

# Holden Beach Property Owners Association

Town of Holden Beach  
Municipal Election  
2011

## Answers to Questions of the Candidates



*Holden Beach Property Owners Association  
988 Ocean Boulevard West  
Holden Beach, NC 28462*

The Holden Beach Property Owners Association gives a collective voice to the views and interests of those who choose to own property on this beautiful island. It also provides a way for citizens to listen to the voices of those who seek to lead by serving as municipal officers of the Town of Holden Beach

The Board of Directors asked us to produce this document to help you make an informed decision when you vote on Tuesday, November 8.

We invited all POA members to suggest topics for this guide and received dozens of questions from a score of members. We believe we have formulated questions on every topic suggested by our members.

The 2011 election is unusual. All the incumbent Commissioners and the Mayor filed for reelection by the July 15 deadline, and no challengers filed for election to either office. In late September, an additional candidate, Dennis Harrington, filed a required Statement of Organization - Candidate Committee indicating his intention to seek election to the Board of Commissioners as a write-in candidate.

In September we submitted the questions to every candidate and gave them plenty of time to compose their answers. We have included in the guide every answer from every candidate who chose to respond exactly as it was sent to us. Each candidate has had an opportunity to proofread his or her answers.

The Meet the Candidates Committee is pleased to offer you this guide. We hope you will read the candidates' answers carefully and consider what they say as you prepare to make your voice heard. Most of all, we hope you will participate in this election by exercising your right to choose those who will lead our town for the next two years.

Mark Fleischhauer  
Bill Gettys  
Linda Lytvinenko

Meet the Candidates Committee

## Finance and Budget

### **1.1** What are your thoughts on whether tax or fee revenue should be used to build reserves in advance of major infrastructure projects like water system replacement or sewer system improvements?

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**Don Glander:**

By law, we cannot tax for funding water/sewer. These funds are fee-driven (Enterprise Fund) out of current water/sewer fees. There is currently over 3 million dollars in this Capital Reserve Fund. The fee was increased this year by \$2.90 monthly (non irrigation) which will generate approximately \$65,000 for the vital water system study which will determine what measures need to be taken now.

**Dennis Harrington:**

A lot depends on how much of a reserve is required. If a reserve is needed I lean more for a tax than a fee. A tax can be a write off for most everyone, easing the pain somewhat.

**Alan Holden:**

Only if money was specified for a defined use such as water line repair/replacement.

**Ray Lehr:**

We are not allowed to use tax revenues for this purpose.

**Sandy Miller:**

Any revenues not committed should be used to build reserves for major infrastructure projects.

**Sheila Young:**

At the present time, there is an added \$2.90 on the water/sewer bill to finance the engineering assessment of our water system. Depending on results, the Town might use a combination of taxes and fees (and possibly B Part funds) for future improvements.

## Finance and Budget

### 1.2 Do you support more aggressive measures to collect delinquent taxes and assessments? If not, why not? If so, what actions should be taken?

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**Don Glander:**

Our delinquency rate thus far is just over four percent. Under current economic conditions this is, although not desirable, certainly, understandable. An automatic lien is placed on any property for which taxes have not been paid, and there is a monthly \$\$\$ percentage penalty. I feel no actions need be taken other than those currently employed.

**Dennis Harrington:**

My understanding of the law limits what action can be taken. Delinquency requires filing a lien against the property and the lien accrues interest. I would favor putting a time limit on the delinquency. After reaching the time limit the property would be sold at auction to satisfy the lien.

**Alan Holden:**

I support complying with the statutes which spell out the process.

**Ray Lehr:**

Our collection rate is over 96%, up from 90% in 2007. I don't see a need for change.

**Sandy Miller:**

We are very aggressive in collecting delinquent taxes—currently at almost 96%. Those in arrears are sent two additional notices in January and February before their names are published.

**Sheila Young:**

The Town is using adequate measures to collect taxes and assessments. If delinquent for an extended time, Commissioners can place a lean on the property.

## Finance and Budget

### 1.3 In what part of the budget is the greatest opportunity for cost reduction or efficiency improvement? Are there services that the Town currently delivers that it should not offer?

