



REGULAR MEETING MINUTES

Thursday, March 25, 2021, 2:00 PM

Commission Members Present

Steve Smith, Chairman
Mike Benson, Vice Chairman
Teresa Batts
Ed Broadhurst
Tom Leonard
Connie Pletl
Mark Price
David Ward
Hiram Williams

Associates Present

Kerri Allen, N.C. Coastal Federation
Kyle Breuer, Town Manager, Surf City
Christina Burke, Asst Town Manager, Topsail Beach
Pamela Castens, U.S. Army Corps of Engineers
Billy Christ, Office of Rep. David Rouzer
Dave Gilbride, Town Manager, North Topsail Beach
Tammy Proctor, Pender County Tourism
Kathleen Riley, NCBIWA
Mike Rose, Town Manager, Topsail Beach
Connie Wilson, TISPC Advocate
Tim Zizack, Commissioner, Topsail Beach
India Mackinson, Recording Clerk

I. Call to Order & Greetings

Chairman Smith called the meeting to order at 2:03 pm.

II. Public Comments

No public comments were made.

III. Approval of Agenda

Mr. Ward made a motion to approve the agenda. Mr. Broadhurst seconded the motion, and it was carried.

IV. Approval of Minutes for October 22, 2020

Mr. Williams made a motion to approve the minutes. Vice Chairman Benson seconded the motion, and it was carried.

V. Recognition of Richard Peters

Chairman Smith received a resolution from Alderman Leonard and Vice Chairman Benson. Chairman Smith remarked that Alderman Peters has been a member of the TISPC from its beginning. He said he sent the resolution back to Alderman Leonard and Vice Chairman Benson for revisions. Vice Chairman Benson added that Ms. Pletl also helped write the resolution, which discusses his years of service. Mr. Ward said Alderman Peters was chairman of the TISPC for 2 or 3 years in the past. Chairman Smith asked the Commission to read over the resolution with a 2008 start date of Alderman Peters' service. Alderman Leonard made a motion to approve the resolution with the insertion of correct dates of service. Mr. Ward seconded the motion, and it was carried.

VI. Consultant & Partners Reviews

A. **Ward and Smith Attorneys** – See report

Chairman Smith asked for comments or discussion on the report. Mr. Ward said flood insurance was his main concern, to which Chairman Smith assured will be discussed at a later date.

B. **Connie Wilson Consulting** – See report

Ms. Wilson said she sent Chairman Smith an attachment about bills in the General Assembly right before the meeting. She reported that the first month of the GA session was all about Covid-19 with most of those bills completed. She said there will be another set of bills in the future based on money approved by Congress, which will be billions of dollars. She noted the crossover deadline on May 13th applies to the occupancy tax bill, so it must get out of either chamber by then. She reported that SB26 with Rep. Hanig and Sen. Steinburg for terminal groins is not going anywhere. Hanig is waiting for more direction from the federal government. The Topsail Island delegation is in full support, but it is not moving this year because the impetuous is on Oregon inlet. She also reported discussing the occupancy tax with a committee. Alderman Leonard thanked Ms. Wilson and Ms. Arthur for paving the way for this, saying he is pleased the committee unanimously approved it. Ms. Wilson said Sen. Lazzara will file a bill on the Senate side. She also said she had an interesting conversation with Rep. Setzer, who advised Rep. Shepard to ask for money from the state to pay for the federal project. Ms. Wilson said the bill for navigable water is moving and asked the Commission to tell her its position on that. HB272/SB354, which would restore funding for state conservation, takes deed stamp money/tax and splits it

between the Coastal Storm Damage Mitigation Fund and other projects. Ms. Wilson said she is also still working on dredging RFP bid rules. Rep. McElraft wants to change the ad valorem tax to include seasonal visitors to population counts. There is also \$4 million of recurring funds available this year, some of which will go into Coastal Storm Damage Mitigation Fund. Ms. Wilson said the Shallow Draft Inlet money will not be touched.

C. North Carolina Coastal Federation –

Ms. Allen reported that the living shoreline projects in Topsail Beach are progressing, and that a volunteer recently took aerial imagery with a drone. She also reported that the first abandoned vessels have been removed. The program started in Brunswick County and is moving north, reaching Pender County today. The program will be in Onslow County by early next week. By next month, over 80 vessels will have been removed. Ms. Allen expressed thanks for all the partners involved. Mr. Broadhurst asked if marine debris removal was still in Topsail Sound, to which Ms. Allen said it was.

D. North Carolina Beach, Inlet and Waterway Association –

Ms. Riley noted that the Spring NCBIWA meeting is on April 26-27, and they are looking for sponsors. Many have registered for in-person attendance. She also said the ASBPA is currently holding their Coastal Summit, and she is pushing to get their support on wind energy in North Carolina. Chairman Smith asked if there would be anything at the April meeting about it. Ms. Riley replied that they do not have room for it. Chairman Smith suggested getting an executive paper from the state to know their position on wind energy. He said several citizens want to know if their views will be spoiled by wind turbines. Ms. Riley replied she had discussions about placement of wind turbine for visual reasons, for offshore sand, and for military bases. She said it is in very early conversations but may move quickly. Ms. Castens said she is going to reach out to set up a workshop for coastal stakeholders to get good feedback on wind farms. Ms. Riley invited Ms. Castens to use an hour at the spring meeting for the workshop. She also invited Commissioner Price to attend the spring meeting.

