

Town of North Topsail Beach

Daniel Tuman, Mayor
Joann M. McDermon, Mayor Pro Tem
Aldermen:
Mike Benson
Jeremy Grove
Tom Leonard
Richard Peters



Bryan Chadwick, MPA
Town Manager

Laura Oxley, JD, MPA
Town Clerk

Nature's Tranquil Beauty

Board of Aldermen Regular Meeting Minutes Thursday, March 7, 2019 6:30 P.M.

Present: Mayor Tuman; Aldermen Benson, Grove and Peters; Town Manager Chadwick; Town Clerk Oxley; Town Attorney Edes

I. Call to Order

Mayor Tuman called the Meeting to order at 6:30 P.M.

II. Invocation

Alderman Grove delivered the Invocation.

III. Pledge of Allegiance

Mayor Tuman led the attendees in the Pledge of Allegiance.

IV. Approval of Agenda

Alderman Peters made a motion to approve the Agenda. Alderman Benson seconded. The Motion passed unanimously, 3-0.

V. Manager's Report

Town Manager Bryan Chadwick delivered his monthly report. It is attached.

A. Special Recognition for Jeffery John

The Town Manager and Board recognized Mr. John for his 20 years of dedicated service to the Town as an employee.

***Attachments are included in the Minutes**

VI. Open Forum- 3 minute limit

Susan Meyer of 2224 New River Inlet Road asked Town staff to consider sand fencing for a particular parking lot.

VII. Consent Agenda

- A. Approval of Minutes – January 15, 2019; February 7, 2019**
- B. Department Head Reports**
 - 1. Finance Department**
 - 2. Fire Department**
 - 3. Inspections Department**
 - 4. Planning Department**
 - 5. Police Department**
- C. Committee Reports**
 - 1. Planning Board**
 - 2. Board of Adjustment**
 - 3. TISPC (Topsail Island Shoreline Protection Commission)**
 - 4. ONWASA (Onslow Water and Sewer Authority)- Not Available**
- D. Budget Amendment 4- Planning Department**
- E. Resolution to Support**

Alderman Benson made the Motion to approve the Consent Agenda. Alderman Peters seconded. The Motion passed unanimously, 3-0.

VIII. Continuing Business

A. Revetment Committee Update

Alderman Benson provided an update. He and Town Manager Chadwick spoke with Mr. Greene, the selected engineer. Mr. Greene will work on a survey to develop a design for the project. His proposal will have options for the Committee to consider. The Committee is waiting for the design plan.

**B. Topsail Beach Project List for Hurricane Florence
Disaster Recovery Funding through the RI Task
Force**

Alderman Benson explained that the task force has representation from each town on Topsail Island. Additionally, the Director of the Resource

Institute and a member of the Coastal Federation will serve of the task force. The Resource Institute will appoint a chair from their representation.

The representatives from Topsail Island met to discuss town priorities. They believe that working together will yield the most productive use of funding. They also discussed the ranking tool provided by the Resource Institute and proposed revisions to better match the language in the recovery bill.

A conference call is scheduled tomorrow morning to discuss ground rules and ranking projects.

IX. New Business

A. Additional Town Signatories

Finance Officer Brothers presented information to the Board. Former Alderman Yurek served as a signatory. The Town needs to appoint a replacement from the current board. Additionally, Kim Weaver was recently appointed Deputy Finance Officer and should have this authority.

Alderman Peters nominated Alderman Benson and Deputy Finance Officer Kim Weaver to be town signatories. Alderman Grove seconded. The Motion passed unanimously, 3-0.

B. Update of CRC Meeting

Alderman Benson first thanked Steve Smith, Chair of the TISPC, for providing a written summary of last week's meeting. Items of particular interest to the Town:

1. The CRC designated the "unvegetated beach amendment" to give planning a way to determine setbacks.
2. The CRC Science Panel will discuss whether to expand the inlet hazard areas. Under current consideration is an expansion from Oyster Lane to approximately St. Regis. There is a concern with this outcome, because it would restrict building size and setback distances. The current buildings would be grandfathered. However, if there was a future event that caused substantial damage, what would be the rule for a rebuild? Public hearings on this matter will be held.