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**Don Glander:**

I think the Town runs an efficient operation. The Parks and Recreation Department is new. We have a history of expectations and results with the other departments, but we'll have to measure and monitor the benefits/results of Parks and Recreation closely to determine its on-going viability. The other services the Town currently provides are basic and are reviewed on an annual basis.

**Dennis Harrington:**

Unfortunately the area for greatest reduction is in people – salary and benefits. We pay double for police services, town & county. We should look at reducing police staff and utilizing the county sheriff to fill the void. We should also look at hiring temporaries for police and administrative staff during the summer months when we have so many tourists. We should constantly be looking at technology to improve staff efficiencies.

**Alan Holden:**

The budget is tight the way it is.

**Ray Lehr:**

The parts of the budget that we are willing to give up services. We have covered increased costs of \$750,000 for debt service and increased operating expenses for the two new buildings. This was accomplished without raising taxes. Services are reviewed annually.

**Sandy Miller:**

The 2011-2012 budget is a “bare bones” budget and there are no services that should be cut.

**Sheila Young:**

The Town must continue to monitor day to day expenses and services it offers to avoid unnecessary costs. At this time, I see no need to purchase any more land and will keep an eye on what expenses might be incurred to develop currently owned Town properties.

## Finance and Budget

- 1.4** Under what circumstances should the Town of Holden Beach retire its debt earlier than scheduled? Is it better for the Town to pay off indebtedness early and reduce the total amount paid or have the taxpayers pay for buildings over a longer time as the buildings are used, presumably for the taxpayers' benefit?
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**Don Glander:**

We have restructured two loans for the sewer system generating a savings of over \$283,000.00 over the course of the loans. We will continue to take advantage of whatever situations make financial sense while at the same time not increasing the current financial burden of Holden Beach property owners.

**Dennis Harrington:**

I would not favor accelerating our debt payment unless we could refinance and save money. Accelerating payoff of the debt otherwise would probably require higher taxes and I'm against that action. The town manager has done a terrific job reducing our interest loans, thus reducing our annual mortgage payments.

**Alan Holden:**

The town just reduced the total obligation by modifying the loans. Low rates give more flexible long term options. I like the program we are on now.

**Ray Lehr:**

The only way to pay down the debt earlier, at this time, is to raise taxes. Refinancing our town debt last year saved the town \$132,000 at a new rate of 3.2%.

**Sandy Miller:**

I believe we should pay off the debt over the long term.

**Sheila Young:**

The Town has refinanced some of its loans in order to save taxpayer dollars. Paying off some debt early could jeopardize fund balance and have a negative impact on the annual budget.

## Governance and Staffing

### 2.1 What additional actions should the Town of Holden Beach take to inform and seek feedback from residents and non-resident property owners about issues that affect them? In particular, how should the Town announce and solicit feedback on the pending Parks and Recreation Master Plan?

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#### **Don Glander:**

The monthly Commissioner's Meeting was intentionally structured by this Board so that everyone has the opportunity to address the agenda items, and, additionally, address ANY subject/issue the individual cares to bring to the Board's attention. ANYTHING! ANY ISSUE! Each meeting is open and public. The property owners are invited to every Planning and Zoning meeting, every Board of Adjustment meeting, every Parks and Rec meeting, etc., and can express their opinion. We have an e-mail blast that goes to over 2000 residents and property owners sending information of consequence. We have a web site which anyone can ask any question and give or get feed back. The Mayor's e-mail address and phone number, and each Commissioner's e-mail address and phone number are on it. We have a TV channel with up-to-date info. I sincerely believe that the communications and openness between the Town Administration, the elected officials and the property owners has improved substantially over the past four years.

There will be ample opportunity for feed back from everyone on the Parks and Rec. Master Plan. This is a long-range project with the various increments being studied and discussed by the Parks and Rec Board in open sessions. Their recommendations, if any, will go to the Board of Commissioners. The BOC will study the recommendations and discuss them in open sessions, again, with property owners giving their input. The public will be encouraged to share its thoughts each step along the way.

#### **Dennis Harrington:**

I'm in favor of town hall meetings to share information with property owners, not just commissioners monthly meeting. I'm not sure what will come out of the survey, but there should not be a rush to implement. I think we have rushed far too many projects and now we have to spend more money to correct, or maintain. Examples: Town Hall, maintenance building, sewer complex. This is one of the prime reasons I'm running for commissioner, to be a part of the investigative process.

