



TOWN COUNCIL MINUTES

REGULAR MEETING

Monday, September 15, 2025 @ 6:00 p.m.

The Kure Beach Town Council held its regular meeting on Monday, September 15, 2025 @ 6:00 p.m. Town Attorney Jim Eldridge was present, and there was a quorum of Council members present.

COUNCIL MEMBERS PRESENT

Mayor Allen Oliver
MPT David Heglar
Commissioner Dennis Panicali
Commissioner Connie Mearkle
Commissioner John Ellen

COUNCIL MEMBERS ABSENT

STAFF PRESENT

Director of Administration – Mandy Sanders
Director of Development and Compliance – Bethany White
Finance Officer – Arlen Copenhaver
Fire Chief – Ed Kennedy
Recreation Director – Nikki Keely
Police Chief – Brandon Bailey

Mayor Oliver called the meeting to order at 6:00 p.m., and Commissioner Ellen gave the invocation followed by the Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA ITEMS

1. Accept the resignation of Member Steven Shumate from the Bike/Ped Committee
2. Approve Closing Atlantic Avenue between K and L Avenues from 1-10 p.m. on Friday, October 3, 2025 for the Kure Beach Farewell Summer Jazz Funeral, Closing Atlantic Avenue between K and L Avenues from the early morning hours through 5 p.m. on Saturday, November 22, 2025 and Saturday, November 29, 2025 for the Kure Beach Holiday Market, Closing Atlantic Avenue between K and L Avenues from the early morning hours through 10 p.m. on Friday, December 19, 2025 for the Holiday Whoobie Whatty, Allowing participation by food truck vendors during event hours on Friday, October 3rd, Saturday, November 22nd, Saturday, November 29th, and Friday, December 19th at the Ocean Front Park/Atlantic Avenue
3. Approve application for TDA funding totaling \$30,000 for Pleasure Island Chamber of Commerce Free Summer Concerts and Cape Fear Kite Festival
4. Approve Resolution R25-09 for Financing the Purchase of Two Police Vehicles and a Fire Vehicle with First Bank not to exceed \$190,000 at an interest rate of 3.98% for 4 years
5. Minutes
 - August 18, 2025 Regular

MOTION – MPT Heglar made a motion to approve the consent agenda as presented

SECOND – Commissioner Ellen



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VOTE – Unanimous

ADOPTION OF THE AGENDA

MOTION – MPT Heglar made a motion to approve the agenda as presented

SECOND – Commissioner Ellen

VOTE – Unanimous

PUBLIC COMMENT

None

PRESENTATIONS

None

DISCUSSION AND CONSIDERATION OF COMMITTEE BUSINESS

1. Bike/Ped Advisory Committee

Bike/Ped Committee Chair Mo Linquist discussed the following:

- Walktober – October
- Mountains to Coast Ride – October 11
- Tour de Island – October 18
- Get There Greener challenge – October
- Bike to Work Day – October 17
- BikeWalk NC Transportation Summit update
- Strategic plan and annual report

Details are in the enclosed report.

She also read Proclamation P25-03, which proclaims October as Pedestrian Awareness Month.

MOTION – Commissioner Ellen made a motion to approve P25-03

SECOND – MPT Heglar

VOTE – Unanimous

2. Community Center Committee

Mayor Oliver stated the committee had to reschedule its regular meeting and expects to fill all regular membership positions soon.

3. Marketing Committee



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Marketing Advisory Committee Chair Mark Dirks stated that he met with the Wilmington and Beaches Convention and Visitors Bureau (CVB), and they are excited about the Mountains to Coast Ride coming through this area. He commented that a lot of bikes and cars will be here as part of the event, so he hopes the Town will market that. Chair Dirks mentioned that the committee discussed with the CVB the potential for local tourism funds to support small-scale community events. He stated that a lot of work has been pulled back into the CVB instead of outsourcing it to third-party agencies. Chair Dirks commented that room occupancy tax (ROT) revenue for the current year is up 7.44% compared to last year and added that the committee is enthusiastic about the CVB's work. He stated that he and Commissioner Mearkle are attending a CVB meeting tomorrow.

Mayor Oliver stated that in Tourism Development Authority (TDA) meetings, they are seeing a different level of information being shared. He added that he will be at the CVB meeting in the morning.

Commissioner Mearkle commented that the Mountains to Coast Ride is important, and she asked Bike/Ped Committee Chair Linquist to reach out to Carolina Beach Town Council Member Mike Hoffer, who is the liaison for the Carolina Beach Bike/Ped Committee, so they can coordinate efforts.

Mayor Oliver noted that people will spend the weekend here after the Mountains to Coast Ride, and the Fort Fisher museum has offered to let participants camp on site. He commented that it will be good for the community and has never ended all the way down in Kure Beach before.

Commissioner Ellen shared that the Mountains to Coast Ride starts at Lake Lure and will cover 466 miles, 75 of them on the last day.

