

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 2 of 19

- 1 • Bicycle and Pedestrian Advisory Committee – Wednesday, January 18 – 9 am –
- 2 Community Center
- 3 • Joint Planning Board / Board of Commissioners Meeting – Comprehensive Land Use Plan
- 4 – Wednesday, January 18 – 3 pm – Town Board Meeting Room
- 5 • Walk to Run Program – Begins Monday, January 23 – 5:30 pm – Community Center
- 6 • Planning Board Regular Meeting – Monday, January 23 – 6 pm – Town Board Meeting
- 7 Room
- 8 • Board of Commissioners Annual Budget Planning Workshop – Thursday, January 26 –
- 9 8:30 am
- 10 • Coffee with a Cop – Thursday, January 26 – 9 am – The Trading Post
- 11 • Heartsaver – CPR AED Class – Thursday, January 26 – Two classes at 9 am and 6 pm –
- 12 EMS Station
- 13 • Friday Free Flick – Friday, February 10 – 7 pm – Community Center
- 14 • Board of Commissioners Regular Meeting – Tuesday, February 14 – 6 pm – Emerald
- 15 Plantation Shopping Center
- 16 • 26th Annual St. Patrick’s Festival – Saturday, March 11 – 9 am – 6 pm – Emerald
- 17 Plantation Shopping Center
- 18 • 4th Annual El Marathon, Half-Marathon, and 5K Races – Saturday, March 25 – Western
- 19 Ocean Reg Access
- 20

21 **7. Public Comment**

22

23 **Brief Summary:** The public will have the opportunity to address the Board about any items of

24 concern not on the agenda.

25

26 There were no comments from the public.

27

28 **8. Consent Agenda**

- 29
- 30 a. Tax Releases
- 31 b. Tax Refunds – Public Service / Utility Companies
- 32 c. Minutes – November 8, 2016 Regular Meeting
- 33 d. Minutes – November 8, 2016 Closed Session
- 34 e. Minutes – December 13, 2016 Regular Meeting
- 35 f. Minutes – December 13, 2016 Closed Session
- 36 g. Resolution Supporting Maintenance Dredging Funding for Port of Morehead City
- 37 (17-01-10/R1)
- 38

39 ***Motion was made by Commissioner Wright to approve the items on the Consent Agenda. The***

40 ***Board voted unanimously 5-0 in favor. Motion carried.***

41

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 3 of 19

1 Clerks Note: A copy of Resolution 17-01-10/R1, and all other Consent Agenda Items as noted above are all incorporated
2 herein by reference and hereby made a part of these minutes
3

4 **9. Exterior Commercial Color Review – Bogue Inlet Pier House**
5

6 Town Planner Josh Edmondson addressed the Board concerning this Agenda item. The
7 following excerpt from his memo to the Town Manager is provided for additional background:
8

9 As you are aware, the demolition and rebuild of the Bogue Inlet Pier House is underway. Originally, the intent was
10 to match the paint of the new Pier House to the original paint color of the Pier House and remaining Restaurant. It
11 is now desired to repaint both a new color. Attached, you will find the original color of the Pier House and Restaurant
12 which is a custom orange. The owner is requesting the new color of the exterior of the Pier House and Restaurant
13 to be banana pepper green. Attached, you will see a color sample of this, as well as a picture of this color on an
14 existing feature by the condo suites to the west of the Pier House. The parking fee booth at the entrance of the Pier
15 is painted this color as well. I will provide a sample panel of this color to the Commissioners at their meeting for
16 closer examination.
17

18 The UDO requires the following:
19

20 **Permitted Exterior Colors**

21 The proposed exterior structure colors for facades and walls shall be of low reflectance, subtle,
22 neutral, or earth tone colors. Building trim and accent areas may feature brighter colors as approved
23 by the Planning Director. Colors for new construction will be approved by the Board of
24 Commissioners as part of the commercial review process. For existing buildings, exterior commercial
25 colors must be approved by the Town prior to the painting or repainting of any commercial
26 structure. The colors to be used for the repainting of existing structures may be approved by the
27 Planning Director based on the criteria and intent stated in this [section 6.1.3](#). The Planning Director
28 may request review of the colors by the Planning Board and approval by the Board of Commissioners
29 if doing so is in the interest of maintaining a family beach image.

- 30 (a) A request can be made for an exterior color that is not of low reflectance, subtle, neutral or
31 earth tone. A request should meet one of the following two criteria: the business in that
32 structure is a national chain or franchise that requires a certain color, or the name, product
33 or service of the business denotes something other than low reflectance, subtle, neutral or
34 earth tone color. Applicant shall have the burden of proving to the reasonable satisfaction
35 of the Town that the exterior color falls under or meets one of the two criteria, and that
36 granting approval is necessary or furthers a legitimate business interest of the applicant. A
37 request for a color other than a one of low reflectance, subtle, neutral or earth tone,
38 without meeting one of the two criteria shall result in denial.
39
- 40 (b) The applicant may be requested to create a panel of desired color or colors for the Planning
41 Director, Planning Board, and Board of Commissioners to better visualize the ordinance
42 compatibility.
43

44 The Planning Board discussed this issue at their December 2016 meeting. The Board had mixed opinions on the
45 request as some felt it met the criteria of (a) in the above standards and some questioned if the request met this
46 criterion. The Planning Board did pass the request 3-1 and forwards to the Commissioners with a favorable
47 recommendation. In the future, I do believe this exterior color issue needs to be examined more closely to the

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 4 of 19

1 extent of should we even regulate the color; or if we continue to do so, is there a more appropriate way. I look
2 forward to discussing this issue with the Commissioners at their January 2017 meeting. Please let me know if you
3 have any questions regarding the foregoing information.
4

5 Town Planner Josh Edmondson provided a color sample for the Board for a visual of the proposed
6 exterior paint color and discussed the request by Mike Stanley, Bogue Inlet Pier, and the process
7 as outlined in his above memo. Town Planner Edmondson noted that the Planning Board at their
8 December meeting had recommended approval by a 3-1 vote. Town Planner Edmondson stated
9 that Mr. Stanley was trying to promote a fun, family-friendly place to be, and that it did meet the
10 intent of the ordinance as it was amended several months ago. Town Planner referred to the
11 Town Manager's memo in Board packets that questioned whether the Town should regulate all
12 colors as uniform earth tone throughout the Town, should we keep our current ordinance, or
13 should we regulate color at all, just to think about going forward.
14

