

1 Medal following the adoption of the Civilian / Employee Commendation Program that was
2 established in July 2017. The medals were awarded for “heroic actions assisting swimmers in
3 distress”. They all received a standing ovation in appreciation of their selfless acts on the
4 Town’s beach strand.
5

6 **7. Special Presentation – Certificate of Appreciation – “Emerald Isle Beach Patrol”**
7

8 Mayor Barber presented a Certificate of Appreciation to the “Emerald Isle Beach Patrol”, a
9 group of residents in areas near Bogue Inlet Pier, to express the Town’s appreciation for their
10 outstanding contributions to Emerald Isle. Mayor Barber read aloud the Certificate of
11 Appreciation that spoke of the groups multiple fundraising activities and efforts to give back to
12 their community. It was noted that the “Emerald Isle Beach Patrol” had raised the necessary
13 funds and donated three new specially designed beach wheelchairs to the Emerald Isle Fire
14 Department and had donated two automatic external defibrillators (AEDs) to the Emerald Isle
15 Police Department. Barry Kreager, representing the group noted they had approximately 60
16 members. Mr. Kreager introduced a few of the members present and said they all loved
17 Emerald Isle, tried to keep the beach clean and they thought the donations to the Emerald Isle
18 Fire Department and Police Department was something they needed to do to give back to their
19 community. The “Emerald Isle Beach Patrol” received a standing ovation in appreciation of
20 their outstanding contributions to the Town of Emerald Isle.
21

22 **Special Presentation Recognizing Town Manager Frank Rush**
23

24 Mayor Barber and the Emerald Isle Board of Commissioners surprised Town Manager Frank
25 Rush with a Proclamation recognizing him not only for his faithful service to the citizens of
26 Emerald Isle since July 2001, but also for his outstanding skills, leadership, and the many hours
27 spent over the past 6 years during the landmark case of Nies v. Emerald Isle that recently ended
28 following the US Supreme Court’s ruling. Mayor Barber stated that the Town Manager’s
29 concerted efforts had led the way to preserving the rights that the public has, and always has
30 had, to use the entire width of the ocean beaches of North Carolina between the base of the
31 dunes and the water. Town Manager Frank Rush thanked the Mayor and Board, noting that he
32 had been fortunate enough to work in Emerald Isle for about 16 years, and in local government
33 for about 24 years, and that this issue was the absolute single most important issue he had ever
34 worked on in his career, and that he ever would work on in his career. Town Manager Rush
35 was thankful of the outcome and he appreciated the kind words and accolades but that it was a
36 true team effort starting with the Mayor and Commissioners, our former Mayor and
37 Commissioners, and the great legal team assembled for this job which had been absolutely
38 critical. Town Manager Rush also thanked the NC League of Municipalities for their outstanding
39 support of the Town of Emerald Isle. Town Manager Frank Rush received a standing ovation in
40 appreciation of his instrumental contributions that had so greatly benefited the Town of
41 Emerald Isle, and the State of North Carolina.

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8. Proclamations / Public Announcements

Mayor Barber noted the above Proclamations as well as announcements below for the public:

- **Friday Free Flick – Friday, October 13 – 7 pm – Community Center**
- **Youth Tennis Clinics – Mondays – October 16 – November 13 – 4 pm – Blue Heron Park**
- **Police Educating the Public (PEP) – Tuesday, October 17 – 10 am – Town Board Meeting Room**
- **Bike and Ped Committee Meeting – Wednesday, October 18 – 9 am – Community Center**
- **One Stop Voting – Thursday, October 19 – Saturday, November 4 – Western Park**
- **American Red Cross Blood Drive – Friday, October 20 – 2 pm – 7 pm – Community Center**
- **Golf With A Cop – Saturday, October 21 – 8 am – Star Hill Golf Club**
- **Planning Board Regular Meeting – Monday, October 23 – 6 pm – Town Board Meeting Room**
- **Coffee With A Cop – Thursday, October 26 – 9 am – Rucker Johns**
- **Halloween Carnival – Friday, October 27 – 6 pm – 8 pm – Community Center**
- **Audit Committee Meeting- Monday, October 30 – 11 am – Town Administration Building (tentative)**
- **Trick or Treat – Tuesday, October 31 – 6 pm – 8:30 pm**
- **Election Day – Tuesday, November 7 – 6:30 am – 7:30 pm Community Center**
- **Veterans Day Holiday – Friday, November 10 – Town Offices Closed, Community Center Open**
- **Friday Free Flick – Friday, November 10 – 7 pm – Community Center**
- **Police Educating the Public (PEP) – Tuesday, November 14 – 10 am – Town Board Meeting Room**
- **Board of Commissioners Regular Meeting – Tuesday, November 14 – 6 pm – Town Board Meeting Room**

9. 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.

