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3 **MINUTES OF THE REGULAR SCHEDULED MEETING**  
4 **OF THE EMERALD ISLE BOARD OF COMMISSIONERS**  
5 **TUESDAY, MAY 9, 2023 – 6:00 P.M.**  
6 **TOWN BOARD MEETING ROOM**  
7  
8

9 **1. Call to Order**

10  
11 The regular monthly meeting of the Emerald Isle Board of Commissioners was called to order by Mayor  
12 Jason Holland at 6:00 PM in the Town Board Meeting Room.  
13

14 **2. Roll Call**

15  
16 Present for the meeting: Mayor Jason Holland, Mayor Pro-Tem Floyd Messer, Commissioners Jim  
17 Normile, Mark Taylor, and Jamie Vogel. Commissioner Finch was absent.  
18

19 ***Motion was made by Commissioner Messer to excuse Commissioner Finch. The Board voted***  
20 ***unanimously 4-0 in favor. Motion carried.***  
21

22 Also, present during the meeting: Town Manager Matt Zapp, Town Clerk Sarah Diehl, Parks and  
23 Recreation Director Candace Dooley, Chief of Police Michael Panzarella, Fire Chief Bill Walker, Deputy  
24 Chief William Matthias, and Planning Director Michelle Eitner.  
25

26 **3. Opening Prayer**

27  
28 Mayor Holland offered the Opening Prayer.  
29

30 **4. Pledge of Allegiance**

31  
32 Mayor Holland led the Pledge of Allegiance.  
33

34 **5. Adoption of Agenda**

35  
36 ***Motion was made by Commissioner Messer to adopt the Agenda. The Board voted unanimously 4-0 in***  
37 ***favor. Motion carried.***  
38

39 **6. Employment Retirement Recognition- Bill Walker, Retiring Fire Chief**

40 Mayor Holland thanked Chief Walker for his service and presenting him with a proclamation and plaque  
41 from the town, and the Order of the Long Leaf Pine Award. The Order of the Long Leaf Pine is the  
42 highest award for state service granted by the Office of the Governor. Nominations can be made for  
43 retiring individuals who have 30 or more years of service in the State of North Carolina. Chief Walker  
44 received a standing ovation and credited his team for a successful career.  
45

46 **7. Award Presentation- 2023 Fishing Tournament Scholarship Winners**

47

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1 Commissioner Taylor introduced his fellow committee members. Ron Dimock presented the checks in  
2 the amount of \$3,000 each. Out of 14 applications, 6 were chosen. Over the last 4 years, \$54,000 has  
3 been given out. Nathan Priechenfried,, Dayan Trejo- Martinez, Wyatt S. Nowacek, and W. Cale Guthrie  
4 were present at the meeting and received their checks. Jackson B. Sproul and Alisha D. Tosto were not  
5 able to attend. (Ms. Tosto’s grandmother stood in for her.)  
6

7 After the check presentations, Commissioner Taylor thanked the group and the town for their support.  
8

9 **8. Proclamations**

10  
11 Mayor Holland read a series of Proclamations:

- 12 • National Safe Boating Week (May 20- 26, 2023)
- 13 • National Police Week (May 14- 20, 2023)
- 14 • National Public Works Week (May 21- 27, 2023)
- 15 • National EMS Week (May 21- 27, 2023)
- 16 • National Beach Safety Week (May 22-29, 2023)

17  
18 **9. Introduction of New Employees**

19  
20 Mayor Holland introduced Tyler Evans, the Public Work Department’s new full-time Equipment  
21 Operator and welcomed him to the team.  
22

23 **10. Public Service Announcements**

24  
25 Mayor Holland made the following announcements:

