



**MINUTES
TOWN OF NAGS HEAD
BOARD OF COMMISSIONERS
REGULAR SESSION
WEDNESDAY, JANUARY 7, 2026**

The Nags Head Board of Commissioners met at the Board Room located at 5401 S Croatan Highway, Nags Head, North Carolina on Wednesday, January 7, 2026 at 9:00 a.m. for a Regular Meeting.

Board Members Present: Mayor Ben Cahoon; Mayor Pro Tem Megan Lambert; Comr. Bob Sanders
Comr. Megan Vaughan; and Comr. Molly Harrison

Board Members Absent: None

Others Present: Town Manager Andy Garman; Attorney John Leidy; Amy Miller; Kelly Wyatt; David Ryan; Perry Hale; Randy Wells; Chris Montgomery; Nancy Carawan; Joe Costello; Roberta Thuman; Karen Snyder; Shane Hite; Katie Anzalone; Tony Windham; Shane Allen; Michelle Smith; John Cece; Steven Anderson; Ben Jadoff; Michael Alvarez; Terrance Flaughner; Eddie Williams; Jan Mielke; Chad Motz; Mary Kelley; Donna Creef; David Bowden; Will Thomas; and Town Clerk Brittany A. Phillips

Mayor Cahoon called the meeting to order at 09:00 a.m. A moment of silence was followed by the Pledge of Allegiance.

ADOPTION OF AGENDA

MOTION: Comr. Sanders moved to approve the January 7th agenda as amended, moving the new employee recognition to February. The motion was seconded by Comr. Vaughan, which passed unanimously.

RECOGNITION

TEN YEARS –Town Manager Garman introduced Town Clerk Brittany Phillips, who was recognized by the Board for ten years of service.

TWENTY YEARS – Public Services Director Nancy Carawan introduced Sanitation Equipment Operator II Tony Windham, who was recognized by the Board for twenty years of service.

RETIREMENT – Police Chief Perry Hale introduced former Police Officer/School Resource Officer Shane Allen, who was thanked and congratulated by the Board on his retirement.

PUBLIC COMMENT

Town Attorney John Leidy opened Public Comment at 09:14 a.m.

John Cece – Nags Head Resident – spoke on his perceived inequality of funding for the proposed 2026 Beach Nourishment Project.

David Bowden – Nags Head Resident – requested the Board develop and consider an ordinance to prevent engine braking AKA “Jake” braking within the limits of Nags Head.

There being no one else who wished to speak, Attorney Leidy concluded Public Comment at 09:22 a.m.

CONSENT AGENDA

The Consent Agenda consisted of the following items:

- Consideration of Budget Amendment #5 to FY 25/26 Budget
- Consideration of Tax Adjustment Report
- Approval of Minutes

MOTION: Comr. Sanders moved to approve the Consent Agenda as presented. The motion was seconded by Mayor Pro Tem Lambert, which passed unanimously.

Budget Amendment #5, as approved, is attached to and made a part of these minutes as shown in Addendum “A”.

The Tax Adjustment Report, as approved, is attached to and made a part of these minutes as shown in Addendum

"B".

The minutes from the December 3, 2025, Regular Session and December 17, 2025 Recessed Session were approved by the Board and are on file in the Town Clerk's office and on the Town's website.

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

Update from Planning Director

Planning Director Kelly Wyatt summarized her report which read in part as follows:

"This memo provides an overview of selected Planning and Development Department activities, projects, and initiatives. If requested, staff will be prepared to discuss any of this information in detail at the Board of Commissioners meeting on Wednesday, January 7, 2026.

'Monthly Activity Report

Attached for the Board's review is the Planning and Development Monthly Report for November 2025. In addition to permitting, inspections, code enforcement, and Todd D. Krafft Septic Health Initiative activities, staff were involved in the following meetings or activities of note during the month of December:

- Tuesday, December 2nd — Technical Review Committee Meeting
- Wednesday, December 3rd — Board of Commissioners Meeting
- Wednesday, December 3rd — Harvey/OBVB Sound Access Living Shoreline Progress Meeting
- Thursday, December 11th — Board of Adjustment Meeting (no hearings)
- Saturday, December 13th — Holiday Market 9am - noon
- Tuesday, December 16th — Planning Board Meeting
- Wednesday, December 17th - Flashlight Candy Cane Hunt 5pm–6pm
- Wednesday, December 17th — Board of Commissioners Mid-Month Meeting

'Planning Board — Pending Applications and Discussions

The Planning Board most recently met on Tuesday, December 16, 2025. At that meeting, the Board conducted Sketch Plan Reviews for two proposed development projects.

