

**MINUTES OF THE REGULAR SCHEDULED MEETING
OF THE EMERALD ISLE BOARD OF COMMISSIONERS
MONDAY, NOVEMBER 13, 2018 – 6:00 P.M.
TOWN BOARD MEETING ROOM**

1. Call to Order

The regular monthly meeting of the Emerald Isle Board of Commissioners was called to order by Mayor Eddie Barber at 6:00 PM in the Town Board Meeting Room.

2. Roll Call

Present for the meeting: Mayor Eddie Barber, Mayor Pro-Tem Floyd Messer, Commissioners Candace Dooley, Steve Finch, Jim Normile, and Mark Taylor.

Also, present during the regular meeting: Town Manager Frank Rush, Attorney Richard Stanley, Town Clerk Rhonda Ferebee, Finance Director Laura Rotchford, and Police Chief Tony Reese.

Others present: Bill Brown, A-Team Village West, LLC, and Bree Charron, NC Coastal Federation

3. Opening Prayer

Mayor Barber offered the Opening Prayer.

4. Pledge of Allegiance

Mayor Barber led the Pledge of Allegiance.

5. Adoption of Agenda

Motion was made by Commissioner Messer to adopt the Agenda. The Board voted unanimously 5-0 in favor. Motion carried.

Mayor Barber welcomed and introduced to the public Randy Martin who would be serving as the Town's Interim Town Manager. Mayor Barber noted Mr. Martin's 34 years of consecutive service as City Manager for the City of Franklin, Virginia, Morehead City, North Carolina, and the City of King, North Carolina, with a total of 41 years of service in local and state government.

The Board and public welcomed and applauded Interim Town Manager Randy Martin.

6. Introduction of New Employees / Recognition of Employees

- a. Travis Carroll, Police Officer**
- b. Michael Floyd, Police Officer**
- c. Tyler Biskup, Senior Police Officer**
- d. Bill Morris, Senior Police Officer**

Police Chief Tony Reese recognized two outstanding officers for attainment of the Senior Police Officer rank. Chief Reese recognized Officer Bill Morris and Officer Tyler Biskup who had both completed the requirements of the Police Officer Career Advancement Program to be promoted to the rank of Senior Police Officer. Chief Reese outlined the extensive service, and education requirements in law enforcement related course work. Chief Reese noted both officers served important roles as mentors, and field training officers for the department and were excellent examples of the type of officers they endeavored to employ, and develop in Emerald Isle.

Police Chief Reese introduced the Town's two newest full-time officers to the Board and public. Chief Reese first introduced Officer Travis Carroll who he noted was born and raised in Baltimore, Maryland. Chief Reese stated that Officer Carroll enlisted in the US Marine Corps in 2013 where he served as a Tank Crewman for 4 years achieving the rank of Corporal. Chief Reese noted that Officer Carroll attended BLET at Coastal Carolina Community College, and was one of the Chief's students. Chief Reese said Officer Carroll was class president, and currently held the POPAT record at the community college of 2 minutes, 41 seconds. Chief Reese noted that Officer Carroll was still attending Coastal Carolina Community College pursuing a degree in Information Technology.

Police Chief Reese also mentioned Officer Michael Floyd who was unfortunately unable to attend as he was at the range qualifying tonight.

The Board and public applauded all Officers for their achievements.

7. Proclamations / Public Announcements

Mayor Barber noted the following announcements for the public:

- **Coffee With a Cop – Thursday, November 15 – 9 am – Village Market**
- **Special Reception for Town Manager Frank Rush – Thursday, November 15 – 5 pm – 7 pm – Comm Center**
- **Police Educating the Public (PEP) – Tuesday, November 20 – 10 am – Town Board Meeting Room**

- **Thanksgiving Holiday – Thursday, November 22 and Friday, November 23 – Town Offices Closed**
- **Community Center Closed on Thursday, November 22, but Open on Friday, November 23**
- **No trash collection on Thursday, November 22 and Friday, November 23**
- **15th Annual EI Christmas Parade – Saturday, November 24 – 3 pm – NC 58**
- **Planning Board Regular Meeting – Monday, November 26 – 6 pm – Town Board Meeting Room**
- **Holiday Arts and Crafts Fair – Saturday, December 1 – 9 am – 3 pm – Community Center**
- **Golf Cart Safety Class – Saturday, December 1 – 10 am – Town Board Meeting Room**
- **Neighborhood Watch Committee Meeting – Tuesday, December 4 – 6 pm – Town Board Meeting Room**
- **Fishing Tournament Committee Meeting – Monday, December 10 – 3 pm – Town Administration Building**
- **Golf Cart Safety Class – Monday, December 10 – 6 pm – Town Board Meeting Room**
- **Board of Commissioners Regular Meeting – Tuesday, December 11 – 6 pm – Town Board Meeting Room**

8. Public Comment

Brief Summary:

The public will have the opportunity to address the Board about any items of concern not on the agenda. The Mayor and Board welcome and appreciate all comments from the public, and will take these comments into consideration as they make decisions on Town issues and provide direction to Town staff. Public comment is a time for the Board to listen to the public's concerns and ideas, and is not intended for a lengthy dialogue or question and answer session.

The Mayor, Board, and Town staff are happy to meet with any citizen during normal business hours or at any other mutually agreeable time to discuss Town issues and answer any questions.

There were no comments from the public.

10. Consent Agenda

- a. Tax Releases**
- b. Minutes – October 9, 2018 Regular Meeting**
- c. Minutes – October 20, 2018 Special Meeting**
- d. Minutes – October 20, 2018 Closed Session**
- e. Minutes – October 22, 2018 Special Meeting**
- f. Minutes – October 22, 2018 Closed Session**
- g. Resolution Amending FY 18-19 Pay Plan (18-11-13/R1)**

- h. Resolution Authorizing Change Order – Pre-Positioned Hurricane Debris Removal Contract (18-11-13/R2)**
- i. Capital Project Ordinance – Golf Cart Infrastructure**
- j. Capital Project Ordinance – Hurricane Florence Recovery**

Motion was made by Commissioner Messer to approve the items on the Consent Agenda. The Board voted unanimously 5-0 in favor. Motion carried.

Clerks Note: A copy of Resolution 18-11-13/R1, 18-11-13/R2, and all other Consent Agenda items are incorporated herein by reference and hereby made a part of these minutes.

10. Resolution Amending Development Agreement Between A-Team Village West LLC and Town of Emerald Isle (18-11-13/R3)

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

The Board of Commissioners is scheduled to consider the attached resolution amending the formal development agreement between A-Team Village West LLC and the Town at the November 13 meeting. The attached resolution simply extends the various deadlines for the redevelopment of 203 Islander Drive by an additional 6 months in order to provide ample time for both parties to recover from the significant impacts of Hurricane Florence.

