



Nice Matters!

**Town of Emerald Isle**  
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Emerald Isle, NC 28594

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**Mayor**  
Kyle Lagos

**Mayor Pro-Tem**  
Jason Holland

**Board of Commissioners**  
Roy D. Brownlow  
Alesia Sanderson  
Josh Sawyer  
Jay Wootten  
Kris Plum

*Commissioner Emeritus*  
Floyd Messer, Jr.

**Town Manager**  
Frank A. Rush, Jr.  
[frush@emeraldisle-nc.org](mailto:frush@emeraldisle-nc.org)



**A Family Beach**

The Board of Commissioners took the following actions at the March 10 meeting:

**Regular Meeting of the  
EMERALD ISLE BOARD OF COMMISSIONERS**

**Tuesday, March 10, 2026 6:00 pm  
7500 Emerald Drive**

1. Call to Order *Kyle Lagos, Mayor*  
Mayor Lagos called the meeting to order at 6:00 pm.
2. Roll Call *Lindsey Burton, Town Clerk*  
Mayor Lagos, Mayor Pro-Tem Holland, Commissioner Plum, Brownlow, Sanderson, Sawyer were in attendance.
3. Opening Prayer *Kyle Lagos, Mayor*  
Commissioner Brownlow led the group in prayer.
4. Pledge of Allegiance *Kyle Lagos, Mayor*  
Mayor Lagos led the group in the Pledge of Allegiance.
5. Public Comment  
One individual provided a public comment.
6. We Heard You – *Kyle Lagos, Mayor*  
Follow-Up To Prior Public Comments  
A document with responses to previous public comments was provided to the public at the meeting and posted on the Town's website.
7. Identification of Any Conflict of Interest *Lindsey Burton, Town Clerk*  
Commissioner Sanderson asked to be recused from voting on agenda items 14a, 14b, and 14c. No conflicts of interest were identified by the Mayor, or any other member of the Board. Mayor Pro-Tem made a motion to excuse Commissioner Sanderson from voting on agenda item 14a, 14b, and 14c. The Board voted 4-0 in favor. Motion carried.
8. Adoption of Agenda *Board of Commissioners*  
Commissioner Sawyer made a motion to adopt the agenda as presented. The Board voted 5-0 in favor. Motion carried.
9. Introduction of New Employees /  
Recognition of Employees *Will Coffey, Interim Fire Chief*
  - a. Vincent Malizia, Firefighter  
Interim Fire Chief introduced the town's newest Firefighter, Vincent Malizia.
10. Proclamations / Public Announcements *Kyle Lagos, Mayor*  
Mayor Lagos announced there were no Proclamation this month. Copies of the Public Announcements were provided at the sign-in table.
11. Consent Agenda *Frank Rush, Town Manager*

- a. Minutes – January 30, 2026 Workshop Meeting
- b. Minutes – February 10, 2026 Regular Meeting
- c. Budget Amendment – General Fund
- d. Resolution Authorizing NCDOT Encroachment Permit Application for Installation of New Roundabout Flagpole
- e. Resolution Authorizing Purchase of New Backhoe
- f. Resolution Authorizing Installment Financing Contract for New Knuckleboom Truck and Backhoe

Mayor Pro-Tem Holland made a motion to adopt the Consent Agenda as presented. The Board voted 5-0 in favor. Motion carried.

- 12. Presentation – Installation of Gold Star Memorial at the Emerald Isle Veterans Memorial Tula Satterfield, El Garden Club

Tula Satterfield with the Emerald Isle Garden Club briefed the Board on their plans for installation of a Gold Star Memorial at the Emerald Isle Veterans Memorial adjacent to the boat ramps. The Gold Star Memorial honors the military men and women who made the ultimate sacrifice to our Nation, and their families. The Gold Star Memorial will be formally dedicated at a special ceremony on Thursday, April 16 at 2 pm.

The Board was in overall support of the installation of the Gold Star Memorial at the Emerald Isle Veterans Memorial.

- 13. Ordinance Amending the Unified Development Ordinance to Clarify Natural Area Calculation for Oceanfront and Estuary Lots John Nevel, Planning Director
- a. Public Hearing
- b. Consideration of Ordinance

Planning Director John Nevel presented the proposed Ordinance amending the unified development Ordinance to clarify natural area calculation for Oceanfront and Estuary Lots. Mr. Nevel explained the ordinance amendment and shows images of the calculation differences. The proposed amendment is consistent with actual practice by Town staff and applicable NC General Statutes.