C. Update on TISPC

Alderman Benson provided the update. The Commission voted to approve the 2018 Accomplishment List. Additionally, the goals for 2019 were approved. Alderman Benson thanked Mayor Tuman for his contributions.

D. LEES Program

Police Chief Younginer presented information on the Surplus Program. The program loans assets to the Town. He is particularly interested in conex boxes and a vehicle. Alderman Grove made a motion to approve North Topsail Beach's participation in the program. Alderman Peters seconded. The Motion passed unanimously, 3-0.

X. Open Forum

A gentleman asked a question from the audience but did not formally address the Board.

XI. Attorney's Report

The Town Attorney only had discussion items for the closed session.

XII. Mayor's Report

The Mayor reported that several Island representatives will travel to DC to meet with legislatures and agencies. Among the topics discussed will be CBRA, support for beach nourishment and FEMA funding.

XIII. Aldermen's Report

Alderman Grove thanked the attendees. He appreciates their participation. He thanked Alderman Benson for his work on the projects in his reports. Also, he went to Raleigh with Alderman Leonard and Town Manager Chadwick to meet with state representatives. A Congressional seat is vacant. The Alderman encouraged residents and property owners to take an interest in the candidates.

Alderman Peters also thanked the attendees. He brought special attention to the resolution in the Consent Agenda. The Resolution, requested by the local sea turtle hospital, would designate the loggerhead turtle as the state's saltwater reptile. He also reminded the attendees of the upcoming Board Retreat.

Alderman Benson thanked the citizens for their interest and participation. He provided his reports through other items on the Agenda.

Alderman Peters made a motion to go into closed session. Alderman Benson seconded. The Motion passed unanimously, 3-0.

- XIV. Closed Session** per N.C.G.S. 143-318.11(a)(3) To consult with an attorney employed or retained by the public body in order to preserve the attorney-client privilege between the attorney and the public body, which privilege is hereby acknowledged.

Alderman Benson made a motion to come out of closed session. Alderman Peters seconded. The Motion passed unanimously, 3-0.

The Mayor announced that the elected officials consulted with the Town Attorney. No decisions were made.

XV. Adjournment

Alderman Benson made a motion to adjourn. Alderman Peters seconded. The Motion passed unanimously, 3-0.

The Meeting adjourned at 8:22 P.M.

APPROVED:

Daniel Tuman
Mayor

ATTEST:

Laura Oxley, JD, MPA
Town Clerk

Approved: 04/ /2019

Manager's Report – March Meeting

Hurricane Florence Recovery

Berm Push

On January 22nd, W.R. Willis Construction started a dune push from south of Topsail Reef to the Surf City line. The berm push was completed on February 25th. Because the weather and tides worked in our favor, this project finished ahead of schedule. A total of 51,238 linear feet was pushed at a cost of approximately \$227,000.

I do want to remind everyone of the difference between a berm and a dune. A berm usually averages 5 years and is 6 to 8 feet high with a base of 20 to 25 feet. A dune has vegetation and is usually around 20 to 30 feet high with a base of around 50 feet.

The berm push you approved will provide protection until we can attain funding for a full dune system. CAMA does not have restrictions on planting native beach grasses on the berms. Due to financial restraints, the town is not considering planting full vegetation until we can replace the full dune system. However, to those who wish to plant vegetation, we do have some funding available to cost share sea oats. Look for announcements in the next few weeks from the Town on this year's sea oats program.

Permitted Driving on the Beach

I want to reemphasize this one more time. On February 1st, we reinstituted the enforcement of permitted driving on the North End. This is just a reminder to anyone interested in driving on the North End. You can go to our website or call town hall for information on permits.

Repairing Crossovers and Parking Areas

The Board approved a proposal from Swaney Construction to repair or replace storm damaged crossovers. We currently have 15 crossovers open with others coming online as they are repaired.

Thanks to Deb Hill, we have an interactive Google map that lists open and closed accesses. As they come online, the map is updated. The map can be found on our website under the "Visitors" heading and the "Beach Access" button. It is also on our Facebook page.