A copy of the formal development agreement, executed in April 2018, is attached for the Board's information. The proposed First Amendment of Development Agreement is also attached for the Board's review. If approved, the various deadlines included in the formal development agreement would be extended as follows:

	<u>Original April 2018 Agreement</u>	<u>November 2018 Amendment</u>
Article 1, Section 4 - deadline for A-Team acquisition of adjacent property from Cape Emerald Properties LLC	January 31, 2019	July 31, 2019
Article 2, Section 2 - deadline for A-Team to secure project and building permits for initial phase	January 31, 2019	July 31, 2019
Article 3, Section 2 - deadline for A-Team to secure project and building permits for initial phase	January 31, 2019	July 31, 2019

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Article 3, Section 2 – deadline for A-Team to complete project infrastructure, including septic system, on-street parking, and public boardwalk, and to complete first one-third of residential units	February 28, 2020	August 31, 2020
	<u>Original April 2018 Agreement</u>	<u>November 2018 Amendment</u>
Article 3, Section 2 – deadline for A-Team to complete second one-third of residential units	August 31, 2020	February 28, 2021
Article 3, Section 2 – deadline for A-Team to complete all structures, details, and requirements of project	August 31, 2021	February 28, 2022
Article 4, Section 2 – deadline for A-Team to provide financing commitments	January 31, 2019 July 31, 2019	
Article 4, Section 3 – deadline for A-Team to submit financing plan to Town	January 31, 2019 July 31, 2019	
Article 5, Section 1 - deadline for Town to complete public improvements along Islander Drive	February 28, 2020	August 31, 2020
Article 6, Section 1 - deadline for A-Team to submit detailed project plans and permit applications for formal review by Town	November 30, 2018	May 31, 2019
Article 6, Section 1 – deadline for A-Team to secure project and building	January 31, 2019 July 31, 2019	

permits for initial phase.

In light of the need for both parties to focus efforts on Hurricane Florence recovery tasks, it appears reasonable to extend these deadlines by 6 months.

As discussed previously with the Board, I had been working to develop a menu of potential public improvements along Islander Drive and at the Western Ocean Regional Access for the Board to consider this fall, with a goal to construct the selected public improvements prior to May 2019. Due to Hurricane Florence, this process has been suspended, but will now begin again, with a new goal to construct the selected public improvements between September 2019 and April 2020. As noted above, the proposed amendment would require these improvements to be completed by August 31, 2020, however, it will be important to complete these improvements prior to the 2020 summer tourism season.

Ark Consulting Engineers, Greenville, NC, has been working for the past several weeks on conceptual plans and cost estimates for the potential public improvements, and I am scheduled to meet with Ark Consulting Engineers, A-Team representatives, Interim Town Manager Randy Martin, and Town staff on November 13 to review Ark's progress. I am hopeful that the Board will formally consider and select the desired public improvements sometime this winter so that construction can begin as early as September 2019. The Board should note that the Town has remitted Carteret County's portion of the sale proceeds from 203 Islander Drive back to the County, and will need to request the release of these funds from the County Commissioners after the Board identifies the desired public improvements this winter. The Town is currently reserving approximately \$197,000 (\$100,000 State grant and approximately \$97,000 of the Town's sale proceeds) for the planned public improvements, and will need to request an additional approximately \$67,000 from the County after the Board identifies the desired public improvements later this winter. Thus, the Town will have either approximately \$197,000 or approximately \$264,000 for the construction of the selected public improvements.

As indicated in the amended development agreement, if A-Team has not secured necessary approvals and permits by July 31, 2019, they shall be in default and the Town shall have the option to repurchase the 203 Islander Drive tract for \$804,000. If A-Team defaults after July 31, 2019, the Town shall have the right to recover its actual costs for Islander Drive streetscape improvements, and other remedies available under North Carolina law (the Board should note that there will likely be various liens on the property by lenders at this time, and it will not be as straight-forward for the Town to reacquire the property after construction begins).

I recommend approval of the attached resolution amending the formal development agreement.

Town Manager Frank Rush briefed the Board on the details of the Resolution between A-Team Village West LLC and the Town as also outlined above that would extend the various deadlines for the redevelopment of 203 Islander Drive by an additional 6 months in order for both the A-Team and Town to recover from the significant impacts of Hurricane Florence. Town Manager Rush noted that a representative from A-Team was present and they were comfortable with these amendments.

Motion was made by Commissioner Finch to approve the Resolution Amending Development Agreement between A-Team Village West LLC and Town of Emerald Isle. The Board voted unanimously 5-0 in favor. Motion carried.

Clerks Note: A copy of Resolution 18-11-13/R3 is incorporated herein by reference and hereby made a part of these minutes.

11. Presentation – Living Shorelines

Mayor Barber introduced Bree Charron, Coastal Specialist at the NC Coastal Federation. Bree Charron provided an informative PowerPoint presentation about “living shorelines”, an alternative to traditional bulkheads and riprap used for erosion control along estuarine shorelines. “Living shorelines” use oyster or rock sills, in conjunction with marsh plants, to combat shoreline erosion. Handouts were available for the public with additional information.

Ms. Charron also thanked Frank for always having his door open to them and being a willing partner.

12. (Archers Creek) Lee Avenue Culvert Replacement

- a. Budget Amendment – General Fund**
- b. Resolution Authorizing Contract with Moffatt & Nichol Engineers for Lee Avenue Culvert Replacement Study**

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

The Board of Commissioners is scheduled to consider two actions to initiate a new study associated with the planned replacement of the existing culvert under Lee Avenue through which Archers Creek flows east. The proposed study would determine the optimal design of the new culvert and examine the potential benefits and impacts associated with enhanced tidal flow in Archers Creek under Lee Avenue. The Board will consider a resolution authorizing a contract with Moffatt & Nichol Engineers, Raleigh, NC in the amount of \$20,155 for this study, and will also consider a General Fund budget amendment to appropriate additional funds for the proposed study at the November 13 meeting.

The entire eastern segment of Archers Creek is approximately 1.9 miles long, and runs east from Old Ferry Road (near CVS) to Bogue Sound. The creek flows from Old Ferry Road through existing pipe culverts under Bogue Inlet Drive, Cedar Street, and behind the EMS Station and Fire Station, and this portion of the creek is primarily a freshwater drainage feature for the central area of Emerald Isle. Archers Creek then flows between the Town Government Complex and the new McLean-Spell Park and into a coastal marsh area before flowing through an existing 60-inch pipe culvert under Lee Avenue. Beyond Lee Avenue, the creek flows through significant coastal marsh, with regular tidal fluctuation, before reaching Bogue Sound in the 7000 block of Emerald Isle.

