



AGENDA

TOWN OF NAGS HEAD BOARD OF COMMISSIONERS
NAGS HEAD MUNICIPAL COMPLEX – BOARD ROOM

WEDNESDAY, DECEMBER 3, 2025; 9:00 AM

REGULAR SESSION

A. CALL TO ORDER/MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE

B. ADOPTION OF AGENDA

C. RECOGNITION

1. TWENTY YEARS – Fire Engineer Richard Gibbons – October 24, 2005

RECOGNITION OF OUTGOING BOARD MEMBER — Mayor Pro Tem Mike Siers

D. REORGANIZATION OF THE BOARD

1. Report on Results of Election
Oaths of Office
BREAK
Selection of Mayor Pro Tem and Oath of Office
New Board Adoption of Code of Ethics Resolution

E. PUBLIC COMMENT

F. CONSENT AGENDA

1. Consideration of Budget Amendment #4 to FY 25/26 Budget
2. Consideration of Tax Adjustment Report
3. Approval of Minutes
4. Consideration of Annual Appointment of a Director to the Board of the Nags Head Leasing Corporation
5. Consideration of IT Support Policy for Board of Commissioners

G. PUBLIC HEARINGS

1. Public Hearing to Consider Text Amendments to the Flood Damage Prevention Section within the Unified Development Ordinance to Revise the Town's Elevation Standards Related to Required Freeboard.
2. Public Hearing to Consider a Vested Right/Special Use Permit/Site Plan Amendment Submitted by Albemarle & Associates, Ltd. on Behalf of Nags Head Church for Expansion of the Parking Lot

H. REPORTS AND RECOMMENDATIONS FROM THE PLANNING BOARD AND THE PLANNING AND DEVELOPMENT DIRECTOR

1. Update from Planning Director

I. OLD BUSINESS/ITEMS TABLED FROM PREVIOUS MEETINGS

1. From August 6th Board meeting - Presentation of Proposed Changes to Town Code Chapter 4 Crowd Gathering and Group Demonstrations, Chapter 26, Section 13, Park Use Regulations, Park Use Policies, and the Consolidated Fee Schedule

J. NEW BUSINESS

1. Committee Reports
2. Discussion/Consideration of Traffic Signals at Lakeside Street and Soundside Event Site
3. Consideration of Appointments to Board/Committee: Planning Board
4. Consideration of Recommendations of Appointments to Dare County Boards
 - Dare County Land Transfer Tax Appeal Board
 - Dare County Tourism Board

K. ITEMS REFERRED TO AND PRESENTATIONS FROM TOWN ATTORNEY

L. ITEMS REFERRED TO AND PRESENTATIONS FROM TOWN MANAGER

1. Financial Update
2. CIP Project Updates
3. Beach Nourishment Planning Update
4. Discussion of Potential Safety Improvements in Nags Head Elementary School Zone
5. Dare Housing Foundation Update

M. BOARD OF COMMISSIONERS AGENDA

N. MAYOR'S AGENDA

1. Consideration of 2026 Board of Commissioners Meeting Calendar and FY 26/27 Budget Calendar
2. Request for Nominations for Lightkeeper/Nags Header Awards
3. Discussion of FY 25/26 Retreat

O. CLOSED SESSIONS

1. Request for a Closed Session to Consider a Personnel Matter Pursuant to 143-318.11(a)(6)
2. Request for Closed Session to Consult with the Town Attorney Regarding Matters Protected by the Attorney/Client Privilege and to Preserve that Privilege, to include the Cherry, Inc Litigation Pursuant to GS 143-318.11(a)(3)

P. OTHER BUSINESS

Q. ADJOURNMENT/RECESS TO MID-MONTH MEETING ON DECEMBER 17, 2025