

MINUTES  
OAK ISLAND TOWN COUNCIL  
SPECIAL MEETING  
December 17, 2019 – 6 P.M.  
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL

- I. CALL TO ORDER – Mayor Cin Brochure called the meeting to order at 6:02 p.m., due to technical difficulties.
- II. INVOCATION AND PLEDGE OF ALLEGIANCE – Councilor Charlie Blalock gave the invocation and led the Pledge of Allegiance to the flag. Mayor Brochure said that she wanted to express condolences to Mayor Pro Tempore Winecoff on the passing of his brother and said that’s why the meeting was moved from last week.
- III. PUBLIC COMMENTS - GENERAL TOPICS & AGENDA ITEMS

Mike Defeo, 902 W. Yacht Drive: Mr. Defeo said he wanted to speak about the bond issue for Pine Forest. He said that he had been asking for transparency on this item for more than a month without any success. He said that he was able to collect some information from developers, staff and other sources, including the details of this DEC contract that will be discussed later tonight. He said that apparently, Pine Forest is unable to obtain financing from the private sector, which he said was an enormous red flag. He said the Pine Forest developers were downsizing the plans to 1,000 units and have asked Oak Island to agree to obtain a \$20-\$40 million bond to pay for the development of these thousand units. He said that the contract with DEC, which would define the assessment districts would cost \$10,000, which was in contrast to information given at another point this month that this project would not cost us anything. He said that the deal as he understands it is that Oak Island would provide \$20-\$40 million for the development of the 1,000 units, and that Pine Forest would develop the 1,000 units with the expectation that the selling price would be between \$400,000 and \$450,000 per unit. As each unit is sold, the new homeowners would be assessed an additional \$30-\$50,000 by Oak Island to pay toward the bond. This would be our welcome to these new residents. He said that Pine Forest developers would end up paying nothing toward that bond and would get to walk away with \$450 million in gross sales. Mr. Defeo said Oak Island would get nothing in return for assuming this risk other than the tax revenue the Town would have received anyway if the development had been privately financed He said if the project failed, Oak Island would be responsible for paying off the bond along with any other liabilities associated with the project. He said that could cause trouble for financing other projects and the Town could face bankruptcy while the developers would just walk away, which he said was wrong. Mr. Defeo’s time was up and he asked for additional time. He thanked Mayor Brochure for the work she did for the Town. He said he spoke during the campaign about taking advantage of the talents of residents in town and he thought she fit into that category. He said he hoped the new Mayor and Council had the wisdom to take advantage of the skills and talent she has.

Ed Drzewiecki, 128 NEW 19<sup>th</sup> Street: Mr. Drzewiecki said that he was concerned about the contract being considered for financial advice from DEC Associates. He said that it was his understanding that the company would help the Town plan a Special Assessment District in the Pine Forest Development. He said that the developer, Equity Investment, has approached the Town to consider issuing bonds to pay for public improvements within the development. He said he was concerned about how long this had been in the works and why hadn’t there been any information prior to this being on the agenda. He was concerned about the amount to be financed, the Town taking on more debt, and the impact on the Town’s credit rating. He asked if the Town wanted to be business partners with the developer. He asked what the real estate market would be like five or ten years down the road, and would there be a recession. He asked if the bonds would affect Council’s ability to make decisions about the development with a multi-million

dollar bond being involved. He questioned the wisdom of this proposal due to the fact that this is so rarely used. He said that he thought more public discussion was needed and he asked Council to vote no on this agreement so the public can be better informed about this issue.

Betty Hupp, 7916 E. Yacht Drive: Ms. Hupp said that Stockton, California issued a bond because a developer wanted water and sewer extended to his property. The builder went belly up and then Stockton was saddled with more debt than it could possibly pay and went bankrupt. She said she knows this because she had a good friend who lived there. She said that one Council member was absent tonight and she asked Council to think long and hard before putting us into any more debt with 801, the Pier, beach renourishment and everything else.

Matthew Troetti, owner of Never Ever Boards at 8813 E. Oak Island Dr.: Mr. Troetti asked everyone who was here for the skate park to please stand. He said that alone speaks volume. He said that opening up the skate park would help kids who may not have the money to pay to go to the skate park and it would give them more options for something positive to do.

Haiden Lynch: Mr. Lynch said he had an online petition with more than 800 signatures to support opening the skate park. He said that it needed attention and that it seemed it had been pushed aside over the years.

