

Town of North Topsail Beach

Joann M. McDermon, Mayor
Mike Benson, Mayor Pro Tem

Aldermen:
Richard Grant
Tom Leonard
Susan Meyer



David J. Gilbride
Town Manager

Sherrie L. Hancock
Town Clerk

Nature's Tranquil Beauty

Board of Alderman
Regular Meeting Minutes
April 1, 2021
Sneads Ferry Library
1330 NC Hwy 210, Sneads Ferry, NC 28460

Present: Mayor Joann McDermon, Mayor Pro Tem Mike Benson, Alderman Richard Grant, Alderman Tom Leonard, Alderman Susan Meyer, David Gilbride/ Town Manager, Town Attorney Brian Edes, Sherrie Hancock/Town Clerk.

- I. Call to Order**- at 6:31 PM
- II. Invocation**- led by Alderman Grant.
- III. Pledge of Allegiance**-Mayor McDermon
- IV. Approval of Agenda**-
Motion was made for Approval by Alderman Leonard, Seconded by Mayor Pro Tem Benson, vote passed 4-0
- V. Manager's Report**-

USACOE Federal Project / Legislative Efforts

While we continue to await the approved PPA from the Corps of Engineers, our efforts to mitigate the tax impact of the project to our property owners continue unabated. While revenues from the implementation of Paid Parking are difficult to project at this point, we continue to pursue an increase in the occupancy tax levied on vacation rentals. On Tuesday, March 16th, Mayor McDermon, Alderman Leonard and I visited the legislative offices in Raleigh. Assemblyman Shepard introduced a bill to increase this tax to the Assembly Local Government Committee where it passed unanimously. It is now headed for the Finance Committee. Both Assemblyman Shepard and Senator Lazzara were kind enough to meet with us and voiced their support for our efforts.

Capital Improvement/Fire Station

We are awaiting the feasibility study on the replacement of this structurally unsound fire station.

Town Hall

Work on the Town Hall began on Monday, February 15th. While the contractor indicated that roof work would be first, they began indoors, with the first weeks bringing electrical demolition, rewiring, preparation to remove HVAC units, and some additional demolition work beneath and inside of the building. At a construction meeting held this week we were informed that – assuming the forecast will include a few days of dry weather – work on the roof replacement will begin on or about the week of the 22nd.

Florence Project

Contrary to what I relayed in my most recent report, the contractor has not finished up the southern portion of the truck haul and moved north of the Sea View pier. Preparations have been made to allow for the use of our “Jenkins” parking lot for beach access when they are ready to move north – supposedly this coming week.

Covid19

All residents are encouraged to obtain the vaccination as soon as they are eligible. The most current information on availability is being posted on our website and social media.

Onslow County

While the county never responded to our offer to have the truck haul contractor rebuild the protective dune, work has begun at the county beach access to remove the unauthorized decking and hopefully to restore the parking lot, beach access ramps, and hopefully – the dune line which protects their property and our park.

Corps of Engineers: ICW Crossing and Channel to Jacksonville Dredging Inlet Dredge

Dredged material is now finally being placed in the “placement area”. It is unclear how far the sand will extend as part of this navigation project, but according to the Corps of Engineers efforts are underway to extend their “Environmental Window” to complete the channel to Jacksonville dredging.

Corps of Engineers; Terminal Groin

A scoping meeting was held on Facebook Live Thursday, March 25th, at 6:00PM. Stakeholders will have the opportunity to provide comments in the days following the scoping meeting itself.

Paid Parking

Paid Parking rolled out effective March 1, 2021. As expected there have been some glitches with the technology, but the vendor has been very responsive in resolving issues as they come up. Anyone still experiencing problems can contact the vendor at 910-202-6001 or at customerservice@ottoconnect.us.

Budget

Preliminary budget figures have been developed, and department managers are prepared to address their requests and recommendations at the Board Planning Retreat held on Wednesday, March 24th, 2021.

- VI. Open Forum**- Letters were read by Town Clerk/ Sherrie Hancock from Cameron Kuegel, Rebecca Dickson, and Lisa Page, Included as follows.

Board of Aldermen,

I think it would be beneficial to the Town for it to obtain its own Zip code.

I ask our leaders and Town staff to investigate this idea.

Many packages have been delayed and misdelivered because often we have Sneads Ferry identified as the area. our road is in.