The Jeffrey's Lot is now open. All of those crossovers are repaired, and rock has been spread in the lot for parking.

Deb has been diligently been working on the applications for the Hazard Mitigation Program. She is going through and make sure they meet the qualifications and gathering any necessary information needed for next steps.

Town Hall and Town Park

Several of the Town Staff met with Jim Stumbo of Stewart, Cooper & Newell Architects. He informed us that he believes the current building is salvageable and can be restored.

With this information, I asked him for information for several options.

- 1- Renovate the current facility only. I told him to tell us what the price would be if we restored the building back to its original condition before the storm.
- 2- Renovate the current facility with an expansion of space to make room for enlarging the police department. We were already performing a study for this so most of the information is already available.
- 3- Build a brand-new facility to accommodate the town hall and the police department.

FEMA Updates

To date, we have submitted reimbursement for the following items:

- Approximately \$17,000 for the temporary fix of Goldsboro Lane.
- Approximately \$366,000 for costs associated with our emergency operations center and work during the storm.
- Approximately \$1.8 million for costs associated with debris removal and sand recovery.

We are currently working with FEMA on sand push reimbursements.

We are still awaiting FEMA to give approval for any type of project for dune and beach renourishment. With the updated figures Fran gave us, beach renourishment and dune system repairs will be approximately \$50 million.

As I mentioned last month, we have been meeting almost weekly with our PMG (grants manager) from FEMA. She and Betsy correspond daily.

Other Items

Jeffries Lease (I'm not sure if it is Jeffries or Jeffrey's, but you aren't consistent in the document)

I have sent another email to Randy Pittman concerning the lease. I told him I would like for him to give me a call to discuss it. According to our records, the lease runs out the end of this month.

Resource Institute

Aldermen Benson, Leonard and I met to discuss and update our list of priorities for this funding. I believe Alderman Benson will give an update at the Board meeting.

Planning Retreat

Our planning retreat will be Tuesday March 19th. We will be discussing Hurricane Florence after actions, and the departments will be discussing their outlook for the coming year(s). I know some of you have items you would like discussed as well. Please let us know if there are other things you would like discussed.

CRC Review Items for TISPC – March 1, 2019

By Steve Smith, chair

1. Inlet Hazard Area – was approved to move to final rule position
 - a. Method Update
 - b. Impact on Topsail Island
 - i. Structures add to IHA: 24
 - ii. Area added to IHA: 7.6 acres
 - c. Concerns:
 - i. Grandfathering rule not clear
 - ii. No consideration of growth for New Topsail Inlet – use of vegetation rule
2. Coastal Adaptation and Resilience
 - a. Web Page - <https://deq.nc.gov/about/divisions/coastal-management/coastal-adaptation-and-resiliency>
 - b. May 14 – Wilmington Workshop for town officials
3. Tidal Floating Upweller System (FLUPSY)
 - a. No limit on size or numbers
 - b. Must have a lease
 - c. Setup with solar panels is new
 - d. We have one in Pender County



4. Science Panel Members – Looking for members
5. Opposition to Oil Leasing – support of state position
6. National Climate Assessment
 - a. Several positions on rate of impact --- however it appears the rate of sea level rise that is gaining acceptance for next 100 years is at 3 feet for critical infrastructure and 2 feet for non-critical structures
 - b. Web: <https://www.ncdc.noaa.gov/>
7. Marsh Sills - Final Rules: Approved – Fiscal review & public hearing step
8. Erosion Rate Report Fiscal Review: Approved – Public hearing next step
 - a. Use of factor --- many communities use factor of 2 --- 2 times 30 feet= 60 ft. setback
 - b. Pender County – zero structures impacted
 - c. Onslow County – 11 structures in NTB (47 structures impacted in Onslow County)– would have additional setback requirements
9. Temporary Rule: Approved – Fiscal review & public hearing step
10. Surf City & North Topsail Beach Fiscal Review Unvegetated Beach: Approved – next step public review
11. South Atlantic Coastal Study:
 - a. Webinar – Feb 27: http://asbpa.org/wpv2/wp-content/uploads/2019/02/SACS_VisionMeeting1_2019_Feb_27.pdf