Dara Royal, 216 NE 47<sup>th</sup> St., written comments provided as follows: Item XVII (17) on tonight's special meeting agenda is "Consideration of contract with DEC Associates for Financial Services". The contract is "specific to a preliminary financial planning engagement relating to a potential Special Assessment District proposed to the Town and potentially culminating in the issuance of Special Assessment Revenue Bonds". According to the contract, this comes at the request of Equity Investment Associates, the developer of Pine Forest. DEC Associates would explore the initial financial information provided by the developer. Isn't this contract getting the cart before the horse? The first step in the statutory procedure would be a formal petition from Equity Investment Associates presented to Town Council during a public meeting. According to North Carolina General Statute 160A-239.3(a) a petition must include an estimate of the cost of the project and an estimate of the portion of the cost of the project to be assessed. There is no public record of a petition presented to Town Council that meets the statutory requirements. Why hasn't this initial financial information been provided to council by the developer during a public meeting? Please, don't try to dress up this contract by saying "the Town needs to do its homework". According to council member Jeff Winecoff, talks have been ongoing with town officials since July. I encourage you to just vote "NO" on the contract with DEC Associates. Also, according to town officials two presentations are proposed for a January Town Hall Style meeting – the Parks & Recreation Master Plan and Pine Forest Development Plans. I encourage you to cancel the Pine Forest presentation. Instead, why not add presentations on projects to improve the Town's existing infrastructure - street repairs and stormwater drainage? How about a quarterly financial report on this year's budget including current fund balances? Don't forget about hurricane re-entry decals. And remember, there will be more yard debris in rights-of-way waiting to be collected in the spring...Thank you for your consideration.

Stephanie Bumgarner, 2608 W. Yacht Drive: Ms. Bumgarner said that she had two boys who love to use the skate park. She said that she had encouraged them to do something about the park instead of just complaining about it. She said that several youth attended the Parks and Recreation Board meeting with their specific ideas; they were asking for the hours to be extended. She said in the summer, the hours it is open are in the heat of the day, and nighttime hours would be better. She also said that at times, there is no one there to open the gate during hours when it is supposed to be open. She said she thought Council would see the number of kids that would utilize it if it was just open. Also, she said that if it were just open, and the police would keep an eye on things, that would help build relationships with the youth. She also said she was very proud of the kids for doing this.

Rosanne Fortner, 113 Paula Circle, for the Beach Preservation Society LLC: Ms. Fortner said that she hoped everyone had the chance to attend the group's recent event. She said there were cards available in the room with contact information for the Society. Ms. Fortner also thanked Mayor Brochure for her support, especially for starting the Flash Sweep program and hosting a volunteer appreciation dinner. She said they look forward to working with Mayor Thomas. The annual winetasting will be April 4 at 801 Ocean. She said in 2019, about 390 volunteers worked for the beach in 34 activities and programs, with 10,803 hours of service to the beach, an equivalent of \$261,324 in service contributed to the Town and the beach.

Grant Wallace, NE 51<sup>st</sup> Street; Mr. Wallace said he's been skating at the Oak Island Skate Park since he was 8 years old. He said that over the years, the open hours have steadily dropped. He said that skaters have been displaced, travelling as far away as Apex to use a skate park. If the park were open more hours, it would give kids a way to get up off the couch and exercise. He said that the park served as a place to build relationships and that the older kids serve as role models for the younger ones. He also said that the park was operating on an old management system, and that other towns were moving to unstaffed, open skate parks. He said that he had spoken to the Tony Hawk Foundation and that there could be grant money available for the park to make improvements.