- 26 • Community Center Renovations are ongoing
- 27 • Golf Cart Show and Tell Event, May 13, 5-7 pm
- 28 • PEP (Police Educating the Public) Program- May 16, 10 am
- 29 • Golf Cart Advisory Committee Meeting- May 16, 5:30 pm
- 30 • Planning Board Regular Meeting- May 22, 6 pm
- 31 • Coffee with a Cop- May 25, 9 am
- 32 • Youth Fishing Derby- June 3, 9 am.
- 33 • Neighborhood Watch Board Meeting- June 6, 4 pm
- 34 • Board of Commissioners Meeting- June 13, 6 pm

35  
36 **10.a. Beach Safety Update**

37  
38 Deputy Chief Matthias that the end of April, beginning of May had been a busy time for ocean safety  
39 and water rescues. He reported that by May 24, the beach strand would be fully staffed with lifeguards.  
40 He reminded everyone that it takes the whole community to educate visitors about flags on the beach  
41 and their meaning.  
42

43 **11. Public Comment**

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**Brief Summary:**

The public will have the opportunity to address the Board about any items of concern not on the agenda. The Mayor and Board welcome and appreciate all comments from the public, and will take these comments into consideration as they make decisions on Town issues and provide direction to Town staff. Public comment is a time for the Board to listen to the public's concerns and ideas, and is not intended for a lengthy dialogue or question and answer session.

The Mayor, Board, and Town staff are happy to meet with any citizen during normal business hours or at any other mutually agreeable time to discuss Town issues and answer any questions.

Randy Hanford, 401 Wild Cherry Ln, he and his wife are the owners of Snapperz (located in Emerald Isle). He has had a problem with people using his parking lot who are not patrons of his business (and are trying to use it for beach access). He believes that parking (and access to the beach) are issues in town, leading to traffic build up from Bogue Inlet Pier (& congesting Emerald Dr) causing his employees to be late for work.

Ronnie Watson, 9102 Coast Guard Rd, believes that the town is paying too much in salaries and benefits, that the infrastructure is suffering because of it and that there are too many town-owned vehicles. He urged the commissioners to look closely at the budget and what comes across their desk(s). He feels that there is a lot of waste.

John Wooten, is against carry in/ carry out and asked that if the Board was going to go through with the initiative that they do a trial run through the end of July and revisit it. He asked the board to vote on making the program a trial set to end on July 30. He asked the board to put the interests of the taxpayers first.

Paige Taylor- Ward, 326 Live Oak St, referenced minutes from November 2022 and thanked Commissioner Finch for voting against electric vehicles. She feels there is a disconnect between what the people want and what the town is doing. She does not believe the town code is being enforced.

Jeff Ward, 326 Live Oak St, said that brick and mortar businesses had been through hard times during covid. He questioned the allowed location of food trucks and said the town did not need more food trucks. Brick and mortar businesses are long-term, members of the community, and that they should be supported. He said that the town should not forget the needs of local residents and businesses. He referenced the UDO and said that the word "preserve" was used repeatedly—preserving, vegetation, the environment, and the small-town atmosphere.

Peg Erway, Osprey Ridge Dr, said she had several things to address and that some had already been spoken about. She said that she moved here because of the small-town feeling and she believes that is going away. She feels the Board does not ask enough questions and that the Community Center is being abandoned, she asked to lower the speed limit during the busy season and believes that parking in town is lacking. She does not agree with the proposed budget and asked the Board to preserve the small-town feel and to address problems in a timely manner.

Lori Ahuna, 320 Loblolly St, represents around 2 dozen Community Center members and is concerned with the current state of the Center. She is hoping for a better smelling and better looking facility after the new paint and cleaning of the floor is finished. She believes that the Board should replace the gym floors in the proposed budget. She does not agree with the proposed budget expands town government and increases benefits and salaries past an acceptable limit.

1 Patricia Leonard, 325 Cedar St, she did not believe that the draft minutes from April were an accurate  
2 description of public comment and that people had been left out. A topic at previous meetings was from  
3 restaurant owners who did not feel that they were being visited by board members. She asked the  
4 board if any of them had been to visit local businesses. Commissioner Messer said that he had. She  
5 asked the board to listen to what the public was saying.