15 Mike Stanley, Bogue Inlet Pier, spoke about their decision to flip their colors to have orange
16 bahama shutters and green building. Mr. Stanley felt it was a shame they had to go through this
17 process because he had really been trying to make an impact so that when people came over the
18 hill they would see the building was a different color; but of course it got mentioned all over the
19 news so it blew that idea. Mr. Stanley felt it was a clean look with the roof being white. Mr.
20 Stanley said it was all out fun and they wanted to bring a nice atmosphere with the
21 Bahama/Caribbean happy look.
22

23 Commissioner Messer thought it looked fine, noting that the last time they had a question about
24 green and earth tone colors the person brought leaves, and he had seen leaves this color green.
25

26 ***Motion was made by Commissioner Wright to approve the use of "banana pepper green" color***
27 ***for the exterior of the Bogue Inlet Pier House. The Board voted unanimously 5-0 in favor.***
28 ***Motion carried.***
29

30 **10. Resolution Authorizing Construction Contracts – Beach Access Walkway Replacements**
31 **(Hubert, Georgia, Sea Crest) (17-01-10/R2)**
32

33 Parks and Recreation Director Alesia Sanderson addressed the Board concerning this Agenda
34 item. The following excerpt from the Town Managers memo to the Board is provided for
35 additional background:
36

37 The Board of Commissioners is asked to approve the attached resolution authorizing a contract for the
38 replacement of the wooden beach access walkways at Hubert St., Georgia St., and Sea Crest at the January 10
39 meeting. The total contract amount for all 3 walkways is \$74,800, and would be awarded to B&P Services, Cedar
40 Point, NC.
41

42 The Town maintains more than 60 wooden beach access walkways along the Town's ~12 miles of beach, and some
43 of the walkways are now more than 20 - 30 years old. The Town has been attempting to replace 2 or 3 walkways
44 per year for the past several years, and the attached resolution authorizes the replacement of 3 additional

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 5 of 19

1 walkways this winter / spring. Town staff conduct annual ratings of all wooden beach access walkways, and assign
2 a rating of 1 – 10 (10 being the best condition) to each walkway. The beach access walkways at Hubert St. and
3 Georgia St. both received a “2” rating in the 2016 survey, and the Sea Crest walkway received a “3” rating. These
4 walkways currently have the lowest ratings in the Town’s system.
5

6 Town staff solicited price quotes in January, and received 3 quotes for each walkway. Quotes were received from
7 B&P Services of Cedar Point, NC, Barnacle Construction of Goldsboro, NC, and TD Eure of Morehead City, NC. The
8 submitted price quotes for each walkway are attached for the Board’s review. As you will note, Barnacle
9 Construction’s and TD Eure’s quotes are significantly higher than B&P Service’s quotes, and are also significantly
10 higher than the Town’s historical cost for beach access walkway replacements. Alesia Sanderson, Parks and
11 Recreation Director, has reviewed the scope of work with B&P Services, and is satisfied that they have a complete
12 understanding of the scope of work and can complete the work in a responsible manner for the Town. B&P
13 Services has constructed numerous walkways for the Town in recent years, and has historically provided quality
14 construction at a reasonable cost.
15

16 The FY 16-17 budget includes a total of \$72,000 for beach access walkway replacements, so this work slightly
17 exceeds the budget estimate by \$2,800. Town staff will identify sufficient funds elsewhere in the FY 16-17 budget
18 to complete this work.
19

20 Work on the three walkways would begin as soon as B&P Services can mobilize, hopefully later this month. Our
21 goal is to complete all work by the end of April, if not sooner.
22

23 I recommend approval of the attached resolution.
24

25 Parks and Recreation Director Alesia Sanderson discussed the results of the bids solicited late
26 December/early January for the demolition and reconstruction of Hubert, Georgia, and Sea
27 Crest beach access walkways. Director Sanderson that they had received 3 bids for each of the
28 walkways with the low bid being B&P Services coming in slightly above the budgeted amount of
29 \$72,000 at \$74,800, and staff recommended they proceed with these replacements. Director
30 Sanderson noted that B&P Services had built approximately 10 of the last 12 walkways for the
31 Town.
32

33 Commissioner Wright commented that B&P Services had done a wonderful job at the Point
34 access, and everyone she had taken to that walkway had commented that it was the nicest
35 constructed walkway they had seen.
36

37 Director Sanderson noted that all of the walkways built over the past two years had been built
38 to the exact same specifications as the walkway at the Point access.
39

40 ***Motion was made by Commissioner Finch to approve the Resolution Authorizing Construction***
41 ***Contracts – Beach Access Walkway Replacements. The Board voted unanimously 5-0 in favor.***
42 ***Motion carried.***
43

44 Clerks Note: A copy of Resolution 17-01-10/R2 as noted above is incorporated herein by reference and hereby made a part
45 of these minutes.
46

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 6 of 19

1 **11. 2017 Beach Access Food Vendor Program**

2
3 Parks and Recreation Director Alesia Sanderson addressed the Board concerning this Agenda
4 item. The following excerpt from her memo to the Town Manager is provided for additional
5 background:

6
7 The 2016 Food Vendor program was not as successful for local businesses as staff would have liked. The program
8 began with seven Emerald Isle brick and mortar businesses participating and dwindled to only one shortly after the
9 season began. Various reasons were cited by those who chose to no longer participate ranging from insufficient
10 staff to profit loss.

11
12 In an effort to improve the program for park visitors and vendors the following two options are presented for
13 consideration.

14
15 1- This option would maintain the same requirements as the 2016 program regarding mandatory
16 physical brick and mortar location within Emerald Isle and associated necessary permits from the
17 county and state. This option does lower the daily fee to \$25 per day regardless of weekday or
18 weekend day versus the previous \$50 weekend rate per day. Types of food sold (sweet or savory)
19 would not limit placement.

20
21 2- This option would permit food vendors from inside and outside Emerald Isle to participate. The fee
22 for those Emerald Isle taxpayers would remain \$25 per day while vendors who are not Emerald Isle
23 taxpayers would be charged \$75 per day. All state and county permits would still be required. If
24 sufficient interest is garnered from Emerald Isle brick and mortar businesses, they would be given
25 first right of refusal for assignment.

26
27 Conversations with at least one potential Emerald Isle vendor lead staff to believe that outside vendors may
28 potentially attract more customers to all vendors within the parks.

29
30 I look forward to discussions of these options as well as input from you and the Board of Commissioners.

