

BOARD OF ALDERMEN MINUTES

JULY 10, 2025, 5:30PM

TOWN HALL COUNCIL CHAMBERS, 321 CAUSEWAY DRIVE, WRIGHTSVILLE BEACH

The meeting was called to order at 5:30pm by Mayor Mills. After the Pledge of Allegiance, the invocation was provided by David Haley, Assoc. Minister, Wrightsville United Methodist Church. The following were present:

Board of Aldermen

F. Darryl Mills, Mayor
Hank Miller, Mayor Pro-tem
Jeff DeGroot, Alderman
Ken Dull, Alderman
Vivian (Zeke) Partin, Alderman

Staff

Haynes Brigman, Town Manager
Lance G. Heater, Town Clerk
Grady Richardson, Town Attorney
Tony Wilson, Director of Parks & Planning
Matt Holland, Fire Chief
Brian Murray, Finance Director
Jason Bishop, Chief of Police
Bill Fay, Public Works Director
Robert O'Quinn, Planner
Tosha Campbell, HR Officer
Katie Caris-Childers, Parks & Rec. Director

Upon motion by Mills, seconded by Dull and carried unanimously, the Board added to the agenda Item 10, a closed session, in accordance with NCGS 143-318.11(a)(3), to consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body.

PUBLIC COMMENTS

Jeff Turpin, 105 Island Dr., 1) expressed appreciation to the Police Dept. for the recent "Meet the Chief" meeting; 2) noted the need to enforce no-parking in the new bike lanes on Causeway Drive; 3) expressed a need for more speed limit indicators; 4) asked for 4 way stop signs on Island Dr.; and 4) asked that consideration be given to not locking public restrooms at 9:00pm.

CONSENT AGENDA

Upon motion by Miller, seconded by DeGroot and carried unanimously, the Board approved the Consent Agenda. It consisted of 1) approval of the open session minutes of the 6-12-25 regular meeting; 2) approval of a recurring special event as recommended by the Parks & Recreation Advisory Comm.; 3) acknowledgment of previously-approved events for August; 4) acceptance of grant funds received from the ABC Board and approval of Budget Ordinance (2025) 666-B appropriating the funds for purchase and upfitting of a vehicle for the Police Department; and 5) authorization for the Town Manager to execute an agreement with North Carolina Fire Chief Consulting to assist with the Bridge Replacement Projects and approval of Budget Ordinance (2025) 667 funding the contract.

PRESENTATIONS – None.

PUBLIC HEARINGS

Conduct a public hearing and consider adoption of Ordinance (2025) 1867 amending the Land Use Ordinance to modify the Special Use process

Town Planner O'Quinn stated that under NCGS Chapter 160D, advisory boards such as the Planning Board may not participate in quasi-judicial decisions in a way that influences the outcome. While the Planning Board currently reviews and comments on Special Use Permit (SUP) applications, the Board of Aldermen cannot legally consider those comments, rendering the process largely symbolic. In light of this, the Board of Aldermen directed staff to explore alternatives to the existing SUP process. After reviewing multiple options, staff determined that Conditional Zoning offered the most appropriate replacement. O'Quinn stated that Conditional Zoning effectively operates as a rezoning with conditions. O'Quinn stated that the proposed text amendment removes Planning Board review from the SUP process and introduces a Conditional Zoning framework based on Oak Island's model, which was selected for its clarity, simplicity, and compatibility with Wrightsville Beach's development patterns. A Technical Review Committee will review each request and make recommendations for the Board's consideration. O'Quinn noted that existing SUPs will remain valid and may still be amended, but without Planning Board involvement. O'Quinn reviewed the proposed Ordinance and the changes that would occur if it were to be adopted.

In response to a question from DeGroote, O'Quinn stated that there was no prohibition on an applicant whose request was denied from resubmitting the request for a certain period of time. After discussion, O'Quinn stated that he would review the issue for possible further consideration by the Board.

O'Quinn reviewed the Planning Board Statement of Consistency and reported that the proposed change was consistent with the Town's adopted 2018 CAMA Land Use Plan in the areas of Land Use Compatibility, Infrastructure Carrying Capability, Public Participation, and Administrative Compliance with State Law.

The Mayor declared the Public Hearing open at 5:54pm. Sue Bulluck stated that the proposed ordinance would take 2-3 times longer and would allow for a more robust political process and asked the Board to continue the hearing for another meeting in order to allow for more input. Neal Braggi, 4 W. Henderson St., stated that the issue of standing was discussed at the Planning Board review, however, this had not been addressed in the proposed ordinance. There being no other persons present who wished to comment, the Mayor stated that the Board would not conduct a vote on this matter at this meeting in order to allow the public more time to have input. Upon motion by Dull, seconded by Miller and carried unanimously, the Board continued the public hearing until the 9-11-25 meeting of the Board at which time the Board would also continue consideration of the text amendment.