Construction cost estimates are greatly affected by this mix up. Many of the new online calculators lump us in with the

unincorporated area of Sneads Ferry, thus driving estimates down and truly not reflecting the cost of driving the extra miles.

over the bridge.

A zip code of our own would truly reflect these and other online estimators who almost exclusively use the zip code in their products and calculations.

Thanks,

Cameron Kuegel
3902 River Dr, North Topsail Beach, NC 28460

Rebecca Dickson (If when reading this it is longer than 3 minutes,
113 Barton Bay Ct. please use the 3 minutes that Walter Dickson may
utilize to read this in its entirety.)

I am strongly opposed to the dedication of funding from the parking revenues and the 1% occupancy tax increase to the 3.6 miles of beach at the south end of our town. With 11 miles of beach, and absolutely no sand renourishment to zones 2, 3 and 4 up until now, and the need to find funding (or at least dedicate funds) to a Fire/Rescue Station and Town Hall ... I cannot fathom why these decisions for funding a 50-year commitment would even be considered at this time. With the way these means of funding that 3.6 miles of beach are worded the funds cannot be redirected once committed. So, in essence, you, the Board of Aldermen, are prioritizing a small overall group of residents over the community. Instead of using the parking fees to supplement law enforcement/fire/rescue operations during times of heavy use of our resources to the benefit of everyone, it will be directed to the 3.6 miles of beach that we still have a significant debt from the initial investment of \$16 million recently borrowed to provide sand to this specific beach area.

It has been over 2 1/2 years since Hurricane Florence and we are just now rebuilding our Town Hall due to a need to seek additional funding to rebuild due to it being underinsured. It appears to me that over the years someone dropped the ball on maintaining quality infrastructure (buildings) within our town of North Topsail Beach. Let us get on track and address the need for a quality Public Safety Building, work hard and fight to get all our community and beach qualified as a Federal Flood area, and do what we need to for annexation of businesses on 210 to be able to acquire the business tax.

On a side note, I would like to personally encourage all residents to stop by the South End Fire Station and see the condition that our dedicated Fire and Rescue men live with day in and day out. I, as a tax paying resident, am embarrassed and appalled at the workspace that they live with. Not one of us would live with a home in this condition. Remember...the Board of Aldermen are now willing to commit to a 50-year financial commitment for 3.6 miles of beach.

I oppose the 50-year beach funding for the 3.6 miles of beach.

Good Afternoon,

Can you please place the following concern on the agenda or as a public comment? Thank you.

Lisa Page
416 Pungo Rd, Sneads Ferry, NC 28460

Re: Paid Parking at North Topsail Beach Town Park (Richard C. Peters Town Park)

As a current resident of Sneads Ferry and a mother to rambunctious 4- and 5-year-old boys, the "pirate ship park" as my boys call it, is one of our family's favorite parks as it offers a safe, fenced-in area for my boys to get their energy out and enjoy being a child. For me, the views of the surrounding area are my favorite. We frequent the town of North Topsail Beach Town Park because most other parks in the area are on busy roads and not fenced in. My family was aware of paid parking coming to North Topsail Beach and can respect it in most town beach access lots. Unfortunately, with paid parking in the North Topsail Beach Town Park lot, it restricts most families from visiting the park. For my boys to just enjoy their favorite place to play, that will require my family and others to pay \$5 an hour. All families should have equal access to parks, especially in our world in which we are in a constant battle against technology and screen time with our children. You can imagine my children's heartbreak this past Saturday when we showed up to the park and I had to break the news to my boys that we could not play at our favorite park anymore since paid parking at that park is now 9am-5pm all year round. My boys cried the entire 10-minute drive to the southside of Surf City where we could find another park to play. When I showed up to the park on Saturday, there were only two cars in the parking lot. Even in the winter months, they were always many more people at the park than what I saw on Saturday. All the other parks in Surf City were overflowing with people and children playing this past weekend.

My proposal is that the town handles the paid parking specifically at North Topsail Beach Park like how Wrightsville Beach Park in Wrightsville Beach handles their parking. Wrightsville Beach Park allows for 2 hours free before you must pay to park at the park. Even if North Topsail Beach Park parking lot had 1-hour free parking, that would allow families plenty of time to enjoy the park and still deter tourists from using the park for beach access. Thank you.