31
32 Parks and Recreation Director Alesia Sanderson discussed the experiences during the inaugural
33 Food Vendor Program from the past summer and outlined the suggested program options 1
34 and 2 with the Board as included in her summary provided above. Director Sanderson said that
35 vendors that had pulled out of the program early had stated that it was not beneficial or
36 profitable for their business, and noted that two of those business owners were in attendance –
37 Glenn Geraghty (Dairy Queen), and Ryan Ayre (Jackie's American Grille). Director Sanderson
38 noted that Jackie's American Grille stuck with the program pretty much throughout the season.
39 Director Sanderson said she had received some interest from Flip Flops Donuts who would have
40 two food trailers, one at another oceanfront business, and the desire to place the other at one
41 of the accesses. Director Sanderson said the options presented reflected the less than
42 successful summer of 2016 moving forward giving some other opportunities for both the brick
43 and mortar businesses, and the consideration of bringing in other food vendors if the Board
44 approved. Director Sanderson said there was always the third option of not repeating the
45 program. Ms. Sanderson stated that there were no administrative issues with the program

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 7 of 19

1 throughout the summer but the biggest complaint received, and rightfully so, was telling the
2 public that food vendors would be there and they weren't at times.

3
4 Mayor Barber asked for public comments.

5
6 Glenn Geraghty, Dairy Queen, stated their experience was they just didn't sell a whole lot of
7 stuff but they were only selling frozen treats, ice cream sandwiches, etc. Mr. Geraghty said
8 they split the days between different vendors and he and Chris from Ben & Jerry's were the
9 only dessert vendors. Mr. Geraghty said the sales just didn't justify being out there, including
10 getting things necessary together for set up at the sites. Mr. Geraghty said there were many
11 days where the receipts hardly took care of the \$25 fee for weekdays, \$50 for Fridays, and
12 Saturdays.

13
14 Ryan Ayre, Jackie's American Grille, thanked the Board for the opportunity whether it worked
15 for them or not it was intended to benefit the businesses. Mr. Ayre said it had been a learning
16 experience for him as well because he had just gotten a truck, a whole new business, just
17 completely new territory, and between the mishaps they had with the truck and the lack of
18 knowing what to do and when made it not very profitable, not to say that it couldn't be in the
19 future. Mr. Ayre suggested Option 2 for the Town that would allow outside vendors at just
20 those two locations he didn't see a problem with it. Mr. Ayre said when people come to the
21 beach they could expect the vendors rather than maybe vendors being there and maybe not.
22 Mr. Ayre also suggested for future thought for the brick and mortars here in Town that they
23 allow food vendors to partner with businesses that didn't fall in to the specs of oceanfront. He
24 mentioned that he had been doing a function with the Growler company and the Police shut
25 him down, and felt partnering with businesses and giving an example of a nightclub and their
26 food truck pairing up to serve food at 2am in the morning when no one else on the island was
27 serving food.

28
29 Mayor Barber speaking on behalf of Chris Barber, Ben & Jerry's, noted that they found it was
30 not profitable especially during the weekday, with the fees being more than you would take in
31 some days.

32
33 Based on observations by Glenn Geraghty of the types of clientele at the accesses, Director
34 Sanderson agreed that there was different clientele at each of the accesses; the western access
35 there would be 60 to 70 percent marines, with the remainder families; and the eastern access
36 would be primarily families.

37
38 Commissioner Normile stated that Mr. Ayre was kind enough to say that he didn't mind
39 competition / a presence at the beach access points with outside vendors coming in. Mr. Ayre
40 agreed it would be welcomed if the outside vendors could fill the reserved spots throughout
41 the summer.

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 8 of 19

1
2 Town Manager Frank Rush also noted that last year and the expectation for the coming year if
3 they continued the program was that they would have one meal vendor and one dessert
4 vendor each day at each location. Town Manager Rush felt if you allowed the out of town
5 vendors to come in on the days that weren't taken it probably would not create a competitive
6 situation.

7
8 Commissioner Wright felt if they couldn't fill the program before the season started then they
9 shouldn't do it.

10
11 Ms. Sanderson said she wouldn't want to put the Town in the position again of promoting that
12 there were vendors at the beach access points and she couldn't guarantee it.

13
14 Commissioner Messer noted he liked the idea of the reduced fees since the Town was not
15 doing it for the money but to provide a service, though not to reduce fees for the out of town
16 vendors. Ms. Sanderson noted that she had actually increased the fees for the out of town
17 vendors.

18
19 Commissioner Finch felt it was worthwhile to try to bring in the out of town vendors.
20 Commissioner Normile said he just didn't want to do a daily truck rodeo at both locations that
21 had a cause and effect on the existing brick and mortar but he was certainly open to providing
22 service to the many visitors that visited the public access areas.

23
24 After further discussion of the issue the Board's direction was to pursue Option 2. Town
25 Manager Rush noted they would pursue Option 2 which as outlined in the packet provided right
26 of first refusal to Emerald Isle businesses, and if there was not enough interest from the
27 vendors in Emerald Isle and the outside vendors, then they would return to the Board and likely
28 discontinue the program.

29
30 **12. Resolution Authorizing Tourism Development Authority Funding Request – Emerald Isle**
31 **Beach Music Festival (17-01-10/R3)**

32
33 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following
34 excerpt from his memo to the Board is provided for additional background:

35
36 The Board of Commissioners is scheduled to consider the attached resolution formally authorizing a \$250,000
37 "Event Funding" request to the Carteret County Tourism Development Authority (TDA) for the 2017 Emerald Isle
38 Beach Music Festival.

39
40 The large funding request is aimed at building on the success of the 2016 Emerald Isle Beach Music Festival by
41 expanding the 2017 event to the entire weekend, and by also adding a high quality national recording artist to the
42 lineup in an effort to provide an enhanced visitor experience, and more importantly, to lure more visitors to
43 Emerald Isle for a beautiful fall weekend.

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 9 of 19

1
2 If awarded, a total of \$35,000 of these funds would cover approximately 2/3 of the cost associated with a free
3 beach music concert on the beach strand at the Western Ocean Regional Access on Saturday, September 30. A
4 total of \$215,000 of these funds would be used to produce a companion ticketed concert event featuring a
5 national recording artist on either Friday, September 29 or Sunday, October 1. Town staff intend for the TDA
6 investment in the ticketed concert event to be used for cash-flow and loss guarantee purposes only, and intends to
7 recover the TDA's full investment via ticket sales.
8

9 \$35,000 – Free Beach Music Concert – Saturday, September 30

10 The 2016 Emerald Isle Beach Music Festival was well-received, and Town staff estimated a crowd as large as 9,000
11 people in attendance on the beach strand on August 27, 2016. Town staff intend to essentially duplicate the 2016
12 event on Saturday, September 30, 2017, with a similar layout, alcohol policy, food vendor availability, and public
13 safety presence. I have attached a copy of the site layout from the 2016 event, along with a panorama photo of
14 the crowd enjoying the music on the beach.
15

16 The total budget for the free beach music concert is \$54,000, and the attached resolution authorizes a \$35,000
17 funding request to the TDA, which is the same amount of funding awarded in 2016. The Town will provide a
18 \$19,000 local match through sponsorships, t-shirt sales, and with the remaining balance (approximately \$7,000)
19 from the 2016 event.
20