The existing pipe culvert at Lee Avenue was installed in the late 1970s, and is now approximately 40 years old. The pipe is deteriorating, and is threatening the integrity of the Lee Avenue roadway in this area. Most of Lee Avenue is constructed on a causeway feature across coastal marsh, and the 60-inch pipe culvert allows Archers Creek to flow east toward Bogue Sound, and also allows rising tides to flow west beyond Lee Avenue. As discussed previously, the Town’s FY 18-19 budget includes a total of \$15,000 to replace the deteriorating pipe culvert before any significant damage to Lee Avenue occurs. The Town had been planning to replace the Lee Avenue pipe culvert with an identical (new) pipe this winter, however, we have delayed that work in order to explore a strategy that would enhance tidal flow in Archers Creek in this area in order to promote more consistent flow, promote

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reasonable creek depths, and promote a healthy coastal marsh environment. In recent months, there have been concerns raised by nearby residents about the narrowing and shallowing of Archers Creek in this area and the proliferation of invasive vegetation (including phragmites), and there is a general belief that a larger culvert (or culverts) would enhance tidal flow and improve the creek environment in this area.

The Town is sensitive to these concerns, and the proposed study would enable the Town to better understand the issues associated with the planned culvert replacement and potential tidal flow enhancement. I am hopeful that the proposed study will eventually guide the Town to a solution that will address the concerns raised by nearby residents. I have attached a copy of Moffatt & Nichol's proposal for the Board's review, and Moffatt & Nichol would be tasked with reviewing the following issues for the Town:

- the optimal size and design of a new culvert (or culverts) to achieve the desired goals,
- the potential new or additional flooding impact on upstream property owners during excessively high tides or storm events,
- the identification of other strategies to promote a healthy marsh environment in conjunction with the culvert replacement (i.e., eradication of existing invasive vegetation, selective excavation or alteration of the creek bottom, and/or other strategies),
- the potential environmental benefits,
- necessary permit authorizations,
- any changes to the Federal and/or State regulatory scheme that may result and impact nearby property owners,
- estimated project construction costs,
- any potential Federal and/or State funding opportunities, and
- any other relevant issues.

Moffatt & Nichol has completed numerous engineering designs and studies for the Town over the past 20+ years, including a 2012 study of the Archers Creek watershed that included a limited review of the Lee Avenue area of the creek (the study primarily focused on the western and central areas of Archers Creek). Thus, Moffatt & Nichol already has a clear understanding of Emerald Isle and Archers Creek, and is thus ideally suited to complete the proposed study. (I have attached a July 2012 memo and copy of the summary presentation of the 2012 study. A full copy of the lengthy 2012 study can be provided upon request.)

As noted earlier, the FY 18-19 budget includes \$15,000 for the originally planned pipe culvert replacement. In light of the community interest in this area of Archers Creek, I am now recommending that the Town use these funds for the proposed study, and the attached General Fund budget amendment appropriates an additional \$5,155 to provide the necessary funding for the proposed study. These additional funds are derived from additional hurricane re-entry permit fees collected during September prior to Hurricane Florence.

The attached resolution authorizes the Town Manager to execute a contract with Moffatt & Nichol in the amount of \$20,155. If approved, Moffatt & Nichol will proceed with required surveying work in the coming weeks, and expects to complete the study and present a final report within 3 – 4 months. This schedule would enable the

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Board to consider appropriating funds for construction of the recommended improvements as part of the FY 19-20 budget process and/or form the basis of a potential future Federal and/or State grant application.

As discussed previously, Town staff was scheduled to meet with various regulatory agencies in a formal "scoping" meeting about this potential project on September 17. This meeting was postponed due to Hurricane Florence, and I have requested that this meeting be rescheduled for later in November. If the Board awards the contract to Moffatt & Nichol, I expect their staff to attend this meeting with me and/or Interim Town Manager Randy Martin.

I recommend approval of the attached General Fund budget amendment and resolution authorizing a contract with Moffatt & Nichol Engineers.

Town Manager Frank Rush discussed with the Board two items for their consideration related to the Archers Creek project that would initiate a new study associated with the planned replacement of the existing culvert under Lee Avenue through which Archers Creek flows east as explained in detail above. Town Manager Rush stated that following conversations with the various property owners in the Archers Creek area there had been concern about the creek in terms of sediment building up in the creek, marsh grasses narrowing and the channel becoming narrower, and invasive species in that area. Town Manager Rush stated that the Town had planned to replace the culvert this coming winter, an existing 60" pipe culvert under Lee Avenue, with a new, identical-sized pipe culvert which would replace the nearly 40 year old deteriorating pipe. Town Manager Rush noted that project had been delayed to explore the potential installation of a larger culvert or multiple culverts that would allow more tidal flow in the area. Town Manager Rush stated that he, along with Commissioner Taylor, and Finch met with the property owners in that area when they expressed concerns and wanted them to explore alternatives. Town Manager Rush felt the Board was supportive of that approach but they wanted to be sure they applied the appropriate design to whatever structure replaced the pipe culvert to allow more flow back and forth both freshwater going out and saltwater coming in. Town Manager Rush said the study recommended tonight would tell them what the optimal design was for the structure, and whether or not the new design would increase the chances of flooding for those upstream. Town Manager Rush stated the key questions to consider would be what would be the appropriate size, and whether it would achieve the desired environmental benefits. Town Manager Rush noted the study would answer those questions. Town Manager Rush said the proposed study for the Board's consideration would be from Moffatt & Nichol Engineers, Raleigh, NC in the amount of \$20,155, and the proposal was to take the \$15,000 budgeted for the pipe replacement, augment that with another \$5,155 of in-hand hurricane reentry permit fees to provide the full \$20,155. Town Manager Rush said if approved he expected the study would be completed in the spring at which time the Board could consider whether or not to appropriate funds in the FY 19-20 budget, direct staff to pursue a grant application, or decide to go forward with just a 60" pipe replacement at that time.

Mayor Barber asked for public comments.

Buck Browder, 300 Loblolly Street, directly on the creek said he was glad to hear the study would consider upstream issues. Mr. Browder worried about changes to the size of the culvert that had been in place for 40+ years. Mr. Browder felt that having more marsh grass was a good thing as opposed to a bad thing as Archers Creek was not that deep that far in close to Lee Street. He wasn't sure what the residents were trying to accomplish with allowing more flow which would end up getting rid of some of the marsh grass. Mr. Browder was concerned with flooding upstream. He stated their property was not currently in a flood zone, they didn't carry flood insurance and through Hurricane Florence they didn't have any flood damage. He felt Lee Street culvert worked almost like a dike, and he wouldn't want to open up that culvert too much and create problems for those residents down the canal. Mr. Browder also mentioned other roads that had worsened at the culverts and suggested the money for the study could better be used for those issues that also had significant damage such as Cedar Street, and Bogue Inlet Drive.