'The first was a submission by Albemarle & Associates, Ltd. on behalf of Coastal Bluewater Capital, LLC and TW's Bait & Tackle, proposing the construction of two buildings to accommodate retail space and associated accessory storage. The property is zoned C-2, General Commercial, and is located at 2230 S. Croatan Highway (the vacant parcel west of TW's Bait & Tackle).

'The second Sketch Plan Review was submitted by Michael Robinson, P.E. on behalf of Tar Heel Motel of OBX, LLC for the development of a two-story, 26-room hotel. The property is zoned C-2, General Commercial, located within the Hotel Overlay District, and situated at 7001 S. Croatan Highway.

'Consistent with the purpose of the Sketch Plan Review process, the Planning Board did not take formal action but provided feedback and guidance to the applicants to consider as they refine their proposals in advance of formal submission. Albemarle & Associates, Ltd. will be advancing the TW's Bait & Tackle project through Technical Review Committee (TRC) and Planning Board consideration at the January 2026 meeting. Michael Robinson, P.E. is continuing to refine the Tar Heel Motel submittal and anticipates requesting Planning Board review in February 2026.

'The next Planning Board meeting is scheduled for Tuesday, January 20, 2026. Agenda items will include the appointment of the Chair and Vice Chair, adoption of the 2026 meeting calendar, and consideration of the Special Use Permit and Site Plan Review for the TW's Bait & Tackle project.

'Board of Adjustment – Recent and Pending Applications – There were no items for the Board of Adjustment's consideration in December 2025.

'Additional Updates

- DWMP/Septic Health Advisory Committee — Since the last update, program activity has remained steady. Staff have finalized and, with the help of Public Services, installed educational signage at all six water quality monitoring locations, including a QR code that links the public to additional information about the project and its purpose. The Septic Health Advisory Committee is scheduled to meet on January 27, 2026, and staff continue to await a determination from the Division of Water Infrastructure regarding the Town's zero-interest loan application and proposed project scope.
- Estuarine Shoreline Management Plan — Deputy Planning Director Joe Costello is scheduled to update the Board of Commissioners at their January 7, 2026, meeting on the progress of projects associated with the implementation of the Estuarine Shoreline Management Plan (ESMP).

- Sand Relocation and Dune Management Cost Share Program – Planning staff continue to process a steady volume of applications for both the Sand Relocation and Dune Management Cost Share programs. As of December 31, 2025, the Town has received 103 sand relocation applications and 44 dune management cost share applications. To date, approximately \$150,000 of the \$400,000 allocated for this program has been committed. The majority of applicants qualify for the maximum reimbursement of \$3,500 for both sand relocation and dune stabilization activities.
- Permitting Update — 1st Quarter — Below is a summary of the total number of permits accepted and the average turnaround times. Please note these figures do not include trade permits (e.g., electrical, mechanical, or plumbing).

2025	Total Permits	Average Turnaround/Days
July	38	3
August	38	3.7
September	50	2.5

- Dowdy Park Events/Farmers Market/Holiday Markets/Art & Culture — The 4th Annual Flashlight Candy Cane Hunt was held on December 17th and was very well attended, with approximately 225 participants. The younger age group had the strongest representation. Looking towards next year, we will likely need to expand the area for the younger group to accommodate continued growth.

Winter Markets will resume beginning Saturday, January 10, 2026, and will be held on the second Saturday of each month from January through April, from 9:00 a.m. to noon. These smaller-scale markets are designed to support our local food vendors by providing opportunities to sell goods, offer pre-orders and pickups, and maintain community engagement during the off-season. The first Winter Market is expected to host approximately 6–10 vendors.

The Committee for Art and Culture will meet next on Wednesday, January 14, 2026, from 10:00 a.m. to 11:00 a.m. at Town Hall. The meeting will focus on upcoming fiscal year needs and preparation for a presentation to the Board of Commissioners summarizing the 2025 season.

