



REGULAR MEETING MINUTES

Friday, March 1, 2019, 2:00 PM

North Topsail Beach Temporary Town Hall

2021 Hwy 172, Sneads Ferry, NC 28460

Commission Members:

Steve Smith
Mike Benson
David Ward
Richard Peters
Larry Combs
Jerry Heid
Hiram Williams
Ed Broadhurst

Public Present:

Bryan Chadwick, Manager, N. Topsail Beach
Stephanie Hobbs, Assistant Manager, Surf City
John Goller, Citizen, Topsail Beach
Jenelle Goller, Citizen, Topsail Beach
Kerri Allen, NC Coastal Federation
Caitlin Raab
Kate Winzler, Recording Clerk

1) Call to Order & Greetings

Chairman Smith called the meeting to order at 2:05 p.m.

2) Public Comments

No comments were made.

3) Approval of Agenda

Mr. Benson made a motion to approve the agenda. Mr. Peters seconded the motion and it was carried, 7-0.

4) Approval of Minutes for January 24, 2019

Mr. Peters moved to change Minutes Item number 5 to 5,000,000. Mr. Peters made a motion to approve the minutes as amended. Mr. Benson seconded. It unanimously passed, 7-0.

5) Consultant/Lobbyist/Partners –

a) Poyner Spruill Attorneys

The commission discussed the status of the Disaster Aid Packet. Chairman Smith mentioned it would be a topic of discussion during the upcoming trip to Washington, DC on March 12-13, 2019.

b) Connie Wilson Consulting

Chairman Smith offered that Ms. Wilson has added a staff member to help generate reports. There was mention of Representative Carson Smith's attention to coastal work, as well as the awareness of Senator Brown and Senator Rabon to the needs of the coastal communities. Cleanup cost reimbursement and re-nourishment funds were also discussed.

c) United States Army Corp of Engineering (USACE) Update

Chairman Smith stated that the Corp of Engineers is awaiting budgetary guidance for coastal projects. The South Atlantic Coastal Study has begun. It looks at the impact of sea level rise and increased storm intensity. A webinar was conducted on February 27th in regard to this project, and there is a website to access that information. http://asbpa.org/wpv2wp-content/uploads/2019/02/SACS_VisionMeeting1_2019_Feb_27.pdf

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d) North Carolina Beach, Inlet & Waterway Association (NCBIWA) Review

Chairman Smith stated that Kathleen Riely has moved to Raleigh and is very active there and in D.C. Mr. Benson stated that Ms. Riely is organizing a Coastal Caucus to review unique needs and issues along the coast, made up of 9 Representatives and 5 Senators. Senator Sanderson will be the Senate Chair of the Caucus; Representative Pat McElrath will be the House Chair. NCBIWA is addressing the restrictions on the disposal of dredging material from private channel dredging. The NCBIWA meeting is April 29th & 30th at The Islander Motel in Emerald Isle.

6) **NC Coastal Resources Commission (CRAC & CRC) Update** - Chairman Smith discussed the CRC & CRAC meeting that occurred this week.

- a) The NC Inlet Hazard Areas were presented with their current boundary lines, and their proposed boundary lines. Both the Proposed New River Inlet and the New Topsail Inlet Hazard Areas are larger than the existing Inlet Hazard Areas. The impact of this expansion to Topsail Island includes 24 additional structures within the proposed inlet hazard area, including 11 structures in North Topsail Beach and 12 structures in Topsail Beach, as well as an additional 7.6 acres. In North Topsail Beach, Topsail Reef and St. Regis would be within the proposed Inlet Hazard Area. Once a lot or structure is included in the Inlet Hazard Area, there are additional lot size requirements, grandfathering rules and limitations that apply to those properties, including maximum square footage and a potential increase to set-back requirements. The potential to re-build after a major loss is unclear, as are the limitations to square footage of re-built structures. Lee Island is becoming an Inlet Hazard Area. Inlets that are part of the park system or that are owned by the state or the federal government will be excluded from the new rules of the Inlet Hazard Areas.
- b) b. Coastal adaptation and resilience information is available on this website:
- i) <https://deq.nc.gov/about/divisions/coastal-management/coastal-adaptation-and-resiliency>
 - ii) There is a workshop on May 14th for Town Officials to learn about the long-term issues of coastal adaptation and resilience that must be considered.
- c) Tidal Floating Upweller System (FLUPSY) has been around since 1933 and can be adapted for mainland or water uses to economically grow oyster seeds. There are issues and concerns arising regarding these structures, and very little regulation. This is an active topic for CRAC and CRC.
- d) CRC Science Panel Members are needed for the committee. Chairman Smith offered Chris Gibson to serve on the committee, and selection is done by the CRC. No objection to Chris Gibson was offered, nor were any additional suggestions offered.
- e) North Carolina state and the CRC's opposition to oil leasing was discussed.
- f) A NOAA representative addressed the CRC/CRAC Commission regarding National Climate Assessment. He advised that towns and government officials need to start taking a long-term position on sea level rise regarding critical and non-critical infrastructure. Charts were presented showing the significant increase in intensity and duration of storms over the last 30 years. <https://www.ncdc.noaa.gov/>
- g) Marsh Sills were reviewed

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h) Other items discussed included Erosion

Rate Report for all NC beaches, this would impact increased set-back requirements for 11 structures in North Topsail Beach, the approved temporary rules for sand bags, Surf City and North Topsail Beach physical review of vegetation line to re-build, and the South Atlantic Coastal Study.