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

3
4 Joan Pate, 9100 Reed Drive, commented there were a lot of shocked people on September 29
5 when they read the Emerald Tidings newsletter that stated “although the Town initially
6 considered incorporating the Western Ocean Regional Access facility into the overall plan the
7 Town is no longer considering that approach and will focus all of its future efforts on recently
8 acquired 1.8 acre tract”. Ms. Pate said that 10 days earlier she sat in this packed room and
9 looked at three conceptual drawings the Town just spent \$5,000 on which clearly showed the
10 event center in all three drawings on the back portion of the WORA. Ms. Pate said she spoke
11 to Town Manager Rush and he sounded amazed that she had questions and wondered why she
12 couldn’t trust him. Ms. Pate said she and many others had emailed all Town officials since
13 October 1 asking for the Islander Drive land to be on the agenda tonight and all replies said they
14 had no additional information so they saw no reason to put it on the agenda, but continued to
15 seek public input. Ms. Pate said it wasn’t about having additional information to share but it
16 was about the project changing each time they talked about it. Ms. Pate said it was about the
17 April and May Carteret County commissioners meeting where the Town sought and received
18 \$450,000 from the Economic Development Fund where Mayor Barber read the letter from the
19 Town that noted all five members of the Town Board were in attendance to demonstrate the
20 importance of this project and their excitement about it. Ms. Pate said it was about County
21 Commissioner Jimmy Farrington meeting with Queen’s Court residences about the event
22 center/hotel saying its coming, get used to that idea. Ms. Pate said it was about Town officials
23 saying a meeting and event center is what the people picked so that was what they would work
24 on. Ms. Pate said she had not met any of those people, and didn’t believe they wanted an
25 event center right beside the one at the Islander. Ms. Pate said it was about knowing in 2019
26 that you either had a plan in place or paid the county back \$450,000. Ms. Pate said one option
27 would be to sell the property, and her biggest fear was what property they were talking about.
28 Ms. Pate said in one meeting she was told the Town could have sold the WORA a few years ago
29 so how could she believe now they wouldn’t configure it again with the 1.8 acres and sell it to a
30 private entity. She wondered if the public input from the small group on September 19 made
31 them change what they had been working on for so long, and what would the next change be
32 and when. Ms. Pate said while the Board didn’t have additional information they had
33 additional questions because of the continual changes in the information put out to them.

34
35 James Wolfe, 9100 Reed Drive, thanked the Emerald Isle Police Department and Emerald Isle
36 Fire Department for their due diligence and good work at the festival. Mr. Wolfe said that
37 Queen’s Court was adjacent to it and they always had a little concern about what would
38 happen. He thought between Police Chief Reese and Fire Chief Walker and their crews they did
39 a wonderful job and thought they should be recognized for it.

40
41 Debby Mallette, 8531 Oceanview, had questions about the roundabout and asked if someone
42 could walk off the dimensions of the proposed roundabout. Ms. Mallette said there were

1 rumors that on the corner section where the new Publix would be that there might be a fast
2 food restaurant. Ms. Mallette also requested that they be involved in the process as they might
3 have something to contribute because all the process with the event center had changed. Ms.
4 Mallette thought if they could provide input as they go along they would feel invested and
5 connected.

6
7 Town Manager Rush asked Ms. Mallette to reach out to him and he would be glad to set up a
8 time to meet in the area of the proposed roundabout. Town Manager Rush also confirmed that
9 there were no fast food restaurants as part of the Publix project.

10
11 **10. Consent Agenda**

- 12
13 a. **Minutes – September 12, 2017 Regular Meeting**
14 b. **Minutes – September 19, 2017 Special Meeting**
15 c. **Tax Releases**
16 d. **Amendment – FY 17-18 Pay Plan**
17 e. **Budget Amendment – General Fund**

18
19 ***Motion was made by Commissioner Wright to approve the items on the Consent Agenda. The***
20 ***Board voted unanimously 5-0 in favor. Motion carried.***

21
22 **Clerks Note:** A copy of all Consent Agenda Items as noted above are incorporated herein by reference and hereby made a
23 part of these minutes.

24
25 **11. Ordinance Amending Chapter 10 – Definitions and Rules of Interpretation – of the Unified**
26 **Development Ordinance to Allow Elevator Shafts to Encroach into Building Setbacks**
27 **(17-10-10/O1)**

- 28
29 a. **Public Hearing**
30 b. **Consideration of Ordinance Amendment**

31
32 Town Planner Josh Edmondson addressed the Board concerning this Agenda item. The
33 following excerpt from his memo to the Town Manager is provided for additional background:

34
35 A common issue that can be challenging is working to fit elevators and elevators shaft installations within the
36 current building setbacks. This is not an issue with new constructions but can be on lots with existing structures.
37 In some cases, the contractor, owner and I can adjust the placement of the shaft on the structure that works with
38 the layout of the dwelling and meets the setbacks. Elevators have become more economical over the years and as
39 such, are becoming more common in many permanent and second homes as well as some rental housing. As we
40 have, more retiree's moving to Emerald Isle permanently along with our existing retirement population, I can see
41 the request for elevators to continue to rise. In my opinion, the elevator and setback issue will continue to be
42 challenging as I can see an increase in request for elevators continuing.
43