Conduct a public hearing and consider approval of Resolution (2025) 2356 on an Application to Name Town Assets from James Cobb, renaming Island Drive Park to Durwood Sykes Sunset Park, in accordance with the recommendation of the Planning Board and Parks & Recreation Advisory Committee

O'Quinn reported that a formal request was submitted by James A. Cobb, supported by a broad coalition of Harbor Island residents, to rename Island Drive Park in honor of Mr. Durwood Sykes. Mr. Sykes, a longtime Harbor Island resident, dedicated over 25 years of personal service to maintaining and beautifying the park. His efforts included mowing, weeding, planting, and decorating the space for holidays, transforming it into a beloved community gathering place. O'Quinn stated that the community had expressed a strong desire to recognize Mr. Sykes' legacy by renaming the park in his honor. The property in question, located at 30 Island Drive, is a Town-owned public park with approximately 11,326 square feet and includes a public access stair leading to the sound. O'Quinn noted that the request falls within the criteria outlined in the Town's Policy and Guidelines for Naming Town Assets, particularly under Category 2 – Town Recognitions and Category 3 – Tributes and Memorials, recognizing individuals who have made significant contributions to the community. O'Quinn reported that the Parks & Recreation Advisory Comm. had voted unanimously in favor of the request, as had the Planning Board. The Mayor declared the public hearing open at 6:05pm. Victoria Poulin, stating that Durwood Sykes was her uncle,

expressed support for the renaming. Poulin read a letter in support of the request from Wylene McDonald which recounted Sykes’ efforts in maintaining the park over the years. Sue Bulluck, speaking on behalf of the Chamber of Commerce, expressed support for the renaming. There being no other persons present who wished to comment, the Mayor declared the public hearing closed at 6:08pm. The Mayor stated that Durwood Sykes epitomized what one would want in a resident, was a friend, and that Sykes had given his heart and soul to the Town. Upon motion by Partin, seconded by Miller and carried unanimously, the Board adopted Resolution (2025) 2356 approving the renaming request.

CONSIDER APPOINTMENTS/REAPPOINTMENTS TO THE MARKETING ADVISORY COMMITTEE

Using ballots, the Board made the following appointments to the Marketing Advisory Committee for terms expiring June 2027: Neal Briggi, 4 W. Henderson St. and Amber Moshakos, 6510 Chapel Blvd, Raleigh. Detailed votes were as follows:

MARKETING ADVISORY COMMITTEE APPOINTMENTS	
APPLICANT	VOTE
Amber Moshakos - reappointed	Mills, Miller, DeGroot, Dull, Partin
Neal Briggi - appointed	Mills, Miller, Dull
Sue Bulluck	DeGroot, Partin

CONSIDER ACCEPTING A VEHICLE FROM PIVOT PARKING FOR USE IN THE PARKING ENFORCEMENT PROGRAM

Brigman stated that this item was a follow up from the June agenda. Tina Reid, of Pivot Parking, stated that Pivot had not followed proper procedures in its purchase of a used Kia Soul vehicle for use in the parking enforcement program and stated that Pivot would fund the entire cost of the vehicle and sign the title over to the Town, which owns all of the vehicles and equipment utilized by Pivot for parking enforcement. Reid apologized for not following procedures and stated that the Kia Soul had been successfully utilized by Pivot in other localities and that license plate reader technology would be transferred from the existing electric vehicle to the Kia, also at Pivot’s expense. Upon motion by Dull, seconded by DeGroot and carried unanimously, the Board accepted ownership of the vehicle from Pivot. Brigman noted that there might be a nominal (\$1) fee paid by the Town for the ownership transfer.

OTHER ITEMS AND REPORTS

- A. **Alderman Partin:** complimented the Fire Department for the July 4 display at the Blue Star Memorial.
- B. **Alderman Dull:** commended the Town staff on its services provided over the July 4 holiday weekend.
- C. **Alderman DeGroot:** echoed Dull's comments and stated that Public Works had done an excellent job.
- D. **Mayor Pro Tem Miller:** 1) noted that the MPO had opened the public comment period on the Cape Fear Memorial Bridge project; 2) expressed appreciation for the Town's public information efforts; 3) acknowledged receipt of the GFOA Budget Award by the Town; and 4) noted the attendance of his son, Henry Miller, IV, who was working on his Eagle Scout Badge.
- E. **Town Manager Brigman:** 1) stated the Town had issued a notice of violation to a houseboat moored in Banks Channel; 2) acknowledged Murray for the Budget Award; and 3) commended staff for the July 4th effort.
- F. **Town Attorney Richardson:** nothing to report.
- G. **Town Clerk Heater:** nothing to report.
- H. **Mayor Mills:** stated that the staff does a terrific job, noting hard work and a good attitude and expressed appreciation to the family of Durwood Sykes for their efforts in seeking the park renaming.

CLOSED SESSION TO CONSULT WITH AN ATTORNEY EMPLOYED OR RETAINED BY THE PUBLIC BODY IN ORDER TO PRESERVE THE ATTORNEY-CLIENT PRIVILEGE BETWEEN THE ATTORNEY AND THE PUBLIC BODY AS AUTHORIZED BY NCGS 143-318.11(A)(3)

At 6:33pm Dull made a motion to enter into closed session for the purpose of consulting with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body as authorized by NCGS 143-318.11(a)(3). The motion was seconded by Mills and carried unanimously.

Upon motion by Miller, seconded by Dull and carried unanimously, the Board returned to open session at 7:05pm, with no action being taken as a result of the closed session.

There being no further business, the meeting was adjourned at 7:05pm.

Respectfully submitted,

Lance G. Heater, Town Clerk