21 Alesia Sanderson, Parks and Recreation Director, has already signed the beach music performers for the 2017
22 event, and they are as follows:
23

- 24 • Sammy O'Banion (performing and MC)
- 25 • The Embers
- 26 • Chairmen of the Board
- 27 • Too Much Sylvia
- 28 • Band of Oz, and
- 29 • The Fantastic Shakers.
30

31 We are excited about this lineup, and expect it to be well-received by attendees at the 2017 beach music festival.
32

33 As was the case in 2016, Town staff will again provide significant in-kind production, setup and cleanup, and public
34 safety services associated with the event. We will be seeking to again produce a safe, fun, and high quality event
35 in 2017.
36

37 \$215,000 – Ticketed Concert Event – Friday, September 29 or Sunday, October 1

38 As you know, the Town has been working to provide a high quality special event in the beautiful fall season that
39 can eventually achieve the same degree of success as the Town's annual St. Patrick's Festival in March each year.
40 The 2016 Emerald Isle Beach Music Festival was re-established with that goal in mind, and represents a great start
41 toward the ultimate achievement of that goal.
42

43 Alesia Sanderson and I have been focused on offering a national recording artist concert in Emerald Isle for several
44 years now, and believe now is the time to make that goal a reality as part of an expanded 2017 Emerald Isle Beach
45 Music Festival weekend. As noted, the \$215,000 funding request to the TDA would be used to book a significant
46 national recording artist to perform in Emerald Isle on either the night before or the day after the free beach music
47 concert on the beach strand. Alesia Sanderson and I have been considering potential concert venues, discussing
48 event logistics, and contacting concert promoters in recent weeks, and believe we can assemble a high quality
49 ticketed concert event to complement the free beach music concert during the weekend of September 29 –
50 October 1.

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 10 of 19

1
2 Based on discussion with concert promoters, we believe it's possible to lure a high quality national recording artist
3 to Emerald Isle for a total cost in the \$215,000 range. This amount is intended to cover all aspects of production,
4 and the Town's goal is to fully recover this investment by the TDA with ticket sale proceeds. We believe we can
5 provide an outdoor concert venue at one of three possible locations in Emerald Isle that would accommodate
6 6,000 – 7,000 attendees, and that the quality of the national recording artist, the desirability of Emerald Isle as the
7 concert location, an attractive outdoor concert setting, the potential allowance of BYOB alcohol consumption, and
8 the complementary free beach music concert that same weekend will enable us to charge approximately \$40 - \$50
9 per ticket for the event. (Long-time residents and visitors to Emerald Isle may recall that the admission fee for the
10 original Emerald Isle Beach Music Festival was in the \$30 - \$40 range, nearly two decades ago.)
11

12 For planning purposes, we are assuming a ticket price of \$45, and a total of 5,000 ticket sales. These assumptions
13 yield total event revenues of \$225,000, which would enable the TDA to recover its full investment in the ticketed
14 concert event, plus a slight profit. Thus, the Town's funding request to the TDA for the \$215,000 is for cash-flow
15 and loss guarantee purposes only. Ideally, the event will break even or generate a slight profit, but if attendance
16 does not materialize as expected, the Town is essentially asking the TDA to assume the risk of any monetary losses.
17 Although this funding request is somewhat "bold", we believe this is a reasonable request considering that the
18 TDA is underwriting the second Crystal Coast Music Festival in Atlantic Beach this June. That event includes a total
19 budget of more than \$390,000, and the organizers expect to experience a total loss of more than \$225,000, which
20 is ultimately covered by room occupancy tax proceeds generated throughout Carteret County, including Emerald
21 Isle. The inaugural 2016 event experienced a similar monetary loss.
22

23 We continue to evaluate potential national recording artist options, and are seeking a headline performer with a
24 broad appeal to older, younger, and middle-aged generations. Given our location in eastern North Carolina, we
25 may focus on a top level country music artist, but are also considering rock 'n roll artists with a broad appeal. The
26 goal is to secure a performer that will "get people excited" – excited enough to travel to Emerald Isle and spend a
27 great beach weekend in the fall.
28

29 We have identified three potential concert venues in Emerald Isle: the parking lot at the Emerald Isle Public
30 Boating Access Area, the parking lot at the Western Ocean Regional Access, and either the parking lot (or perhaps
31 the beach strand) at Bogue Inlet Pier. I have included aerial photos of each of these potential venues on the
32 attached sheet. In each location, we believe we can effectively segregate the ticketed attendees from non-
33 ticketed individuals, and that we can offer a quality outdoor concert event worth the price of admission.
34 Additional evaluation of the three potential venues is needed, however, at this time I am leaning toward the
35 Emerald Isle Public Boating Access Area due to the ease in segregating ticketed attendees, the beautiful
36 soundfront backdrop, the large area available for attendees, and the fact that it is a different venue (for logistical
37 reasons) than the free beach concert area at the Western Ocean Regional Access. As noted earlier, as is the case
38 on the beach strand at the free beach music concert, we intend to allow concert attendees to bring their own beer
39 and wine, and believe that we can effectively maintain public safety during the concert event (as we did during the
40 2016 beach music festival).
41

42 I fully recognize the "bold" nature of this request, and I am admittedly uncertain as to the reception it will receive
43 from the TDA leadership. I have always believed, however, that Emerald Isle needs to "think big", and that any
44 goal is possible with creativity, hard work, and a sincere desire to succeed. Emerald Isle has a good track record of
45 achieving "big goals" and a reputation for doing things in a high quality manner. If the TDA will "take a chance on
46 us" for this event, I am confident that we can produce a successful event that will lure a big crowd to Emerald Isle
47 that weekend, and hopefully beyond.
48

49 Alesia Sanderson and I look forward to discussing the proposed TDA funding request with the Board at the January
50 meeting.