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1 I am constantly reviewing all of our regulations to see if there are simple adjustments that can be made to assist
2 our property owners. Keeping this in mind, I believe a simple amendment to the definition of building setback line,
3 front, side or rear would accomplish many of the setback issues concerning elevator shafts. We currently allow
4 certain features to encroach no more than 3' into the setbacks. Please see the below definition:
5

6 **BUILDING SETBACK LINE, FRONT, SIDE OR REAR**

7 A line establishing the minimum allowable distance between the nearest portion of any exterior
8 building wall or vertical projection thereof, and the right-of-way of the street or property line when
9 measured perpendicularly thereto. **The outermost three (3) feet of any uncovered porches, steps,
10 eaves, gutters and similar fixtures may extend past the building setback line. All structures other
11 than walkways shall be required to be set back so as to meet the required front, side and rear
12 setback requirements with regard to the property lines.**

13 I believe allowing elevator shafts to take advantage of this 3' encroachment is a simple approach that could assist
14 many property owners. More importantly, I believe it is consistent with the Land Use Plan and the guiding
15 principles of the Town. Below is the proposed amendment to the building setback line definition to allow for the
16 elevator shaft encroachment:
17

18 **BUILDING SETBACK LINE, FRONT, SIDE OR REAR**

19 A line establishing the minimum allowable distance between the nearest portion of any exterior
20 building wall or vertical projection thereof, and the right-of-way of the street or property line when
21 measured perpendicularly thereto. **The outermost three (3) feet of any uncovered porches, steps,
22 eaves, gutters, elevator shafts and similar fixtures not containing enclosed livable space may
23 extend past the building setback line. All structures other than walkways shall be required to be
24 set back so as to meet the required front, side and rear setback requirements with regard to the
25 property lines.**

26 The Planning Board discussed this at their September meeting and recommended approval of the amendment
27 to the Commissioners. Attached to this memo is an ordinance to amend Chapter 10 Definitions and Rules of
28 Interpretation if the Commissioners so choose.
29

30 Town Planner Josh Edmondson discussed the proposed ordinance amendment that would
31 allow elevator shafts to encroach into front, rear, and side building setbacks by up to 3 feet,
32 as is currently allowed for uncovered decks and porches, as described further in his memo
33 above. Town Planner Edmondson felt an appropriate way to be in conformity with the
34 existing ordinance established would be to add elevator shafts to the definition of building
35 setback line. Town Planner Edmondson said the Planning Board had a little concern about
36 other elements of a structure being requested to be allowed in the setbacks, and he didn't
37 think that was what they were trying to do as they were really talking about enclosed
38 equipment, and not livable, heated space. Town Planner Edmondson noted Town Attorney
39 Stanley helped develop the language further than just adding shafts to read - elevator shafts
40 and similar fixtures not containing enclosed livable space. Town Planner Edmondson said
41 this amendment would be for enclosed elevator shafts as open outdoor elevator shafts /
42 cargo lifts were currently allowed to encroach into the setback. Town Planner Edmondson

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1 stated an enclosed elevator shaft was more substantial and he felt it needed to be spelled out
2 in the ordinance.

3
4 Commissioner Messer thought it was a great idea. Commissioner Messer said over the years
5 on two occasions he had to go before the Board of Adjustment to get a variance for this very
6 same thing and in both instances, they allowed the variance.

7
8 Commissioner Finch agreed that he had an elevator at his home and it was well worth it.

9
10 ***Motion was made by Commissioner Normile to open the Public Hearing. The Board voted***
11 ***unanimously 5-0 in favor. Motion carried.***

12
13 James Wolfe, 9100 Reed Drive, had two concerns and a suggestion. Mr. Wolfe thought when
14 you were encroaching upon another person's property because they had the setback he felt it
15 was important to reach out to that other person. Mr. Wolfe recommended that they either
16 limit this to existing structures, nothing new, because if they didn't limit to existing structures
17 now they opened themselves up to people who just didn't want to redesign their house. Mr.
18 Wolfe felt any new structures should not be allowed to utilize this setback. Mr. Wolfe thought
19 that there should be a fee associated and the Town could give that to beach nourishment or
20 whoever they wanted because the extra \$100 would be beneficial to the community. He felt if
21 they were asking for more the Town should be benefitting for that privilege.

22
23 Commissioner Messer confirmed with Town Planner Edmondson that they weren't talking
24 about encroaching on anybody else's property but encroaching into the setback on your own
25 property.

26
27 ***Motion was made by Commissioner Finch to close the Public Hearing. The Board voted***
28 ***unanimously 5-0 in favor. Motion carried.***

29
30 ***Motion was made by Commissioner Finch to adopt the Ordinance Amending Chapter 10 –***
31 ***Definitions and rules of Interpretation – of the Unified Development Ordinance to Allow***
32 ***Elevator Shafts to Encroach into Building Setbacks. The Board voted unanimously 5-0 in***
33 ***favor. Motion carried.***

34
35 Clerks Note: A copy of Ordinance Amendment 17-10-10/O1 as noted above are incorporated herein by reference and hereby
36 made a part of these minutes.