#### **Alan Holden:**

When I implemented the "E-mail Blast" it redefined instant communication to interested parties. The Town meetings are open to all. Board meetings, P&Z etc. Channel 8 provides another way to communicate. Open microphones at the regular town board meetings have been limited to no one. Everyone can speak their mind.

#### **Ray Lehr:**

We have greatly increased our communications with property owners using the internet blasts, Facebook, internet manager reports and local Channel 8. The recent hurricane reporting before, throughout and after the storm serve as good examples of the expanded system

## **Governance and Staffing**

### **Sandy Miller:**

The Town keeps both residents and non-residents informed with over 2,000 on the E-Blast list, Channel 8 and Facebook. Once the Parks and Recreation Master Plan is received, there will be a public hearing and the Plan will be posted on the Town web page.

### **Sheila Young:**

The Town has begun to get input from residents and non-resident property owners through its Parks and Recreation Survey this past summer. Results will soon be available along with the draft of the Master Plan. Meetings should be scheduled, at convenient times, with adequate notice so that taxpayers can review and comment on the Plan.

## Governance and Staffing

### 2.2 Is the process for assessing the performance of the Town Manager and his staff appropriate? If not, what changes should be made?

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**Don Glander:**

The Town Manager is hired by, and reports to the Board of Commissioners. The Town staff is hired by, and reports to the Town Manager. The Board of Commissioners assesses the Town Mangers performance, and he in turn, assesses the performance of his staff. This is as it should be and I see no need for change.

**Dennis Harrington:**

I'm not sure what the current process is, however I feel the Town Manager should be held accountable for accomplishing a number of goals. The goals would be set at the beginning of each budget year. Some goals should focus on reducing town administrative costs and the level of budget achievement. I would purpose that a committee of commissioners be established to determine what all the goals should be. Each commissioner would have an opportunity to input to the subjective portions of the goals.

**Alan Holden:**

Yes

**Ray Lehr:**

Yes. We have the best Town Manager and staff in Brunswick Co.

**Sandy Miller:**

The process for assessing the performance of the Town Manager is very comprehensive and fair. The Town Manager is in charge of assessing his staff.

**Sheila Young:**

Town Ordinances direct the Mayor and the Board of Commissioners to evaluate the Town Manager. This is done in an Executive Session with a written form and discussion. The Town Manager evaluates the staff as per his job description.

## Governance and Staffing

### 2.3 What specific actions, if any, should the Town Commission take to improve responsiveness by Town staff to inquiries by property owners and visitors?

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**Don Glander:**

It would appear to me that if a property owner believes an improvement is needed, or has a concern in this regard, he should contact a Commissioner or the Mayor. I can't answer this question not knowing more details. I receive comments and concerns from property owners which I subsequently discuss with the Town Manager. This seems to be a logical and effective way to handle these situations.

**Dennis Harrington:**

I would suggest that each department maintain a log of inquires by individuals. The town manager should hold regular meetings with departments to follow up on responses and get an overview of what are the specific issues in each department and the town.

**Alan Holden:**

Make elected officials aware of any problems.

**Ray Lehr:**

The responsiveness of the town staff is improving every day.

**Sandy Miller:**

The town staff is very responsive as noted in question 2.1 and there is always someone on duty from 8 AM to 5 PM to answer phone calls.

**Sheila Young:**

The Town Commission should discuss pertinent topics with the Town Manager who will convey necessary information to staff through staff meetings.

## Governance and Staffing

### 2.4 Some citizens believe that there is too much unanimity among the Commissioners. Do you agree? What changes should the Board make to increase transparency of deliberations and encourage debate on issues?

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#### **Don Glander:**

Over the last four years my decisions have been the result of my personal thoughts and analysis of any given situation and on any given subject. How can one be more "transparent" than to honestly express one's independent thoughts? This question quite possibly implies that there is unanimity by design. To suggest, or imply this to be the case is absolutely unwarranted, unfounded and dead wrong.

