$3,213,026</b>	<b>\$2,380,067</b>	<b>\$47,087</b>	<b>\$2,427,154</b>	<b>\$785,872</b>	<b>24%</b>
437 - RESCUE						
51000 - FULL-TIME SALARIES	\$391,922	\$243,333	\$0	\$243,333	\$148,589	38%
51001 - EMPLOYEE OVERTIME	\$61,126	\$56,584	\$0	\$56,584	\$4,542	7%
51002 - PART-TIME SALARIES	\$0	\$5,338	\$0	\$5,338	(\$5,338)	-
51003 - VOLUNTEER FEES	\$115,000	\$72,864	\$0	\$72,864	\$42,136	37%
52000 - 401K RETIREMENT SUPPLEMENT	\$22,040	\$15,685	\$0	\$15,685	\$6,355	29%
52001 - FICA	\$43,455	\$26,390	\$0	\$26,390	\$17,065	39%
52003 - LGERS RETIREMENT	\$63,472	\$45,172	\$0	\$45,172	\$18,300	29%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$86,252	\$63,248	(\$162)	\$63,086	\$23,166	27%
52006 - WORKERS COMPENSATION INSURANCE	\$21,547	\$0	\$0	\$0	\$21,547	100%
53000 - TRAVEL & TRAINING	\$5,000	\$0	\$0	\$0	\$5,000	100%
53011 - CONTRACT SERVICES	\$45,000	\$31,705	\$821	\$32,526	\$12,474	28%
53012 - INSURANCE & BONDING	\$88,530	\$46,293	\$0	\$46,293	\$42,237	48%
53020 - UNIFORMS & PROTECTIVE GEAR	\$15,000	\$15,234	\$0	\$15,234	(\$234)	(2%)
53021 - VEHICLE SUPPLIES	\$25,000	\$13,515	\$0	\$13,515	\$11,485	46%
53022 - DEPARTMENTAL SUPPLIES	\$18,000	\$9,605	\$7,316	\$16,921	\$1,079	6%
53030 - R/M EQUIPMENT	\$12,000	\$2,090	\$0	\$2,090	\$9,910	83%
53031 - R/M VEHICLES	\$18,000	\$11,402	\$0	\$11,402	\$6,598	37%
53032 - R/M FACILITIES	\$7,000	\$2,736	\$0	\$2,736	\$4,264	61%
53025 - MEDICAL SUPPLIES	\$30,000	\$17,041	\$1,404	\$18,445	\$11,555	39%
53040 - UTILITIES	\$10,000	\$4,409	\$0	\$4,409	\$5,591	56%
53053 - COMMUNICATIONS	\$2,500	\$1,327	\$0	\$1,327	\$1,173	47%
60001 - CAPITAL OUTLAY - EQUIPMENT	\$50,000	\$0	\$7,206	\$7,206	\$42,794	86%

