

# **SHALLOTTE BOARD OF ALDERMEN**

## **WORK SESSION MEETING**

**September 30, 2025**

**5:15 P.M.**

The Shallotte Board of Aldermen met for a work session meeting on September 30, 2025 at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Walt Eccard presiding.

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

Aldermen absent: Larry Harrelson

Staff present: Mimi Gaither, Robert Waring, Natalie Goins, Dan Formyduval, Adam Stanley, Paul Dunwell, Isaac Norris and Ashley White.

### **I. Call to Order**

A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the meeting. Motion carried 4 yes 0 no.

### **II. Conflict of Interest**

Mayor Eccard 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 stated.

### **III. Agenda Amendments & Approval of Agenda**

A motion was made by Gene Vasile seconded by Karmen Custer to make the following amendments and approve the amended agenda:

VII. Discussion – Add 3. Healthcare Cost Update

Motion carried 4 yes 0 no.

### **IV. Consent Agenda**

A motion was made by Gene Vasile seconded by Bobby Williamson to approve the following consent agenda items:

A. Refund of Sewer Development Fee to Logan Homes

B. GFWC North Carolina International Day of Service to End Domestic and Sexual Violence in the Town of Shallotte Proclamation

C. Fire Prevention Week Proclamation

Motion carried 4 yes 0 no.

### **V. Policies**

A. Personnel Policy

B. New/Updated Policies

1. Time Clock

2. Uniform
3. SPOT Award
4. Technology & Social Media

Town Manager Mimi Gaither and Human Resources Manager Ashley White presented updates and implementations to the personnel policy. Mimi explained they would be pulling Section 26 on page 56 (Adverse Weather Conditions) as they weren't quite ready to implement that section.

A motion was made by Jimmy Bellamy seconded by Gene Vasile to approve the personnel policy as presented, but delete Section 26: Adverse Weather Conditions. Motion carried 4 yes 0 no.

Mayor Eccard thanked Ashley for her hard work on updating the policies.

## **VI. Public Hearing**

### **1. Collector Street Plan Adoption**

1. A motion was made by Jimmy Bellamy seconded by Bobby Williamson to open the public hearing. Motion carried 4 yes 0 no.

Planning Director Robert Waring introduced the presentation, noting that the plan had gone to the Planning Board the previous month and received their recommendation for approval.

Timothy Treshohlavy from Bolton & Menk Inc. gave a power point presentation of the Collector Street Plan which aims to address connectivity issues by promoting better connected streets and roadways. The planning process consisted of three phases: listening and assembling resources, making refinements with public input, and documenting with public review.

Major themes from public input included:

- Creating newer routes and connectivity north of US 17
- Investing in existing collector streets for safety improvements
- Improving walking, biking, and transit access
- Identifying parallel options to Main Street

The recommendations included:

- 7 intersection improvement projects
- More than 8 miles of capacity improvement projects
- More than 14 miles of multimodal projects
- Just about 20 miles of new road connectivity (38 segments total)

### **2. Public Comments/Questions**

3. A motion was made by Jimmy Bellamy seconded by Gene Vasile to close the public hearing. Motion carried 4 yes 0 no.

### **4. Board Comments/Questions**

Board members asked several clarifying questions:

- Regarding backage roads, Mr. Treshohlavy explained these are rear-entry connections that don't have to be continuous initially but can be extended over time as properties redevelop. This helps eliminate single-point entry properties on Main Street and provides alternative access points.

- Town Manager Mimi Gaither addressed concerns about roads through private property, emphasizing that the town would not build roads through existing homes or farms. These connections would only be requested if properties are sold and redeveloped.

-Planning Director Robert Waring explained that NCDOT was a constant partner in the process and had reviewed the draft. The plan would be shared with them once adopted and could inform their prioritization process. He also noted they would be bringing text amendments to update the UDO's transportation section to reflect the plan's recommendations.

- Alderman Gene Vasile commented that this was something the town had been lacking for a while and would provide the Board with substantial guidance for decision-making on future projects.

5. A motion was made by Karmen Custer seconded by Gene Vasile to approve Resolution 25-09 adopting the 2025 Town of Shallotte Collector Street Plan. Motion carried 4 yes 0 no.

## **VII. Discussion**

### **1. Planning Conversation**

Town Manager Mimi Gaither explained the need for direction on where the Board wants to see the Town grow. Town Planning Director Robert Waring explained that utility lines forecast development conversations, citing sewer lines running up NC 130 toward the industrial park and down Village Point Road. He noted they've had numerous conversations about properties near Village Point Road seeking annexation for development. He wanted the Board's input on development in that area specifically, noting they expect more annexation requests there. Director of Public Services Dan Formyduval added that the Department of Environmental Quality (DEQ) doesn't permit installing sewer lines unless there's a viable project in place to feed those lines. After discussion, the Board requested that staff provide additional information and visual materials at a future meeting.

### **2. Price Landing**

Town Manager Mimi Gaither provided updates on the Price Landing project, noting that it had not progressed as much as anticipated. The Board reached consensus to have an attorney specializing in construction contracts review the contract with Cinderella and provide guidance on their options.

### **3. Healthcare Cost Update**

The Mayor reported that healthcare employer premium costs will be increased from approximately \$674 to \$742 per employee per month. He also noted a 2.4% pension plan increase retroactive to July. The total for the implemented changes is at a minimum \$150,000, not currently budgeted. A future budget amendment would be needed to address this shortfall.

## **VIII. Adjourn**

A motion was made by Gene Vasile seconded by Karmen Custer to adjourn at 6:19 p.m. Motion Carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins  
Town Clerk