Sincerely,
Lisa Page

VII. Public Presentations and Hearings. -

A. Coastal Engineer Update- Mr. Fran Way of ATM Consulting

- Dune Truck Haul occurring February, March, and April. Asking for an Extension into May.
 - USACE New River Inlet/ AIWW Dredging: That was to be completed this past winter. Asking for Extension in April.
 - Hurricane Florence Category G: Permit Application under development. New State (DCM) rules in April.
 - New River Inlet Management EIS: "Terminal Groin" meeting held on March 25, 2021.
 - CAMA/DCM updates to sediment criteria related to shells and rocks. Grant Received.
- Mayor McDermon asked Mr. Fran Way if he could coordinate with the trucks to make sure they did not have another job lined up already. So, if we are granted the 2- week extension we would continue to work. Mr. Way agreed.

B. Sea Turtle Hospital- Mr. Todd Crawford

Mr. Crawford Introduced Ms. Kathy Zagzebski as the new Executive Director of the Karen Beasley Sea Turtle Hospital.

- ### **C. SUP-21-01-Swearing in of Planning Director and Charles Riggs**
- was done prior to presentation by Town Clerk (Ms. Sherrie Hancock) Town Attorney (Mr. Edes) stated this would be treated like a court case. Town Attorney asked Board Members the following questions. If they have any financial interest in this case? If they had any discussion with applicator? Any discussion with town staff on this case? Any reason they could not give a fair verdict in this case? All Board members responded no to all the above questions. Motion to open hearing was made by Alderman Leonard, seconded by Alderman Grant. Vote passed 4-0. Board has seen 4A in this sub- division. The item of discussion is 4B. Mr. Charles Riggs did speak on this case, stating there could be some minor changes in the future. Planning Director requested the Board to consider approving the site plan as presented apart from the landscaping to be presented later. Motion was made by Alderman Leonard to close the hearing, seconded by Alderman Grant, vote passed 4-0.

Motion was then made by Alderman Leonard to approve the special use permit, based on the site plan presented, with the condition that landscaping would be presented later. The Motion was seconded by Mayor Pro Tem Benson, vote passed 4-0. A roll was called.

- D. **SD-20-02-** Property Address 1511 New River Inlet Road. Motion to open this case was made by Alderman Leonard, seconded by Alderman Meyer. vote passed 4-0. Gino Polanco was live via zoom. Also, Mr. David Crump was present to speak on how this would affect his lot. This lot has an overlapping deed with the lot next to it. The applicate has been directed to submit a driveway application. The conflict between the 2 parties is a civil issue. Mr. Charles Riggs spoke about the land boundaries. This area was filled in during a hurricane (Florence). creating the current issue. Motion was made by Alderman Grant to close the public hearing, seconded by Alderman Meyer, vote passed 4-0.
Town Request approval of plat (Sub- Division) as presented dividing Lot 6A from 6B. Motion was made by Alderman Grant to approve as presented, seconded by Alderman Leonard, Roll was conducted. vote passed 4-0
- E. **SUP-20-05-** For Lot 4A. Request for Special Use Permit. Asking for 4- bedroom units, in this hearing both Planning Director and Mr. Charles Riggs are still under oath. To all the questions asked by Attorney Edes in the previous case were asked to the Board of Aldermen again. All Board members replied no. This case was brought back as a modification to the original that the board heard in Oct.1,2020. Motion to open this hearing was made by Alderman Grant, seconded by Alderman Leonard, vote passed 4-0. Planning Director stated that modifications meet the requirements of both the planning board and permit when asked by Town Attorney (Mr. Edes). Mayor Pro Tem Benson. suggested that need to look at contacting NCDOT about a crosswalk. Motion was made to close the hearing by Alderman Leonard, seconded by Alderman Meyer, vote passed 4-0. Motion was made by Alderman Leonard to approve as presented, seconded by Mayor Pro Tem Benson, vote passed 4-0 by roll call ballot.
- A. **Consent Agenda--** Motion was made to approve by Alderman Leonard, seconded by Alderman Meyer, Vote passed 4-0

VIII.