Helen Cashwell, 3407 E. Yacht Drive: Ms. Cashwell thanked the Council members who were returning to the Board. She also thanked Mayor Brochure for all she had done. Ms. Cashwell said the item for the contract for Pine Forest was a complete and unexpected surprise. She said that there has been very little mention of Pine Forest at a meeting since a Planning Board meeting of March 15, 2018. She said that it was presented by Mark Brambell for Equity Investments, and he has been the only representative at the few meetings that mention Pine Forest. She said with no public hearing or public discussion, he has asked Oak Island to enter into a contract that will surely push the financial needs onto the Town of Oak Island. She said that on November 13, 2018, a public hearing was held for a Special Use Permit to grant vested rights for a phased development plan for a Planned Unit Development known as Pine Forest, and it listed five parcels. She said that Planning and Zoning Administrator Jake Vares explained all the details. She said that nothing had been passed to any of the department heads for review and that DOT would have to do a detailed study. She said the public hearing was very contentious and brought up various issues, and it included surrounding access to Pine Forest and a road behind the development. Ms. Cashwell read from the Minutes of the November 2018 meeting. She said that other than a mention of a groundbreaking, it hasn't been mentioned again. She said the surprise contract before them should never be considered without a Special Meeting about what the financial impact of this development means to our town, property taxes and what will be expected of the Town for infrastructure, who will be responsible for fire and police stations and staff. She asked Council to stop this now.

Liz Grimm Carolyn, 106 NW 13<sup>th</sup> Street: Ms. Carolyn read an email she had sent to Council members regarding the DEC plan, adding that she had previously lived in Hillsborough, NC, through the munibond that they did there. She said she wrote them last week to ask that they table or decline the discussion to enter into a contract, explore contracts or in any way fund the development of Pine Forest through bonds or any other way that will cost the citizens of Oak Island, now or in the future. She said \$20 million is not a sound bite, as she said one Council member has suggested, and if we qualify for that in bonds she thinks it would be more prudent to use it for the Town's infrastructure, such as street paving, beach renourishment or sewer improvements. She said there was no guarantee that Pine Forest would be successful enough to be financially solvent enough to sell the amount of homes that would be needed to repay that money. If the economy crashes or the developer goes bankrupt, the liability of the bond would be disastrous for Oak Island. There was no reason to have a developer come in and tell us why it is a good idea. She said it was nothing more than a misguided gamble of our money and our credit rating. She

asked Council to please tell the developer to go back to his investors and fill his coffers that way as the Town did not need another tarnish mark on our Town as previous projects had resulted in.

#### IV. COUNCIL REPORTS (MAYOR AND COUNCIL)

Mayor Brochure thanked the citizens of Oak Island and all those who supported her and for allowing her to serve this community. She said she loves Oak Island. She said she will miss this, but she is very excited to move onto the next chapter of her life. She also said that Oak Island had the best staff anywhere. She also said she was proud of the Council. She said it was not easy being on that side of the table. She also wished Mayor Thomas the best and she looked forward to what the next two years have to bring.

Councilor Bach thanked Mayor Brochure for her service and said she had been fair and gracious. He expressed his condolences to Councilor Winecoff for the loss of his brother. Councilor Bach also congratulated all the employees, especially the Parks and Rec Department, as the seasonal events were all wonderful. He especially liked the Public Works entry in the parade. To all the people who expressed their opinion over tonight's business items, he said he appreciated their concerns and Council would have a chance to discuss them publicly.

Councilor Bell thanked Mayor Brochure for being a wonderful leader, saying she always encouraged them. Councilor Bell also thanked the staff, especially Public Works staff, for all the work they do. Councilor Bell asked Mr. Kelly to set up a meeting with Caswell Beach ahead of hurricane season to discuss readiness and preparedness. Councilor Bell explained how the skate park came to be, saying that Kevin Bell gathered support and money for building the skate park when kids were using his parking lot. She asked to discuss the park during the annual retreat.

Councilor Blalock thanked Mayor Brochure for her service and extended condolences to Councilor Winecoff. He said that he too would like to explore options for the skate park. Mayor Brochure added that she was opposed to having the Splash Pad open with no supervision, and she was proven wrong; she predicted similar success with the skate park.

Councilor Winecoff thanked everyone for their condolences. He thanked staff for their work and said he thought it was the biggest turnout ever for the tree lighting. Councilor Winecoff also thanked Mayor Brochure for her work, saying she opened the door to Raleigh, and that he appreciated that.