#### **Dennis Harrington:**

First I had to look up the word unanimity. Once I understood the meaning the answer was apparent. This is one of the reasons I'm running for commissioner. I believe strongly in a transparent government, particularly at this level. I have enough knowledge to ask the questions and dig into the end results. Before I vote I must know as much about the subject, its impact on our town and how it will affect the majority of the people. My involvement will foster more dialog on the issues and provide more information to the citizenry. I will represent the voice of the citizenry and vote accordingly.

#### **Alan Holden:**

If the voters want more fireworks, excitement, and newspaper headlines like so many other towns then vote accordingly.

#### **Ray Lehr:**

NO. We are a "results-oriented" Board that gets things done. All fund balances have increased. Our available fund balance increased from 24% last year to 51% this year. We bought and PAID FOR 20 acres of land, including 2.4 acres adjacent to our new land-locked Town Hall. There had been only 33 parking spaces with no land for expansion. We put over \$3 million in sand on the beach with little cost to the town. We have no lawsuits pending. Endless debates and transparency take place in Washington, D.C. with little accomplished.

#### **Sandy Miller:**

If citizens come to the BOC meetings, they will hear quite a lot of discussion about issues. I personally have gone into the meeting deciding to vote one way and after hearing points raised by other Commissioners changed my mind.

#### **Sheila Young:**

If taxpayers attend town meetings and read summaries of meetings in The Beacon, they will see that there is much discussion and, often, split votes on decisions. I, for one, ask questions so that the public will understand how and why decisions are made.

## Governance and Staffing

### 2.5 With the benefit of experience, what changes are needed in the “Cabana Ordinance” or in the way it is enforced?

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**Don Glander:**

Minor, if any. It got off to somewhat rocky start, but with experience and hard work by our police force, it settled down. I do not see where any adjustments of significance are required at the present time.

**Dennis Harrington:**

None! Kudos to the chief of police for making this particular ordinance work without creating a lot of H&A. I think he handled the issue very well and prevented the town from having to issue a more stringent ordinance. The town and beach goes both won.

**Alan Holden:**

The enforcement changed and the public relations and resulting conformity was much improved.

**Ray Lehr:**

No changes. One year’s experience with a program this important is too soon to make a lot of changes. Some minor modifications were made, as appropriate, during this first season’s experience.

**Sandy Miller:**

Thanks to our police patrolling the shore and educating our visitors. Tourists have responded well to the ordinance. I have made an effort to talk with many of the visitors and they are pleased that we allow cabanas and umbrellas during the day. I see no reason to change the ordinance..

**Sheila Young:**

Changes have been made in the enforcement of the “Cabana Ordinance” as the season progressed. Feedback from the public and the Police Department tells us that there is better understanding and acceptance as time goes on.

## Quality of Life

### 3.1 Should the Town of Holden Beach offer curbside recycling service? If so, how should the cost of recycling be paid? If not, what other actions should the town take to encourage recycling?

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**Don Glander:**

Any changes will increase the cost. I think the current recycling system is fine.

**Dennis Harrington:**

I'm not in favor of contracting for recycling service. More effort needs to be made to inform visitors of where, what can be recycled. Maintain the current process but do more to inform and encourage recycling.

**Alan Holden:**

Studies have shown that the county and town would have to pay more for this service. If the public is willing to pay certainly the services are available. Meanwhile the recycle center at the town hall is open.

**Ray Lehr:**

No. We have a better program now. Everyone passes our recycling drop when they come or leave the island. A curbside program would add one more roll out can at each and more collection trucks on our streets and bridge. Cost would be a big increase and would be paid for by the property owner.

**Sandy Miller:**

I am not opposed to recycling; however, according to Waste Industries, one curbside container would cost each homeowner \$75.60 a year for one pick up a year. During this economic downturn,. I do not think this is feasible. We do offer two stationary recycling containers and have at least twice a week pick up from June to October. We could draft a statement encouraging recycling, post it on our web page and send it to the rental agencies to include in their package.

**Sheila Young:**

Curbside recycling has been investigated at the Town and County levels. No decisions have been made at this time. I favor continuing to pursue the topic and ways to negotiate a reasonable cost. Dollars saved by reduced cost at our recycle site might be combined with a reasonable charge to property owners in order to achieve this goal. Meanwhile, more signage is needed for direction to our current site.

