

# SHALLOTTE BOARD OF ALDERMEN

## REGULAR MEETING

February 3, 2026

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on February 3, 2026 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Art Dornfeld presiding.

Aldermen present: Gene Vasile, Bobby Williamson, Larry Harrelson, Karmen Custer and Jimmy Bellamy

Staff present: Mimi Gaither, Robert Waring, Natalie Goins, Paul Dunwell, Dan Formyduval, Robert Gravino and Attorney Laura Thompson.

### I. CALL TO ORDER

Mayor Dornfeld called the meeting to order. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the meeting. Motion carried 5 yes 0 no.

### II. INVOCATION & PLEDGE

Farrell Graves delivered the invocation followed by the Board and audience reciting the Pledge of Allegiance.

### III. CONFLICT OF INTEREST

Mayor Dornfeld asked if any member of the Board had a conflict of interest or the appearance of a conflict of interest with regard to any item on the agenda. None identified.

### IV. AGENDA AMENDMENTS & APPROVAL OF AGENDA

A motion was made by Bobby Williamson seconded by Karmen Custer to approve the agenda as submitted. Motion carried 5 yes 0 no.

### V. CLOSED SESSION

Pursuant to N.C.G.S. 143-318.11 (a) (3), a motion was made by Gene Vasile seconded by Karmen Custer to go into closed session at 5:19 p.m. to consult with attorney in order to protect the attorney-client privilege. Motion carried 5 yes 0 no.

#### **Samet Construction Management at Risk Contract Discussion**

Matt Bouchard, Attorney with Poyner Spruill LLP, joined the meeting via Teams to review the CM@R contract with Samet. Mr. Bouchard noted that complete contract documents were not yet available due to outstanding issues with the terms required by the USDA. It was noted that, should the contract reach 100% completion within two weeks, the item will be placed on the February 17 work session agenda for Board consideration.

#### **Overpayment Recovery Issue**

Town Manager Mimi Gaither and Town Attorney Laura Thompson reviewed an issue where a former employee was overpaid.

A motion was made by Bobby Williamson seconded by Gene Vasile to resume regular session at 5:49

p.m. Motion carried 5 yes 0 no. No action was taken on the Samet CM@R contract. After discussion about options for recovering the overpayment, the Board reached consensus to pursue a debt setoff option.

## **VI. PUBLIC COMMENTS**

## **VII. DEPARTMENT REPORTS**

### **1. POLICE**

### **2. FIRE**

### **3. PLANNING**

Planning Director Robert Waring stated that the first CAT meeting for the Town's NCRCCP (resiliency) grant was scheduled for Friday. He also informed the board they had received another application from James Murray for the CAT team, bringing it to a four-person committee with a goal of five members. A motion was made by Karmen Custer seconded by Gene Vasile to approve James Murray's appointment to the CAT team. Motion carried 5 yes 0 no.

### **4. PUBLIC WORKS**

#### **1. Sewer Bill Adjustments**

A motion was made by Gene Vasile seconded by Karmen Custer to approve the following sewer bill adjustments. Motion carried 5 yes 0 no.

- A. Minuteman Foodmart
- B. Larry Wilson

#### **2. Plumbing Bill Reimbursement Request**

Alderman Vasile requested to be recused from discussion and voting on this item. The Board was in agreement with his recusal. A motion was made by Karmen Custer seconded by Bobby Williamson to deny the plumbing bill reimbursement request by Chuck Dozier for 447 Laurel Valley Drive. Motion carried 4 yes 0 no.

### **5. FINANCE**

### **6. PARKS & RECREATION**

### **7. ADMINISTRATION**

#### **1. Price Landing**

Town Manager Mimi Gaither reported that the Price Landing project is still experiencing delays and proposed negotiating with Cinderella to remove the north parking lot from their contract. It was the consensus of the Board for staff to pursue these negotiations and bring back a proposal for approval.

### **8. MAYOR**

#### **1. Wilmington Harbor Project**

Mayor Dornfeld presented information about the Wilmington Harbor dredging project to deepen and widen the Cape Fear River channel from the ocean to the Wilmington Harbor. A

motion was made by Bobby Williamson seconded by Gene Vasile to sign the Joint Regional Statement voicing concerns about the impact of the proposed project. Motion carried 5 yes 0 no.

**VIII. CONSENT AGENDA**

A motion was made by Larry Harrelson seconded by Karmen Custer to approve the following consent agenda items. Motion carried 5 yes 0 no.

1. January 6, 2026 Regular Meeting Minutes
2. January 20, 2026 Recessed Meeting Minutes
3. Request to Extend Preliminary Approval for the Tryon Village Subdivision

**IX. PUBLIC HEARING**

**1. TXT 26-01 (CB Gravel Parking – Citizen Initiated)**

1. A motion was made by Jimmy Bellamy seconded by Larry Harrelson to open the public hearing. Motion carried 5 yes 0 no.

Planning Director Robert Waring provided background on the citizen-initiated text amendment, which would allow up to 20 gravel parking spaces in the urban waterfront area of the central business district. The applicant was not in attendance. Robert explained that he had expressed dissatisfaction with the proposed language and sent an email asking for his name to be removed from the application. Following discussion, the Board agreed to table the matter and expressed a desire for the applicant to attend the tabled meeting to help the Board better understand his concerns with the proposed language.

2. A motion was made by Gene Vasile seconded by Larry Harrelson to continue the public hearing to the March 3, 2026 meeting. Motion carried 5 yes 0 no.

**X. DISCUSSION**

**XI. ADJOURN**

A motion was made by Jimmy Bellamy seconded by Gene Vasile to adjourn at 6:58 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins,  
Town Clerk