



REGULAR MEETING MINUTES

Thursday, May 25, 2019, 2:00 PM

Town of North Topsail Beach Temporary Town Hall

2021 Hwy 172 Suite 1, Sneads Ferry, NC 28460

Members Present:

Steven Smith, Chair
Mike Benson, Co-Chair
David Ward
Mark Price
Jerry Heid

Members cont.

Richard Peters
Jerry Patton
Theresa Batts
Ed Broadhurst

Liaisons and Guests:

Chris Gibson
Ashley Loftis
Bryan Chadwick
Mike Rose
Kerri Allen
K.C. Busch
Larry Combs
William Beverage
Chad McEwen
John Goller

1. **Call to Order & Greetings**

The Meeting was called to order at 2:03 PM by Chairman Smith.

2. **Public Comments**

No public comments were made.

3. **Approval of Agenda**

Mr. Peters made a motion to approve the agenda as presented. Seconded by Mr. Benson, the motion carried, 6-0.

4. **Approval of Minutes: March 28, 2019**

Mr. Peters made a motion to approve the minutes as presented. Seconded by Mr. Benson, the motion passed, 6-0.

5. **Consultant/Lobbyist/Partners**

a) Poyner Spruill Attorneys – Mike McIntyre

Chairman Smith asked the Commission if they had any questions or comments regarding Mr. McIntyre's report. Mr. Benson sought confirmation of the Army Corps of Engineers' 6 possible new starts this year, versus last year's 1 new start. Chairman Smith confirmed and mentioned awaiting the actual final approval.

Chairman Smith added information that came in after the report was sent. A Senate Bill and a House Bill were submitted for the additional changes in mapping requested by North Topsail Beach to remove the whole town from CBRS.

Mr. Peters asked about Congressman Rouser's support of the legislation. Chairman Smith answered that he was helping co-sponsor the bill on the House side to move it forward.



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b) Connie Wilson Consulting – Connie Wilson

Chairman Smith said that he is following House Bills 246, 650, and 836, as well as Senate Bill 95. House Bill 246 removes money from the dredging fund to pay for additional positions at DEQ. The DEQ is currently reviewing different types of funding: state money versus local money, as well as how and where to direct them. DEQ is reconsidering the use of FEMA money as the match for the state portion of the shallow draft fund.

Mr. Benson asked if there was an additional \$13,000,000 added to disaster recovery and resiliency. Chairman Smith answered no and advised on awaiting the results once it reemerged from the Senate.

c) United States Army Corps of Engineering (USACE) – Pam Castens

Chairman Smith stated there was no report.

d) North Carolina Beach, Inlet & Waterway Association (NCBIWA) – Kathleen Riely

Chairman Smith stated that the current challenge is where to put the dredging spoils from private entities including municipalities. A new regulation became effective that made the Corps spoil sites off limits for deposits of dredging material from non-federal sites, unless some capacity is traded off. NCBIWA is charged with evaluating locations and working with DEQ to create recommendations.

Chris Gibson reviewed standards of trade-offs from the Corps spoil sites, as well as contributions of dredging spoils to those sites. Chairman Smith suggested utilizing that material to the advantage of the Town of North Topsail Beach.

Chairman Smith mentioned the appointment of members to the Governor's Resiliency Committee. One of the discussions NCBIWA will be having with the committee is in the aftermath of a natural disaster how does the State get monies moved into small communities faster to begin beach repairs as quickly as possible.

6. NC Coastal Resources Commission (CRAC & CRC) Update – Steve Smith

Chairman Smith mentioned no additional news from the NC Coastal Resources Commission.

7. Resource Institute Topsail Island Task Force Update

Chairman Smith said Senate Bill 95 is in the House for modification, and then will return to the Senate. If the modifications are approved, the Resource Institute will be removed, and the money will be granted directly to the towns.



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Old Business

a) Follow-up – Island coordinated recovery after hurricane

Chairman Smith asked the Town Managers if they had a chance to get together and discuss island coordinated recovery after hurricanes, specifically how residents can return back on the island quicker after a hurricane.

Topsail Beach Town Manager Mike Rose answered that the Town Managers will be getting together to discuss these topics in 2 weeks.