## Quality of Life

### 3.2 **The Town of Holden Beach offers a yard waste pickup service on two Fridays, during six months of the year. Should that service be expanded? How should the increased cost of additional yard waste pickup service be paid?**

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**Don Glander:**

Any increases in pickup will increase the costs. The current system is adequate.

**Alan Holden:**

More tax money could be spent to expand the garbage collection, if that is what voters want. Currently owners can pay independent contractors for their haul away services at schedules of their choice.

**Dennis Harrington:**

The frequency of pickup is sufficient. I would recommend that we periodically seek out private contractors to do the service, to see if costs can be reduced.

**Ray Lehr:**

No. Increased taxes would result.

**Sandy Miller:**

Yard waste is picked up from March until May and from October to December at the cost of over \$2000 per month. I am not in favor of expanding the service.

**Sheila Young:**

The current yard waste pickup service seems to be adequate.

## Quality of Life

3.3

Should the Town take a more active role in trash removal by insisting that Waste Management meet its obligations for removing trash in Holden Beach? When residents' complaints to Waste Management are not properly addressed, how should the Town intervene? Would trash pick-up be improved if the pick-up schedule were changed to Saturdays (instead of Tuesdays) in the off season; if so, do you support paying Waste Management additional fees for Saturday pickup?

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**Don Glander:**

I do not support additional fees for waste pick-up. If a resident is experiencing problems with Waste Management and cannot personally receive satisfaction, they should contact Town Hall.

**Dennis Harrington:**

The town is doing a respectful job in holding Waste Management to the terms of our contract. I would prefer to leave the trash pick up on Tuesdays. We all know what a congested situation Saturdays trash pick up creates during the summer.

**Alan Holden:**

Waste Management has other contracts which have to be met which limits availability of trucks. The landfill has specified hours. There is always room for improvement. However, with all of the problems, service is not perfect but it is much better than times of the past.

**Ray Lehr:**

All complaints with Waste Management should be addressed to Town Hall or be presented at the monthly Board of Commissioner's Meeting. No. No.

**Sandy Miller:**

Waste Industries is required to pick up anything in the trash container and yet I have watched them pick up almost everything beside the container. If we have a complaint, I believe we should contact the Town first. Saturday pick-up is not available to us during the off-season.

**Sheila Young:**

Current trash removal seems to be working. If there are problems, the Town should intervene since the contract for trash removal is between the Town and Waste Management. I see no need for added expense to change from Tuesday to Saturday pickup off season.

## Quality of Life

- 3.4** The population of rats on the island seems to have increased recently. In at least one instance, raccoons have invaded the home of a part-time resident. What is the proper role for the Town and for property owners in controlling these populations? Under what circumstances should the Town mow vacant lots to reduce habitat for these animals? Under what circumstances should it clear Town-owned property?
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### **Don Glander:**

The Town has had extensive contact with the state and county governments regarding our island critters. Legally, the Town cannot embark on an extermination/elimination process. We can, and will be publishing information on how to best control this problem on an individual basis.

### **Dennis Harrington:**

Being an incumbent I'm not sure what the current ordinance is regarding mowing of vacant lots. It definitely would help control the rat, and mosquito problem. We live in a somewhat rural community and having critters around is understandable. We need to use good practices to minimize the impact these critters have on our environment. I believe the town keeps areas mowed that are mowable. There are some areas that they do not mow such as spoils and marsh areas.

### **Alan Holden:**

Wildlife is a problem as space is more and more limited. Weather also plays a role in the animal population. The town completed a scientific study of the rat population. The results were delivered at the town meeting. Deer, snakes, bobcats, foxes, raccoons, etc. all have their issues on the island. I am not in favor of removing vegetation from our vacant lots. There are many protected species such as sea oats that are not allowed to be cut.

### **Ray Lehr:**

All wild life is more or less visible at different times as a result of weather, food source and habitat. The dry weather forced rats and other animals to move closer to food and water sources like bird seed, deer corn, pet waste and gardens. The rat population is much less since the storm and recent rains. If any group of animals becomes a danger to the island we will have to deal with that accordingly.