**City of Southport**  
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	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
60003 - CAPITAL OUTLAY - VEHICLES	\$12,286	\$8,206	\$0	\$8,206	\$4,080	33%
70000 - DEBT - PRINCIPAL PAYMENTS	\$154,040	\$126,640	\$0	\$126,640	\$27,400	18%
70001 - DEBT - INTEREST AND OTHER	\$0	\$26,988	\$0	\$26,988	(\$26,988)	-
<b>437 - RESCUE TOTAL</b>	<b>\$1,297,170</b>	<b>\$845,806</b>	<b>\$16,584</b>	<b>\$862,391</b>	<b>\$434,779</b>	<b>34%</b>
435 - PLANNING AND PERMITTING						
51000 - FULL-TIME SALARIES	\$253,218	\$160,302	\$0	\$160,302	\$92,916	37%
51001 - EMPLOYEE OVERTIME	\$679	\$1,071	\$0	\$1,071	(\$392)	(58%)
52000 - 401K RETIREMENT SUPPLEMENT	\$12,695	\$7,955	\$0	\$7,955	\$4,740	37%
52001 - FICA	\$19,424	\$11,937	\$0	\$11,937	\$7,487	39%
52003 - LGERS RETIREMENT	\$36,561	\$22,910	\$0	\$22,910	\$13,651	37%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$39,450	\$28,165	(\$97)	\$28,068	\$11,382	29%
52006 - WORKERS COMPENSATION INSURANCE	\$432	\$0	\$0	\$0	\$432	100%
53000 - TRAVEL & TRAINING	\$7,000	\$4,355	\$1,444	\$5,800	\$1,200	17%
53011 - CONTRACT SERVICES	\$100,000	\$53,741	\$25,706	\$79,447	\$20,553	21%
53012 - INSURANCE & BONDING	\$2,214	\$3,344	\$0	\$3,344	(\$1,130)	(51%)
53021 - VEHICLE SUPPLIES	\$1,500	\$1,152	\$0	\$1,152	\$348	23%
53022 - DEPARTMENTAL SUPPLIES	\$5,000	\$2,745	\$435	\$3,179	\$1,821	36%
53031 - R/M VEHICLES	\$1,000	\$184	\$0	\$184	\$816	82%
53040 - UTILITIES	\$4,000	\$1,939	\$46	\$1,985	\$2,015	50%
53050 - OTHER SERVICES	\$0	\$500	\$0	\$500	(\$500)	-
53053 - COMMUNICATIONS	\$6,000	\$887	\$0	\$887	\$5,113	85%
90000 - TRANSFERS BTWN DEPARTMENTS	\$0	(\$47,525)	\$0	(\$47,525)	\$47,525	-
60001 - CAPITAL OUTLAY - EQUIPMENT	\$15,000	\$467	\$0	\$467	\$14,533	97%
60003 - CAPITAL OUTLAY - VEHICLES	\$7,000	\$4,955	\$0	\$4,955	\$2,045	29%
<b>435 - PLANNING AND PERMITTING TOTAL</b>	<b>\$511,173</b>	<b>\$259,083</b>	<b>\$27,534</b>	<b>\$286,617</b>	<b>\$224,556</b>	<b>44%</b>
438 - INSPECTION PERMITS						
51000 - FULL-TIME SALARIES	\$238,612	\$153,995	\$0	\$153,995	\$84,617	35%
51001 - EMPLOYEE OVERTIME	\$2,300	\$149	\$0	\$149	\$2,151	94%
51002 - PART-TIME SALARIES	\$0	\$1,165	\$0	\$1,165	(\$1,165)	-
52000 - 401K RETIREMENT SUPPLEMENT	\$12,158	\$7,593	\$0	\$7,593	\$4,565	38%
52001 - FICA	\$18,602	\$11,607	\$0	\$11,607	\$6,995	38%
52003 - LGERS RETIREMENT	\$35,016	\$21,869	\$0	\$21,869	\$13,147	38%