Jim Hackett, 6410 Ocean Drive, thought before the Board made their decision it might be helpful to know what the cement culvert may cost. Mr. Hackett said if the replacement culvert would cost \$250,000 that was a different kind of decision than if the cement culvert would cost \$30,000 so he would like to know that ballpark amount before he made the decision to spend another \$5,000 and lose the \$15,000 and not even know what the cement culvert would cost.

The Board discussed in great detail the issue of the proposed study, existing culvert replacement, tidal flow concerns, and eradication of the aggressive growth of the invasive vegetation. At the conclusion of discussion, no action was taken. Commissioner Normile suggested that grant funding be pursued in order to eradicate the invasive grass.

13. Ordinance Amending Chapter 11 – Transportation – of the Code of Ordinances To Eliminate Annual Inspection Requirement for Golf Carts (18-11-13/01)

Police Chief Tony Reese addressed the Board concerning this Agenda item. The following excerpt from his memo to the Town Manager is provided for additional background:

The purpose of the memo is to request consideration be given to eliminating the requirement for annual inspections of golf carts. I want to make clear that this recommendation would in no way change the requirement for an inspection when a golf cart is initially registered with the town to ensure that all required safety equipment is present and operational, or that the owner would be required to ensure that the equipment is maintained in working order. This recommendation would merely eliminate the requirement that a golf cart be re-inspected annually when citizens are renewing previously issued permits. I am making this recommendation based on the following factors:

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1. The department has registered over 800 golf carts in 2018 with an expectation of reaching 900 in 2019. Each registration currently requires an officer to go out and inspect the cart for equipment that was inspected and present on the golf cart the prior year for registration purposes.
2. The equipment being inspected by the officers during these inspections can be observed on a daily basis when the golf cart is being operated on the island. Officers can and do conduct stops and issue warning citations or civil violations for faulty equipment that is in need of repair.
3. The time spent by officers conducting annual inspections of golf carts, which currently equates to approximately 300 hours a year, could be better utilized in responding to community concerns, preventative patrols, parking and speeding complaints, and golf cart operation violations.
4. Golf Cart owners are often required to wait on officers to clear other higher priority calls in order to have their golf cart inspected to renew an existing permit and use their cart.

In evaluating all of these factors and the impact that eliminating annual inspections would have on the overall safety of the program, it is my assessment that the recommended change would have no adverse impact on the safety of our residents or the requirements of the program. I am therefore recommending that the Board of Commissioners consider amending Emerald Isle Town Ordinance Section 11-44 (e) to read as follows:

- (e) *Prior to the issuance of an initial permit ~~or annual permit~~, the town shall inspect the golf cart for compliance with the requirements of this article. No golf cart shall be registered and permitted unless it is in compliance with all requirements.*

Equipment violations, such as the ones checked during inspections, can easily be identified and addressed by officers while conducting routine patrols. In the event an officer observes an equipment violation on a golf cart, it would be treated the same as an equipment violation on a traditional motor vehicle. The officer would typically issue a warning citation requiring the owner to repair the violation within 10 days and provide proof to the police department, or could issue a civil citation which would require the owner to pay a fine in accordance with the ordinance. My goal, as always, is for the owner to comply with the ordinance so I would absolutely consider voiding any civil citation if the violation was repaired in a timely manner. For those few who may not comply, Section 11-46 (f) of our current ordinance provides that repeated violations would result in revocation of the permit of the golf cart. This should serve as an incentive for owners to keep the required equipment in working order to avoid any violations, while freeing our officers up to focus on other concerns throughout the town.

I am confident that this recommended change will result in a much more efficient use of department resources while at the same time, creating a more efficient, hassle free and streamlined renewal process for our citizens that participate in the program. I appreciate your consideration of this matter and I am happy to answer any questions that you may have regarding this recommendation at your convenience.

Police Chief Tony Reese presented an amendment to the Town's golf cart ordinance that would eliminate the requirement for annual golf cart inspections. Chief Reese provided the reasons for his recommendation, and indicated that there would be no change to the requirement of the initial inspection when the golf cart was first registered with the Town to ensure that all safety equipment was present and operational, or that would alleviate the owners responsibility that the equipment was maintained in proper working order. Chief Reese stated they would do an initial inspection, the equipment would then be monitored, corrected, and regulated through enforcement of the golf cart ordinance by Officers.

Mayor Barber asked for public comments. There were no comments from the public.

Motion was made by Commissioner Taylor to adopt the Ordinance Amending Chapter 11 – Transportation – of the Code of Ordinances to Eliminate Annual Inspection Requirement for Golf Carts. The Board voted unanimously 5-0 in favor. Motion carried.

Clerks Note: A copy of Ordinance Amendment 18-11-13/O1 is incorporated herein by reference and hereby made a part of these minutes.

14. Eastern Emerald Isle Post-Florence Beach Nourishment Project

- a. Revised Project Scope**
- b. Budget Amendment – Future Beach Nourishment fund**
- c. Capital Project Ordinance Amendment**

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

The Board of Commissioners is scheduled to consider 2 formal actions to revise the project scope and financing plan for the planned beach nourishment project in eastern Emerald Isle in winter 2018-19. These actions reflect a change in the overall project goal (to focus on the replacement of sand lost during Hurricane Florence rather than the originally envisioned project discussed earlier this year), increase the overall scope of the project to fully replace the Florence losses, and reflect a reliance on FEMA funding for the project. A proposed capital project ordinance amendment revises the overall project budget from \$9,200,000 to \$15,915,000, while an accompanying Future Beach Nourishment Fund budget amendment simply returns \$1,829,000 of previously budgeted Town funds to the Future Beach Nourishment Fund.

Revised Project Scope

As discussed with the Board in July, the previously planned Eastern Emerald Isle Beach Nourishment Project included the placement of approximately 471,000 cubic yards of sand along an ~ 3 mile segment of beach between the Indian Beach town limits and the Eastern Ocean Regional Access. This project was expected to have a total cost of approximately \$9,200,000, and be funded by a combination of funding from the NC Coastal Storm Damage Mitigation Fund, the Carteret County Beach Commission, and the Future Beach Nourishment Fund. Project permits were/are essentially in hand for this project, and the Town, Carteret County, and the Town of Indian Beach were preparing to solicit construction bids in September when Hurricane Florence struck.

As noted during the October Board meeting, Hurricane Florence removed nearly 2.2 million cubic yards of sand from the entire (12+ miles) ocean beach in Emerald Isle. The Town is in the process of submitting a FEMA claim to replace all sand lost as a result of Florence (a total of 617,100 cubic yards lost in eastern EI, and an additional 1,563,637 cubic yards lost in central and western Emerald Isle), and we are optimistic that FEMA will ultimately approve funding to replace this lost sand. The Board should note that the total estimate to replace all of the Florence sand has been revised upward to approximately \$56.7 million (from the \$40 million originally estimated) to reflect changing market conditions and to provide a sufficient contingency. Of this total, the eastern Emerald Isle project (617,100 cubic yards) has an estimated cost of \$15,915,000.