#### V. Approval of Minutes

- a. November 12, 2019 (Public Hearings & Regular Meeting): **Councilor Bell made a motion to approve the Minutes as presented. Councilor Bach seconded the motion and it passed unanimously.**

#### VI. Committee Appointment:

- a. ABC Board (one term ending December 2022): **Council unanimously appointed Jeffrey Flaum.**

#### VII. Administrative Reports

1. Town Manager: Mr. Kelly said that registration for the Citizen's Academy had started. Paving is almost finished; there is one area left at Kings Lynn. Pier construction is wrapping up as well. Mr. Kelly also thanked Mayor Brochure for her work the last four years. Councilor Bach asked about the Public Utilities report; Mr. Kelly said that it was a reading issue, either on the computer side or the meter side. Councilor Bach asked if that number for misreads was high, contrary to what was promised with the new meters. Mr. Kelly said no, that a lot of these were because someone

had done landscaping on, or utility work that messed up the meter. He said the good thing about these meters is that there were only 14 last month that did not give a reading; they used to have to manually read 280 meters a month and now it is 14. Councilor Bach also said he was glad to see the increased number of code enforcement cases for right-of-way violations.

- a. Department Reports: Department reports are attached and are hereby made a part of these Minutes.
2. Town Attorney: Mr. Edes also thanked Mayor Brochure for her service, saying she had done a great job and that she would be missed. Mr. Edes also spoke about the general statute that would limit the Town's liability for use of the skate park.

VIII. Consideration of Memorandum of Understanding with the U.S. Coast Guard: Fire Chief Chris Anselmo explained that this was on the agenda last month but that Council had questions at that time. Councilor Bach said that it seemed from the language that there was an open-ended mandate for the Town to respond. He said that it sounded like there was a compulsory response with the exact equipment requested. U.S. Coast Guard Petty Officer Patrick York said the MOU would be for whatever resources the Oak Island Fire Department could provide. He said that in an emergency, they would ask dispatch to send whatever could be provided from Southport, Oak Island and Yaupon. Mr. Edes said he would be fine with the contract with the changes he proposed. **Councilor Winecoff made a motion to approve the Memorandum of Understanding as amended. Councilor Bell seconded the motion and it passed unanimously.**

IX. Consideration of Proposed Amendment to Sec. 2-91(e) Appointment/qualification for Appointment: **Councilor Bell made a motion to approve the ordinance amendment as presented.** Councilor Bell explained that this was just cleaning up when the Beach Preservation Advisory Board was dissolved. **Councilor Bach seconded the motion and it passed unanimously.**

X. Consideration of Proposed Amendment to Sec. 2-91(a) Appointment/qualification for appointment: Mayor Brochure said that this would amend the advertising requirement for advisory boards so it will agree with Council's Rules of Procedures. **Councilor Bach made a motion to approve the ordinance amendment as presented. Councilor Bell seconded the motion and it passed unanimously.**

XI. Consideration of Contract for the 2019/2020 Beach Nourishment Project: Mr. Martin said the project went out for bid on November 1; no bids were received and the project was sent out for bids again December 5. Only one bid was received, and it was for \$16.1 million for the base bid of 530,000 CY; the project budget was \$11.5 million. Mr. Martin said that they told the contractors they would have to have discussions with the Town before negotiating the project. The contractor has indicated he is not willing to negotiate but will honor the original bid. The Village of Bald Head has raised objections about Oak Island using Jaybird Shoals and raised concerns about the monitoring requirements related to Bald Head's monitoring requirements. Moffatt & Nichol is trying to set up a meeting with DCM. They have talked with the State about extending the funding timeline for the project and that looks favorable. He said they could bid the project again in early spring, ahead of other projects planned for next winter. Councilor Blalock asked why it was so difficult to get people to bid for projects. Mr. Martin said that with all the storms, there is plenty of work available. Councilor Bell asked if the permit had been acquired; Mr. Martin said they expected to get the permit by Christmas. He said they had spoken to the agencies about the conditions that would be placed on the permit, but then the issues with Bald Head were raised. He said they have been asking what would happen if Bald Head actually appealed the permit. Councilor Bell asked how many of the other towns currently doing beach nourishment were represented by Moffatt & Nichol; Mr. Martin said just one other. He also said they had focused on Central Reach for getting enough beach compatible material because they were concerned with trying to use Jaybird Shoals. He said that