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1 **12. Future Beach Nourishment Efforts**

2
3 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following
4 excerpt from his memo to the Board is provided for additional background:

5
6 I have scheduled time on the Board's October 10 meeting agenda to update the Board on preliminary plans for the
7 Town's next beach nourishment project in FY 18-19, and also a subsequent Bogue Inlet channel realignment /
8 beach nourishment project tentatively scheduled for FY 20-21. Assuming the Board is comfortable with the
9 preliminary plans, I expect to begin working in earnest with the County, other towns, and our consulting engineers
10 in the next few months on design and permitting for the next beach nourishment project.

11
12 Brief History of Beach Nourishment in Emerald Isle

13 The Town has now completed 5 significant beach nourishment projects since 2003 (with one also involving the
14 realignment of the Bogue Inlet channel), and has established thoughtful long-term plans for future beach
15 nourishment efforts. A brief recap of Town projects is noted below:

- 16
17 • Spring 2003 – Eastern Emerald Isle

18
19 ~ 1.87 million cubic yards of sand placed between Indian Beach town line and Scotch Bonnet Drive;
20 approximately 6 miles

21
22 ~ \$11.7 million total project cost, funded primarily by general obligation bonds retired with special district
23 tax revenues, small amount of room occupancy tax revenue

24
25 Total cost per cubic yard = ~ \$6.25 per cubic yard

- 26
27 • Spring 2004 – FEMA Isabel Project

28
29 ~ 156,000 cubic yards of sand placed intermittently in eastern and central Emerald Isle; approximately 2.5
30 miles

31
32 ~ \$1.9 million total project cost, funded by FEMA to replace sand lost during Hurricane Isabel

33
34 Total cost per cubic yard = ~ \$12.18 per cubic yard

- 35
36 • Spring 2005 – Western Emerald Isle / Bogue Inlet Channel Realignment

37
38 ~ 690,000 cubic yards of sand placed on the beach between Scotch Bonnet Drive and Lands End;
39 approximately 4.5 miles

40
41 Additional ~ 300,000 cubic yards of sand used to construct "dike" in Bogue Inlet complex to divert inlet
42 flows away from Emerald Isle

43
44 ~ \$ 10.9 million total project cost, funded by primarily by general obligation bonds retired with special tax
45 district revenues, direct appropriation of special district tax revenues, and State grant (~ \$3.8 million),
46 small amount of room occupancy tax revenues

47
48 Total cost per cubic yard = ~ \$11.01 per cubic yard

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1 Moved main ebb channel in Bogue Inlet approximately 3,300 linear feet west of The Point vehicle ramp

- 2
3 • Spring 2007 – FEMA Ophelia Project

4 ~ 650,000 cubic yards of sand placed in two reaches in eastern and western Emerald Isle; approximately 5
6 miles

7
8 ~ \$6.8 million total project cost, funded by FEMA to replace sand lost during Hurricane Ophelia

9
10 Total cost per cubic yard = ~ \$10.46 per cubic yard

- 11
12 • Spring 2013 – FEMA Irene Project

13 ~ 650,000 cubic yards of sand placed in two reaches in eastern and western Emerald Isle; approximately
14 4.5 miles

15 ~ \$9.9 million total project cost, funded by FEMA (~ \$4.1 million), Carteret County (~ \$4.4 million), and
16 special district taxes (~ \$1.4 million) to replace sand lost during Hurricane Irene

17
18 Total cost per cubic yard = ~ \$15.23 per cubic yard

19
20
21
22 In total, the Town has placed in excess of 3.6 million cubic yards of sand on the ocean beach and in the inlet
23 complex since 2003, at a total cost in excess of \$41 million.

24
25 There are many factors that impact the cost of a beach nourishment project, including the total sand volume
26 (economy of scale), the length of the placement area (shorter is more economical), the mobilization and
27 demobilization costs (usually in the \$3 - \$4 million range per event), the availability of other partners to share in
28 the mobilization and demobilization costs, fuel prices (dredging requires significant fuel), the dredging calendar
29 “window” available (most projects constrained to November 15 – April 1, or perhaps a shorter time period), and
30 simple supply and demand (there is often more work than dredge fleet capacity available).

31
32 Overall, the Town’s experience with beach nourishment has been very positive, and these efforts prevented the
33 loss of homes, prevented significant hurricane damages, and provided a wide beach for recreation and
34 environmental habitat.

35
36 Brief History of Funding Mechanisms

37 Historically, the Town has relied on a combination of special district tax revenues, General Fund tax revenues,
38 County room occupancy tax revenues, State grants, and FEMA funding to meet its beach nourishment needs.