### **Sandy Miller:**

According to the "rat expert" from Charlotte, keeping the yards mowed is the best way to reduce their habitat. Once a complaint is received from a neighboring lot owner, a letter is sent to the lot owner and he is given 15 days to mow the lot. The town mows town lots on a regular basis.

### **Sheila Young:**

At our September meeting, the Town Manager and an Environmental Health Specialist reported on the subject of rats. "Per the Division of Wildlife Resources, the Town will not be allowed to undertake any type of widespread eradication efforts..." Further the report recommends: education of the public; keeping yards mowed; elimination of wildlife feeders; contacting an exterminator. Town-owned property should be properly tended to.

## Quality of Life

### **3.5** What additional measures should the Town take to control mosquitoes, especially near dredge spoil areas? Should the Town explore alternatives to sprayed insecticides even if they are more expensive? How should the cost of mosquito control be funded?

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**Don Glander:**

Our current mosquito control program is in accordance with the Environmental Protection Agency standards as well as those of the Center for Disease Control. Unless a better method can be found at the same or a lesser cost, the current program will remain in place.

**Dennis Harrington:**

The town has a very effective mosquito program. If you have a particular infested area, a call to town hall should be made and a spraying will be scheduled.

**Alan Holden:**

Mosquitoes and bugs are and always will be a problem. Regulations are very specific. Working within these regulations with the county and state has proven to help overall. Less rain is the best control method but that is not the answer. Tax money can be raised and more money spent if that is what the voters want.

**Ray Lehr:**

Continue our present program and add spot programs where needed. The same as our present programs.

**Sandy Miller:**

The Town sprays for mosquitoes when it receives a complaint. Mosquito baits are available to everyone for free. One danger of other insecticides is for pets .

**Sheila Young:**

The Town sprays for mosquitoes and bushhogs dredge spoil areas. Mosquito biscuits are available to those with storm drain problems. Elimination of standing water will reduce breeding sites.

## Quality of Life

### 3.6 Do you favor construction of bicycle lanes or bicycle paths on the island? How should construction and maintenance of bicycle lanes be funded?

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**Don Glander:**

The construction of a bike path has been a goal of many of us for a long time. I am absolutely in favor of it. On 10/11/11, the BOC approved a resolution supporting a bicycle facilities planning grant application, the first step for this project. Once a cost is known, funding will be determined by a combination of grant money and occupancy tax dollars.

**Dennis Harrington:**

Yes I favor bicycle lanes. Funding should come from the state since they own the road. Before I would commit town dollars to the project I would need to know what the total cost is and who would maintain the lane

**Alan Holden:**

The town has applied for a grant.

**Ray Lehr:**

Ocean Blvd. would be the best route, but that location has many drawbacks. It's a state road, has sewer, electric, telephone and water lines on both sides of the street. We are applying for grant money to study this project.

**Sandy Miller:**

I do favor a bicycle lane. The Town has submitted a grant application for bicycle facilities. The money could come from the BPART tax.

**Sheila Young:**

The Town is in favor of bike paths and has made attempts in the past to secure grant money for such a project. Currently the Town is working on an application for a planning grant through NCDOT. If progress is made, financial discussions will follow.

## Quality of Life

### **3.7** Visitors and residents value Holden Beach for its beach, marshes, and waterways – its natural environment – and the birds, wildlife and fish that live in that environment. What actions should the Town take to preserve the natural environment? How should these be funded?

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#### **Don Glander:**

I am an environmentalist and appreciate the concern expressed in this question. I believe the Town is extremely environment sensitive. We must continue to protect our incredible environment and in no way do anything that would prove detrimental to it.

#### **Dennis Harrington:**

Virtually all the visitors to Holden Beach are here for the beach. We have a plan to maintain the beach through the use of the rental tax. (B part fund) We are in the process of obtaining permits to mine sand from the ocean floor for future beach renourishment. The property owners are doing a great job of maintaining their residences which adds to the attractiveness of the island. Preserving natural environment is best done by leaving it alone.

#### **Alan Holden:**

The town recently purchased some environmentally sensitive land that will now be protected.

#### **Ray Lehr:**

This is all included in the CAMA use plan.

#### **Sandy Miller:**

The Town has approved an exercise route between Greensboro and Scotch Bonnet. This preserves the environment and allows everyone to enjoy nature. It will be funded by BPART.