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 11 of 19

1
2 Town Manager Rush discussed this proposed Resolution in detail with the Board as outlined in
3 his memo above to formally consider a funding request to the Carteret County Tourism
4 Development Authority for the 2017 Emerald Isle Beach Music Festival, and included discussion
5 of the addition of a companion ticketed concert event.
6

7 ***Motion was made by Commissioner Normile to approve the Resolution Authorizing Tourism***
8 ***Development Authority Funding Request – Emerald Isle Beach Music Festival. The Board***
9 ***voted unanimously 5-0 in favor. Motion carried.***

10
11 Clerks Note: A copy of Resolution 17-01-10/R3 as noted above is incorporated herein by reference and hereby made a part
12 of these minutes.
13

14 **13. Resolution Authorizing Water Resources Development Grant Application – Archers Creek**
15 **West Stream Restoration (17-01-10/R4)**

16
17 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following
18 excerpt from his memo to the Board is provided for additional background:
19

20 The Board of Commissioners is asked to approve the attached resolution formally authorizing a grant application
21 to the NC Water Resources Development grant program for stream restoration activities in the western segment
22 of Archers Creek. The attached resolution authorizes a \$25,000 grant application, to be matched with \$25,000
23 from the Town to provide a total of \$50,000 for the proposed project. The Board should note that the required
24 Town match would only include a \$12,500 contribution from the Town, with \$12,500 provided by property owners
25 and homeowners associations along this segment of Archers Creek.
26

27 Archers Creek runs for more than 2.2 miles through the middle of Emerald Isle, parallel to NC 58 and Bogue Sound.
28 The creek is actually two separate segments that are not connected – they are separated by a “divide” at Old Ferry
29 Road, with the western segment flowing west to Forest Hills mobile home park where it empties into Bogue
30 Sound, and the eastern segment flowing east beyond Lee Avenue where it empties into the marsh and ultimately
31 Bogue Sound. The proposed grant application pertains only to the Archers Creek West segment, which is
32 approximately 1.1 miles long and flows through the Woodpecker Lane mobile home park, Emerald Plantation,
33 Emerald Landing, and Forest Hills mobile home park.
34

35 Residents and property owners in this area have expressed concerns about water quality and aesthetics in this
36 segment of Archers Creek, and reached out to Town and State officials during summer 2016 to identify potential
37 improvements. The NC Water Resources Development Grant Program, administered by the NC Department of
38 Environmental Quality, provides funding for stream restoration and aquatic weed control efforts, and the
39 proposed project appears to align well with the goals of the grant program. (The Board should note that this same
40 grant program has also provided significant dredging and beach nourishment funding for Emerald Isle in the past,
41 including a \$3.8 million grant for the Bogue Inlet channel realignment project in 2005.) If the requested grant
42 funding is approved, these funds would be used to retain a local contractor to complete physical “cleanup” work in
43 the creek, including the removal of dead vegetation, the removal of any trash and debris, the removal of any live
44 vegetation within the creek that is obstructing water flow, trimming and thinning of any excessive vegetation
45 hanging over the banks of the creek, limited excavation of any accumulated sediment, and the removal of any
46 thicker aquatic weeds obstructing water flow. This work would be completed along the entire 1.1 mile segment,
47 however, the bulk of vegetation removal will likely occur in the area behind the Woodpecker Lane mobile home

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 12 of 19

1 park. Live vegetation removal will be especially selective through Emerald Landing subdivision, as the
2 homeowners association (which supports the overall effort) has indicated that they would like to preserve a thick
3 vegetative buffer along the creek. I envision that work in Emerald Landing will likely be limited to dead vegetation
4 removal, selective pruning, and perhaps minor sediment removal activities.
5

6 This work is intended to allow for better water flow through the entire creek, which should also reduce the
7 potential for significant aquatic weed growth. Following completion of the physical "cleanup" work, the Town will
8 solicit assistance from State personnel to perform biological and/or chemical treatment of the creek to further
9 enhance water quality and aesthetic quality. If grant funds are awarded and this approach is successful, I envision
10 the Town seeking additional grant funds in the future to complete similar work in the Archers Creek East segment.
11

12 The Board should note that the grant application was due to the State of North Carolina by December 31, 2016,
13 and the attached grant application package includes a Board resolution dated for January 10, 2017. In the interest
14 of meeting this grant deadline and avoiding the need for a special Board meeting around the holidays, the grant
15 application package was submitted and the Board is now asked to approve the required resolution. If the Board
16 does not support the grant application and does not approve the resolution, the grant application will simply be
17 rescinded as soon as possible.
18

19 I look forward to discussing the proposed grant application with the Board of Commissioners at the January 10
20 meeting, and recommend approval of the attached resolution. Dave Chenoweth, President of the Emerald
21 Plantation Homeowners Association, has been the driving force behind this effort, and will also attend the Board
22 meeting and will be available to answer any questions.
23

24 Town Manager Rush said he had been approached the past summer by residents in Emerald
25 Plantation Subdivision about cleaning up Archer's Creek and he met with the homeowners
26 along with Jim Gregson with the NC Department of Environmental Quality to brainstorm
27 different ideas. Mr. Rush noted that the creek water was generally stagnant, and often
28 overcome with algae and other aquatic weeds, and the basic theory was that if they could clean
29 it out they could get it to flow better, hopefully keep it cleaner and possibly even advance to
30 some kind of biological or chemical treatments. Town Manager Rush noted the proposed
31 Resolution before the Board which would authorize a \$25,000 grant application to the NC
32 Division of Water Resources for the Water Resources Development Grant Program. Mr. Rush
33 said the Town would match this with \$25,000 through a combination of town funds as well as
34 contributions from some of the property owners and homeowners' associations in that area to
35 focus on cleaning up the western segment of Archers Creek. Mr. Rush referenced the map
36 onscreen to indicate the segment between Old Ferry Road and Forest Hills mobile home park.
37 Mr. Rush described how the grant funds would be used as further outlined in detail in his
38 memo provided above.
39

40 David Chenowith, President of Emerald Plantation Homeowners Association, commended
41 Frank, Josh and Laura, as he had felt so privileged and pleased during the number of
42 interactions he had with these individuals. Mr. Chenowith stated that Mr. Rush had articulated
43 very clearly the scope and degradation over the years of the canal. Mr. Chenowith said the
44 Emerald Plantation Board alone was responsible for overseeing a property with 109 property
45 owners, all paying HOA dues and in exchange for that there were certain amenities that they

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 13 of 19

1 had access to but they couldn't currently use, the most immediate amenity being that they
2 couldn't kayak, canoe, fish or any use of the canal. Mr. Chenowith noted that was
3 contradictory to the time in the mid 80's when the Townhomes, which were the original
4 portion of Emerald Plantation, were sold with their contracts stating access to the canal for
5 boating, fishing and recreational activities all the way out to Bogue Sound. Mr. Chenowith said
6 for some reason in the 90s the Army Corps of Engineers came in and closed the channel off so
7 the area between Bogue Sound and Old Ferry Road was basically stagnant and filthy. Mr.
8 Chenowith said that they had a beautiful, pristine community but the first impression when
9 looking at the canal was something very unattractive. Mr. Chenowith said he would like to
10 bring his grandson to fish but the canal would have to be a whole lot better. Mr. Chenowith
11 said that he felt that property values, valuation, economic, curb appeal and aesthetics were all
12 at stake, and their Board was willing to commit some money out of their budget, and thought
13 the other HOAs were also willing, and he requested the Board to consider this proposal on
14 behalf of the entire community of Emerald Isle.