6 Lorri Pohl, 7402 Canal Ct, said she would prefer to speak to individuals to answer her questions and  
7 address concerns.

8 **12. Consent Agenda**

9 1. April 11,2023 Regular Meeting Minutes

10  
11 ***Motion was made by Commissioner Messer to approve the item(s) on the Consent Agenda. The Board***  
12 ***voted unanimously 4-0 in favor. Motion carried.***

13  
14 **Clerks Note: Consent agenda items as noted above are incorporated herein by reference and hereby**  
15 **made a part of these minutes.**

16 **13. New Town Attorney Firm Appointment**

17  
18 ***Motion was made by Commissioner Normile to appoint the law firm of Grady Quattlebaum, PLLC as***  
19 ***the new firm to represent the Town of Emerald Isle, effective May 9, 2023. The Board voted***  
20 ***unanimously 4-0 in favor. Motion carried.***

21  
22 The Board welcomed the new firm.

23  
24 **14. Presentation FY 23-24 Recommended Budget**

25  
26 Town Manager Zapp provided the Board with an overview of the recommended budget and played the  
27 budget message via a video.

28  
29 The Mayor called for a Public Hearing at the June 13, 2023 meeting.

30  
31 **15. FEMA 428 RFQ: Contract Award Related to the Fire Station 2 Rebuild process**

32  
33 Deputy Fire Chief Matthias asked for permission to move forward with the plans to remodel/ rebuild  
34 Fire Station II and explained that it is 100% funded through a 428 grant.

35  
36 ***Motion was made by Commissioner Vogel to select Manns Woodward Studios as the design/build***  
37 ***architects to assist Emerald Isle with the FEMA 428 funded reconstruction process of Emerald Isle Fire***  
38 ***Station #2. The Board voted unanimously 4-0 in favor. Motion carried.***

39  
40 **16. Amendments to Chapter 10 Article III Business Registration and Satellite Merchants**

41

1 Planning Director Eitner reviewed the current ordinance and the proposed changes to the ordinance.  
2 Commissioner Vogel asked to be recused from the vote. The Board voted unanimously in favor of  
3 allowing Commissioner Vogel to recuse herself on a motion by Commissioner Messer.  
4

5 Commissioner Messer made the motion to open the public hearing, passed unanimously. There was no  
6 public comment. Commissioner Messer made a motion to the close the public hearing, passed  
7 unanimously.  
8

9 ***Motion was made by Commissioner Messer to adopt the proposed amendments to the Emerald Isle***  
10 ***Code of Ordinances, Chapter Ten Business Regulations, Article III Business Registration and Satellite***  
11 ***Merchants, as proposed by the UDO Committee and included in the agenda packet to allow satellite***  
12 ***merchants at bars from 9 pm- 3 am. The Board voted unanimously 3-0 in favor (with Commissioner***  
13 ***Vogel recusing herself). Motion carried.***  
14

15 **17. Phase Two Amendments to the Unified Development Ordinance**

16 Planning Director Eitner reviewed the proposed changes to the Phase Two Amendments. She explained  
17 that on page 145, 6.3.3 regarding stormwater water management plans-- the word "natural" was used  
18 instead of nature. She had consulted with the Town Attorneys and a formal motion was not needed to  
19 make that change but she did want to make the board aware. Commissioner Normile asked her to go  
20 ahead and make the change. (This subsection doesn't have any proposed changes in this draft.)

21 Motion to open the public hearing was made by Commissioner Messer, the motion passed unanimously  
22 4-0.

23 Carol Peoples, 401 Hickory St, asked that in regard to the word "natural" on page 145 the term "native"  
24 be used.

25 Motion to close the public hearing was made by Commissioner Messer, the motion passed unanimously  
26 4-0.

27 Commissioner Taylor thanked Planning Director Eitner for her work on the updates and asked the public  
28 to trust the process.