#### **Sheila Young:**

The Town should preserve the natural environment by enforcing its ordinances and educating the public. Any development of Town property should not violate that premise.

## Infrastructure

- 4.1** A change in North Carolina law allows up to four terminal groins to be constructed along the coast if other erosion control options are impractical, a beach fill project accompanies the project and if financial resources other than state funds are available. Should the Town of Holden Beach construct one of the four allowed terminal groins? How much should the Town be willing to pay for a terminal groin project? How should the project be funded?
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### **Don Glander:**

At this point, if we are selected, (we don't even know who all the other interested parties are) I am in favor of the groin. However, keep in mind, this project is so far out time wise, (several years) and so little known as to cost and funding, that to speculate in October of 2011 is like shooting in the dark. Do I think it's a good idea? Yes. But how and when it will happen, and at what cost, who knows? Obviously, important questions need to be raised and important decisions made further down the road.

### **Dennis Harrington:**

Yes, the town should pursue a terminal groin for the east end. Building one would depend on the cost to do so. I've heard estimates of 5 million. Adding a terminal groin will still require renourishing the beach. Most of the funding for such a project would come from the B part fund. Until all the questions are answered and we know the true impact and cost I cannot say I am for or against.

### **Alan Holden:**

Yes. A study will help determine cost and design which will help plan for funding.

### **Ray Lehr:**

The town manager is well ahead of other towns in submitting proper requests and required permits for this project.

### **Sandy Miller:**

The Town has submitted an application for a terminal groin as the first step. Whether or not, we proceed with the groin is unknown at this time. Funding will be a critical issue.

### **Sheila Young:**

Legislation has just been passed to allow terminal groins. As per our September meeting, Commissioners directed the Town Manager to make application (at no cost) to the NC Division of Coastal Management/Coastal Resources Commission for a permit to construct a terminal groin on the east end of Holden Beach. A permit does NOT have to be used. It just allows for another option to preserve our engineered beach. We have not committed the Town in any way and are only at the information-gathering stage.

## Infrastructure

- 4.2** A serious hurricane might put the Holden Beach sewer system at risk from over washing the pump stations or washing out the main lines. Such damage to the system could mean long delays before it is safe for property owners to return to the island following a storm. What should the Town do to minimize the risk and speed the repairs to the system? How should such preparations be funded?
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**Don Glander:**

This is an excellent question and cannot be answered properly without much more information. What is needed is a risk/threat/ cost benefit study performed rather than shooting from the hip on this important project. A study of this nature will be costly, but is the right way to go and needs to be done.

**Dennis Harrington:**

I believe this to be a very high priority project and we need to take immediate and effective action to minimize the impact of over wash. We should have a flood prevention plan in place for the next hurricane, that would include an inventory of parts etc. that are at high risk of damage, a plan to sandbag around the entrances and move electrical equipment to higher locations. The town manager cited a cost of 2 million to correct the current exposure to damage. We can not afford 2 million, but we should do everything possible to minimize damage to the sewer system. A long delay in sewer repairs would result in lost rental revenue for property owners who rent and a costly expense to homeowners.

**Alan Holden:**

No one needs to tell me what a hurricane can do to this island. My family lost all we had in Hazel except sand and we had no insurance. Part of island life is understanding the threat every year. Nothing is going to stop a washover or the island from being cut into sections in a serious storm. Oak Island and Holden Beach learned from Hazel. Having specific plans, specific satellite locations, reserve parts, etc. is a good start. Funding comes from the users.

**Ray Lehr:**

We need a lot more information and study to determine the best solution and estimated costs.

**Sandy Miller:**

ATM and public works are studying this problem. Once a solution is found, the funding will be decided.

**Sheila Young:**

The Town should investigate the possibility of raising the pump stations in order to avoid storm overwash. Cost factors will dictate budget impact.

## Infrastructure

### 4.3 When should the Town of Holden Beach replace the original water lines? How should this project be funded?

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**Don Glander:**

As noted in question #1, a study of the system is now being funded. Funding of the actual system, and timing, will be addressed once the condition of the lines is determined.

**Dennis Harrington:**

I'm not in favor of a wholesale replacement of water lines. If it breaks fix it, if it doesn't need fixing leave it alone. Most repairs are handled by the town maintenance crew which is funded through the annual budget.