4. Planning & Zoning Commission

Planning & Zoning Commission Chairman Byron Ashbridge gave additional information about the proposed legislative hearing on tonight's agenda. He stated that this is for a freestanding pergola and is essentially just adding one more tolerance. Chairman Ashbridge reported that the Commission found no adverse effects, provided that the structures are open-air, detached from the primary structure, and still maintain a 5-foot setback. He stated that the Commission recommends approval, and the intent is to schedule the legislative hearing prior to Council's next regular meeting.

Chairman Ashbridge also reported that the Commission is reviewing Chapter 12 Planning and Development Regulations and will finish this at its October meeting, and then a text amendment will be ready to present to Council. He added that this does not require a legislative hearing.

5. Shoreline Access and Beach Protection



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Commissioner Panicali stated that the committee produced new “Be a Beach Pro” magnets highlighting beach rules and etiquette as well as “Welcome to Kure Beach” brochures, both of which are available in the lobby at Town Hall and will be distributed to rental agencies and homeowners associations.

Commissioner Mearkle asked about the status of the trash can program. Staff and Council reported that there have not been any complaints since it started.

Commissioner Panicali stated that the committee put out containers so people can donate beach toys and there has been some garbage in those, but the committee has put up more signage. He added that during beach cleanups, there have been complaints that there is nothing to pick up.

6. Stormwater Committee

Stormwater Committee Chair Tracy Mitchell stated that there are no new developments to report, as they are waiting for state guidance and expect there to be some changes once this happens.

DISCUSSION AND CONSIDERATION OF DEPARTMENT HEAD BUSINESS

1. Administration

Director of Administration Sanders stated that a certified Americans with Disabilities Act (ADA) inspector stopped by Town Hall on an unofficial visit while he was in the area to thank the Town for being in compliance. She praised Recreation Director Keely.

2. Police Department

Police Chief Bailey said the department just swore in a new officer and is now fully staffed

3. Public Works Department

Public Works Director Jimmy Mesimer was not present, but MPT Heglar reported that the department worked on a few sewer blockages on the south end of Town over the weekend. He commented that overall, everything is going well.

DISCUSSION AND CONSIDERATION OF OLD BUSINESS

1. Continued Discussion of Proposed Text Amendment to KBC 11.20.010 Oceanfront Deck Encroachment

Director of Development and Compliance White stated that a new ordinance was drafted based on two changes Council requested at the last meeting.



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MPT Heglar commented that Public Works is fine with what the Compliance Department recommends. He asked if the Coastal Area Management Act (CAMA) and U.S. Army Corps of Engineers agree with the verbiage. Director of Development and Compliance White said yes, the verbiage is more restrictive than what the agencies require.

MPT Heglar stated that this came from the Planning & Zoning Commission and asked if it satisfies what was being asked. Planning & Zoning Commission Chairman Ashbridge commented that this was a personal item and an inquiry into what could be done, with no specific intent. He added that he thinks this is a fair compromise.

MOTION – MPT Heglar made a motion to approve the text amendment as presented

SECOND – Commissioner Ellen

VOTE – Unanimous

2. Resolution R25-08 for the Kure Beach Town Council to Request Additional Funds for the Fort Fisher and K Avenue Intersection Project and to Provide the Required Local Match

Mayor Oliver stated that the Letter to WMPO_2025-09-05 document hereby incorporated into the minutes spells out the need for this. He commented that the right-of-way cost was originally projected at \$20,000, so they really missed the mark on that. Mayor Oliver added that Council explored the possibility of some property owners donating toward this project, but they were not interested in this. Mayor Oliver stated that the Wilmington Urban Area Metropolitan Planning Organization (WMPO) has a program that will fund 80% of the project, with the other 20% coming from the Town, adding that the only downside is that the work will not occur until a year from now. He commented that he thinks it will be well worth the wait.

Commissioner Panicali asked if the right-of-way cost could go up again. Mayor Oliver stated that he doesn't think so because the appraisal and agreement should be good for a period of time and the construction cost is recent, so he feels good about that. He added that even though it's not a big project, the complexities are amazing. Mayor Oliver also read the resolution.

MOTION – MPT Heglar made a motion to approve the resolution as presented

SECOND – Commissioner Panicali

VOTE – Unanimous

DISCUSSION AND CONSIDERATION OF NEW BUSINESS

1. Schedule a Legislative Hearing for Text Amendment Application to KBC 15.36.010 Control of Yard/Setbacks for Gus Industries at 501 K Avenue on October 20, 2025 at 5:30 p.m.

Attorney Eldridge stated that this is being requested for next month.



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Director of Administration Sanders added that they are requesting that Council start doing Legislative Hearings as separate meetings because it can get confusing to make them part of the regular meeting. She commented that they are requesting this Legislative Hearing to start at 5:30 p.m.

MOTION – MPT Heglar made a motion to schedule a Legislative Hearing for a text amendment application to KBC 15.36.010 control of yard/setbacks for Gus Industries at 501 K Avenue on October 20, 2025 at 5:30 p.m.