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The Town, in conjunction with Carteret County and the Town of Indian Beach, is currently soliciting construction bids for the (now-renamed) Eastern Emerald Isle *Post-Florence* Beach Nourishment Project, and bids are due on November 20. Assuming a favorable construction bid, the Board will likely be asked to approve a construction contract in December. As a result of Hurricane Florence, the revised project scope now includes the placement of approximately 617,100 cubic yards along a total project length of 16,375 linear feet (or 3.1 miles), and would now extend just slightly west of the Ocean Drive “dog-leg” vehicle ramp. The revised project scope now includes the construction of a 25 ft. wide dune up to an elevation of +12 feet above sea level, the installation of new dune plantings, and the construction of a 40 – 60 ft. wide flat beach berm at an elevation of +6 feet above sea level. The average placement rate in the eastern Emerald Isle area is nearly 38 cubic yards per linear ft.

Assuming a contract is awarded in December, it is likely that construction would begin sometime in January or February, and the project would be complete before the end of April. If the Town does not receive a favorable bid, this project will likely be delayed until winter 2019-2020 and potentially incorporated into a massive project that would also include central and western Emerald Isle (at a total estimated cost of ~ \$56.7 million provided by FEMA). The additional FEMA funds (~ \$40.8 million) will be formally appropriated at such time that central and western Emerald Isle are constructed (envisioned for winter 2019-2020).

Budget Amendment – Future Beach Nourishment Fund

The Board previously appropriated a total of \$1,829,000 from the Future Beach Nourishment Fund for the originally planned project, and these funds would be formally returned to the Future Beach Nourishment Fund in the attached budget amendment. With the return of these funds, the projected balance in the Future Beach Nourishment Fund as of June 30, 2019 is now expected to exceed \$4 million. These funds would continue to be reserved for long-term beach nourishment activities not funded by FEMA.

Capital Project Ordinance Amendment

As noted above, the estimated cost for the Eastern Emerald Isle Post-Florence Beach Nourishment Project is now \$15,915,000, and the attached capital project ordinance amendment reflects this revised cost estimate and the expected receipt of FEMA funds for this project. The attached capital project ordinance amendment also includes a procedural adjustment to return \$1.15 million (of the total \$1.829 million described above) that was appropriated in FY 17-18 to the Future Beach Nourishment Fund, and presents an overall overstated project budget of \$17,065,000.

I recommend approval of the attached budget amendment and capital project ordinance amendment, and remain hopeful that the planned beach nourishment project will be constructed in the coming months. The replacement of the sand lost during Hurricane Florence will provide valuable storm protection from expected winter storm events and future hurricane threats that will likely occur between now and winter 2019-2020.

Town Manager Rush summarized the actions for the Board to consider that would revise the project scope and financing plan for the previously planned beach nourishment project in eastern Emerald Isle in winter 2018-19.

Mayor Barber asked for public comments. There were no comments from the public.

Motion was made by Commissioner Dooley to approve the Budget Amendment – Future Beach Nourishment Fund. The Board voted unanimously 5-0 in favor. Motion carried.

Motion was made by Commissioner Normile to approve the Capital Project Ordinance Amendment – Eastern Emerald Isle Post-Florence Beach Nourishment Project. The Board voted unanimously 5-0 in favor. Motion carried.

Clerks Note: A copy of Budget Amendment – Future Beach Nourishment Fund, and Capital Project Ordinance Amendment – Eastern Emerald Isle Post-Florence Beach Nourishment Project are incorporated herein by reference and hereby made a part of these minutes.

15. Resolution Authorizing Contract with The Mercer Group for Town Manager Recruitment Services (18-11-13/R4)

Mayor Eddie Barber addressed the Board concerning this Agenda item. The following excerpt from the Town Manager’s memo to the Board is provided for additional background:

The Board of Commissioners is scheduled to consider the attached resolution authorizing a contract with The Mercer Group, Raleigh, NC, for Town Manager recruitment services. The total amount of the contract is not to exceed \$22,500, and includes comprehensive services to assist the Mayor and Board with this lengthy and involved process.

The proposed contract includes the following services to help the Mayor and Commissioners identify a quality individual to serve as the next Town Manager:

- completion of a position analysis that incorporates the desired qualities that the Board is seeking in the new Town Manager,
- preparation of a detailed recruitment brochure,
- coordination of a national and regional recruitment process, including strategic advertisement and outreach activities,
- careful review of applicant resumes and submittals,
- preliminary screening of qualified applicants,
- completion of thorough background checks,
- recommendation of candidates for interviews, and coordination of the finalist interview process,
- assistance to the Board in evaluating the finalists to identify the best candidate fit for Emerald Isle, and
- negotiation of employment terms and associated tasks.

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The Town issued a formal request for proposals for these services in October, and received a total of 6 proposals prior to the November 2 deadline. Proposals were received from the following firms:

- Colin Baenziger & Associates, \$26,500
Daytona Beach Shores, FL
- Developmental Associates, Chapel Hill, NC \$19,650 + background fees
- GovHR USA, Northbrook, IL \$22,500
- The Mercer Group, Raleigh, NC \$22,500
- Slavin Management Consultants, Norcross, GA \$23,350
- Springsted Waters, Mechanicsville, VA \$24,500.

Following individual review of the proposals by the Mayor and each Commissioner, the firms submitting the top 2 proposals – The Mercer Group and Springsted Waters -- were interviewed electronically by Mayor Barber, Commissioner Dooley, and Commissioner Finch on November 7. Based on the quality of the proposal, the firm's extensive experience with NC local government officials, and the interactive dialogue on November 7, the group recommends that the Town award the contract for Town Manager recruitment services to The Mercer Group.

The Mercer Group will assign Ellis Hankins, former longtime Executive Director of the NC League of Municipalities, and Charles Penny, retired City Manager of Rocky Mount, to lead this process for the Town. Both individuals are highly respected in NC local government, both have a thorough understanding of the role of the Town Manager, both are familiar with Emerald Isle, and both have an extensive network of regional and national contacts. The Mercer Group has assisted numerous local governments with the recruitment process for key positions in the past 5 years, including Clinton, Creedmoor, Pinehurst, and Red Springs in North Carolina, and coastal communities including Delray Beach, FL, Dunedin, FL, Key Biscayne, FL, Kiawah Island, SC, Marco Island, FL, and Seabrook Island, SC.

If the Board approves the contract with The Mercer Group, initial work will begin later in November. The Mercer Group will work with the Board during December to determine the ideal candidate profile, and then advertise accordingly in December and January. It is likely that candidate applications would be due at the end of January, screening would occur during February, and finalist interviews would occur in late February and/or March. The likely start date for the next Town Manager would be sometime in April.