**City of Southport**  
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	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$36,937	\$26,473	(\$97)	\$26,376	\$10,561	29%
52006 - WORKERS COMPENSATION INSURANCE	\$410	\$0	\$0	\$0	\$410	100%
53000 - TRAVEL & TRAINING	\$7,000	\$3,345	\$210	\$3,555	\$3,445	49%
53011 - CONTRACT SERVICES	\$21,000	\$11,840	\$308	\$12,148	\$8,852	42%
53012 - INSURANCE & BONDING	\$2,844	\$3,796	\$0	\$3,796	(\$952)	(33%)
53021 - VEHICLE SUPPLIES	\$1,600	\$811	\$0	\$811	\$789	49%
53022 - DEPARTMENTAL SUPPLIES	\$5,000	\$2,649	\$773	\$3,422	\$1,578	32%
53031 - R/M VEHICLES	\$1,500	\$0	\$0	\$0	\$1,500	100%
53040 - UTILITIES	\$1,800	\$632	\$26	\$659	\$1,141	63%
53053 - COMMUNICATIONS	\$3,500	\$1,699	\$0	\$1,699	\$1,801	51%
90000 - TRANSFERS BTWN DEPARTMENTS	\$0	\$75,729	\$0	\$75,729	(\$75,729)	-
60003 - CAPITAL OUTLAY - VEHICLES	\$14,000	\$13,113	\$0	\$13,113	\$887	6%
<b>438 - INSPECTION PERMITS TOTAL</b>	<b>\$402,279</b>	<b>\$336,469</b>	<b>\$1,220</b>	<b>\$337,688</b>	<b>\$64,591</b>	<b>16%</b>
612 - PARKS & RECREATION						
51000 - FULL-TIME SALARIES	\$382,064	\$242,197	\$0	\$242,197	\$139,867	37%
51001 - EMPLOYEE OVERTIME	\$12,784	\$7,057	\$0	\$7,057	\$5,727	45%
51002 - PART-TIME SALARIES	\$115,000	\$57,779	\$0	\$57,779	\$57,221	50%
52000 - 401K RETIREMENT SUPPLEMENT	\$19,742	\$12,235	\$0	\$12,235	\$7,507	38%
52001 - FICA	\$40,339	\$22,793	\$0	\$22,793	\$17,546	44%
52003 - LGERS RETIREMENT	\$56,859	\$35,238	\$0	\$35,238	\$21,621	38%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$66,120	\$46,956	(\$194)	\$46,762	\$19,359	29%
52006 - WORKERS COMPENSATION INSURANCE	\$14,225	\$0	\$0	\$0	\$14,225	100%
53000 - TRAVEL & TRAINING	\$5,500	\$2,059	\$1,519	\$3,579	\$1,921	35%
53011 - CONTRACT SERVICES	\$32,850	\$29,180	\$4,145	\$33,326	(\$476)	(1%)
53012 - INSURANCE & BONDING	\$22,889	\$27,269	\$0	\$27,269	(\$4,380)	(19%)
53020 - UNIFORMS & PROTECTIVE GEAR	\$5,000	\$2,507	\$198	\$2,705	\$2,295	46%
53021 - VEHICLE SUPPLIES	\$6,500	\$6,648	\$0	\$6,648	(\$148)	(2%)
53022 - DEPARTMENTAL SUPPLIES	\$50,000	\$37,258	\$11,506	\$48,764	\$1,236	2%
53030 - R/M EQUIPMENT	\$2,000	\$340	\$454	\$794	\$1,206	60%
53031 - R/M VEHICLES	\$12,150	\$10,770	\$0	\$10,770	\$1,380	11%
53032 - R/M FACILITIES	\$41,600	\$23,829	\$7,889	\$31,718	\$9,882	24%
53040 - UTILITIES	\$46,200	\$24,352	\$0	\$24,352	\$21,848	47%
53053 - COMMUNICATIONS	\$4,750	\$2,907	\$1,401	\$4,309	\$441	9%