In addition, staff have begun early planning for spring and summer programming. Paige is currently reaching out to and evaluating potential musical acts and performers for the upcoming concert season. Additional details will be shared as schedules and bookings are finalized.

'Upcoming Meetings and Other Dates

- Tuesday, January 6th — Technical Review Committee Meeting
- Wednesday, January 7th — Board of Commissioners Meeting
- Wednesday, January 7th - Harvey/OBVB Sound Access Living Shoreline Progress Meeting
- Thursday, January 8th — Board of Adjustment Meeting (no hearings)
- Saturday, January 10th — Dowdy Park Winter Market 9am - noon
- Tuesday, January 20th — Planning Board Meeting
- Wednesday, January 21st - Board of Commissioners Mid-Month (if scheduled)
- Thursday, January 22nd - Local Planners CRS Users Group Meeting"

Director Wyatt gave a special thank you to all those who helped make the Candy Cane Hunt a successful event.

The Mayor expressed appreciation for the Candy Cane Hunt, noting it exemplified how the Town should be using its parks and made him proud to serve the community.

The Board thanked Director Wyatt for her efforts.

Update on Estuarine Shoreline Management Plan and Harvey/Soundside Event Site Living Shoreline Project
Deputy Planning Director Joe Costello introduced this item. The summary sheet read in part as follows:

"Harvey/Soundside Event Site Living Shoreline Project
'The project continues to progress following the formal kickoff meeting held on August 27, 2025. Data collection and conceptual design work were completed through September, with conceptual designs presented to the Outer Banks Visitors Bureau on September 18, 2025. Following that presentation, staff and consultants held a stakeholder feedback session with representatives from the kiteboarding and sailing communities to gather input on watersports access, safety, aesthetics, and site functionality.

'A refined hybrid concept incorporating this feedback was approved by the Visitors Bureau on October 16th, allowing the design team to move into the schematic design and permitting phase. The Town has since received a Basis of Design Report, preliminary cost estimate, and schematic design drawings from Moffatt & Nichol. Staff has

reviewed these materials and provided comments to the consultant team.

'At the October 29th progress meeting, discussion focused on finalizing parameters for the rock sill design and preparing for a pre-application meeting with the Division of Coastal Management (DCM), scheduled for Friday, November 21st, to initiate the permitting process. It was noted at the time, that the ongoing federal government shutdown may impact the timeline for agency feedback. A permit application submittal is currently pending.

'Pending agency coordination and permit review, final design development is scheduled to continue into 2026, with bidding anticipated by spring 2026 and construction projected to be complete by the end of 2026.

'Villa Dunes Drive/Soundside Road Living Shoreline Project Areas

'The Town contracted on October 21, 2024 to develop living shorelines/offshore breakwaters at the Villa Dunes Drive and Soundside Road Project areas. The Town subsequently requested, and received, a six-month extension. At the outset, the project scope was envisioned as an 18-month effort running from October 2024 through April 2026. Since that time, the town and our consultants have made progress on the following tasks:

- Task 1: Project Coordination and Management
- Task 2: Data Collection, Field Studies, and Coastal Modeling
- Task 3: Drafting of a Basis of Design Report
- Task 4: Schematic Design

'Following completion of the schematic design phase, the Town engaged in a series of productive meetings with adjacent property owners and other stakeholders. During these discussions, a number of concerns were raised regarding the proposed offshore breakwater/living shoreline concepts. Because the success of these projects depends on property owner support and the ability to secure easements, this feedback required a careful reassessment of the feasibility of the initial concepts. Outlined below are the key issues and recommended next steps for each project area.

'Villa Dunes Drive Project Area

'Conversations with adjacent property owners at the conclusion of the schematic design phase highlighted a wide range of concerns, including:

- Acquisition of construction and access easements
- Regulation of public use (e.g., fishing or standing on offshore structures)
- Potential shoaling affecting docks and boat access

'Completion of the schematic design phase also included the opinion of probable costs deliverable. The consultant's opinion of probable cost for constructing the proposed offshore breakwater features in this area is approximately \$5 million. In addition to substantial construction costs, long-term maintenance would require a dedicated funding mechanism.