- B. Approval of February Minutes- Motion was made to approve by Alderman Leonard, Seconded by Alderman Meyer, vote passed 4-0
- C. Approval of March minutes-
- D. Dept. Head Reports
- E. Budget Amendment 2020-21.5
- F. Committee Reports

IX. New Business-

- A. Location of future Board of Alderman meeting, to open to public. (May, June, July)
- B. Sea Oat Project-Total of 866,250.00/ 25% deposit/ We can be reimbursed by FEMA. Phase 2-4
Motion was made by Alderman Grant to approve based on Town Manager Gilbride's presentation, seconded by Alderman Leonard, vote passed 4-0
- C. Truck Haul Project Scope-Covered by Mr. Fran Way.
- D. CBRA Map Unit L106
 - a.- Board Resolution-Drafted- should be included in Minutes. Motion was made by Mayor Pro Tem Benson to accept, seconded by Alderman Meyer, vote passed 4-0.
 - b- "Land Substitution" and Board role. -Spoke to Planning Director on this issue. Planning Director to review proposed CBRS map and compare to latest change by U. S. Fish and Wildlife.
- E. Life Saving Devices- Mayor McDermon spoke on this item- Fire Chief, Police Chief and Town Attorney believe this could be a hazard to the town. potentially a liability. Motion was made to "Not" put them back out by Alderman Leonard, seconded by Alderman Meyer vote passed 4-0. Mayor Pro Tem Benson stated signs needed to come down. Alderman Leonard stated that he

wanted to take that one step further and we needed to put signs out to stating that no Lifeguards on duty in the Town of North Topsail Beach.

- F. Resolution for Richard C. Peters – Alderman Leonard spoke about Alderman Peters health decline and his many years of service to the Town of North Topsail Beach. Alderman Leonard read the Resolution aloud for the board, included in minutes. Motion was made by Mayor Pro Tem Benson to approve, seconded by Alderman Leonard, vote passed 4-0.
- G. Retreat Report and Alderman Focus Areas- Spoke about Budget, Capital Improvement, CBRA, Townhall Restored, Storm Water, Relationship with Onslow Co.
- H. TISPC Resiliency Grant and Board guidance- Mayor Pro Tem Benson request that Planning Director and Town Manager get together and decide the best use of grant funds. Spoke about this in the retreat. Planning Director proposed that when she and Town Manager Gilbride met with other towns they would give an update to the Board.

X. Continuing Business-

- A. Town Hall- updated Provided in Town Manager Gilbride's Managers Report.
- B. Paid Parking- Given in Town Manager Gilbride's Managers Report.
- C. Formation of MSD's – Map stating boundaries in need, notice 4 weeks to property owners, statement of need & plan, Statement to be held in the Town Clerks office. Publish notice 10 prior to citizens. Adopt a hearing date, Special Meeting 2 days later. Motion was made by Alderman Grant for the staff to move forward to get letters out. Meeting to be held on May 15th, 2021. Seconded by Alderman Leonard Vote passed 4-0.
- D. Capital Improvement-
 - a. Public Safety Building – Suggestion by Mayor Pro Tem Benson that as a Board to follow through with building a Public Safety Building. Alderman Leonard added maybe a Resolution could be made.
 - b. Establish "Capital Improvements budget line item."- Mayor Pro Tem Benson asked that a line item be added for Public Safety Building. Also, to determine an amount that may be needed for this project. Town Manager Gilbride and Finance Officer Caitlin will be meeting with Mr. Carter on Tuesday April 6, 2021 on this subject.

XI. Attorney's Report- Board information has been submitted to Sen. Lazzara's office. Town attorney has been talking to Justin McCorkel at the USACE about the federal project. Justin is their legal counsel. Hope that we will get that extra clause in there. Any work that has been done we would have to be paid but not work that is not already completed.

XII. Mayor's Report- Thanked everyone for their public comments. She assured everyone that their issues were being addressed. Thanked the Planning Director for helping with the work session. Mayor McDermon stated that she will be at the Onslow Co. meeting that is coming up and would be vocal about our needs. Spoke about the Equine Center. She suggested that our citizens be vocal as well. Thanked Sen. Mike Lazzara for his continued support of North Topsail Beach.

XIII. Aldermen's Reports-

Alderman Leonard- Happy Easter Everyone! NCBIWA Spring Conference is coming up on April 26th and 27th. We have a great turnout for our town. Alderman Leonard, Mayor McDermon and Town Manager Gilbride recently went to Raleigh and met with Senator Michael Lazzara we also met with Senator Jim Burgan who owns a home in North Topsail Beach. Alderman Leonard spoke on our behalf to receive the 1% occupancy tax increase requested by the town. Alderman Leonard stated he felt that went very well. Alderman Leonard also spoke about attending the upcoming meeting with the Onslow County Board of Commissioners. He encouraged the residents to attend and be vocal also. He wanted our Citizens to know that he would be there to represent North Topsail Beach.