39
40 In 2001, the NC General Assembly amended the Carteret County room occupancy tax to allocate funding for beach
41 nourishment efforts in Carteret County. Over the years, and via subsequent amendments, the amount allocated
42 for beach nourishment has increased to 50% of the proceeds (equal to 3% of the total 6% tax), which now
43 generates in excess of \$3.5 million per year. For the first 4 years, a total of \$540,000 per year was statutorily
44 allocated to Emerald Isle, and these funds were used toward debt service associated with the 2003 and 2005
45 projects. All other room occupancy tax revenues that were credited for beach nourishment purposes began to
46 accumulate in a special reserve fund that has now grown to approximately \$16 million as of June 30, 2017.

47
48 In 2002, the Town established two special tax districts that ultimately funded the majority of costs associated with
49 the 2003 and 2005 beach nourishment projects (used primarily to retire \$17 million general obligation bond issue).
50 At the recommendation of a special citizen committee, the Town established an oceanfront tax district that paid

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1 an additional tax rate of 48 cents per \$100 of valuation (later reduced to 16.2 cents after 2007 revaluation), and a
2 non-oceanfront tax district that paid an additional 3 cents per \$100 of valuation (later reduced to 1.1 cents after
3 2007 revaluation). These special district taxes were in effect for 9 years until 2011, when these districts were
4 abolished. These special tax districts generated approximately \$2 million annually.
5

6 In 2011, the Town established two new special tax districts to reserve funds for future beach nourishment efforts
7 in Emerald Isle. The Board established a new oceanfront tax district that paid an additional 4.5 cents per \$100 of
8 valuation and a new non-oceanfront tax district that paid an additional 1.5 cents per \$100 of valuation. These
9 rates were established specifically to generate nearly \$700,000 annually, and were / are intended to fully fund the
10 Town's anticipated share of costs for future nourishment projects - with an expectation that the County would
11 provide an average annual amount of approximately \$2.1 million for Emerald Isle's future beach nourishment
12 projects. At that time, the Town conservatively estimated that total average annual costs for beach nourishment
13 over the long-term would be approximately \$2.8 million per year.
14

15 In 2014, for greater simplicity, the Town abolished the non-oceanfront special tax district (which had been 1.5
16 cents) and reduced the oceanfront special tax district from 4.5 cents to 3 cents. The Town simply transferred this
17 1.5 cents on the tax rate from the special tax districts to the General Fund, and began allocating the amount
18 generated by the 1.5 cents (\$450,000) from the General Fund to the Future Beach Nourishment Fund. This change
19 resulted in the same amount (nearly \$700,000) reserved annually for future beach nourishment efforts, with the
20 same property tax burden on all property owners. In 2015, in order to equitably account for revaluation impacts,
21 the oceanfront special district tax rate was increased to 4 cents, and the annual General Fund transfer was reduced
22 to \$400,000 annually. This approach remains in effect today and is expected to continue in the future, generating
23 nearly \$700,000 annually that is reserved in the Town's Future Beach Nourishment Fund.
24

25 The Town's Future Beach Nourishment Fund has a balance of approximately \$2.5 million as of June 30, 2017.
26

27 Long-Term Plans

28 The Town, in partnership with the other towns on Bogue Banks and Carteret County (Beach Commission / Shore
29 Protection Office) participates in the Bogue Banks Beach Nourishment Master Plan ("master plan"), which outlines
30 a 50-year strategy for future beach nourishment needs. This document is an important foundation for an ongoing
31 effort to secure a 50-year permit authorization from the Federal and State governments that has been underway
32 for the past several years. This 50-year permit authorization is expected to cover all future beach nourishment
33 efforts in Emerald Isle (within defined parameters), and also enable future channel realignment efforts in Bogue
34 Inlet (within defined parameters). The County and our consultants are nearing completion of this process, and
35 they remain optimistic that the 50-year permit authorization will be issued by June 2018. This permit
36 authorization should dramatically reduce the time and expense needed to secure authorization for individual
37 beach nourishment projects in the future, and should theoretically enable Emerald Isle (or other towns on Bogue
38 Banks) to complete a project as early as winter 2018-19.
39

40 As noted above, the Town is currently reserving nearly \$700,000 annually for future beach nourishment efforts in
41 Emerald Isle, and is anticipating an average annual contribution of approximately \$2.1 million from Carteret
42 County (from room occupancy tax proceeds). This model assumes that the County will provide 75% funding for
43 future costs, with the Town providing 25% funding. Theoretically, these amounts should enable the Town to fund
44 all future beach nourishment efforts with reserved funds, and enable the Town to avoid the issuance of general
45 obligation bonds or other long-term debt for future beach nourishment efforts. The Town deliberately established
46 the new special district tax rate (4 cents) and the annual General Fund contribution (\$400,000) at these levels to
47 specifically avoid the need to issue debt for beach nourishment in the future.
48

49 Ideally, the Town would nourish the beach as infrequently as possible. However, both the 50-year permit
50 authorization and the Town's long-term financing plan were pursued specifically to insure that the Town has the