unfortunately, everywhere they looked offshore did not have beach compatible sand. Councilor Bach asked Mr. Kelly for his recommendation. Mr. Martin said the earliest they could start construction would be November 16, 2020. Mr. Kelly said that we had talked to FEMA about another extension and he believes it will be extended, though FEMA doesn't give formal approval until close to the deadline for the project. He said that the bid totals for the project had been forwarded to the State as well, so they can see what the project would actually cost and that they would investigate if any additional funding is available. Mayor Brochure said that a lot had changed since that project was approved, and that there had been two additional hurricanes. Mr. Martin also said that the issues of sand quality for the post-Hurricane Matthew dune project were such that agencies contemplated not reimbursing the Town for that project, and that they had been advised to look offshore for future projects. Mr. Kelly recommended not trying to negotiate with the contractor. He recommended releasing the contractor's bid and starting over in February or March of 2020. Councilor Bach asked about restrictions that would be included with the new bid. Mr. Kelly said that the project window was very tight to get it finished this winter around the turtle season timeframe. Mr. Edes clarified that there is a more liberal timeframe to get the work done. Consensus of Council was to rebid the project.

**XII. CLOSED SESSION: Councilor Bell made a motion at 7:08 p.m. to go into Closed Session to Discuss Specific Personnel pursuant to N.C.G.S. 143-318-11(a)(6). Councilor Bach seconded the motion and it passed unanimously.**

Council returned to open session at 7:27 p.m. Mayor Brochure noted that no action had been taken in Closed Session and called for a brief recess. Mr. Edes called the meeting back to order and introduced retired Superior Court Judge William C. Gore, Jr. and District Court Judge Jason Disbrow, who were present to administer oaths to the elected officials.

**XIII. Installation of Newly-elected Officials:** The oath for Mayor Ken Thomas was administered by the Honorable William C. Gore, Jr. retired Superior Court Judge. The oaths for Council members Sheila M. Bell, Charlie K. Blalock and Jeff Winecoff were administered by the Honorable Jason Disbrow, District Court Judge. Mr. Edes expressed the Town's thanks to both judges for administering oaths to the elected officials. Mayor Thomas thanked the citizens of Oak Island for putting their faith in him and he said he wanted to reassure them that their faith had not been misplaced. He said he would help the Town move forward to a place of financial stability. He thanked the previous Town Council and administration for all their hard work. He said this was a small town with limited resources and a great many needs for the resources, such as stormwater correction and a beach that is usable for citizens and tourists. The Mayor said as he and the Town Council look toward the Town's next endeavors, to work toward a more fiscally-sound budget, he expected that the citizens and Council would have to make some hard but financially-sound decisions, including saying no to some people. He said that the Town could not be distracted from its economic needs by developers that would threaten our economic position. He said he intended to use his position as Mayor to strengthen the Town's economic positions in the future as well as meet current needs.

**XIV. Selection of a Mayor Pro Tempore: Councilor Bach nominated Councilor Winecoff. Councilor Bell seconded the nomination. There were no additional nominations. All votes were in favor of Councilor Winecoff as Mayor Pro Tempore.**

**XV. Approval of the 2020 Town Council Meeting Schedule (including the annual retreat):** Councilor Bach asked to change the date for January, for the regular meeting and the retreat date, moving the regular meeting to January 13 and the retreat to February 6. Mr. Kelly asked for more guidance for Town Hall meetings. He said that there have been times citizens have asked to be heard for an ordinance amendment or other request. Councilor Bach said that Mayor Pro Tempore Winecoff deserves credit for proposing the

idea, but it can be improved. He said that the leaner the agenda, the better. There may be times when there are specific causes, issues, etc. that the public will want the opportunity to weigh in on, but the more listening Council does, the better. Mayor Pro Tempore Winecoff said that was sort of the way he envisioned it. Councilor Bell asked if there would be a set of topics for discussion, and Mayor Pro Tempore Winecoff said citizens could send them topics. Mayor Pro Tempore Winecoff said it needed to be more open. Councilor Bell said that they shouldn't require staff to determine the topics. Councilor Bach said there are some things that have to be dealt with because they're time sensitive, but those should be kept to a minimum. He said there would be some topics that need public discussion, such as beach nourishment and Pine Forest, but that otherwise, there should be a free flow of conversation from the public to Council. Mayor Pro Tempore Winecoff said that the needs for a new recreation center should be discussed at a Town Hall meeting so the citizens can let Council know what they want. Councilor Bach said that was a defined subject, and that would be its own meeting, and that beach nourishment would be another. Mr. Kelly asked if Council would like the Parks and Recreation Master Plan presentation at a regular meeting or a Town Hall meeting. Mayor Pro Tempore Winecoff said that the presentation should be done at a regular meeting, but then it should be a Town Hall meeting topic as well. Council discussed setting January, March, July, and October as the Town Hall meeting dates. **Mr. Edes said the proposed calendar was amended as follows: the January meeting will be on the 13th, the retreat on February 6 and the January 13, with the March 10, July 14 and October 13 meetings in the Town Hall format. Councilor Bach made that in the form of a motion. Mayor Pro Tempore Winecoff seconded the motion and it passed unanimously.**

