

Town of North Topsail Beach

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

Aldermen:
Richard Grant
Don Harte
Connie Pletl
Bob Swantek



Alice Derian, ICMA-CM
Town Manager

Melinda Mier
Town Clerk

Nature's Tranquil Beauty
Board of Aldermen
Regular Meeting Minutes
Wednesday, August 3, 2022, at 11:00 A.M.
North Topsail Beach Town Hall
2008 Loggerhead Court, North Topsail Beach, NC 28460

Present: Mayor McDermon; Mayor Pro Tem Benson; Aldermen Grant, Harte, Pletl and Swantek. Chief Younginer, Chief Soward, Town Manager Derian, Finance Director Elliott, IT Director Schwisow, Planning Director Hill, Town Clerk Mier, Town Attorney Edes.

Via Zoom: Coastal Engineer Way

I. CALL TO ORDER

Mayor McDermon called the meeting to order at 11:00 A.M.

II. INVOCATION

Mayor McDermon took a moment of prayer for the families of Antwaun Jackson and Moses Muchai. Alderman Swantek delivered the invocation.

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III. PLEDGE OF ALLEGIANCE

Mayor McDermon led attendees in the Pledge of Allegiance.

IV. APPROVAL OF THE AGENDA

Alderman Swantek made a motion to approve the agenda. Alderman Grant seconded the motion. The motion passed unanimously, 5-0.

Alderman Benson asked for discussion adding an item under New Business on Hazard Regulation.

Alderman Swantek made a motion to approve the amended agenda. Alderman Grant seconded the motion. The motion passed unanimously, 5-0.

V. MANAGER'S REPORT

Town Manager Derian presented the Aug 3, 2022, Town Manager's Report to the Board.

Phase 5 project

- The Invitation for Bid for the second tranche for the phase 5 project was issued on Monday August 1st. We have a non-mandatory pre bid meeting scheduled for August

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10th at 1pm which will be held at the Gray Street access and Bids are due by August 23rd at 2:00pm. Award will be contingent upon LGC approval.

- I have met with Carter and Associates in regard to the schedule for the FEMA SOB's 2nd Tranche schedule. We will be having the LGC kickoff call in early August and expect to receive rates from PNC Bank on August 22nd. September 1st the application will be due to the LGC and at the September BOA meeting it will be on your Agenda to adopt the initial SOB's Resolution and award a contract for the project, which will be contingent on LGC approval.

Coastal Storm Damage Mitigation Fund Grant

- Our grant application for \$10.5 million dollars was submitted on July 8th following our last Board Meeting and we have received confirmation from the state that it has been received. It is currently in the review process. I have asked a time frame of when we can expect a response but have not heard back yet.
This grant would enable the Town to extend the Phase 5 project 2.5 miles to the north to renourish Phase 4 with matching funds.
This work was included in the Invitation for Bid as an Alternate Bid item in the Invitation for Bid issued for the Phase 5 project. Award will be contingent upon grant funds.

Sea Oats Planting

- Coastal Transplants continues to work on Sea Oats planting that is scheduled to wrap up at the end of August.

FY 2022-2023 Budget

- I received two notices of grant awards from Onslow County that I had applied for in March. We have received \$150,000 for SOB's assistance and \$10,000 for Ocean City signage. The contracts for the grant awards have been executed and returned to the County finance office. I have met with Carla and Craig Torrey last Friday to discuss signage and landscaping that will read Ocean City Established 1949 with two headers below the main sign that reads A Historic Community and North Carolina Civil Rights Trail. Budget Amendments were included on the agenda for approval to account for these funds.
- The Christmas tree has been ordered and we expect delivery well before Christmas and will have within the next few weeks. The tree topper has already been delivered.