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1 ability to nourish the beach when needed, where needed, and as needed in the future – without the need to issue
2 debt. Essentially, the Town intentionally sought to “normalize” beach nourishment as a Town expense many years
3 ago, and now views beach nourishment like every other Town service (public safety, trash collection, street
4 maintenance, parks maintenance, etc.) – it’s just one more of the many services we provide.
5

6 Eastern Emerald Isle Project Included in 5-Year Capital Replacement / Improvement Program For FY 18-19

7 It has now been nearly 5 years since the FEMA Irene beach nourishment project was completed in spring 2013, and
8 the Town has been contemplating the “next beach nourishment project” in recent months. The Town’s recently
9 adopted 5-Year Capital Replacement / Improvement Program includes “placeholders” for both a new Eastern
10 Emerald Isle project in FY 18-19 and a Bogue Inlet Channel Realignment / Western Emerald Isle project in FY 20-21.
11 In both cases, these dates are fluid, and may be shifted earlier or later at the Board’s discretion.
12

13 Generally speaking, the beach remains in reasonably good shape, however, the flat beach berm is narrower than
14 desired in some locations and the Town occasionally receives concerns from oceanfront owners, particularly in
15 eastern Emerald Isle. As you know, the County conducts annual beach profile surveys on behalf of the Town, and
16 the “master plan” has established new nourishment “triggers” intended to provide reasonable protection for the
17 25-year storm event. Based on the most recent (April 2017) survey event, nearly the entire length of beach in
18 Emerald Isle exceeds the necessary volume of sand in the profile that is necessary to withstand the 25-year storm
19 event. However, due to the fact that it’s now been nearly 5 years since the last beach nourishment project, the
20 concerns about the flat beach berm width in eastern Emerald Isle, the desire to be as proactive as possible and
21 avoid a future “crisis” condition, the desire to provide as much storm protection as possible, and the potential for
22 State funding in the near-term, it appears to be prudent to plan for the next beach nourishment project at this
23 time.
24

25 Moffatt & Nichol, the County’s and the Town’s consulting engineers, has completed a preliminary analysis of the
26 areas with the greatest need for beach nourishment in Emerald Isle, and have identified a potential FY 18-19
27 project that would involve the placement of nearly 500,000 cubic yards of sand along an approximately 2.5 mile
28 stretch of beach in eastern Emerald Isle, roughly between the Indian Beach town line and the Eastern Ocean
29 Regional Access. This additional sand placement would provide reasonable protection for the 50-year+ storm
30 event, and would add significant width to the flat beach berm in this area. Under the “working scenario” (that will
31 be refined in the next few months), similar work would also occur in Pine Knoll Shores and Indian Beach, and this
32 would enable Emerald Isle to share the significant mobilization / demobilization expense with these communities,
33 resulting in a more economical project for all 3 communities.
34

35 The total estimated cost of this effort for Emerald Isle is estimated at approximately \$8.7 million, and the Town
36 would seek 50% of this amount, or approximately \$4.35 million, from the State via the new Coastal Storm Damage
37 Mitigation Fund approved by the NC General Assembly earlier this year. As discussed previously with the Board, I
38 remain hopeful that Emerald Isle will be one of the first oceanfront communities to benefit from the new State
39 fund. Of the remaining \$4.35 million, it is anticipated that County room occupancy tax funds would cover 75%, or
40 nearly \$3.3 million, and the Town would cover the remaining cost of nearly \$1.1 million, or 25%, with funds
41 reserved in the Town’s Future Beach Nourishment Fund.
42

43 The Board should note that the “placeholder” in the 5-Year Capital Replacement / Improvement Program includes
44 a total Eastern Emerald Isle project cost of \$15 million, with \$1.875 million from the Town’s Future Beach
45 Nourishment Fund. Thus, the Board should note the cost of the “working scenario is significantly less than
46 originally indicated in the 5-Year Capital Replacement / Improvement Program. With a current (as of June 30,
47 2017) balance of approximately \$2.5 million in the Future Beach Nourishment Fund, the Town has sufficient
48 funding in place for this project if the Board chooses to proceed in FY 18-19. If the Town is not able to secure State
49 funding via the new Coastal Storm Damage Mitigation Fund in FY 18-19, I would recommend that the Town submit
50 a new request in FY 19-20 and delay this project until FY 19-20.

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Bogue Inlet Channel Realignment / Western Emerald Isle Project Included in 5-Year Capital Replacement / Improvement Program For FY 20-21

As noted earlier, the Town successfully realigned the main ebb channel in Bogue Inlet to a position roughly equidistant between Emerald Isle and Bear Island in 2005. The main ebb channel was positioned approximately 3,300 linear feet west of Emerald Isle at that time, and the Town's engineers predicted that it would take approximately 15 years for the channel to gradually migrate back to the area adjacent to The Point vehicle ramp. It has now been nearly 13 years since that project was completed, and the main ebb channel is currently located approximately 1,400 feet west of Emerald Isle.

