



TOWN COUNCIL MINUTES

REGULAR MEETING

Monday, November 17, 2025 @ 6:00 p.m.

The Kure Beach Town Council held its regular meeting on Monday, November 17, 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
Public Works Director – Jimmy Mesimer
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. Appoint Stephen Corcoran and Trent Taylor to the Bike/Ped Committee
2. Approve the Recreation Department New Years Eve Memo/Requests
3. Approve Amendment to Contract to Audit Accounts for FY 2025 to change the due date from 10/31/2025 to 12/31/2025
4. Approve Budget Amendment 26-01 totaling \$790,000 to revise the Ft. Fisher Blvd. and K Ave. Intersection Improvement Capital Project Fund in accordance with Resolution R25-08 approved by Town Council on 9/15/2025
5. Minutes
 - October 20, 2025 Regular
 - October 20, 2025 Legislative Hearing

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

SECOND – Commissioner Ellen

VOTE – Unanimous

ADOPTION OF THE AGENDA

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



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SECOND – Commissioner Ellen

VOTE – Unanimous

PUBLIC COMMENT

None

PRESENTATIONS

1. Bernard Robinson & Co., Victor Blackburn, presentation of FY 2024-2025 audit

Mr. Blackburn gave an audit presentation that is hereby incorporated into the minutes, along with the audit report and governance letter.

MPT Heglar asked if transfers for stormwater projects had an impact on the fund balance. Finance Officer Copenhaver stated that the fund balance was affected by several capital projects, including stormwater and the Public Works building.

2. 2050 MTP Presentation for the Town of Kure Beach

Greer Templer of the Wilmington Urban Area Metropolitan Planning Organization (WMPO) gave a presentation that is hereby incorporated into the minutes.

Commissioner Mearkle asked if the WMPO had considered e-bikes in the context of safety. Ms. Templer stated that they have a lobbyist who works at the discretion of the board, and they are hoping to encourage structure at the statewide level to help members get a better grasp on how they can start thinking about this more, including standardizing definitions.

DISCUSSION AND CONSIDERATION OF COMMITTEE BUSINESS

1. Bike/Ped Advisory Committee

Bike/Ped Committee Chair Mo Linqvist thanked Council for appointing two new members and congratulated Yvonne Bailey and detective canine Murphy for their first-place finish in the Walktober event hosted by the committee.

DISCUSSION AND CONSIDERATION OF DEPARTMENT HEAD BUSINESS

1. Development & Compliance

Director of Development and Compliance White gave an update on the Coastal Area Management Act (CAMA) application process for the beach outfall project. She stated that the application was submitted and received, and public comment is now open until November 24. Director of Development and Compliance White commented that they are hoping to get the approved permit early next week, but it may be the following week.



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2. Police Department

Police Chief Bailey gave an update on changing the on-call formula for detective stand-by pay, which is part of his restructuring plans. He commented that the current ratio of 0.62 hours of pay per one hour of stand-by time limits the way detectives operate and added that the current schedule for two detectives leaves huge gaps of time. Police Chief Bailey stated that this is problematic because overall law enforcement action is up 44%, and much of this ends up in the detective division. He said changing the on-call formula to 0.114 hours of pay per one hour of stand-by time will allow the department to build a different schedule that is more in line with how other departments operate. Police Chief Bailey explained that Detective 1 would work Monday through Thursday and Detective 2 would work Tuesday through Friday, giving two days of overlap for them to collaborate and work together on major cases. He said this would be a more efficient and symmetrical way to operate.

Director of Administration Sanders stated that a section would need to be added to the Town's personnel policy to reflect the proposed changes, so Council would need to make a motion to amend the policy.

MPT Heglar asked if the proposed changes have been discussed with detectives. Police Chief Bailey said yes, and they felt it would be a much more desirable schedule.

Commissioner Panicali asked what happens if a detective is needed after 5:00 p.m. Police Chief Bailey said they can still come out just like they do now, the formula change won't affect how they are paid, and they would end up with overtime.

MOTION – MPT Heglar made a motion to modify the personnel policy to address the changes requested by Police Chief Bailey

SECOND – Commissioner Panicali

VOTE – Unanimous

3. Public Works Department

Public Works Director Jimmy Mesimer stated that they received a stormwater assessment estimate and need to review it, so this matter will be on next month's agenda. He thanked staff and Council for their work in moving the project forward.

Attorney Eldridge commented that the contracts have been signed, the updated certificate of insurance has been presented, and the notice to proceed would be emailed tomorrow, so everything should be good to go.



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MPT Heglar stated that it will take about three weeks to get the pipes, but pre-work can begin in the meantime. He added that the project is expected to start as soon as they get the CAMA permit, probably during the first week of December.

4. Recreation Department

Recreation Director Keely gave an update on plans for a new playground at Ocean Front Park. She stated that the Town sought proposals from three companies and received a total of five proposals for the playground design. Recreation Director Keely commented that the proposals were evaluated on specific criteria, and they chose the option to maximize inclusive play within the confines of the non-traditional space at Ocean Front Park in a budget-friendly manner. She stated that the project would be done as part of the Sourcewell cooperative purchasing program, and installation could be completed by the Polar Plunge in February.

