SHALLOTTE BOARD OF ALDERMEN

REGULAR MEETING

July 7, 2026

5:15 P.M.

The Shallotte Board of Aldermen met for a regular meeting on July 7, 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 and Jimmy Bellamy
Aldermen absent: 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 4 yes 0 no.

II. INVOCATION & PLEDGE

Rev. Mark Betti delivered the invocation, utilizing a prayer by Archbishop John Carroll, 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 Gene Vasile, seconded by Bobby Williamson, to make the following amendments and approve the amended agenda:

Under VII. Consent Agenda, add D. Budget Adjustment BA-26-27-1

Motion carried 4 yes 0 no.

V. PUBLIC COMMENTS

Aaron Hewett – 4 Fairway Drive

Asked how funds previously allocated for recycling services will be used following the discontinuation of curbside recycling.
Questioned the recent $1.96 sewer rate increase.
Expressed concerns regarding hazardous traffic conditions in the Brierwood area.

Larry Pawlowski – 3 Edinburgh Drive

Requested that the Town install a public recycling collection bin following the discontinuation of curbside recycling service.
Expressed concerns about traffic at the intersection of Main Street and U.S. Highway 17.

Requested the installation of a "No Parking" sign along Frontage Road near Chick-fil-A.

VI. DEPARTMENT

1. POLICE

Police Chief Jeremy Dixon reminded the public not to leave keys in unlocked vehicles, following recent vehicle thefts. He also recognized Lieutenant Ferguson on his recent election to the DARE board, noting his active involvement with the program.

2. FIRE

Fire Chief Paul Dunwell reported the completion of a multi-year PFAS mitigation effort.

3. PLANNING

4. PUBLIC UTILITIES

5. FINANCE

6. PARKS & RECREATION

7. ADMINISTRATION

Town Manager Mimi Gaither updated the Board on the Price Landing project, reporting that Cinderella had not completed the punch list by the required deadline and continued to accrue liquidated damages. The Board discussed the possibility of descoping Cinderella's work from the north parking lot. Following discussion, Gene Vasile made a motion, seconded by Larry Harrelson, to authorize the Town Manager to descope the contractor when necessary and to limit payment to no more than $161,158.77. The motion carried 4 yes 0 no.
She also noted that a meeting with Samet and Creech and Associates has been scheduled for July 28, 2026 at 5:00 p.m. to discuss cost saving options for the new town hall project.

8. MAYOR

VII. CONSENT AGENDA

A motion was made by Bobby Williamson, seconded by Gene Vasile, to approve the following consent agenda items. Motion carried 4 yes 0 no.

A. June 2, 2026 Regular Meeting Minutes

B. June 18, 2026 Budget Public Hearing Minutes

C. Direct the Clerk to "Investigate the Sufficiency Thereof and to Certify the Result of the Investigation" for the Following Annexation Request:
Annexation Petition: ANX 26-11
Parcel ID: 21400001
OI Investment Properties, LLC
98.035 Acres +/-

D. Budget Adjustment BA 26-27-1 ($3,483.53)

VIII. PUBLIC HEARING (Quasi-judicial)

1. SUP 26-10 (2159 Ocean Hwy Outdoor Storage)

1. A motion was made by Jimmy Bellamy, seconded by Bobby Williamson, to open the public hearing. Motion carried 4 yes 0 no.
Town Planner, Brandon Eaton, gave an overview of the special use permit, submitted by Ryan Ware of

Hulland, LLC for a proposed outdoor storage facility, located at 2159 Ocean Hwy W.

2. Town Clerk Natalie Goins administered the oath to Brandon Eaton (Town Planner), Tommy Scheetz (Headwaters Engineering of the Cape Fear, PLLC), and Ryan Ware (Hulland, LLC).
   Mr. Scheetz entered into evidence a response letter addressing each required finding of fact and outlining how the application meets the standards for approval of the Special Use Permit.
3. Public Comments/Questions
4. A motion was made by Jimmy Bellamy, seconded by Gene Vasile, to close the public hearing. Motion carried 4 yes 0 no.
5. Board Comments/Questions
   Alderman Williamson asked for clarification of "outdoor storage". Mr. Scheetz explained that the proposed project is for a fenced, outdoor storage yard for items such as RVs, boats, trailers, etc.
   Alderman Harrelson asked about the location. Planning Director Robert Waring stated it is between Red Bug Road and Cumbee Road.
   Alderman Vasile inquired whether vehicle washing would be permitted on premises. Mr. Scheetz indicated no wash down area was currently planned, and that any runoff would be directed to the storm water pond.
6. Mayor Dornfeld read the Findings of Fact into the record, noting compliance with each of the applicable standards. A motion was made by Gene Vasile, seconded by Bobby Williamson, to approve the Specific Findings of Fact. Motion carried 4 yes 0 no.
7. Planning Director, Robert Waring, read the imposed special conditions. The applicant affirmed agreement with the conditions of approval.
8. A motion was made by Larry Harrelson, seconded by Gene Vasile, to approve SUP 26-10. Motion carried 4 yes 0 no.

2. TXT 26-09 (Vehicle Stacking)

1. A motion was made by Bobby Williamson, seconded by Gene Vasile, to open the public hearing. Motion carried 4 yes 0 no.
   Town Planner, Brandon Eaton, presented the proposed amendment which would establish minimum vehicle stacking standards which are designed to prevent vehicles that are queued in drive-thru lanes or similar stacking areas from impacting vehicular circulation of a site or adjacent roadways.
2. Public Comments/Questions
3. A motion was made by Gene Vasile, seconded by Bobby Williamson, to close the public hearing. Motion carried 4 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 4 yes 0 no.
6. A motion was made by Bobby Williamson, seconded by Gene Vasile, to approve Ordinance 26-09 amending the Town of Shallotte Unified Development Ordinance, specifically Article 20, Section 11. Motion carried 4 yes 0 no.

IX. CLOSED SESSION

Aldermen present: Gene Vasile, Bobby Williamson, Larry Harrelson and Jimmy Bellamy
Aldermen absent: Karmen Custer
No staff members remained present for the closed session.

A. A motion was made by Jimmy Bellamy, seconded by Bobby Williamson, to enter Closed Session at 6:30 p.m., pursuant to N.C.G.S. § 143-318.11(a)(6), to discuss a personnel matter. Motion carried 4 yes 0 no.

B. A motion was made by Gene Vasile, seconded by Jimmy Bellamy, to resume regular session at 6:47 p.m. Motion carried 4 yes 0 no.

C. A motion was made by Gene Vasile, seconded by Jimmy Bellamy, to approve a 3% COLA and 2% merit increase for Town Manager Mimi Gaither. Motion carried 4 yes 0 no.

X. DISCUSSION

1.Succession Planning

A. A motion was made by Larry Harrelson, seconded by Bobby Williamson, to accept the Town Manager's retirement notice, effective December 31, 2026. Motion carried 4 yes 0 no.

B. A motion was made by Gene Vasile, seconded by Bobby Williamson, to approve the external recruitment process for the selection of the next Town Manager. Motion carried 4 yes 0 no.

XI. RECESS

A motion was made by Gene Vasile, seconded by Jimmy Bellamy, to recess until July 28, 2026 at 5:00 p.m. Motion carried 4 yes 0 no.

Respectfully submitted,

Natalie Goins,
Town Clerk