The "master plan" and 50-year permit authorization include a "safe-box" strategy whereby the Town would have the ability to relocate the main ebb channel in the future at such time that the channel migrates within 1,000 feet of Emerald Isle. This "safe box" strategy should enable the Town to avoid the "crisis" situation that occurred in the early 2000s when the main ebb channel was positioned directly adjacent to the homes on Bogue Court and The Point simply did not exist. Assuming a 15-year migration cycle, considering historical channel migration rates, and in an effort to be proactive, the 5-Year Capital Replacement / Improvement program includes a "placeholder" for the next Bogue Inlet channel realignment in FY 20-21. The recently adopted 5-Year plan includes a total estimated project cost of \$15 million, with \$10 million provided by the State's Shallow Draft Navigation Fund, \$3.75 million provided by County room occupancy tax funds, and \$1.25 million provided from the Town's Future Beach Nourishment Fund.

As part of this potential project in FY 20-21, the sand dredged to realign the main ebb channel would be placed on the ocean beach in western Emerald Isle. The beach profile survey will surely change over the next 3 years, however, (based on the 2017 survey) Moffatt & Nichol has identified a need for approximately 375,000+ cubic yards of sand to provide the 50-year storm protection level in western and central Emerald Isle. We anticipate that as much as double this volume of sand will be removed from the realigned Bogue Inlet ebb channel and placed on the beach in western and central Emerald Isle as part of this project.

As is the case with the Eastern Emerald Isle project, the Board will have some discretion to shift this project earlier or later, depending on conditions over the next few years. If the Town completes the Eastern Emerald Isle project contemplated in FY 18-19 and secures the necessary State funding for that project, the balance in the Future Beach Nourishment Fund is projected to be approximately \$3.6 million prior to beginning work on the Bogue Inlet Channel Realignment / Western Emerald Isle project in FY 20-21.

Board Direction Sought

As you know, beach nourishment is critical for Emerald Isle, and the Town and County have worked hard over the years to position the Town for future beach nourishment activities in order to avoid future crises. At this time, I am seeking the Board's general concurrence with the approach outlined above so that more formal efforts can continue for an Eastern Emerald Isle project during the winter of 2018-19. If the Board concurs with this approach, I will solicit a formal design contract from Moffatt & Nichol in the coming weeks, and will present a formal contract recommendation to the Board in January 2018.

If the Board concurs with this approach, I envision the following general schedule:

January 2018 – consider design contract for eastern Emerald Isle nourishment project

April 2018 – submit State funding request via Rep McElraft and Sen Sanderson

June 2018 – County anticipates receipt of 50-year permit authorization

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- 1 July 2018 – (hopefully) State funding included in new State budget
- 2
- 3 July 2018 – solicit construction bids from dredging companies
- 4
- 5 August 2018 – receive construction bids
- 6
- 7 September 2018 – award construction contract
- 8
- 9 November 2018 – begin construction
- 10
- 11 March 2019 – complete construction.
- 12

13 I look forward to discussing the Town’s future beach nourishment efforts with the Board at the October 10
14 meeting, and await your direction.

15
16 Town Manager Frank Rush briefed the Board on the Town’s beach nourishment history, and
17 outlined preliminary plans for the next beach nourishment project in winter 2018-19. Town
18 Manager Rush also reviewed the history and migration of Bogue Inlet since 2005, and discussed
19 tentative plans for the next ebb channel realignment in winter 2020-21.

20
21 Town Manager Frank Rush following his presentation stated if the Board was comfortable with
22 the approach as outlined they would continue to work on this and proceed. Town Manager
23 Rush said the money was there in terms of the county’s room occupancy tax funds and also the
24 town’s future beach nourishment fund reserves so they would be able to essentially pay cash
25 for the construction of this project if they could secure the State funding.

26
27 Commissioner Normile, speaking from a beach commission perspective, stated that he, John
28 Wootten, and certainly Rudi Rudolph had reviewed the profiles for the eastern portion of
29 Emerald Isle with the Beach Commission and quite frankly thought they were expecting the
30 Town to go for it in pursuing some beach nourishment, and in regard to the State funding he
31 would rather be first at that trough than last. Commissioner Normile felt they should move
32 forward with the recommendation made by the Town Manager to seek the outside funding.

33
34 Commissioner Messer agreed and that they should stick to the timeline as provided.

35
36 Town Manager Rush with the Board’s concurrence said they would keep working in that
37 direction and he hoped to come back to the Board in January with a design contract to continue
38 the process.

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1 **13. Appointments – Bicycle and Pedestrian Advisory Committee – 2 Vacancies**

2
3 **Brief Summary:** Due to recent resignations, there are currently two vacancies on the Bicycle and Pedestrian
4 Advisory Committee. One vacancy is for a term that expires in December 2017, and the other is for a term that
5 expires in December 2018.

6
7 Ken Stone, Chairman, has been working to recruit new members to the Committee, and has recommended the
8 appointment of Cris Lauback, 9703 Ashley Place. I have attached a copy of Mr. Lauback's email indicating his
9 interest.