29 No formal action was taken by the Board.

30 **18. Comments from Town Clerk, Town Attorney and Town Manager**

31  
32 Town Attorney Jill Quattlebaum said she and A.W. Grady were honored to have been appointed.  
33

34 Town Manager Zapp said he would be happy to answer questions about the budget from the board and  
35 the community.  
36

37 **19. Comments from Board of Commissioners and Mayor**

38  
39 Commissioner Taylor thanked everyone that applied for the Fishing Tournament, there were several  
40 applicants, and he thanked his team for their hard work. The committee is looking forward to the next  
41 year's tournament and raising more funds and scholarships. He said he was listening to what people had

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1 to say. He is making notes all the time and trying to understand. He said he and the Board were happy to  
2 hear what the public had to say and they worked to represent all constituents. He praised the staff for  
3 their hard work and that the town wanted the best employees possible. He said they were out there  
4 every day working in the right of way and patrolling the streets. He asked that the public be kind to staff  
5 when they see them out and about. He said he is always available and thanked the public for letting him  
6 serve.

7  
8 Commissioner Messer thanked everyone for their comments and thanked those that were respectful.

9  
10 Commissioner Vogel congratulated Chief Walker on his retirement and said that there were new  
11 opportunities for new leaders to emerge as we think ahead to the next 10- 20 years. She once had a  
12 boss that told her that “our people are our greatest asset”. She has carried that with her through her  
13 career and as a commissioner. She believed that the people working for the town were the town’s  
14 greatest asset and to please treat them with respect, kindness, and professionalism. She said that her  
15 door is always open, she is always happy to have a conversation, and she appreciates the opportunity to  
16 serve.

17  
18 Commissioner Normile appreciated everyone’s patience on projects and equipment ordering. There is  
19 over \$10 million in grant money- saving tax dollars. He said that sometimes grant money can come very  
20 quickly and other times it can take some time. He said he had old files from NCDOT and would share  
21 that data with Mr. Hanford in regards to his traffic concerns and the intersection. He urged everyone to  
22 sign up for the newly revised Neighborhood Watch Committee newsletter and instructed them where to  
23 go on the website to sign-up. He thanked Tom Rule, Chief Panzarella, and CRO Delorme for their work  
24 on the newsletter. Emerald Isle is hosting the NC Beach and Inlet Waterway Association May 11-12,  
25 2023 for the 4th year. There will be participants and vendors from all over the world. The conference  
26 examines coastal resiliency (on ocean and sound). There will be commentary from state and national  
27 legislators— some will ZOOM in and others will be in attendance. The group will be working on changing  
28 legislation at the federal and state levels.

29  
30 Mayor Holland congratulated Chief Walker on his retirement and that the town was better off for having  
31 had him for 36 years. He thanked everyone for coming to the meeting and to the public for providing  
32 comment. He thinks it’s great to see. He asked that those give public comment stay for the meeting, if  
33 they were able, so that they could see the presentations and hear feedback, leaving everyone more  
34 informed as a result. He thanked the town staff. He said he knew he could call the Fire Department (if  
35 needed) and they would be there. He feels good, safe, and protected. No additional staff is being added  
36 for the new fiscal year. He said he was grateful for the work that the elected officials are doing and the  
37 staff that is executing those decisions. He reminded everyone that the Board has the ultimate decision in  
38 what is approved, denied, or altered. He wanted to thank everyone again for being at the meeting and  
39 said he was available to meet and his door was always open. He believes that individual conversations  
40 are important. He congratulated the town attorney’s.

41  
42 **20. Adjourn**

43 ***Motion was made by Commissioner Messer to adjourn the meeting. The Board voted unanimously 4-0***  
44 ***in favor. Motion carried.***

45  
46 ***The meeting was adjourned at 7:45 pm.***

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1  
2 Respectfully Submitted:  
3  
4 Sarah Diehl  
5 Town Clerk  
6