Alderman Grant- Spoke about Ms. Dickson's letter. Stating that the funds she was talking about could not be used the way she was thinking. These funds can not be used to improve the South end Fire Dept./ Public Safety. He wanted to make the citizens aware of the Sunrise Service that would be

this Sunday. Alderman Grant stated that he enjoyed the Board Retreat and wished everyone a Happy Easter!

Alderman Meyer- Stated that she is looking forward to meeting in person with our citizens at future Board meetings. She also asked the Board to be thinking about which night they would prefer to show movies in the Richard C. Peters Park. Alderman Meyer also said she wanted to get with Town Clerk Sherrie Hancock to speak with her contact on movies.

Mayor Pro Tem Benson- Made mention about the Onslow Co. Equine Center and the upcoming meeting. If Onslow Co. gives us some of the funds instead it will result in not such a large increase in property tax in federal project areas. At the recent Topsail Island Shoreline Protection Commission meeting we were updated by our federal advocate former Congressman McIntyre covered the National Flood Insurance Program and the possible proposed change to a new program called Risk Rated 2.0. program would rate properties individually. Mayor Pro Tem Benson wanted to make the Board but more importantly our citizens aware of this program. It is being discussed in Congress.

- XIV. Closed Session-** Meeting went into Closed session at 9:26. By a motion from: Alderman Grant, seconded by Alderman Leonard and motion passed 4-0. No action was taken.
- XV. Adjournment-** Meeting was adjourned at 10:03

Resolution 2021-01

**A Resolution Affirming the Town of North Topsail Beach's Commitment to Correcting
CBRS Unit L06 Map**

Whereas the original 1982 mapping and subsequent 1990 additions to the Coastal Barrier Resources Systems erroneously included sections of North Topsail Beach into the CBRS unit L06: and

Whereas, the Town had an extensive network of infrastructure in place prior to the 1982 CBRS mapping; and

Whereas, in accordance with the definitions and delineations criteria for the CBRS, as codified in the 2000 Coastal Barrier Resources Act reauthorization bill, lots abutting Island Drive and New River Inlet Road had access to roads with reinforcing roadbeds, wastewater disposal systems, electric services and fresh water supply; and

Whereas, as a consequence of being in the CBRS, large portions of North Topsail Beach are ineligible to receive many forms of federal assistance, including National Flood Insurance coverage, Veterans Affairs loans, and US Army Corps of Engineers shore protection projects; and

Whereas, the Town of North Topsail Beach has submitted evidence that infrastructure was in place prior to 1982 to both U.S. Fish and Wildlife and Congress, has worked with its Congressional Delegation to pass bills to correct the L06 map; and

Whereas, the Town of North Topsail Beach has enjoyed and appreciates the strong support of our elected officials in U.S. Senate and House of Representatives, Senator Tills, Senator Burr, Congressman Murphy, and Congressman Rouser.

Now Therefore be it Resolved that the Town of North Topsail Beach Board of Aldermen do hereby affirm the Town of North Topsail Beach's commitment to correcting the CBRS Unit L06 map so that the Town can receive equitable treatment under law, fortify its coastline to prevent damage from future coastal storms and flooding, and insure that the citizens of North Topsail Beach can participate in federal programs such as the National Flood Insurance Program and receive Veteran's Administration loans.
Adopted this the 1st day of April 2021.

A RESOLUTION HONORING
Richard C. Peters
On this 1st day of April 2021

WHEREAS the Town of North Topsail Beach and its Board of Aldermen wishes to acknowledge and express its sincerest appreciation and gratitude for the many years of devoted service generously provided by Richard C. Peters; and

WHEREAS Richard C. Peters, as an Alderman for North Topsail Beach, served with distinction, always listening to our constituents, and gathering facts before making fair and informed decisions for the Town; and

WHEREAS Alderman Richard C. Peters was always very open and supportive of the Town's beach nourishment and conservation efforts to protect property, infrastructure, and the environment while at the same time providing the public with a beautiful seashore to enjoy; and

WHEREAS, his many years of dedicated leadership and expertise has contributed substantially to the betterment of the Town of North Topsail Beach; and,

WHEREAS his unwavering dedicated leadership and commitment to serve the Town through his work on the Board of Aldermen has earned Richard C. Peters the respect and admiration of all with whom he came in contact.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Aldermen, hereby, expresses its sincere appreciation and gratitude to Richard C. Peters, in commemoration of his leadership and devotion to the Town of North Topsail Beach and to the community he served.