15

16 ***Motion was made by Commissioner Wright to adopt the Resolution Authorizing Water***
17 ***Resources Development Grant Application for Archers Creek West Stream Restoration. The***
18 ***Board voted unanimously 5-0 in favor. Motion carried.***

19

20 Clerks Note: A copy of Resolution 17-01-10/R4 as noted above is incorporated herein by reference and hereby made a part
21 of these minutes.

22

23 **14. Resolution Supporting Current School Calendar (17-01-10/R5)**

24

25 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following
26 excerpt from his memo to the Board is provided for additional background:

27

28 The Board of Commissioners is asked to approve the attached resolution supporting the current school calendar in
29 North Carolina. Under a 2004 law and an amendment approved in 2012, NC schools cannot begin the school year
30 earlier than the Monday closest to August 26.

31

32 As you know, current State law was approved in response to many school systems beginning school in early August
33 (and even late July), and the earlier school start dates were having a negative impact on tourism prior to 2004. In
34 2004, State law established an August 25 school start date, and that date was in effect until 2013, when the State
35 law was tweaked to result in school beginning no earlier than Monday, August 23 and no later than Monday,
36 August 29 each year, depending on which day of the week August 26 happens to fall on each year.

37

38 As you know, this issue is of critical importance to the tourism industry in Emerald Isle and Carteret County, and
39 the Town previously expressed its support for the 2004 and 2012 legislation. In fact, Carteret County room
40 occupancy tax revenues for the month of August increased by more than 36% from 2005-2008 (after the change)
41 over the 2001-2004 revenues. The availability of most of August for family vacations makes a big difference on the
42 State and local economy.

43

44 There have been several attempts in recent years to undermine the 2004 and 2012 legislation, and fortunately
45 none of those efforts have been successful in allowing an earlier school start date. There are new efforts

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 14 of 19

1 underway to promote an earlier school start date, and the NC House Education Committee recently approved
2 House Bill 12 during a special session in December 2016. House Bill 12 would enable the local Board of Education
3 in each school district to establish a school calendar that matches the local community college, and most
4 community colleges begin their school year in early or mid-August. The fate of House Bill 12 is uncertain when the
5 NC General Assembly reconvenes for the long session later this month, however, it is likely that these efforts will
6 continue this year and in the future. Thus, it is important for the Board of Commissioners to make Emerald Isle's
7 position known to Governor Cooper, Representative McElraft, Senator Sanderson, and the NC General Assembly.
8

9 I recommend approval of the attached resolution.
10

11 Town Manager Rush stated that the Resolution in the Board's packet expressed the Board's
12 position that they would prefer the General Assembly maintain the current school calendar law
13 which essentially required school to start on or about August 26 of each year. Mr. Rush said
14 that the law had been changed in 2004 to require that start date, as there were several school
15 districts starting at the beginning of August, and one district actually starting in July at that
16 time. Mr. Rush said that had been a positive change in the law for a community like Emerald
17 Isle, and other tourism based communities, but each year there was an effort by legislators
18 from various parts of the State to change that law. Mr. Rush said some believed that it may
19 gain some additional momentum this year, so this was an opportunity for the Board to take a
20 formal position.
21

22 ***Motion was made by Commissioner Messer to adopt the Resolution Supporting the Current***
23 ***School Calendar. The Board voted unanimously 5-0 in favor. Motion carried.***
24

25 **Clerks Note: A copy of Resolution 17-01-10/R5 as noted above is incorporated herein by reference and hereby made a part**
26 **of these minutes.**
27

28 **15. Comments from Town Clerk, Town Attorney, and Town Manager**
29

30 There were no comments from the Town Clerk or Town Attorney.
31

32 Town Manager Frank Rush provided an update on the status of the Bogue Inlet Drive Bicycle
33 Path and improvements noting the bid opening date of January 31, with a completion date
34 specified of April 30. Mr. Rush reminded the Board of the Joint meeting with the Planning
35 Board on January 18 to discuss the Draft Comprehensive Land Use Plan, as well as the Budget
36 Workshop Meeting on January 26. Mr. Rush noted they had so far taken 10 coyotes and would
37 continue that program to February 28, and they had taken 13 deer and would finish that
38 program within the next week or two, with no concerns or issues with either program. Mr.
39 Rush mentioned his concern with the Osprey Ridge stormwater pump project had been stalled
40 since early November with the contractor being sidetracked on other responsibilities.
41

42 Commissioner Messer asked about the impacts of the big flood they had from Bogue Banks
43 Water had on the project. Mr. Rush noted that the water company had a well left running
44 filling a wetland area adjacent to where Sunland was working on the stormwater pump station

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 15 of 19

1 project, derailing Sunland for about a week. Mr. Rush said it wasn't the Town's or Sunland's
2 fault but they immediately sent Public Works out with pumps to drain it down and had it under
3 control for the most part within about a week but unfortunately this took Sunland off that
4 project, and Sunland put their resources on another project at that time. Mr. Rush said it was
5 an unfortunate event and Bogue Banks Water didn't realize anything was going on back there
6 and didn't expect the water to fill up the other wetlands, and he thought it was left pumping for
7 far longer than normal and was just an unbelievable volume of water that spilled into the
8 project. Mr. Rush said he appreciated the patience of the folks in Osprey Ridge and he was still
9 working hard to get the contractor going again.

10
11 The following is an excerpt from the Town Manager Comments memo to the Board providing
12 additional background information for all items of importance:

13
14 **Bogue Inlet Drive Improvements, Bicycle Path**

15 I am currently working on bid packages for this project, and plan to release them to potential contractors during
16 the week of January 9. I hope to have competitive bids in hand by late January / early February, and present a
17 construction contract recommendation to the Board at the February 14 meeting.

18
19 **Planning Board and Board of Commissioners to Review Comprehensive Land Use Plan Update**

20 The Comprehensive Land Use Plan Update is essentially complete, and a draft plan has been provided to all
21 Steering Committee members, Planning Board members, and the Mayor and Board of Commissioners. A special
22 joint meeting to review and discuss the draft plan is scheduled for Wednesday, January 18 at 3 pm in the Town
23 Board Meeting Room. Depending on the quantity and substance of any desired changes to the draft plan, the
24 Board of Commissioners may wish to consider formal approval of the new plan at the February 14 meeting.