E. United States Army Corp of Engineering (USACE) –

Ms. Castens said the PPA will be finished shortly. They are also working on expanding environmental windows and working with BOEM for off shore sand leases. She said they are also nearing real estate certification. Mr. Breuer asked about survey data, to which Ms. Castens said to send them updated survey data if available. She also said they are working to clarify parking and access requirements. Vice Chairman Benson asked when to expect the general to sign the PPA. Ms. Castens said the general can delegate the signature, but the package only has to go to division not headquarters. Mr. Ward asked about relief on the infrastructure aspects of development. Ms. Castens replied if you cannot put house on it, it is eligible to be designated as undeveloped. Mr. Ward also asked how will beach nourishment affects cost sharing. Ms. Castens replied that every time there is a renourishment, surveys will be done, any new construction will be reported, and cost shares will be recalculated. The PPA would not change.

VII. Old Business

A. Update on NTB's Occupancy Tax Legislation

Mr. Gilbride said that Ms. Wilson covered this topic in her report.

B. Discussion on Flood Insurance

Chairman Smith said there is a recap of the issue in Mr. McIntyre's report. The federal government wants to reduce discounting and increase premium rates, lowering the highest discount rate to 15% rather than 20% with homeowners picking up more premium costs. He opened the Commission to discussion. Mr. Williams said if we need to spend more money on premiums, we need a \$250,000 limit raised with consideration for new construction. Mr. Ward commented that D.C. does not understand the difference between building codes. Mr. Williams replied that we are working with newer stock and that needs to be considered. Chairman Smith said he will talk to Rep. Rouzer about it, but it will have a huge impact on who can afford to live out here. Mr. Williams commented that county officials should be on this too, because it will affect county revenue.

C. Discussion on Beach Management Plan

Chairman Smith said he attached a write up from last CRC meeting. He said he sees this is heading toward all communities needing a 50-year plan. He noted

that the island already has most of what is needed for these plans. Mr. Broadhurst asked if the federal project would make it easier for NTB and SC to put it together. Chairman Smith replied it would.

VIII. Town's Local Projects/Direction –

A. North Topsail Beach – Dave Gilbride

Mr. Gilbride reported that the Corps held a scoping meeting for the Environmental Assessment on the terminal groin virtually on Facebook. The Hurricane Florence project is moving north on Monday. The ICW dredging window is closing the 31st, so they may not be able to complete it this year. He also reported that town hall being renovated and paid parking is underway.

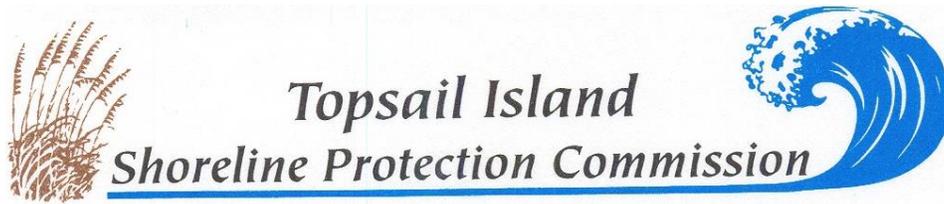
B. Surf City – Kyle Breuer

Mr. Breuer reported that they are gearing up for paid parking on April 1st. They are also getting trash cans and bathrooms ready for the summer season. The North Topsail Drive paving project will be completed at end of week. He also said the old town hall is under demolition, which will be wrapped up next week. They will move on Monday to tear down the old Ward building as well. The community development staff has moved into the new town hall, and the town hall site plan includes a rain garden, part of a partnership with the N.C. Coastal Federation, which will be used as demonstration site as well. He also announced that the island received a grant through the NCRCCP and was linked with a contractor. On April 15th there will be a meet and greet with them to go over project.

C. Topsail Beach – Mike Rose

Mr. Rose reported that the dredging project is complete. All equipment will be removed by the Easter holiday. Sea oat planting for the dune sides and valleys is scheduled to start May 1st. The living shoreline project is under construction, which will ultimately demonstrate three different ways to do living shorelines. He said the media is starting to write articles about it. He said they are also in full summer prep mode and expressed his excited for the NCRCCP. Mr. Ward asked if there were plans for paid parking. Mr. Rose said there are no plans yet, but in late summer the Board will have a paid parking conversation.

IX. New Items



Chairman Smith thanked Ms. Mackinson for continuing to take the minutes after her fellowship with North Topsail Beach ends.

X. Meetings & Conferences

A. NCBIWA 2021 Spring Meeting April 26-27 - The Islander Hotel
Emerald Isle

B. CRC — June 2021

XI. Public/Commission Comments

No public comments were made.

XII. Next Meeting – April 22, 2021 - WebEx

XIII. Adjournment

Mr. Williams made a motion to adjourn the meeting. Vice Chairman Benson seconded the motion, and it was carried.