Mayor Oliver asked if the proposal includes demolition of the old playground. Recreation Director Keely said yes, and this was the only company that included demolition in their bid. She added that they tried to stick with the pirate ship theme, but that would result in a lot of wasted space after getting it installed properly and to the right standards, but they still went with a coastal design.

MOTION – MPT Heglar made a motion to approve the request for upgrading the Ocean Front Park playground

SECOND – Commissioner Ellen

VOTE – Unanimous

DISCUSSION AND CONSIDERATION OF OLD BUSINESS

1. Approval of 2026 Parking Season

Mayor Oliver stated that comments about parking from last month were integrated into a final draft for 2026 that is hereby incorporated into the minutes. He commented that the only major change is that the Town will offer seasonal permits for \$100 for two weeks during February instead of three, and everything else has basically stayed the same.

MOTION – MPT Heglar made a motion to approve the 2026 parking fees as presented

SECOND – Commissioner Ellen

VOTE – Unanimous

MPT Heglar asked people to remind their friends to buy their seasonal parking permits early.

Recreation Director Keely discussed proposed changes to special event parking that are hereby incorporated into the minutes. She added that this was done in response to requests from special event applicants who wanted to include parking for participants.



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Mayor Oliver stated that this change would give Recreation Director Keely the ability to accommodate parking requests from special event applicants without having to come before Council every time.

MOTION – MPT Heglar made a motion to approve the modification to the special event fees for the parking fee schedule

SECOND – Commissioner Ellen

VOTE – Unanimous

DISCUSSION AND CONSIDERATION OF NEW BUSINESS

1. Discussion and Possible Action of Parking Area Around Kure Beach First Baptist Church

Director of Administration Sanders stated that Pastor Andrew Matthews of Kure Beach First Baptist Church often sends parking requests to her that she brings to Council, although she has received permission to approve some of the requests without coming to Council. She commented that Pastor Matthews wants to discuss the church paying for parking in the area of 6th Avenue between I Avenue and J Avenue so he can use it as needed for church events.

Director of Administration Sanders said she worked with Premium Parking, the Town's parking company, to come up with revenue numbers for that area, but they can't drill down that far in the data to get just that section, so figures were provided for all of 6th Avenue.

Mayor Oliver commented that the numbers for all of 6th Avenue would likely be out of the church's budget, but he thinks the idea is a great concept, adding that the church has served the community well.

Pastor Matthews stated that he appreciates the Town granting his previous requests and added that the church does not want to pay what the income would be if all the parking spots in that area were taken every day for the whole season. He commented that they are asking for a plan that will allow them to accommodate the church's increasing ministry opportunities. Pastor Matthews stated that church communities are given tax exemption because society has always viewed religious organizations as a benefit to the entire community, and he could strongly make the case that the church makes Kure Beach a better place. He added that the church has wonderful facilities that they would like to make available in the future. Pastor Matthews asked Council to determine an estimate for what the Town is making from that section in a season, stating he is willing to discuss what would be a fair and negotiated price that the church would pay to the Town. He said he does not think the Town receives much parking revenue from that particular section, but not having it available to the church prohibits people from benefiting from its services and ministries.

Mayor Oliver stated that he thinks there should be a deeper conversation about this request. MPT Heglar asked Pastor Matthews to figure out the times the church needs the parking, adding that there is already



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an exemption on Sunday mornings, so Council could possibly expand this. Mayor Oliver and MPT Heglar will meet with Pastor Matthews and bring back a proposal during the next meeting.

Commissioner Mearkle asked how many parking spots are located in the area. Pastor Matthews stated that there 60 to 70.

Pastor Matthews stated that he does not want the parking situation to become a hindrance to the church's growth, and he believes citizens will say it's a good thing to do.

MAYOR UPDATES

Mayor Oliver stated that Coffee with the Mayor will be canceled in November and moved up to December 20 next month. He reminded everyone that next month's meeting would include swearing in of two new Commissioners as well as himself.

COMMISSIONER ITEMS

MPT Heglar thanked Recreation Director Keely and the Recreation Department for the food drive for needy citizens. Mayor Oliver asked people not to bring expired items. Recreation Director Keely stated that the food drive will run through December 19.

CLOSED SESSION

1. Closed Session for Attorney Client Privilege per N.C.G.S. 143-318.11(a)(3)

MOTION – MPT Heglar made a motion to go into closed session for the purpose of North Carolina General Statute 143-318.11(a)(3) for attorney-client privilege at 7:09 p.m.

SECOND – Commissioner Ellen

VOTE – Unanimous

MOTION – Commissioner Ellen made a motion to go back into open session at 7:51 p.m.

SECOND – MPT Heglar

VOTE – Unanimous

Attorney Eldridge stated that during the closed session Council discussed several legal issues, and no votes or actions were taken.

ADJOURNMENT

MOTION – Commissioner Ellen made a motion to adjourn the meeting at 7:52 p.m.

SECOND – MPT Heglar

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