'Discussions with our on-call consultant, WithersRavenel, raised significant concerns regarding the likelihood of securing permits due to the amount of proposed fill and unavoidable impacts to submerged aquatic vegetation (SAV). These concerns were reinforced through recent conversations with regulatory agencies on the Harvey site, where, even without the proposed fill over SAV, agencies requested additional buffers and expressed caution.

'When considering these factors together, overall cost, low permitting feasibility, long-term maintenance challenges, funding constraints, and potential impacts to adjacent properties, it becomes clear that the priority site as originally envisioned is not viable.

'Next Steps

'The Town will contract with George Wood to engage with Villa Dunes Drive property owners to better understand site-specific concerns and identify alternative, implementable solutions.

'Soundside Road Project Area

'Conversations with adjacent property owners at the conclusion of the schematic design phase highlighted a wide range of concerns, including:

- Easement acquisition
- Public use and access (e.g., fishing or standing on structures)
- Shoaling concerns for docks
- Potential seagrass odor
- Stagnant water
- Stormwater becoming trapped
- Long-term maintenance and associated funding

'The town received 12 signed letters from property owners along the southern portion of Soundside Road

requesting the town abandon the offshore breakwater concept and stating they will not give the Town of Nags Head permission for an easement.

'Completion of the schematic design phase included the order of magnitude costs deliverable. The consultant's opinion of probable cost for constructing the proposed offshore breakwater features in this area is approximately \$3.5 million, which includes offshore breakwaters and a resiliency berm (estimated at \$1 million).

'Discussions with our on-call consultant, WithersRavenel, raised significant concerns regarding the likelihood of securing permits due to the amount of proposed fill and potential impacts on submerged aquatic vegetation (SAV). Several property owners also emphasized existing stormwater issues along Soundside Road that they believe should be addressed.

'Given these constraints, high cost, expected permitting challenges, limited property-owner support, and the nature of public versus private benefits, the originally designed project needs refinement.

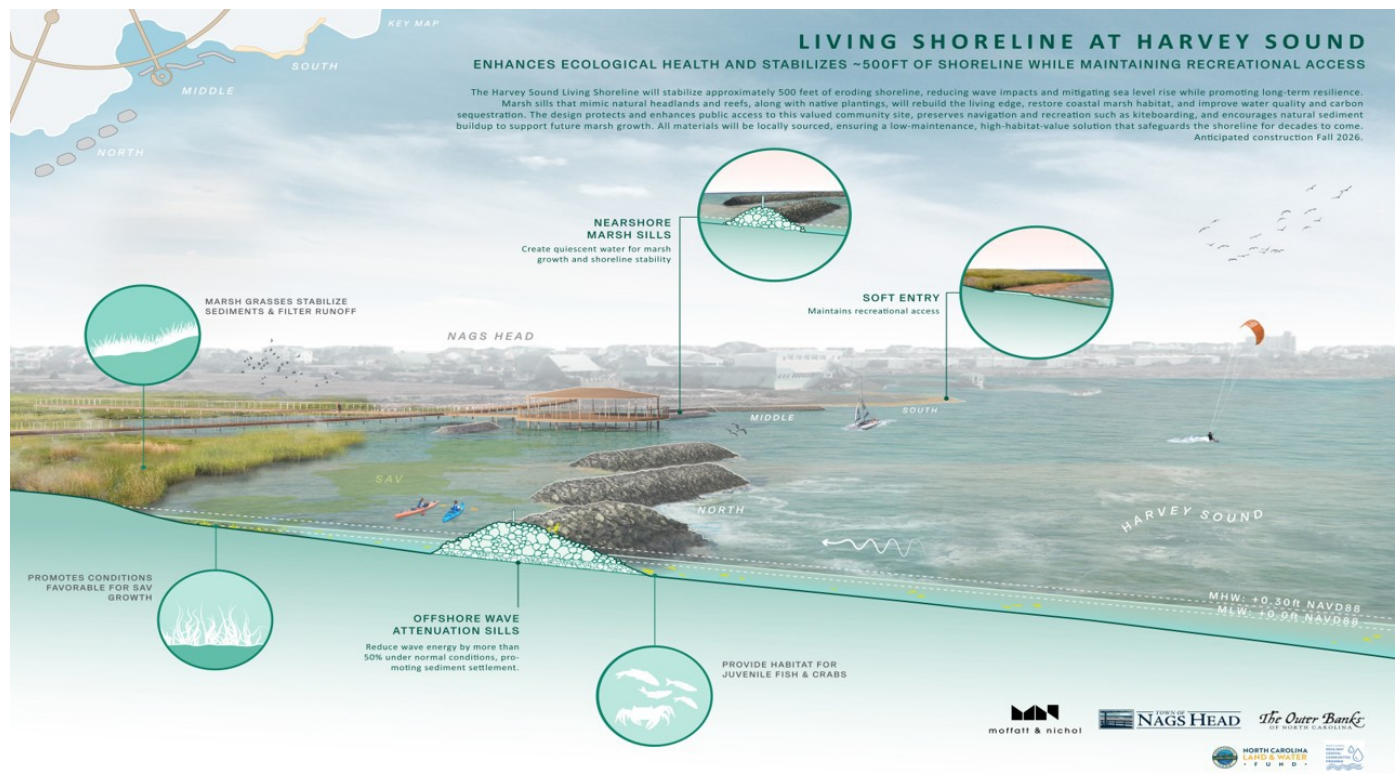
'We will likely concentrate our efforts along Soundside Road in the area directly adjacent to the sound currently protected by rip-rap which was shown as the resiliency berm on our original concept drawings. We are working to re-scope the project to include a combined shoreline protection and drainage solution in this area.