25
26 **2017 Street Resurfacing Contract**

27 We will be soliciting bids for the 2017 street resurfacing contract this month, and I hope to present a contract
28 recommendation to the Board at the February 14 meeting. The preliminary street list includes Bogue Inlet Drive
29 between NC 58 and the pier (as part of the other planned improvements), Fairview Drive, Mangrove / Old Ferry
30 Road (from CVS to Sound Drive), Fredeen Street / Court, 9th Street, 10th Street, and perhaps a segment of
31 Oceanview Drive. These streets are considered to be among the poorest condition street segments in the Town.
32 Please let me know if you are aware of other street segments that may need resurfacing this year or in the next
33 few years.

34
35 **Annual Budget Planning Workshop – Thursday, January 26**

36 This meeting is scheduled for Thursday, January 26, beginning at 8:30 am and likely lasting until early or mid-
37 afternoon. I have attached a draft meeting agenda for the Board's review. Please let me know if there are any
38 other items you'd like the Board to discuss at this meeting, which marks the beginning of the FY 17-18 budget
39 process.

40
41 **Fire Department Personnel Grant**

42 I have scheduled Board discussion about a potential Fire Department personnel grant for the January 26 budget
43 planning workshop meeting. Depending on the Board's direction at that meeting I may schedule a grant resolution
44 for Board consideration at the February 14 meeting. More details will be provided on January 26, but the Federal
45 grant would essentially enable the Town to add additional firefighters for approximately \$13,000 each for the each
46 of the first two years. The grant would begin to phase out in the third year, with the Town responsible for the full
47 annual cost in the fourth year.

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 16 of 19

1
2 **Osprey Ridge Storm Water Pump Station**

3 The Town's contractor, SunLand Builders, has not yet reinitiated construction on the new storm water pump
4 station. I continue to encourage SunLand to begin work again, as some of the nearby residents are expressing
5 frustration with the delay. Most of the excavation work associated with the project is complete, however, an
6 approximately 160 ft. long pipe segment must still be installed directly behind existing homes on Daisy Court and
7 Stroud Street. I am attempting to at least get that work completed sooner rather than later, which would only
8 leave the actual pump station installation within Emerald Isle Woods Park, and would enable the nearby residents
9 to "get back to normal".

10
11 **Coyote Management Program**

12 As of January 5, a total of 10 coyotes have been trapped and removed as a result of this program, which began on
13 December 1. A total of 4 coyotes were taken from private property, while 5 have been taken from the Emerald Isle
14 Public Boating Access Area and 1 from the Town Government Complex. Thus far, there have been no issues or
15 concerns with the program, which will continue through February 28.

16
17 **Controlled Deer Hunt**

18 The Emerald Isle Police Department has initiated the 2017 controlled hunt, and will be seeking to remove 25 – 30
19 deer during January and February (if necessary). The first night of hunting occurred on January 4, and resulted in
20 the taking of 7 deer. All hunting activities are occurring in the middle of the night on public right-of-ways and
21 public property, and precautions are being taken to avoid contact with residents and visitors. All harvested deer
22 meat will be donated to feed the hungry at Hope Mission in Morehead City.

23
24 **CleanUp Work Completed Along NC 58 Between Coast Guard Road and Bridge**

25 The Town's contractor recently completed the removal of dead vegetation and unsightly scrub vegetation from the
26 east side of the NC 58 right of way between Coast Guard Road and the NC 58 bridge. This area looks much nicer
27 than it had looked after Carteret-Craven Electric Cooperative removed significant vegetation under the power lines
28 last spring. I have tasked Parks Maintenance staff with keeping this area neatly groomed in the future, and have
29 asked them to consider other ideas to improve the appearance of this area.

30
31 **New Park Gates**

32 The Town's contractor is expected to install new park gates (similar to those at the Eastern Ocean Regional Access
33 and the beach vehicle ramps) at the Western Ocean Regional Access and Emerald Isle Woods Park later this
34 month. The new gates are more sturdy and attractive.

35
36 **New Kayak Storage Rack at EI Woods Park**

37 Parks Maintenance staff recently constructed and installed a new kayak storage rack near the water in Emerald Isle
38 Woods Park. The new rack is available for use by the public on a first-come, first-served basis, and will enable
39 kayakers to store their vessels in the park in a convenient location at no charge (the individual must provide his /
40 her own lock). We hope to add similar racks at the Emerald Isle Public Boating Access Area and potentially at
41 Cedar Street Park in the future.

42
43 **Storm Water Improvement / New Sidewalk Stub Near Speedway Gas Station**

44 I have tasked Public Works staff with installing new storm water pipes at the northeast corner of Coast Guard Road
45 and NC 58 (near the Speedway gas station) in another attempt to more effectively drain storm water from the
46 road in this area. As you know, this area routinely floods during and after most rainfall events, and unfortunately
47 (due to the topographical constraints at this location), previous efforts have not resolved the problem.

48
49 We are not certain if this new approach will be successful, but it will essentially involve installing overflow pipes
50 out of the existing infiltration basin in this area, with the water routed to the grassy swale between NC 58 and the

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 17 of 19

1 existing sidewalk nearby. We will also be reopening an older pipe underneath of NC 58 that connects the north
2 and south shoulders of NC 58 in this area in an attempt to drain this area over to the south side of NC 58. In
3 conjunction with this work, we will also install a small sidewalk connector from the existing sidewalk to the
4 Speedway gas station driveway entrance.
5

6 **Cape Emerald Discharge Pipe Replacement**

7 I have submitted the necessary CAMA permit application for this project, and am awaiting formal issuance of the
8 permit. The NC Surface Water Quality section has approved the project, however, I am still awaiting the approval
9 of the NC Shellfish Sanitation section, which is required before the CAMA permit can be issued. I recently met
10 again on site with State agency representatives, and hope to resolve any outstanding issues so that (hopefully) the
11 CAMA permit will be issued in the coming weeks. Upon issuance of the CAMA permit, I will solicit price quotes
12 from area contractors for this work. The FY 16-17 budget includes a total of \$32,500 for this work, which I hope
13 will be sufficient.
14

15 **NC 58 Intersection Improvements Not Included in New State Transportation Plan**

16 Due to the large number of projects, limited State funding, and the inclusion of a few very expensive projects in
17 our region, the Town's requested NC 58 intersection improvements (potentially including roundabouts or other
18 signal, lane improvements) were not included in the new State Transportation Improvement Plan released last
19 month. I will continue to work with NCDOT officials to identify alternative State or Federal funding sources for
20 potential intersection improvements in Emerald Isle in the future.
21

22 **CVS Entrance Re-definition / Old Ferry Road Sidewalk**

23 Despite numerous attempts, I still have not received any return communications from the owner of the CVS
24 building, and have scheduled Board discussion of this item on the January 26 budget planning workshop.
25