Disaster Preparedness

- I coordinated a community meeting for residents on hurricane preparedness. The County and National Weather Service will be coming to NTB for us to host a community town hall meeting. It is scheduled for August 16th at 6pm. We have posted the notice on social media and our town hall sign and will continue to release as we get closer to the date.
This will be free, open to all, public discussion about hurricane preparedness. You will have the chance to hear a presentation from a meteorologist from the National Weather Service on hurricanes and their impacts on Eastern North Carolina. We will go

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over why you should never just focus on just the category of the storm, what the hurricane path track means and the various impacts tropical cyclones can bring. We will also cover the hurricane outlook for the year while emphasizing that it only takes one storm to make an impact on your life! At the end you will be able to ask questions you may have.

VI. OPEN FORUM

One citizen addressed the Board. Mr. George Van - 2386 New River Inlet Rd. Mr. Van offered his condolences to the families of Antwaun Jackson and Moses Mukai.

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VII. PUBLIC PRESENTATIONS AND HEARINGS

COASTAL ENGINEER UPDATE

Mr. Fran Way presented a slideshow "North Topsail Beach Coastal Update August 2022" to the Board. He noted these updates:

- Phase 5 Beach Nourishment - ST Wooten hauled one hundred twenty thousand cubic yards over two months. Project will start up again November 16, 2002. One hundred eighty thousand cubic yards remain.
- Hurricane Dorian Phase 1 FEMA Category G fifteen thousand cubic yards near Topsail Reef Villas and forty-five thousand cubic yards permitted. To occur in next environmental window (Nov 16, 2022, to April 1, 2023). Bidding next step.
- New River Inlet Management Master Plan- Work is being done on the Environmental Impact Statement (EIS) plan in coordination with Dial-Cordy and Mickey Sugg with US Army Corps of Engineers (USACE).
- Working with NTB Finance Officer and DEC Associates regarding funding for upcoming FEMA and State funded projects.
- Bidding of 2nd Phase 5 portion this summer.
- Sea Oat Planting (remaining Phases 1 to 4 and to include Phase 5) has begun and will continue for several months.
- USACE AIWW/Channel Dredging Bidding
- Permitting Coordination (all projects)
- County Beach Access
 - Coordination between DCM, CAMA, Town Staff, County, Wildlife Recourse Commission, and Town Attorney Edes
 - Two thousand, three hundred cubic yards of sand to be placed in November

- State Grant (Phase 4)

VIII. CONSENT AGENDA

Mayor Pro Tem Benson made a motion to accept the consent agenda. Alderman Grant seconded. The motion passed unanimously, 5-0.

IX. CONTINUING BUSINESS

A. 328-336 Folkstone Road Property (Town Manager Derian)

I received an email on July 21st that the buyers for the Folkstone lots were asking to extend the due diligence period for another week. The buyers wanted to try and get another perk test on the property. The contractor they were using was taking longer than expected (due to what they told the agent was due to the amount of rain). The result of that poll was that the board was in agreement with the extension and we just need to ratify it.

Alderman Swantek made a motion to approve the extension the due diligence period of Folkstone Road properties. Mayor Pro Tem Benson seconded the motion. The motion passed unanimously, 5-0.

B. NC Coastal Federation Living Shoreline Cost-Share Contract and Sand Bar Oyster Company Proposal (Town Manager Derian)

We discussed this project at the last board meeting and if the Board officially approves, we will proceed with the permit process and production of materials. I would like to add that I do not anticipate any major maintenance issues with the structure itself. That said, if we were to have a major storm that deposited debris on top of the structure, the town would need to remove the debris to ensure it functions properly but other than that it will require no maintenance on behalf of the Town.

Alderman Pletl made a motion to approve the Living Shoreline Contract. Mayor Pro Tem Benson seconded the motion; the motion passed unanimously, 5-0.