Commissioner Sanderson made a motion to go into the Public Hearing for input on the ordinance amendment. The Board voted 5-0 in favor. Motion carried. There were no formal public comments. One citizen from the crowd stated the amendment was a great idea. One citizen from the crowd asked about the mean high-water mark. Commissioner Sanderson made a motion to close the Public Hearing session. The Board voted 5-0 in favor. Motion carried.

Commissioner Brownlow made a motion to adopt the Ordinance Amending the Unified Development Ordinance to Clarify Natural Area Calculation for Oceanfront and Estuary Lots as presented. The Board voted 5-0 in favor. Motion carried.

- 14. Regional Access Parking Program Frank Rush, Town Manager
- a. 2026 Parking Program Candace Dooley, Parks & Rec Dir
- b. Fee Schedule Amendment
- c. Resolution Amending Parking Contract with UPP Global

Commissioner Sanderson recused herself from voting on this topic due to personal conflict of interest.

Town Manager Frank Rush discussed the Regional Access Parking Program and asked for the Board to consider increasing the hourly parking fee and daily maximum parking fee at the Town's Eastern Ocean Regional Access and Western Ocean Regional Access for the 2026 paid parking season. The hourly parking fee would increase from \$4 to \$5, and the daily maximum fee would increase from \$20 to \$25. This fee increase is expected to result in approximately \$130,000 of additional annual parking fee revenue that would be used to fund visitor services.

Mr. Rush asked the Board to also consider amending the existing contract with UPP Global to adjust the revenue sharing clause from 50% Town / 50% UPP Global to 65% Town / 35% UPP Global. This adjustment would result in the Town retaining approximately \$120,000 of the additional revenue generated as a result of the fee increase. Without this amendment, the Town would only retain approximately \$65,000 of the additional revenue.

Mayor Pro-Tem Holland made a motion to adopt the proposed Fee Schedule Amendment. Commissioner Sawyer and Plum voted in favor of the motion, while Commissioner Brownlow voted against it. The motion passed 3-1. Motion carried.

Mayor Pro-Tem Holland made a motion to adopt the Resolution Amending Parking Contract with UPP Global. Commissioner Sawyer and Plum voted in favor of the motion, while Commissioner Brownlow voted against it. The motion passed 3-1. Motion carried.

Mayor Pro-Tem Holland made a motion for Commissioner Sanderson to return. The Board voted 5-0 in favor. Motion carried.

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| 15. Reed Drive Storm Water Pump Station                  | Frank Rush, Town Manager         |
| a. Resolution Authorizing Pipeline Installation Contract | Joe Smith, Public Works Director |
| b. Budget Amendment – General Fund                       |                                  |

Town Manager Frank Rush presented the suggested resolution authorizing a pipeline installation contract with Sunland Builders, Inc., Bogue, NC, for 1,500 linear ft. of storm water conveyance pipeline via horizontal directional drilling at a total cost of \$124,980 and the budget amendment that appropriates a total of \$125,000 of unanticipated property tax revenues for the pipeline installation contract.

Commissioner Sanderson made a motion to adopt the Resolution Authorizing Pipeline Installation Contract. The Board voted 5-0 in favor. Motion carried.

Brownlow made a motion to adopt the General Fund Budget Amendment. The Board voted 5-0 in favor. Motion carried.

16. Comments from Town Clerk, Town Attorney, and Town Manager

There were no comments from the Town Clerk. The Town Attorney wished everyone a Happy St. Patrick's Day. The Town Manager provided updates on several items of general interest.

17. Comments from Board of Commissioners and Mayor

Each Commissioner and the Mayor offered various comments and thanked the public for their interest and participation in Town government. The Board encouraged citizens to attend the Emerald Isle St. Patrick's Day festival on March 16<sup>th</sup> and thanked everyone who came out to support Stuart Gilgo on March 7<sup>th</sup>.

18. Closed Session - Personnel,  
Pursuant to NCGS 143-318.11(a)(6) -  
Consultation with the Town Manager

Frank Rush, Town Manager

The Board went into closed session pursuant to NCGS 143-318.11(a)(6) with a unanimous 5-0 vote to discuss updates on personnel matters. After the session, the Board unanimously voted 5-0 to go back into open session. No action was taken.

19. Adjourn

The meeting adjourned at 7:37 pm by unanimous vote, 5-0.