'We are also considering using a portion of the funds to focus on another priority site from the ESMP, possibly the Catfish Farm area.

'Next Steps

- 1. Reimagine the resiliency berm as a part of an interconnected stormwater management project for the area.
- 2. Notify Villa Dunes Drive property owners of the modified direction and discontinue design of the original offshore breakwater concept in the area.
- 3. The Town will contract with George Wood to engage with Soundside Road property owners adjacent to the berm to better understand site-specific concerns and identify an implementable solution.

The town is coordinating with our consultants and the granting agency to determine the best use of the remaining design funds, including alternative site selection."



NAGS HEAD WOODS PRESERVE & VILLA DUNES DRIVE



WEST SOUNDSIDE ROAD



Deputy Director Costello noted that with remaining RCCP funds, staff was considering an alternative site at the Catfish Farm/Sugar Creek Causeway area, which would be more visible, involve fewer property owners, and serve as a gateway project highlighting nature-based solutions.

MOTION: Comr. Sanders moved that staff move forward with the revised ESMP approach as outlined in the staff report, including focusing efforts on the resiliency berm area of Soundside Rd and no longer considering offshore breakwaters as part of the RCCP grant funding. The motion was seconded by Comr. Vaughan, which passed unanimously.

NEW BUSINESS

Committee Reports

- Comr. Vaughan – noted that she was appointed to the Dare County Tourism Board on Monday, January 5th. She has orientation this week and her first meeting next week.
- Comr. Sanders – had nothing to add to Deputy Planning Director Costello’s update on Estuarine Shoreline Management.
- Mayor Pro Tem. Lambert – acknowledged Planning Director Wyatt’s update on the Septic Health Advisory committee and noted that the Government Education Access Channel will be meeting in January and will be discussing America’s 250th celebration.

- Mayor Cahoon – stated that he had been invited by the NC League of Municipalities to attend a Washington, D.C. Fly-in to advocate for towns and resiliency projects funding. He hopes to have the opportunity to emphasize that beach renourishment should remain eligible for FEMA funding in the event of damage to engineered beaches.

Consideration of an Amendment to the Ocean Rescue Pay Plan
- Associated Budget Amendment

Ocean Rescue Captain Chad Motz introduced this item. The agenda summary sheet read in part as follows:

- "Staff is recommending a \$0.50 increase to the Ocean Rescue Lifeguard rates. This would bring the starting rate to \$20.50/hour. Other towns have increased their starting rate to \$20.50/hour and this would keep us competitive with our local market.
- Staff is recommending increasing the pay for returning guards by \$.25/hour. This would bring the pay escalation for returning guards to \$.50/hour. This increase would provide more incentive and recognition for our seasoned guards who return year over year.
- Staff is recommending increasing the Ocean Guard Supervisor rate by \$1.25/hour. This would provide a rate difference of \$2.50 for supervisors when compared to lifeguards. This increase would more appropriately recognize the increased responsibilities that are required of the supervisors. We have not increased the rate difference/gap between supervisors and lifeguards for several years, which has contributed to pay compression.