26 **26th Annual St. Patrick's Festival – Saturday, March 11**

27 Parks and Recreation staff are working hard on the 2017 festival, which will be held on Saturday, March 11 at
28 Emerald Plantation Shopping Center. Weather cooperating, we expect another big crowd in Emerald Isle that
29 weekend. Children's amusement rides will again be offered on Friday night before the festival, and this early
30 opportunity was popular with locals in 2016.
31

32 **Emerald Isle Marathon, Half-Marathon, and 5K Races – Saturday, March 25**

33 The Race Committee is hard at work on the 2017 races, which will be held on Saturday, March 25 at the Western
34 Ocean Regional Access. The Committee hopes to match or exceed the \$62,000 profit generated by the 2016 races.
35 The Crystal Coast Autism Center is this year's charity, with 50% of race profit going to this agency and 50% toward
36 the Town's bicycle path network. As of January 5, a total of 270 runners have registered for the races, which is
37 significantly more than this time last year.
38

39 **EI Woods Park Disc Golf Course**

40 A local resident, Andy Johnson, has designed a new 9-hole disc golf course to be installed in Emerald Isle Woods
41 Park (away from existing trails), and has secured several sponsors that will enable us to order the necessary
42 equipment. We expect to place the equipment order in the coming weeks, and have everything installed later this
43 winter or early spring.
44

45 **New Small Storm Water Relay Pump - Bogue Court**

46 Public Works is still waiting for the water table to subside on Bogue Court in order to proceed with the installation
47 of the new small storm water relay pump in this location, but hopes to proceed with installation later this month.
48 The new system will discharge water into the dune field at The Point, and should effectively resolve standing water
49 issues on Bogue Court.
50

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 18 of 19

1 **Condominium Deck Inspection Program**

2 Town Planner Josh Edmonson will be meeting with condominium complex representatives and management
3 companies on January 11 to begin to develop a new, voluntary condominium deck inspection program for the
4 Town's 9 condominium complexes. The new program will likely incorporate the basic elements of the vacation
5 rental deck inspection program, but will also likely have some key differences. We hope to have this new program
6 implemented by April 1.

7
8 **Unified Development Ordinance Simplification**

9 Upon Board approval of the new Comprehensive Land Use Plan, Josh Edmondson and I will be working on a
10 significantly simplified UDO to present to the Planning Board and Board of Commissioners in the coming months.
11 My goal is to eliminate all unnecessary regulations and confusing language, and create a simple, reader-friendly
12 ordinance that achieves the Town's most important development policy goals.

13
14 **Coastal Awnings Sign**

15 This sign is in the process of being replaced with signage advertising an Emerald Isle-based business, and the
16 transition should occur very soon.

17
18 **Keller Williams Sign**

19 This sign has been removed, and we expect it to be replaced with an Emerald Isle-based business in the near
20 future.

21
22 **New Island Harbor Marina Signs**

23 Town Planner Josh Edmondson is working with the owner of the marina to replace the 3 existing signs located on
24 the east side of NC 58 between the bridge and Coast Guard Road. The replacement of these off-premises signs
25 was made possible by a sign ordinance amendment approved this summer. The preliminary design of the new
26 signs is very attractive, and should result in a nicer appearance in that area.

27
28 **Bogue Inlet Navigation Dredging**

29 The US Army Corps of Engineers has not completed any recent dredging in Bogue Inlet, and based on recent
30 conversations it now appears that the next dredging event may occur in April. The Corps is also scheduled to
31 perform additional dredging in the channel leading to the Coast Guard Station at that time, and it is likely the two
32 projects will be done in the same mobilization. I am hopeful that the next dredging event will result in a more
33 central alignment of the Bogue Inlet connecting channel. The April timeframe is desired, as it should result in a
34 safe, well-defined navigation channel just in time for the warmer weather boating season.

35
36 **New NO WAKE ZONE Buoys in Boat Ramp Channel Near Archers Point**

37 In response to concerns from nearby residents about the inadequacy of the existing NO WAKE ZONE buoys near
38 Archers Point, the NC Wildlife Resources Commission will soon install larger, more visible, and better anchored
39 buoys in this area. It is hoped that this improvement will promote more compliance with the NO WAKE ZONE in
40 this area.

41
42 **Federal Shore Protection Project Authorized**

43 After 17 years, the US Congress recently formally authorized the Bogue Banks Shore Protection Project. The
44 project would theoretically result in periodic beach nourishment in Emerald Isle by the US Army Corps of
45 Engineers, with the Federal government funding approximately 50% of future costs, over a 50-year period. This
46 authorization is significant, however, it is unlikely that Federal appropriations will be provided for the project any
47 time soon.

48
49 As you know, the Town continues to partner with the County and the other towns on Bogue Banks on a locally
50 funded, long-term beach nourishment program. To all of our credit, we have established effective funding and

MINUTES OF THE REGULAR MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
JANUARY 10, 2017
Page 19 of 19

1 permitting mechanisms to enable this work to occur in the future as needed, when needed, and where needed. In
2 addition to proceeding with the locally funded program, we will still continue efforts to secure Federal funding in
3 the future, particularly any Federal funds that may become available as part of a Federal infrastructure program or
4 in response to a Federally-declared disaster.

5
6 **16. Comments from Board of Commissioners and Mayors**

7
8 Commissioner Messer commented to Interim Chief Reese that when the community at Coffee
9 with a Cop wondered where all the Commissioners were to let them know they were in a
10 budget meeting.

11
12 Mayor Barber thanked everyone for their prayers and thoughts the past week when his son Tim
13 passed away in Texas. Mayor Barber appreciated all the cards and the Town for the flowers
14 they sent for the service. Mayor Barber said that Tim was a very special person and he would
15 be very missed.

16
17 **17. Closed Session – Pursuant to NCGS 143-318.11(5), for the Purpose of Discussing Potential**
18 **Real Estate Acquisition**

19
20 ***Motion was made by Commissioner Finch to enter Closed Session – the purpose of Closed***
21 ***Session being pursuant to NCGS 143-318.11(5), for the Purpose of Discussing Potential Real***
22 ***Estate Acquisition. The Board voted unanimously 5-0 in favor. Motion carried.***

23
24 ***Motion was made by Commissioner Messer to return to Open Session. The Board voted***
25 ***unanimously 5-0 in favor. Motion carried.***

26
27 Upon returning to Open Session there was no action taken by the Board as a result of Closed
28 Session.

29
30 **18. Adjourn**

31
32 ***Motion was made by Commissioner Messer to adjourn the meeting. The Board voted***
33 ***unanimously 5-0 in favor. Motion carried.***

34
35 ***The meeting was adjourned at 7:15pm.***

36
37 Respectfully submitted:

38
39
40
41 Rhonda C. Ferebee, CMC, NCCMC
42 Town Clerk