8. Town's Local Projects/Direction

a) North Topsail Beach - Bryan Chadwick

Alderman Mike Benson spoke on behalf of Town Manager Bryan Chadwick who could not attend. He mentioned that Chris Gibson is coordinating the Hurricane Matthew project to start in November. Fran Way, the Coastal Engineer with ATM is currently working on the Hurricane Florence project, specifically answering the FEMA questions that change every week. The total sand estimation is 800,000 cubic yards of sand in both Phase V and the natural beach locations. Mr. Benson mentioned the upcoming move of Temporary North Topsail Beach Town Hall to 1000 NC Hwy 210, Sneads Ferry. Town Park restoration engineer is hired and will be drawing up bids soon. Hopefully the park will be opened soon. Town Hall is awaiting mold remediation and is undergoing demolition down to the studs. After which FEMA and the insurance adjuster will return with an estimation on the costs of reconstructing Town Hall. The county park regional access across from Town Park is still closed and has no estimated re-opening date. The Audubon Society met with Town Officials from North Topsail Beach and Topsail Beach and inquired about the plans for the CBRS area as well as the proposed hardened structure. The Audubon Society is concerned about the impact of this structure on the bird nesting areas between the inlet and the intercoastal waterway, as well as the wetlands. North Topsail Beach is in the final stages of updating the CAMA Land Use Plan and will be presented shortly to the Board of Aldermen.

Alderman Peters of North Topsail Beach recalled Pam Castens' re-analyzation of the federal project cost sharing between North Topsail Beach and Surf City. He asked Surf City Town Manager for an update, and she supplied an answer.

b) Surf City – Ashley Loftis

Surf City Town Manager Ashley Loftis provided an update on projects in Surf City. She mentioned that the FEMA berm reimbursement was submitted. Recovery efforts continue, including repaving the streets and parking lots. Six of 36 beach accesses are re-opened. The Manager's recommended budget has been submitted to council and is on the



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next council meeting agenda for approval June 4th. The architect is continuing to work on designing Town Hall. Chris Gibson has submitted permit applications for private nourishment to CAMA as well as the application for funding of the shallow draft inlet fund. Town Manager Loftis mentioned that Surf City's Emergency Management Operations Plan is being finalized, hopefully it will be in place to discuss with the other towns shortly.

c) Topsail Beach – Michael Rose

Topsail Beach Town Manager Michael Rose mentioned that they had met with their FEMA representatives on their category G funding for Hurricane Florence, currently in the environmental review, and they are hoping for approval by October. The SDR project hopefully will be commencing in November- state permits are already issued; they are awaiting federal permits from FEMA and hope to put it out to bid soon. Topsail Beach is moving forward with additional dune and beach widening. The short-term project has been completed with some benefit. Topsail Creek is dredged and cleared. This activity will be reviewed with the BIS Committee and Town Council. Topsail Beach had a community forum in early May featuring Town updates. Mr. Rose was encouraged by the participation of citizens. The Topsail Beach meetings with the Audubon Society were also encouraging.

Chairman Smith added that all of the beach crossovers in Topsail Beach are open. He mentioned the Audubon's challenges of protecting wildlife and growing the sanctuary. Topsail Beach has illustrated improvement of their conservation projects.

Mr. David Ward offered that the rental properties are roughly 25% down for this season, but that more will become available as projects are completed.

Chairman Smith mentioned the challenge of finding qualified tradesmen to complete the work needed for restoration.

9. New Items

a. Storm Resilience Options Discussion

Chairman Smith mentioned the Governor's Resiliency Program for the state government. Locally, the Towns have been reviewing storm water runoff – what do you do with it? Where does it go? How can we protect the citizens? Chairman Smith feels this needs to be looked at even closer, considering a possible 2-meter sea-level increase by the end of this century, especially given the current increase in storm intensity. He encouraged each town to look at the big picture of what resiliency means to them, both from the perspective of a normal storm as well as a major storm. How do you factor in conservation areas as well as protect infrastructure? He requested input from the Board regarding their desires to take



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this information forward to the communities in order to make some decisions.
Where is the water going to go with increased building density?

b. **Recovery Funding Future Discussion**

Chairman Smith mentioned that each community needs to start looking at how they handle the financial impact of a major storm. One discussion to have is a possible coordinated fund between all three towns. Perhaps request some input from Kathleen Riely from NCBIWA on how they handle this with the Resiliency Commission. This was a topic brought up at the NCBIWA meeting for many communities in North Carolina. How do we get funding faster after a major storm?

10. **Open Discussion**

Mr. Peters mentioned the press release that North Topsail Beach will be awarded \$1,500,000 for their debris removal from FEMA.

11. **Next Meeting**

Surf City Welcome Center, 3 PM, June 27, 2019

12. **Adjournment**

Mr. Ward made a motion to adjourn the meeting. The motion was seconded by Mr. Heid and passed unanimously, 6-0. The meeting was adjourned at 2:56 p.m.