Although NC law does not require the selection of the consulting firm with the lowest cost (and encourages the Town to select the most qualified firm), The Mercer Group's proposal is, in fact, the lowest cost proposal. There are sufficient funds included in the FY 18-19 budget for Administration for this contract.

I have attached a copy of the Town's RFP issued on October 24, along with the full proposal submitted by The Mercer Group. Due to the significant volume of paper associated with each proposal (generally 30+ pages for each), I have not attached the other 5 proposals. These proposals are, however, included on the Town's website.

Mayor Eddie Barber stated that when they learned that Frank was moving to South Lake Tahoe, California the Board met within the week to discuss two important goals – 1) find the best Interim Manager, and 2) find the best consultant firm. Mayor Barber said they were fortunate enough to hire Randy Martin to serve as Interim Town Manager. Mayor Barber noted they

received proposals from six executive search groups and following individual review of the proposals narrowed the proposals to two of those groups. Mayor Barber noted that he, along with Commissioner Dooley, and Commissioner Finch conducted interviews of the top two groups electronically. Mayor Barber said following interviews they felt unanimously that The Mercer Group was the best group to help the Town in the search for a new Town Manager with a total cost not to exceed \$22,500.

Motion was made by Commissioner Finch to approve the Resolution Authorizing Contract with The Mercer Group for Town Manager Recruitment Services. The Board voted unanimously 5-0 in favor. Motion carried.

Clerks Note: A copy of Resolution 18-11-13/R4 is incorporated herein by reference and hereby made a part of these minutes.

16. Comments from Town Clerk, Town Attorney, and Town Manager

Town Clerk Rhonda Ferebee commented on this being the last Board meeting with Frank as Town Manager. Ms. Ferebee stated what a great Manager Frank had been, and how much she would miss him. Ms. Ferebee said she had enjoyed the many years working with Frank, and suggested that the folks in South Lake Tahoe, California should thank their lucky stars they had someone like Frank on the way, to the rescue.

Town Attorney Richard Stanley commented on Frank's last official meeting as a milestone in the history of the Town. Attorney Stanley said Frank had been a wonderful manager for many major achievements and he had thoroughly enjoyed serving with him, and wished him and his family the best.

Town Manager Frank Rush commented that at the beginning of the meeting he had watched the interaction between the Board and community, and the new staff members being introduced, and the very kind nature of the discussions and overall culture here both in the community and the Town organization. Town Manager Rush said that in his experience, and Randy Martin had certainly been around the block a few times, and after he worked here for 4-5 months he expected he would probably confirm this, that this was rare in their line of work but was what made Emerald Isle so special. Town Manager Rush said the sign underneath the Mayor that said "Nice Matters" was really what it was all about. Town Manager Rush said he hoped and prayed that South Lake Tahoe could be a fraction of what he witnessed here at the beginning of the meeting, and quite frankly what he had witnessed at probably 95% of the meetings over his career. Town Manager Rush felt there were a couple of reasons for that, first and foremost, the great community of people in Emerald Isle, but it also started at the top with the Mayor and Board and their predecessors in setting that tone and culture. Town Manager Rush felt in the long run it paid off huge dividends for our community, as it had helped him be a

Town Manager and hoped it had helped our staff, and our community be a better community going forward. Town Manager Rush said at the beginning of the meeting he prayed that he would have a fraction of that in South Lake Tahoe, and thought he would judge his success there by whether or not when he was at the final meeting for them that he might feel the same way he felt at tonight's final meeting. Town Manager Rush said our community was so blessed to live here and enjoy this place, and to have such a great group of elected officials and a great Town staff, just quality people from top to bottom. Town Manager Rush said he was very proud to have been a part of that and hoped he would continue to experience that in the rest of his career wherever it may take him. Town Manager Rush said he had been blessed to have the Board's counsel, guidance, and leadership over the years. Town Manager Rush said there were good people in the organization and he hoped the community would continue to recognize that and appreciate the folks who were working hard all the time. Town Manager thanked everyone and wished them all well.

All present gave outgoing Town Manager Frank Rush a standing ovation.

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

My Last Day / Interim Town Manager

My last day of employment with the Town will be Wednesday, November 21, and I will be working hard over the next week+ to assist the Interim Town Manager and Town staff carry various projects and initiatives forward in the coming months.

I am pleased that my friend and colleague Randy Martin will be serving as Interim Town Manager until the Board appoints a new Town Manager sometime next spring. Randy is a knowledgeable, experienced manager who I know will fit in well in our organization and our community for the next several months. The Town is fortunate to have his service in this role.

I will speak with each of you and many in the Town organization and the Emerald Isle community in the coming days to say farewell, but I wanted to formally thank each of you, the entire Town staff, and the great people in our community people for making my time in Emerald Isle such a rewarding, memorable, and meaningful experience. I am forever grateful for the support you've shown me and my family over the past 17 ½ years, and I will always cherish my time in Emerald Isle. It is truly an exceptional place and an exceptional community of people. Nice Matters!

Comprehensive Annual Financial Report (CAFR)

Due to the impacts and workload associated with Hurricane Florence, preparation of the June 30, 2018 financial statements and CAFR has been delayed. Town staff hope to have this document ready for discussion with the Audit Committee in December and formal presentation to the Board in January. We are pleased that the Town ended FY 17-18 in an overall favorable financial position.

Debris Collection Efforts Nearly Complete

The Town's debris contractors are finally nearing the end of this process, and are focused on clearing construction & demolition debris from the few remaining clusters in central and eastern Emerald Isle. I am hopeful that all debris collection efforts will cease by or soon after the November 13 meeting, and I look forward to fully releasing the contractor.

The Board and the public should note that because it is difficult for the contractors' equipment to collect small pieces of construction & demolition debris, it may be necessary for property owners to rake up remaining debris and deposit it in the trash container for collection with household garbage.

Construction & demolition debris removal is now the practical and financial responsibility of the private property owner. Public Works staff will continue to collect vegetative debris and discarded appliances as part of the Town's normal collection efforts.

As of November 7, the contractor has collected more than 154,000 cubic yards of vegetative debris and nearly 40,000 cubic yards of construction & demolition debris. Public Works staff have also collected approximately 2,500 cubic yards of vegetative debris and more than 150 discarded appliances. The Town's total debris collection expense is approximately \$1.7 million thus far.

FEMA Reimbursement Process

Finance Director Laura Rotchford will be coordinating the Town's FEMA reimbursement process, with the assistance of various Town staff. Town staff have been documenting all storm-related expenses since before Florence arrived, and we are confident that the Town will be reimbursed for nearly all storm-related expenses. The workload associated with the FEMA reimbursement process is significant, and I have authorized a temporary full-time position to assist Laura with this process. We will be seeking to have this personnel expense reimbursed by FEMA also.