'The total cost for these increases is projected to be \$33,811 for the season, spread over two fiscal years. The cost impact for the current fiscal year is \$10,369 plus applicable payroll taxes.

'Staff recommends increasing the starting rate for Ocean Rescue Staff to \$20.50/hour. This would keep us consistent with other local beach communities. Additionally, staff recommends increasing pay escalation for returning guards by \$.25/hour and increasing the supervisor rate by \$1.25/hour.

'Adoption of an updated pay plan to increase Ocean Rescue Lifeguard rates by \$.50/hour, increase the pay escalation for returning guards by \$.25/hour, and increase the supervisor rate by \$1.25/hour. Staff is also requesting approval of a budget amendment to support this request."

Mayor Cahoon asked Captain Motz how our pay compares to others in the region, and he said we are near the top.

MOTION: Comr. Harrison moved to adopt the updated pay plan to increase Ocean Rescue Lifeguard rates by \$.50/hour, increase the pay escalation for returning guards by \$.25/hour, and increase the supervisor rate by \$1.25/hour. The motion was seconded by Mayor Pro Tem Lambert, which passed unanimously.

MOTION: Mayor Pro Tem Lambert moved to approve the associated budget amendment of \$10,369 plus tax. The motion was seconded by Comr. Vaughan, which passed unanimously.

The Ocean Rescue Lifeguard Pay Plan and Budget Amendment, as approved, is attached to and made a part of these minutes as shown in Addendum "C".

Consideration of Residential Reflective Address Signs Program
-Fee Schedule Update

Fire Chief Randy Wells introduced this item. The summary sheet read in part as follows:

"At the January 7, 2026 Board of Commissioners meeting, Fire Chief Randy Wells will present an overview of the proposed next phase of the Town's Reflective Address Sign Program, administered by Nags Head Fire Rescue, which supports faster and more accurate emergency response by improving address visibility, particularly in low-light or limited-visibility conditions. Residential property owners may purchase standardized green reflective address signs with numbers displayed on both sides for \$30.00 per sign, plus applicable tax, with an optional 4x4 pressure-treated post available for an additional \$10.00. Signs are available in vertical or horizontal orientation and may be picked up for self-installation or installed by the Fire Department. Requests and payments are processed through the Town's online payment portal, ensuring efficient administration and consistent service delivery.



"This would be a new program, building upon the pilot program started in the Planning Department by Planner Chris Trembly. We have had repeated requests over the years for the Town to have more visibility of street addresses, especially in areas of the beach road where structures are set far back from the roadway."

The Board discussed ways to promote the program, including through homeowner associations, property management companies, and during renovation projects.

MOTION: Comr. Harrison moved to approve the Consolidated Fee Schedule, adding the reflective address signs as presented. The motion was seconded by Mayor Pro Tem Lambert, which passed unanimously.

The Consolidated Fee Schedule (CFS), as approved, is on file in the Town Clerk's Office.

Consideration of Board Policy and Annual Property Management Services Agreement for Workforce (Ocean Rescue) Housing

Town Manager Garman introduced this item. The agenda summary sheet read in part as follows:

"In 2025, the Town of Nags Head completed the construction of a duplex on town-owned property located at 425 W Health Center Drive. This is also the site of the Community Care Clinic. The primary purpose of the duplex is to provide housing for Nags Head Ocean Rescue staff. The building consists of two four-bedroom dwelling units, each with independent cooking, sleeping, living, and bathing facilities. The intent is to provide housing for a maximum of 16 individuals, while employed with the town.

'The Town seeks to work with Harrell and Associates to manage the property. Harrell is a Nags Head-based property management company who commonly handles long-term rentals. They intend to charge the town a 12% fee for their services, determined by the value of the leases. The town's goal is to have limited interactions with its employees as tenants of the facility. The property manager will establish procedures to screen and assign tenants to the property. The property manager will also handle lease agreements with tenants and will manage the terms of leases. The property manager will enforce rules and handle maintenance items outlined in the management agreement. There are some unique issues to managing these units, since a requirement for occupancy is employment by the town. The primary issue is how we deal with terms of occupancy outside of employment. The rules, policy, and lease agreements will be aligned to address these issues. Attached is a draft property management agreement for the board's review.