XVI. Selection of a Representative to the Cape Fear Council of Governments: **Councilor Bell nominated Mayor Pro Tempore Winecoff, Councilor Bach seconded the nomination and all voted in favor.**

XVII. Consideration of Contract with DEC Associates for Financial Services: Councilor Bach said though it is legally permissible to create a Special Assessment District, he does not believe the request satisfies a great and overwhelming public purpose. He said that he could not prioritize private development in a gated community over stormwater maintenance, beach nourishment, etc. He said he is not willing to commit the Town to potential risk, even a small risk, given our financial condition. Councilor Bach also said he is opposed to this; Councilor Bell agreed. Councilor Blalock said he didn't understand why the Town would be helping an independent contractor, and said he was opposed to it as well. Mayor Pro Tempore Winecoff said that he didn't have all the answers, and he suggested tabling it. Councilor Bach said that he didn't think the Town should even take this step and that this should die tonight. Councilor Bach asked Mr. Kelly if the administration supported this. Mr. Kelly said that so far, all they have had was a presentation on the process, not a formal letter of intent. Mr. Kelly said that he has spoken with other jurisdictions that have done such a district, and that he does not believe that the Town should move forward. Mr. Edes said that he wanted the Minutes to reflect that there was not a quorum present at any meetings with the developer. Councilor Bell added that she had not attended any such meetings, and that this had only been discussed in bits and pieces with staff and a couple Council members. She said that not all of them had been given information, except for information provided by Mr. Kelly last week once the agenda was produced. Mr. Edes reiterated that staff's recommendation had been to not move forward. **Councilor Bach made a motion that this contract not be approved, Councilor Bell seconded the motion and it passed unanimously.**

XVIII. Consideration of a Resolution Regarding the CPI Discharge Permit: Councilor Bach said that the administration and Council were quick to respond to CPI and its potential pollution of our ocean and waterway. He said Oak Island had worked cooperatively with other towns to oppose this sort of discharge. He said CPI is burning tires and wood pallets and is operating under Duke Energy's permit. He said that the Resolution included language about the communities affected, and he read an excerpt from

the Resolution. Mayor Pro Tempore Winecoff said that he had attended some of the public meetings, and that Southport residents said they have dust on their houses and cars and that they are breathing this stuff, and it's harmful to them. He said that this was serious and that the Town needed to be proactive in addressing it. **Councilor Bell made a motion to approve the Resolution as presented. Councilor Bach seconded the motion and it passed unanimously.**

**XIX. CLOSED SESSION: Councilor Bell made a motion to go into Closed Session to Consult with the Town Attorney to preserve the Attorney/Client Privilege pursuant to N.C.G.S. 143-318.11(a)(3), the Boles versus Oak Island case, the Johnson versus Oak Island case and the CFL Homes versus Oak Island case, at 8:06 p.m. Councilor Bach seconded the motion and it passed unanimously.**

Council returned to open session at 8:40 p.m. Mayor Thomas noted that no action had been taken in Closed Session. **Councilor Bell made a motion to adjourn at 8:41 p.m. Councilor Blalock seconded the motion and it passed unanimously.**

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Ken Thomas, Mayor

Attested: \_\_\_\_\_  
Lisa P. Stites, MMC  
Town Clerk

*Clerk's Statement: Minutes are in compliance with the open meetings laws. The purpose of minutes per the open meetings laws is to provide a record of the actions taken by a Council or a Board and evidence that the actions were taken according to proper procedures. All actions of the Council are recorded in the official minutes. Not all portions of Town of Oak Island meetings are recorded verbatim in the official minutes, with general discussion items, reports, presentations, and public comments being paraphrased or summarized in many instances. Public comments in writing should be submitted to the clerk via hard copy, electronic mail, or other means so as to ensure an exact verbatim account. The Town of Oak Island provides full coverage of meetings on Government Channel 8 so that the Citizens and the Public may view and listen to the meetings in their entirety.*