C. 2405 Spartan Fire Engine (Town Manager Derian)

The Resolution was approved by Jones Onslow Electric Membership Corporation to move forward with the 0% loan application for the fire engine at their July board meeting. Part of the funding is being applied for through USDA, which is a process that can take several months. Once the truck is built and we have possession which according to the sales contract will be completed and delivered no more than 440 days from signing and acceptance of the purchase contract, they will be able to close. Should the USDA deny the loan, we would identify an alternative lending source or pay for the truck with budgeted funds. If you have any questions on the Fire Engine, I will invite Chief Soward to the podium to address those now. If not, please proceed with a motion.

Alderman Swantek made a motion to approve the purchase of the Spartan Fire Engine. Alderman Harte seconded the motion. The motion passed unanimously, 5-0.

D. Parks and Recreation Update (Alderman Pletl)

Parks and Rec has selected and approved a Town Christmas tree which will debut with a tree lighting celebration and on display this holiday season. Alderman Pletl met with Onslow County Parks and Rec Director about programs to implement, the committee will discuss those programs and bring to the board for approval. The August meeting was postponed due to the Hurricane Preparedness forum and a re-schedule date has not been set. The committee is still seeking volunteers.

X. NEW BUSINESS

A. Mini Brooks Exemption Resolution (Town Manager Derian)

Exempting of Phase 4 Engineering Services from G.S. 143-64.31. Should the Town be awarded grant funding from the Coastal Storm Damage Mitigation Fund Grant, we may need to expend funds for additional engineering services.

Alderman Grant made a motion exempting Phase 4 Engineering Services from G.S. 143-64.31. Alderman Swantek seconded the motion. The motion passed unanimously, 5-0.

B. Buffer zone for building near dunes, wetlands or sound. (Alderman Grant)

Alderman Grant stated that after meetings and discussion with Miss Hill and the Town Manager, he is asking the Board to recommend to the Planning Board that oceanfront projects be required to provide a dune profile; secondly, to draft a text amendment establish a buffer zone 5 feet from the landward toe of the dune with the exception of beach accesses and by giving the planning director specific language, we can protect the dune but still allow people to build their homes. **Clerk Mier polled the Board. The motion passed unanimously, 5-0.**

XI. OPEN FORUM: No one came forward to speak.

XII. ATTORNEY'S REPORT

Town Attorney Edes reported that the General Assembly passed a piece of legislation in July 2022, that now requires municipalities to conspicuously state on its website when restrictions implemented pursuant to a local Declaration of a State of Emergency expire and must likewise report the same to the State.

XIII. MAYOR'S REPORT

Mayor McDermon thanked our First Responders and Town staff for all the hard work and dedication they have put in the past few weeks.

XIV. ALDERMAN'S REPORT

Alderman Pletl reported she visited the Dolphin Shore site and is pleased the Town Board and Planning committee continue to work on the dune protection issue. She next reported on the Sea Turtles; there is a total of 107 nests, which 73 are in North Topsail

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Beach. She reminded everyone to turn the oceanfront lights off, because of some recent and upcoming hatchlings.

Alderman Harte, Mayor Pro Tem Benson, Alderman Swantek and Alderman Grant all individually thanked our First Responders and Town Manager Derian for all the hard work and efforts given over the last few weeks.

XV. CLOSED SESSION

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 (G.S. 143-381.11(a)(3)).

Alderman Swantek made a motion to go into closed session to Mayor Pro Tem Benson seconded. The motion passed unanimously, 5-0.

The Board entered closed session at 12:00 p.m.

Alderman Swantek made a motion to come out of closed session. Alderman Grant seconded. The motion passed unanimously, 5-0.

The Board came out of closed session at 1:41 p.m. Mayor McDermon stated that no action was taken during closed session.

XVI. ADJOURNMENT

Alderman Swantek made a motion to adjourn. Alderman Harte seconded. The motion passed unanimously, 5-0.

The Board of Aldermen meeting adjourned at 1:57 p.m.

APPROVED

This 7th day of September 2022

Joann McDermon
Mayor

CERTIFIED

This 7th day of September 2022

Melinda Mier
Town Clerk