'The draft Ocean Rescue Housing Policy is also attached, which establishes the purpose, use, and management structure of the housing. During the Ocean Rescue season, the housing will be used solely by Ocean Rescue staff. The policy provides for limited use of the facility by the town for other purposes outside of the season. Any uses beyond this will require future amendments to the policy. The policy outlines the basic management structure and sets the rents to be paid by tenants. The policy also describes when the structure can be occupied and the minimum commitment for tenants. The policy is intentionally general and leaves much of the details to the rules and leases, which will be managed by the town and property manager.

'Staff has been working to develop the town's management structure for the Ocean Rescue Housing at 425 Health Center Drive. We plan to use a real estate property management company to manage the property. Accordingly, we seek to gain authorization to execute this agreement. We have also developed a draft Board policy related to the use and management structure for the property.

'Requesting approval for the Town Manager to execute the annual agreement for property management services. Also, requesting approval of the Board Ocean Rescue Housing Policy."

MOTION: Comr. Sanders moved to approve the Board Ocean Rescue Housing Policy. The motion was seconded by Mayor Pro Tem Lambert, which passed unanimously.

MOTION: Comr. Vaughan moved to allow the Town Manager to execute the annual agreement for property management services. The motion was seconded by Comr. Sanders, which passed unanimously.

Consideration of Appointments/Reappointments to Town Boards/Committees

- Annual Appointment of BOA Chair and Vice-Chair
- Firemen's Relief Fund Board

The agenda summary sheet read in part as follows:

"At the January 7, 2026 Board of Commissioners meeting, request Board consideration of the following appointments/reappointments:

'Board of Adjustment Chair/Vice Chair appointments:

- Annual appointment of Chair and Vice-Chair to the Board of Adjustment, in accordance with the Town's Unified Development Ordinance Section 2.5.3.1.

'Margaret Suppler and Bobby Gentry are both interested in being reappointed as Chair and Vice-Chair respectively.

'Firemen's Relief Fund

- Anne Farmer's term expires January 2026. She is interested in being reappointed.

'Attached please find current rosters. At this time, there are no candidate applications submitted and on file for the Firemen's Relief Fund Board.'

MOTION: Mayor Pro Tem Lambert moved to reappoint Margaret Suppler and Bobby Gentry as Board of Adjustment Chair and Vice-Chair respectively. The motion was seconded by Comr. Harrison, which passed unanimously.

MOTION: Comr. Harrison moved to reappoint Anne Farmer to the Firemen's Relief Fund Board. The motion was seconded by Comr. Vaughan, which passed unanimously.

ITEMS REFERRED TO AND PRESENTATIONS FROM TOWN ATTORNEY

Attorney Leidy noted that he had nothing to present today.

CLOSED SESSIONS

Request for Closed Session to Consider Jul 2025 – Dec 2025 Closed Session Minutes and Their Disposition Pursuant to GS 143-318.11(a)(1)

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 and Potential Legal Issues Associated with Beach Nourishment Pursuant to GS 143-318.11(a)(3)

MOTION: Mayor Cahoon moved to enter closed session to consider Jul 2025 – Dec 2025 Closed Session minutes and their disposition pursuant to GS 143-318.11(a)(1) and 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 and potential legal issues associated with beach nourishment pursuant to GS 143-318.11(a)(3). Comr. Sanders seconded. The motion passed unanimously. The time was 10:04 a.m.

OPEN SESSION

The Board re-entered Open Session at 10:48 a.m. Attorney Leidy reported that the Board approved the Jul 2025 – Dec 2025 Closed Session minutes and their disposition as presented and no other action was taken.

ADJOURNMENT

MOTION: Comr. Sanders moved to adjourn. The motion was seconded by Comr. Vaughan, which passed unanimously. The time was 10:48 a.m.

Date Approved: February 4, 2026

Mayor: Benjamin Cahoon

Brittany A. Phillips, Town Clerk