I would recommend we have an inventory of pipe, fittings etc. should they be needed. Having these essential items on hand will minimize repair delays. We should be proactive and install shut off valves throughout the system to prevent large losses of water and speed repair time. Depending on the cost I would support an engineering study be done to tell us where the weakest points are and their recommendations going forward.

**Alan Holden:**

As lines fail. Some lines are not as old as others. Funding would come from users.

**Ray Lehr:**

When it is needed. We have engineers studying this situation.

**Sandy Miller:**

The water lines need to be replaced gradually. Eventually all of them will need to be replaced. That is one of the reasons for building a reserve fund.

**Sheila Young:**

Water line replacement will be determined by results of the engineering assessment mentioned in 1.1 of this document.

## Planning for the Future

### 5.1 What new initiatives should the Town undertake to make Holden Beach more attractive to visitors? How should these be funded?

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**Don Glander:**

I believe Holden Beach is quite attractive to visitors as it is. Certainly there are things we can do, such as the public Wi-Fi system we recently installed, an exercise/rec/playground park on our recently acquired property, a bike path, the upcoming triathlon...things that do not change the basic character of our island. But as far as major changes...nope. We have our slice of Paradise and we're not going to mess it up.

**Dennis Harrington:**

Most visitors come to Holden Beach because of who we are, what we are. Changing that is not high on my priority list. Anything we could afford to do concerning the beach would be a plus, such as adding more shower rinse off areas, bathrooms, beach access points etc.

**Alan Holden:**

The occupancy tax specifies that promotional activities be paid for from the funds collected. The most productive methods are internet advertising, signs, printed ads etc.

**Ray Lehr:**

The joint efforts of the Beautification Club, the Parks and Recreation Board and the Town have made a good start on the issue this year. The town allocated \$20,000 in the budget this year.

**Sandy Miller:**

Adding another basketball goal and other sport related activities could attract more visitors. Funding could be provided by BPART. Making a better use of the town hall facility with a "lending library" and an exercise room at the EOC would encourage visitors and residents.

**Sheila Young:**

The findings of the Parks and Rec. Survey and the development of the Master Plan will help to guide any new initiatives to continue to keep Holden Beach attractive to visitors. Keeping Holden Beach a "Family Beach" is our most important goal. Funding cannot be determined at this early stage.

## Planning for the Future

### **5.2 What actions should the Board of Commissioners take now to prepare for the future? What projects should the Town undertake in the next five years? What projects will be needed in the next twenty years?**

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#### **Don Glander:**

I assume this question does not pertain to any of the important issues discussed above (water/sewer/terminal groins, etc.)...so, here's my five year plan and my twenty year plan: don't do a thing that will change the beauty, the character, or the uniqueness of this place we love. Keep Holden Beach, Holden Beach.

#### **Dennis Harrington:**

Maintaining our beach is the number one priority. People come here to play, whether in the ocean, boating, or just relaxing with the family and friends. Taking care of our beach is our future. I think the town will grow with more people retiring here and making this their permanent home. Keeping this island affordable is imperative. We need to do the things that will instill pride of ownership, of belonging.

#### **Alan Holden:**

Needs change every year due to the economy, storm results, new trends, new regulations, etc. Five years ago who would have thought that state money to the towns would be limited and U.S. Government money would evaporate from our waterway, inlet, and beach program. Adjusting to changing times is paramount.

#### **Ray Lehr:**

It's difficult to make a 5-20 year plan when our future is determined more by storms, the economy, and available funding than most other factors. We will be guided more by these conditions than by 20 year wishes. In a situation like this you MAKE THE FUTURE more than you plan it.

#### **Sandy Miller:**

We need to continue with the current beach nourishment plans, examine the sewer problem, replace water pipes—things we are doing now to prepare for the near future. As for twenty years from now, I have no clue. Technology is moving so fast that there is no telling what those residents will have to deal with.

#### **Sheila Young:**

Since I have no crystal ball, I cannot predict the future. However, the Town budget needs to be carefully monitored so that those in charge can make educated decisions reflective of taxpayer needs. Taxpayers will need to keep informed and make their voices heard.