SECOND – Commissioner Ellen

VOTE – Unanimous

MAYOR UPDATES

Mayor Oliver stated that Coffee with the Mayor will be held a week early this month, this Saturday from 9-11 a.m. in Council Chambers. He welcomed back Judy Royal, who is again assisting with taking meeting minutes while Town Clerk Beth Chase is out on maternity leave.

COMMISSIONER ITEMS

Commissioner Mearkle reminded everyone of the September 30 Pleasure Island Chamber of Commerce forum for the Town's election candidates.

MPT Heglar commented that the Summer Jazz Funeral will be on October 3.

CLOSED SESSION

1. Motion to go into Closed Session for the purpose of holding a Closed Session per N.C.G.S. 143-318.11(a)(6), for a personnel matter

MOTION – MPT Heglar made a motion to go into closed session for the purpose of North Carolina General Statute 143-318.11(a)(6) for a personnel matter at 6:45 p.m.

SECOND – Commissioner Ellen

VOTE – Unanimous

MOTION – Commissioner Ellen made a motion to come back into open session at 7:30 p.m.

SECOND – MPT Heglar

VOTE – Unanimous

Attorney Eldridge stated that Council concluded the closed session on a personnel matter, and no votes or actions were taken.

ADJOURNMENT

MOTION – MPT Heglar made a motion to adjourn the meeting at 7:30 p.m.

SECOND – Commissioner Ellen

VOTE – Unanimous



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Mandy Sanders

ATTEST: Mandy Sanders, Deputy Town Clerk

Allen Oliver

Allen Oliver, Mayor

NOTE: These are action minutes reflecting items considered and actions taken by Council. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under government>agendas&minutes

September 15, 2025

Honorable Mayor and Commissioners,

The Bike Ped Committee has been going non-stop transitioning into the fall season.

Proclamation P25-03 – October 1 - 31

Thank you for adopting the Proclamation P25-03, proclaiming that the month of October is Pedestrian awareness month. Since October 2025 in Kure Beach is known as “**Walktober**” we are urging all to enjoy the benefits of walking. Download the Strava app and record your steps for the month. Let’s celebrate autumn, stay active, enjoy the season, and win prizes Oct 1-31. More details will be available on September 19 and will be found on our committee website.

Mountains to the Coast - October 11

On Saturday, October 11, from 10 a.m.–3 p.m., the 7-day *Mountains to the Coast* bicycle ride will culminate in Ft. Fisher, bringing an estimated 1,000–1,500 cyclists through Kure Beach. A “Welcome to Kure Beach” banner will be displayed as riders enter town. The Bike Ped Committee has agreed to “adopt” the final rest stop at River Road Park and is recruiting volunteers to assist there. Additional volunteers are needed to cheer along the route—particularly at the bend of Dow and K and continuing to Ft. Fisher’s Battle Acre Park. Supporters are encouraged to bring bells, whistles, pots, and wooden spoons to create excitement; cowbells will be provided to distribute along the route.

Commissioner John Ellen, and residents Eileen Clute and John Cawthorne will be riders in this event.

If you are available ... JOIN THE FUN!! Volunteers who register will be rewarded with a complementary T-shirt and the enjoyment of meeting bicyclists from all over the country!

Here’s a link for volunteer registration.

https://ncsports.org/event/cyclenc_mountaintocoast_ride/volunteer/

Tour-de-Island – October 18

The following Saturday October 18 is the second annual Tour-de-Island with over 70 participants registered already. The 10-mile route begins at Mike Chappel Park circling Carolina Beach and finishes at Ocean Front Park. Numerous non-profits and local businesses will provide food, and drinks. T-shirts can be ordered by September 25. Registration can be found on our Bike Ped website. Order now to get a t-shirt. Registration closes October 16 at 5 PM.

WMPO “Get There Greener” initiative: <https://www.gocoastnc.org/get-there-greener/> challenge is an annual event that encourages WMPO Area residents to move sustainably during the month of October! Traffic congestion is a major cause of air pollution and much of our stress. We challenge you to use an SOV (single-occupancy vehicle) as little as possible and instead utilize alternative transportation like biking, walking, carpool, transit, and telecommuting. Participants can win prizes like gift cards to local businesses.

WMPO Bike to Work Day: October 17, 2025 – <https://www.gocoastnc.org/bike-to-work-day-2025/> As part of this year’s challenge, Go Coast is also hosting the second annual Fall Bike to Work Day on Friday, October 17!

BikeWalkNC Transportation Summit

Last but not least, was the educational information from the BikeWalkNC Transportation Summit in Hickory. We were able to make valuable connections with the East Coast Greenway, NCDOT and others to continue to create safe ways to travel for all vulnerable road users, residents, visitors and businesses. The sessions were recorded and will be available for all to watch on BikeWalkNC You Tube soon. The movie, “Crimp Camp” is available on Netflix.

Looking Ahead

Next month, the committee will begin work on the 2025–26 Strategic Plan. The 2024–25 Annual Report has been completed and will be submitted soon.

Any questions?

Respectfully submitted,
Mo Linquist, Chairperson, KB Bike Ped Committee