Potential Hazard Mitigation Projects

Town staff have had preliminary discussions with FEMA personnel, and will be further exploring a pilot program whereby FEMA will award a negotiated, fixed amount for storm-related infrastructure repairs. Under this program, FEMA and the Town negotiate a fixed dollar amount, and any cost overages are the responsibility of the Town. However, any cost savings also revert to the Town, and may be used for eligible mitigation projects.

If the Town is fortunate to participate in this program and has the opportunity to use cost savings for mitigation projects, the Board may wish to consider the following:

- replacement of the Police Station / Town Board Meeting roof with a new pitch roof,
- installation of additional fixed storm water pumps and/or purchase of additional portable storm water pumps,
- installation of fixed generators at electric storm water pump locations and/or purchase of portable generators,
- purchase of land for a future off-island emergency operations center,
- purchase of a satellite internet receiver,
- relocation of the Parks Maintenance storage building, and/or
- other items that improve the Town's preparedness and resiliency for future storms.

Emerald Isle Woods Park / McLean-Spell Park Clean Up

Parks and Recreation Director Alesia Sanderson is coordinating the bid process for the clean-up of significant tree damage, and has been struggling to identify interested contractors. We hope to have a contractor on board in the coming days and at least make portions of each park more usable in the near future. Emerald Isle Woods Park remains closed, and McLean-Spell Park is to be used at the individual's own risk.

Restoration of Lands End Dunes Damaged by Town Pumping

The Town has retained SunLand Builders to restore sand dunes in Lands End that were damaged by storm water pumping operations in the aftermath of Hurricane Florence. We expect work to begin one day during the week of November 12. This expense is expected to be reimbursed by FEMA.

NC 58 Decorative Light Repair

The Town has requested that Carteret-Craven Electric Cooperative repair damaged decorative lights and poles along the NC 58 corridor, and we are hopeful that this work will occur in the coming days. With the exception of the removal of a few down trees in the NC 58 right of way near the Emerald Isle bridge and the replacement of one way-finding sign, the repair of the decorative lights and poles is the final task to restore the NC 58 corridor back to its pre-storm condition.

Town Banner Program

As discussed previously, the Town planned to implement a new banner program this winter and spring. At the request of Carteret-Craven Electric Cooperative, the Town installed 4 test banners on decorative light poles this summer near the Town Administration Building to assess their durability during wind events. Unfortunately, the banners did not hold up well during Hurricane Florence. Commissioner Finch and I are scheduled to meet with Carteret-Craven staff on November 20 to discuss this issue. We are hopeful that a banner removal plan prior to future hurricanes, along with a Town commitment to cover damage associated with the banners will result in Carteret-Craven allowing the installation of new banners on all decorative light poles. If Carteret-Craven grants permission, the Town should work toward securing funding from the Tourism Development Authority and other sponsors to purchase the new banners.

Downtown Light Conversion - LED

The FY 18-19 budget includes funding to convert existing high pressure sodium lights in the downtown area to LED. I expect that this work will be delayed until spring 2019.

Beach Driving Hours Back to Normal

Beach debris cleanup continues, however, the contractor has made sufficient progress to enable the Town to resume normal beach driving hours. Beginning Saturday, November 10, normal beach driving hours are in effect. The beach is open to driving from 5 am – 7 pm daily.

Several Beach and Sound Access Points Remain Closed

Town staff continue to work to clean up damaged access points, complete smaller repairs, and secure contractors. The following beach and sound access points remain closed at this time:

Beach Walkways Closed

1 st Street	15 th Street	23 rd Street
11 th Street	16 th Street	24 th Street
12 th Street	18 th Street	EORA
14 th Street	22 nd Street	Nina Street

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Sound Access Points Closed

7th Street
8th Street
9th Street
Arden Street
10th Street
Washington Street
11th Street
12th Street
13th Street (missing boat dock)
Raleigh Street
14th Street
15th Street
16th Street
17th Street
18th Street
19th Street
20th Street
21st Street
22nd Street
23rd Street
Burlington Street
24th Street
Asheville Street
25th Street
26th Street
Steps & Platform closed at Park
Street
Tammy Street
Georgia Street
Fredeen Street
Hurst Street
Bluewater Bay
Piney
Ridge
Lee
Cedar
El Woods Park
Cape Emerald

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Coyote Trapping to Resume in December

The Police Department will again coordinate the Town’s coyote trapping program this winter. Licensed trappers will be trapping coyotes between December 1 and February 28 (the authorized trapping season) on certain Town-owned parcels in areas not frequented by the public. Interested property owners may also contact the Police Department to arrange for coyote trapping on private property.

No Controlled Deer Hunt This Winter

Due to Hurricane Florence, the planned deer population count did not occur this fall. The Board may recall that the NC Wildlife Resources Commission estimated a total deer population of 48 deer in September 2017, and because this count was the lowest in many years, the Town did not conduct a controlled hunt last winter. Because the deer population is still believed to be relatively low, no controlled deer hunt will be conducted this winter. Town staff will arrange for a new deer population count in September 2019.

McLean-Spell Park Pedestrian Bridge

The Town’s contractor has re-initiated work on the construction of the new pedestrian bridge, and we hope to have the bridge completed later this month.

McLean-Spell Park Dedication Ceremony

Town staff are still planning a formal dedication ceremony for the new McLean-Spell Park to celebrate this nice addition to the Town’s park facilities. The ceremony will be scheduled after the new pedestrian bridge is complete and all tree debris has been cleaned up in the park. The ceremony will be important to celebrate this new facility, thank Representative McElraft for her assistance, recognize the McLean and Spell families, thank the officials at Marine Corps Air Station Cherry Point, and recognize Eagle Scout Jack McCabe for his efforts to improve nature trails.

Pickleball Court Construction Delayed

Due to the need to focus on more pressing hurricane recovery tasks, the planned construction of one or two new pickleball courts has been delayed until fall 2019. The FY 18-19 budget includes a total of \$25,000 for this work.

Bogue Inlet Navigation Maintenance Dredging

The US Army Corps of Engineers completed navigation maintenance dredging in the Bogue Inlet connecting channel and across the ocean bar in early September, and these channels remain in good shape after Hurricane Florence. The State-local partnership account currently has a balance of approximately \$100,000, and these funds will be available for future dredging efforts by the US Army Corps of Engineers. There is also the potential for Federal dredging funds to be included in a supplemental hurricane appropriations bill, and the Town should monitor these efforts accordingly in the future.

NC 58 Traffic Camera

NCDOT staff have provided additional information regarding the requested NC 58 traffic camera, and have estimated a total cost of \$12,000 for this project. Due to Hurricane Florence, and more pressing issues for NCDOT, I have not pursued this issue recently. I recommend that Interim Town Manager Randy Martin pursue this issue with NCDOT staff and/or NC Board of Transportation member Gus Tulloss and/or Representative McElraft sometime after the new year.