**City of Southport**  
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	YTD REVISED BUDGET	ACTUAL	ENCUMBRANCES			
	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
60000 - CAPITAL PURCHASES UNDER \$5000	\$4,000	\$0	\$2,007	\$2,007	\$1,993	50%
60001 - CAPITAL OUTLAY - EQUIPMENT	\$52,000	\$27,773	\$20,701	\$48,473	\$3,527	7%
60003 - CAPITAL OUTLAY - VEHICLES	\$40,225	\$29,221	\$0	\$29,221	\$11,004	27%
60005 - CAPITAL OUTLAY - IMPROVEMENTS	\$0	\$32,220	\$0	\$32,220	(\$32,220)	-
<b>612 - PARKS &amp; RECREATION TOTAL</b>	<b>\$1,032,797</b>	<b>\$680,590</b>	<b>\$49,626</b>	<b>\$730,216</b>	<b>\$302,581</b>	<b>29%</b>
615 - COMMUNITY BUILDING						
51000 - FULL-TIME SALARIES	\$108,572	\$69,294	\$0	\$69,294	\$39,278	36%
51001 - EMPLOYEE OVERTIME	\$0	\$479	\$0	\$479	(\$479)	-
51002 - PART-TIME SALARIES	\$22,300	\$8,151	\$0	\$8,151	\$14,149	63%
52000 - 401K RETIREMENT SUPPLEMENT	\$5,429	\$3,413	\$0	\$3,413	\$2,016	37%
52001 - FICA	\$10,011	\$5,961	\$0	\$5,961	\$4,050	40%
52003 - LGERS RETIREMENT	\$15,634	\$9,829	\$0	\$9,829	\$5,805	37%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$22,040	\$14,880	(\$65)	\$14,816	\$7,224	33%
52006 - WORKERS COMPENSATION INSURANCE	\$2,120	\$0	\$0	\$0	\$2,120	100%
53011 - CONTRACT SERVICES	\$5,500	\$5,000	\$660	\$5,660	(\$160)	(3%)
53012 - INSURANCE & BONDING	\$8,195	\$7,401	\$0	\$7,401	\$794	10%
53022 - DEPARTMENTAL SUPPLIES	\$4,000	\$2,295	\$265	\$2,560	\$1,440	36%
53032 - R/M FACILITIES	\$1,000	\$0	\$0	\$0	\$1,000	100%
53040 - UTILITIES	\$12,500	\$5,790	\$0	\$5,790	\$6,710	54%
53052 - MARKETING	\$4,000	\$2,753	\$318	\$3,071	\$929	23%
53053 - COMMUNICATIONS	\$1,400	\$601	\$0	\$601	\$799	57%
<b>615 - COMMUNITY BUILDING TOTAL</b>	<b>\$222,701</b>	<b>\$135,849</b>	<b>\$1,177</b>	<b>\$137,026</b>	<b>\$85,675</b>	<b>38%</b>
617 - COMMUNITY RELATIONS						
51000 - FULL-TIME SALARIES	\$149,557	\$95,701	\$0	\$95,701	\$53,856	36%
52000 - 401K RETIREMENT SUPPLEMENT	\$7,478	\$4,709	\$0	\$4,709	\$2,769	37%
52001 - FICA	\$11,442	\$7,291	\$0	\$7,291	\$4,151	36%
52003 - LGERS RETIREMENT	\$21,537	\$13,563	\$0	\$13,563	\$7,974	37%
52004 - HEALTH/LIFE/DENTAL INSURANCE	\$22,040	\$16,335	(\$65)	\$16,270	\$5,770	26%
52006 - WORKERS COMPENSATION INSURANCE	\$2,423	\$0	\$0	\$0	\$2,423	100%
53000 - TRAVEL & TRAINING	\$3,000	\$1,710	\$626	\$2,336	\$664	22%
53011 - CONTRACT SERVICES	\$5,000	\$1,830	\$91	\$1,921	\$3,079	62%
53012 - INSURANCE & BONDING	\$7,264	\$6,386	\$0	\$6,386	\$878	12%

**City of Southport**  
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	Revised Budget	YTD Actuals	Encumbrances	YTD with Encumbrances	Remaining Available	% Available
53022 - DEPARTMENTAL SUPPLIES	\$11,500	\$6,015	\$297	\$6,313	\$5,187	45%
53040 - UTILITIES	\$12,500	\$4,538	\$0	\$4,538	\$7,962	64%
53053 - COMMUNICATIONS	\$15,780	\$13,605	\$0	\$13,605	\$2,175	14%
53059 - TOURISM COMMUNITY EVENTS	\$10,000	\$22,491	\$202	\$22,693	(\$12,693)	(127%)
53060 - SPECIAL MARKETING OPPS	\$15,000	\$11,211	\$15	\$11,225	\$3,775	25%
53063 - GIFT SHOP INVENTORY/EXPENSES	\$5,000	\$5,720	\$390	\$6,110	(\$1,110)	(22%)
53065 - BEAUTIFICATION COMMITTEE	\$5,000	\$1,884	\$0	\$1,884	\$3,116	62%
53068 - NC A250 PLANNING	\$5,000	\$300	\$0	\$300	\$4,700	94%
53070 - GRANT MATCHING FUNDS EXPENSE	\$10,000	\$0	\$0	\$0	\$10,000	100%
617 - COMMUNITY RELATIONS TOTAL	<b>\$319,521</b>	<b>\$213,288</b>	<b>\$1,555</b>	<b>\$214,844</b>	<b>\$104,677</b>	<b>33%</b>
DEPARTMENTS TOTAL	<b>\$16,014,032</b>	<b>\$11,198,031</b>	<b>\$494,600</b>	<b>\$11,692,631</b>	<b>\$4,321,401</b>	<b>27%</b>