7) Old Business

a) Dune Recovery Workshop – March 9, 2019 – Surf City Welcome Center

Workshop will be led by Spencer Rogers at 1pm.

b) Accomplishments for 2018

The Accomplishments for 2018 were reviewed and Mr. Benson suggested adding the insurance commissioner's visit to Surf City, which included an impactful discussion with town officials and stake holders. The TISPC website traffic was discussed. *Jerry Heid made a motion to publish the accomplishments for 2018. Richard Peters seconded. There was no additional discussion. The motion passed unanimously, 7-0.*

c) Goals for 2019

The revisions to the Goals for 2019 were discussed, including North Topsail Beach's consideration of the New River Inlet over the next 5-10 years. Also suggested was the need for understanding what the Marine Corps wants regarding the New River Inlet. *Chairman Smith asked for a motion to publish the 2019 TISPC Commission Goals as presented. Larry Combs made the motion, Mike Benson seconded, there was no additional discussion, and the motion passed unanimously, 7-0.*

d) Resource Institute Topsail Island Task Force Update

Committee members from Topsail Island include Teresa Batts, Mike Benson and Steve Smith. The Resource Institute will be charging a 12% fee for their services. The towns are currently reviewing their proposed projects for the Resource Institute. Chairman Smith suggested to Ms. Batts and Mr. Benson to think outside of the box on several issues and consider the impact on the whole island of several projects that may focus on one town or another. A project review is scheduled on Tuesday, March 5th at 9:30 am at the Surf City Welcome Center to impose rankings on the projects, especially taking into account expediency and environmental impact on people's health.

8) Town's Local Projects/Direction

a) North Topsail Beach – Bryan Chadwick

Town Manager, Bryan Chadwick mentioned that the North Topsail Beach berm push is complete. Fran Way's estimate for total beach re-nourishment was reduced from \$85,000,000 to \$50,000,000. Currently, 25 crossovers in North Topsail Beach need repair, with the goal for completion within 2 months. There is a Google map hosted on the North Topsail Beach website which includes updated information on open beach accesses within the town. The Town Hall rebuild is under review, including options to better accommodate the Police Department and provide more functional space. The town parks are also included in the scope of work.

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b) Surf City – Stephanie Hobbs

Stephanie Hobbs spoke on behalf of Surf City. She stated that Surf City turned in their Category B List for FEMA. They have met with DOT and WK Dickson regarding the flooding along South Shore Drive to remove stormwater off of the roadways. The beach push has begun on North Shore, and the bid for the sand haul will be open on March 5th. Almost half of Surf City's 37 beach accesses are open, and they anticipate installation of 3 Hatteras ramps. James Horne has been appointed as Surf City's Emergency Management Director. The Surf City budget process has begun in-house. Surf City's Town Hall RFP has been released, as well as a new building beside Publix to include an EOC for Surf City.

c) Topsail Beach – Steve Smith

Steve Smith spoke on behalf of Topsail Beach. He requested a partnership for Topsail Beach with Surf City's EOC from Surf City's mayor. Topsail Beach's sand pumping project will commence very shortly. All crossovers are open, except for crossovers immediately located in sand-pumping areas.

9) New Items

a) FEMA Beach Recovery Timing Discussion

Chairman Smith reviewed the cumulative current costs for all of Topsail Island in a Hurricane Florence re-cap. The total sand lost was 5.6 million cubic yards. The cost to completely repair the beach is \$115,000,000. Property loss, including damage to homes and lost infrastructure is around \$91,000,000 with new information coming in daily. Current clean-up cost is right at \$5,000,000 for the whole island.

10) Open Forum

- a) Chairman Smith mentioned a teleconference on Thursday, March 7th at 11 am with Mike McIntyre and commission members to discuss the Washington D.C. trip.
- b) Bryan Chadwick mentioned a meeting of all the Town Managers to discuss all of their after-action reports.
- c) David Ward offered a re-cap of the progress of repairs on the island. He mentioned challenges at the St. Regis and Villa Capriani, as well as 28 houses that are undergoing renovations currently.
- d) Another major issue Mr. Ward brought up are the renovation companies that have completely gutted houses without the understanding of the owners.
- e) Mr. Smith mentioned the challenge of reaching tradespeople to schedule work.

11) Next Meeting – Surf City Welcome Center, 2 PM, March 28, 2019

12) Adjournment

Chairman Smith requested a motion to adjourn. Mike Benson made the motion. Jerry Heid seconded, and the motion passed unanimously, 7-0. The meeting adjourned at 3:27 p.m.