Flashing Beacons at NC 58 Crosswalks

At Representative McElraft’s request, NCDOT still intends to install flashing beacons at the new crosswalks. Due to Hurricane Florence, and more pressing issues for NCDOT, I have not pursued this issue recently. I recommend that

1 Interim Town Manager Randy Martin pursue this issue with NCDOT staff and/or Representative McElraft sometime
2 after the new year.

3

4 **NC 58 / Bogue Inlet Drive Intersection Improvements**

5 Interim Town Manager Randy Martin and I are scheduled to meet with NCDOT staff and consultants on November
6 16 to review additional options to improve this intersection. Due to various obstacles, it is possible that no
7 improvements or only minor improvements will be possible at this intersection in the future.

8

9 There is a very slim possibility that NCDOT may consider a full-size roundabout at this location, however it is
10 unlikely. There may be an opportunity for the Town to submit a special request to NCDOT leadership to convert
11 this project into a new traffic signal / right turn lane improvement project, however, the Town's chances for
12 converting the project are highly uncertain due to the nature of the NCDOT funding process. If neither of these
13 options is feasible, it is likely that no improvements will occur at this intersection for many years.

14

15 **NC 58 Bridge Work**

16 NC 58 bridge work was disrupted by Hurricane Florence, and I am not certain how Florence has impacted the
17 overall schedule. I had been anticipating the installation of the new bridge guardrail later this winter or spring,
18 however, I have not yet received feedback from NCDOT staff on whether or not this work is likely to occur or not.
19 It may be pushed back to fall 2019.

20

21 **Relocation of Marked Navigation Channel in Bogue Sound**

22 As discussed previously with the Board, I have been working with NC Wildlife Resources Commission staff to
23 explore the potential relocation of the marked navigation channel in Bogue Sound in the 7000 block. Two
24 potential alternate routes further away from the homes on Sound Drive are being considered, however, the
25 likelihood of each of these routes being approved is likely slim.

26

27 I was scheduled to tour this area with State officials in September, but that tour was cancelled due to Hurricane
28 Florence. I am attempting to reschedule this meeting before my final day of work, however, it may be necessary
29 for Interim Town Manager Randy Martin to pursue this after my departure.

30

31 **Gigabyte Level Fiber To The Home**

32 Commissioner Normile and I are scheduled to meet again on November 14 with representatives from ATMC, a
33 community cooperative that provides fiber to the home in Brunswick County.

34

35 **Advisory Committee Meetings Cancelled for Remainder of Year**

36 Due to lingering Hurricane Florence impacts and the upcoming holidays, the Golf Cart Advisory Committee, Dog
37 Park Development Committee, and Bicycle and Pedestrian Advisory Committee will not meet again until January.

38

39 **17. Comments from Board of Commissioners and Mayor**

40

41 Commissioner Taylor commented that when he decided to run for this position he thought he
42 could do something to make Emerald Isle a better place for his family, knowing it was already a
43 great place to live, but that you didn't realize until you were on the inside looking out at what
44 Frank had done and made here for all of us. Commissioner Taylor said it sometimes hurt when
45 someone was upset, and they didn't fully see the whole picture, and he commended Frank for

1 how he handled himself. Commissioner Taylor said he had learned a lot from Frank and it was
2 amazing in just the short time he had been on the Board to see how he did things, and handled
3 each situation, person, and how he truly cared, and the time he took to make things better, a
4 very unique trait. Commissioner Taylor spoke of so often seeing Frank's vehicle parked at Town
5 Hall on weekends working on the next project, or the next thing and he thanked Frank for
6 teaching him a lot and wished him the best.

7

8 Commissioner Finch commented he had been on the Board for three years and they had gone
9 by so fast and he had learned a lot from Frank and admired him for sticking in there.

10 Commissioner Finch said Frank had done an excellent job for this Town and they would all miss
11 him. Commissioner Finch felt he was a better person just by getting to know Frank, and wished
12 Frank and his family the very best, and he would say he wished him a lot of luck but Frank
13 didn't need luck as he had what he needed.

14

15 Commissioner Messer said he had been working with Frank for 17 years and had learned a lot.
16 Commissioner Messer commended the current Board and felt they couldn't have had a better
17 Manager/leader in Frank. Commissioner Messer said when he first came onboard things
18 weren't that good but they stuck it out and made things better. Commissioner Messer said 17
19 years went by pretty quick and he wished Frank a lot of luck.

20

21 Commissioner Dooley said she had the unique privilege of working side by side with Frank on
22 the race initially, and they had built the biggest race in the county and the best race in the
23 county and it would be very difficult to carry that on without him. Commissioner Dooley said it
24 had been a privilege to be his friend and to work with him at the Town and she wished him the
25 best, and they would miss him.

26

27 Commissioner Normile said that he and Frank had already had their emotional moment when
28 Frank stopped by to give him the news. Commissioner Normile said that Frank had done a
29 great job, and in the bigger picture, everyone should do what was best for themselves and their
30 family. Commissioner Normile didn't want to see Frank go, he was a friend, a colleague, and as
31 a great man of faith everyone on the Board and certainly his family would be praying for Frank.
32 Commissioner Normile asked Frank to remember his roots were here, and he trusted that
33 Frank, Suzanne, and the boys would come back perfectly unscathed. Commissioner Normile
34 stated he loved him, that he was a good man and he appreciated him.

35

36 Mayor Barber thanked Frank for his hard work and leadership here in Emerald Isle. Mayor
37 Barber stated for the past five years as Mayor it had been his privilege to work with, and talk
38 with Frank every day. Mayor Barber said Frank was such a kind and gentle person, and he had
39 jokingly told Frank he thought he would make a great minister as he Frank had that great

1 shepherding spirit about him, was good at leading people, and a great decision maker with so
2 much compassion. Mayor Barber said he considered Frank a dear friend and he would really
3 miss him. Mayor Barber wished the best for Frank, Suzanne and the boys, and hoped they
4 would have a great time in South Lake Tahoe, California.

5

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

8

9 ***Motion was made by Commissioner Finch to go into Closed Session pursuant to NCGS 143-***
10 ***318.11(5), for the Purpose of Discussing Potential Real Estate Acquisition. The Board voted***
11 ***unanimously 5-0 in favor. Motion carried.***

12

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

15

16 Upon returning to Open Session there was no action taken by the Board as a result of Closed
17 Session.

18

19 **19. Adjourn**

20

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

23

24 ***The meeting was adjourned at 8:20 pm.***

25

26 Respectfully submitted:

27

28

29

30 Rhonda C. Ferebee, CMC, NCCMC

31 Town Clerk

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33

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