# SOUTHPORT FIRE

## OFFICE OF THE FIRE CHIEF

### FEBRUARY 2026 MONTHLY SUMMARY



#### Divisions of the Fire Department

##### Fire Division Calls for Service

##### Totals

Structural: 27 Vehicle: 7 MV Crash: 12

Woods/Brush: 4 Gas Spill/Leak: 8 Trash: 3

Water Rescue: 3 Electric: 6 Good Intent: 10

Mutual Aid: 6 Medical/CPR: 23 Other: 0

109

##### EMS Division Calls for Service

EMS Calls: 131 E-Transports: 104 NE-Transports: 19

131

##### Fire Prevention & Inspections

Permits: 16 Inspections: 39 Batteries: 22

Plan Reviews: 6 Smoke Alarm Installs: 11

Car Seats: 16 CPR Classes: 2 Tours: 29

141

**Total Number of Fire Department Actions: 381**

#### UPCOMING PROJECTS, GOALS, & EVENTS

January and February have been busy months for the Fire Department. In January Chief Drew met with the command staff and set goals and objectives for 2026. This goal setting session always helps to strategically plan for the budget season and shapes the focus for the new year. Continued negotiations with the County on contract renewals and supplemental funding. Our new ISO rate came in and will take affect June 1, 2026 as a Class 2. This will help our commercial customers on their insurance premiums greatly. This month we are receiving required state mandated training for our Fire & Life Safety educators by attending the NC FLSE 50th Conference in Concord, NC.



**Fire Chief**  
**Charles A. Drew**  
 910-477-2365

*Southport Fire*  
*Headquarters*  
 1011 N. Howe Street  
 Southport, NC 28461  
 910-457-7915  
**WORKING SMOKE**  
**ALARMS SAVE LIVES**

*SFD Core Values*  
**Tradition**  
**Courage**  
**Dedication**  
**Loyalty**



Serving our  
 Community  
 Since 1893



**Snow Storm in January/ February Black History Month**



**Black History Month**

Southport Fire Department is very grateful for the commitment of our African American Brotherhood of Firefighters. The dedication and commitment by these firefighters have been unmeasurable. Your service to the community is valued and appreciated.



Lt. Gary Hanks (20+ years) Lt. Eddie Davis (20+ years) Ernest Wearren Firefighter (20+ years)



Rev. Tim Davis Firefighter Charles Brico Honey Firefighter

**The POWER of a DREAM**

African Americans have contributed their strength, spirit, brilliance, and talents to make the USA the place it is today. Their achievements have enriched our culture and inspired generations worldwide. This proud legacy encompasses people from every walk of life –

Activists, politicians, educators, scientists, artists, athletes, **FIREFIGHTERS, FIRST RESPONDERS, EMERGENCY MEDICAL TECHNICIANS, and PARAMEDICS.** Their determination and skills have fueled the fight for equality, opportunity, and progress.

Not Pictured: Firefighter Kenny Price, Firefighter Charles Brown, Founding Member of Southport Rescue Squad Evelyn Davis.

**SOUTHPORT FIRE DEPARTMENT**  
*Citizens Academy*  
 An Inside Look at Your Fire Service

Have you ever wondered what it's really like to be a firefighter or EMT? The Southport Fire Department invites you to take part in our Citizens Academy – an interactive, hands-on program designed to educate, engage, and connect our community with the fire service.

**PRE WHEN**  
 Every Thursday Night in April

- WEEKLY SCHEDULE**
- April 2 – Week One  
Introduction to the Fire Service
  - April 9 – Week Two  
A Day in the Life of a Firefighter / EMT
  - April 16 – Week Three  
Fire Prevention & Life Safety  
Fire Marshal's Office – Education, Enforcement & Investigation
  - April 23 – Week Four  
Emergency Medical Services  
Technical Rescue & Extrication
  - April 30 – Week Five  
Disaster & High-Risk Emergencies  
Fire Academy Review & Graduation Ceremony



1011 N. Howe St. Southport, NC 28461

- PROGRAM HIGHLIGHTS**
- ✓ Raised in the 101 Platform Aerial
  - ✓ Tour of Fire Headquarters
  - ✓ Hands-on experience with:
    - ✓ Jaws of Life
    - ✓ Breathing Apparatus
    - ✓ Fire Extinguishers

Once-in-a-lifetime opportunity to drive a fire engine and an ambulance

**HOW TO APPLY**  
 ✓ Apply online no later than April 2

- www.cityofsouthport.com
- www.cityofsouthport.com
- mhew@cityofsouthport.com

