

SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

May 5, 2026

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on May 5, 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, Jimmy Bellamy and Karmen Custer

Staff present: Mimi Gaither, Robert Waring, Brandon Eaton, Natalie Goins, Isaac Norris, Jeremy Dixon, Paul Dunwell, Dan Formyduval, 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

Rev. Mark Betti delivered the invocation followed 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 make the following amendments and approve the amended agenda:

Under VI. Department Reports, remove 7B. Samet Contract.

Motion carried 5 yes 0 no.

V. PUBLIC COMMENTS

VI. DEPARTMENT REPORTS

1. POLICE

2. FIRE

A. Sutphen Contract

A motion was made by Larry Harrelson seconded by Bobby Williamson to approve the contract for a Sutphen pumper in the amount of \$995,794.25. Estimated delivery time 32-34 months. Motion carried 5 yes 0 no.

B. Declare Apparatus Surplus

A motion was made by Gene Vasile seconded by Jimmy Bellamy to approve the declaration of a 1995 commercial water tender as surplus and authorize its sale on GovDeals. Motion carried 5 yes 0 no.

3. PLANNING

Planning Director Robert Waring informed the Board that BEMC responded back that they will install street lights as developers pay for them.

4. PUBLIC UTILITIES

A. Mulberry Street Project Change Orders

A motion was made by Bobby Williamson seconded by Gene Vasile to approve change orders submitted by JP Russ for multiple items associated with the Mulberry Street project.
\$72,684.70 - \$35,000.00 (allowance) = \$37,684.70

B. Hannah Wilson – Riverview Professional Centre (Sewer Adjustments)

A motion was made by Gene Vasile seconded by Karmen Custer to approve sewer bill adjustments for Hannah Wilson (11 Sandtrap Dr.) and Riverview Professional Centre (4902 Main St.). Motion carried 5 yes 0 no.

5. FINANCE

A. GFOA Certification

Finance Director Isaac reported that the Town received the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for the sixth consecutive year. The Mayor and Board extended congratulations to Isaac and all staff who contributed to the achievement.

B. Audit Contract

A motion was made by Karmen Custer seconded by Bobby Williamson to approve the audit contract from Thompson, Price, Scott, Adams & Co. for the fiscal year ending 6/30/26. Motion carried 5 yes 0 no.

6. PARKS & RECREATION

7. ADMINISTRATION

A. Old Republic Request

A motion was made by Bobby Williamson seconded by Karmen Custer to approve granting an extension to May 12, 2026, allowing Vertex Engineering time to assess the Price Landing project and present a completion plan to the Board. Motion carried 5 yes 0 no.

8. MAYOR

VII. CONSENT AGENDA

A motion was made by Jimmy Bellamy seconded by Gene Vasile to approve the following consent agenda items. It was noted that the Forest Run Performance Guarantee (Item H) approval is contingent upon the bond being reissued to reference the associated agreement. Motion carried 5 yes 0 no.

A. April 7, 2026 Regular Meeting Minutes

B. April 9, 2026 Budget Workshop Minutes

- C. April 16, 2026 Budget Workshop Minutes
- D. April 21, 2026 Work Session Meeting Minutes
- E. Personnel Policy Updates
 - Article III Section 13: Standby and Call-back Pay
 - Article IV Section 4: Probationary Period
 - Article VII Section 26: Adverse Weather Conditions
- F. National Fallen Firefighters Memorial Weekend Proclamation
- G. National Police Week & Peace Officers Memorial Day Proclamation
- H. Forest Run Performance Guarantee
 - Sidewalks
 - \$147,546
 - Surety
- I. Direct the Clerk to “Investigate the Sufficiency Thereof and to Certify the Result of the Investigation” for the Following Annexation Request:
 - Annexation Petition: ANX 26-06
 - Parcel ID's: 1970007504
 - Omnistorage, Inc.
 - 5.06 Acres +/-

VIII. PUBLIC HEARING (Quasi-judicial)

1. The Tides Multi-Family

Revisions to Approved SUP # 21-52
Request to Amend Phased Construction

1. A motion was made by Larry Harrelson seconded by Karmen Custer to open the public hearing. Motion carried 5 yes 0 no.
2. A motion was made by Gene Vasile seconded by Jimmy Bellamy to continue the public hearing to the June 2, 2026 meeting at 5:15 p.m. Motion carried 5 yes 0 no.

2. TXT 26-03 (Recreational Vehicle Sales & Service)

Town Planner Brandon Eaton gave an overview of the proposed amendment to the Town’s UDO, updating language to establish the retail sale of golf carts, ATVs, UTVs, etc. as a permitted land use in designated zoning districts.

1. A motion was made by Jimmy Bellamy seconded by Karmen Custer to open the public hearing. Motion carried 5 yes 0 no.
2. Public Comments/Questions
3. A motion was made by Gene Vasile seconded by Bobby Williamson to close the public hearing. Motion carried 5 yes 0 no.
4. Board Comments-Questions
5. A motion was made by Larry Harrison seconded by Karmen Custer to approve the Board of Aldermen Statement of Consistency. Motion carried 5 yes 0 no.
6. A motion was made by Bobby Williamson seconded by Gene Vasile to approve Ordinance 26-03 amending the Town of Shallotte Unified Development Ordinance, specifically Article 10, Section 10-3(GG). Motion carried 5 yes 0 no.

3. TXT 26-05 (Gas Stations and Truck Stops)

Town Planner Brandon Eaton gave an overview of the proposed amendment which establishes supplemental regulations and standards for all new construction of convenience stores and truck stops with fuel pumps within the town's zoning jurisdiction.

1. A motion was made by Jimmy Bellamy seconded by Gene Vasile to open the public hearing. Motion carried 5 yes 0 no.
2. Public Comments/Questions
3. A motion was made by Karmen Custer seconded by Gene Vasile to close the public hearing. Motion carried 5 yes 0 no.
4. Board Comments-Questions
5. A motion was made by Gene Vasile seconded by Bobby Williamson to approve the Board of Aldermen Statement of Consistency. Motion carried 5 yes 0 no.
6. A motion was made by Gene Vasile seconded by Karmen Custer to approve Ordinance 26-05 amending the Town of Shallotte Unified Development Ordinance, specifically Article 2, Section 2 and Article 10, Section 10-3(H). Motion carried 5 yes 0 no.

IX. DISCUSSION

Fire Chief Paul Dunwell thanked the Mayor and Board for the proclamation recognizing National Fallen Firefighters Memorial Weekend.

X. ADJOURN

A motion was made by Jimmy Bellamy seconded by Gene Vasile to adjourn the meeting at 5:57 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins,
Town Clerk