

SHALLOTTE BOARD OF ALDERMEN

WORK SESSION MEETING

APRIL 21, 2026

5:15 P.M.

The Shallotte Board of Aldermen met for a work session on April 21, 2026, at 5:15 p.m. in the meeting chambers located at 110 Cheers Street with Mayor Art Dornfeld presiding.

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

Staff present: Mimi Gaither, Robert Waring, Dan Formyduval, Isaac Norris, Natalie Goins, Megan Bellamy, Paul Dunwell and Jeremy Dixon.

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. AGENDA AMENDMENTS & APPROVAL OF AGENDA

III. CLOSED SESSION

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

Attorney Matt Bouchard from Poyner Spruill joined the meeting via Teams to discuss the Price Landing Project with Cinderella Partners Inc.

A motion was made by Jimmy Bellamy seconded by Gene Vasile to resume regular session at 5:38 p.m. Motion carried 5 yes 0 no. A motion was made by Karmen Custer seconded by Gene Vasile to declare Cinderella Partners Inc. in default and to send a letter of declaration of default and intent to terminate the contract for cause. Motion carried 5 yes 0 no.

Kirstie White joined the meeting at 5:39 p.m.

IV. TOWN HALL PROJECT

Rusty Miller and Peter Wasmer from Creech and Associates, and Jason Lovelace and David Bollenbacher from Samet, joined the meeting via Teams to discuss the questionnaire responses from the Board regarding desired changes to the town hall complex project. The Board asked the design team to return with revised cost estimates incorporating removal of lighthouse feature, elimination of EOC designation (keeping space as multipurpose), removal of gym, and scaled-down landscaping.

V. DISCUSSION

- HB 432

Town Manager Mimi Gaither reviewed House Bill 432, which passed the House and moved to the Senate, requiring a supermajority to place a constitutional amendment for property tax caps on the November referendum ballot. She reviewed Shallotte specific impacts and emphasized how uniform caps were unfair to smaller municipalities. She noted Board members were encouraged to contact legislators to express their concerns.

The Board discussed the Brunswick County Schools bond referendum and agreed to send a letter of support.

VI. ADJOURN

A motion was made by Jimmy Bellamy seconded by Gene Vasile to adjourn at 6:41 p.m. Motion carried 5 yes 0 no.

Respectfully submitted,

Natalie Goins
Town Clerk