10
11 The Town has not received any additional applications for membership on the Committee. If the Board is so
12 inclined, it may be prudent to appoint Mr. Lauback to the term expiring in December 2018.

13
14 ***Motion was made by Commissioner Normile to appoint Cris Lauback to an unexpired term on***
15 ***the Bicycle and Pedestrian Advisory Committee that expires in December 2018. The Board***
16 ***voted unanimously 5-0 in favor. Motion carried.***

17
18 Ken Stone, Bicycle and Pedestrian Advisory Committee Chair, said they were looking for
19 someone on the committee that was in business or interested in the community that could do
20 some fundraising or publicity. Mr. Stone said that over the past two years they had come up
21 with over \$250,000 from different donations, and fundraisers that the Town didn't have to put
22 up so as a private citizen he was very happy with that.

23
24 The Board thanked Mr. Stone for the great job he had done for the Town.

25
26 **14. Comments from Town Clerk, Town Attorney, and Town Manager**

27
28 There were no comments from the Town Clerk or Town Attorney.

29
30 Town Manager Frank Rush updated the Board on the recent deer population estimates from
31 the NC Wildlife Resources Commission and the numbers were the lowest total estimated since
32 2005. Town Manager Rush said the recommendation from he and Chief Reese was to any
33 controlled hunt activity this year.

34
35 Town Manager Rush said they would again be coordinating additional coyote trapping this
36 winter and they would implement the same program as used last year, with trapping on Town
37 owned properties in areas far off the beaten path that the public would not typically be using.
38 Mr. Rush added they would also help coordinate with any private property owners interested in
39 having coyote trappers on their own property.

40
41 Lastly, Town Manager Rush echoed the earlier comments that he was very pleased with the
42 entire Town staff's effort on the Beach Music Festival. Mr. Rush said he was very pleased with
43 the turnout, that it was a little larger than last year, great work by Police, Fire, Public Works,

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1 and Parks and Recreation especially Alesia Sanderson for coordinating, he was really proud of
2 staff and appreciated their hard work on the beach music festival.

3
4 The following is an excerpt from the Town Manager Comments memo to the Board providing
5 additional background information for all items of importance:

6
7 **Town Financial Audit, EMS Audit**

8 The Town's new auditors, S. Preston Douglas & Associates (SPDA), and Finance Director Laura Rotchford are
9 nearing completion of the June 30, 2017 financial statements and financial audit. We expect SPDA to present the
10 audit report to the Board at the November meeting. The Audit Committee is scheduled to review the report at a
11 meeting on October 30.

12
13 **Comprehensive Land Use Plan Review**

14 All applicable State agencies have approved the Town's 2017 Comprehensive Land Use Plan, with only minor
15 tweaks to the plan that was approved by the Board earlier this year. We have scheduled a public hearing and final
16 adoption by the Board for the November 14 meeting.

17
18 **Transition of EMS to a Town Department**

19 I continue to work on various issues associated with the assimilation of Emerald Isle EMS into the Town
20 organization, and plan to present a formal report to the Board at the November 14 meeting. As discussed
21 previously, EMS will become a part of the Town organization on or before March 1, 2018.

22
23 The auditors have nearly completed the June 30, 2017 EMS audit report, and report a total EMS fund balance of
24 approximately \$88,000. These funds will be earmarked (and supplemented) for the planned replacement of an
25 existing ambulance in the next few years. Of note, total EMS service fee revenue for FY 16-17 was approximately
26 \$204,000. The FY 17-18 budget is conservative, and relies on total service fee revenues of \$180,000.

27
28 **Presentations – Carteret County Clerk of Court, Register of Deeds**

29 Clerk of Court Pam Hanson and Register of Deeds Karen Hardesty will attend the Board's November 14 meeting to
30 make a presentation about their offices and the services available in western Carteret County.

31
32 **Charters of Freedom Monuments**

33 I continue to work with Emerald Isle residents Doug and Erin Starcke on a project to install Charters of Freedom
34 monuments at a public location in Emerald Isle. The Charters of Freedom monuments include attractive
35 monuments that include the text of the US Constitution, Declaration of Independence, and the Bill of Rights. I
36 expect to schedule a presentation about this project for the November or December meeting.

37
38 **Commercial Village Concept**

39 Town Planner Josh Edmondson continues to work with the Planning Board on new zoning regulations to
40 implement the Commercial Village concept outlined in the Town's Comprehensive Land Use Plan. Based on
41 feedback received to date, these concepts (i.e., allow complementary residential uses, reduced setbacks, etc.) will
42 be incorporated into the zoning regulations for the Business zoning district. We expect to present formal
43 ordinance amendment recommendations at the Board's November 14 meeting.

44
45 **Adjustments to Vegetated / Natural Area Requirements**

46 The Town's current ordinances require the preservation of 15% of the lot in a "natural" state in the Business
47 zoning district. The wastewater drain field, which is usually a grassy area, is included in the 15%, and thus the
48 actual amount of "natural" area typically preserved in the Business zoning district is usually only somewhere in the

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1 5% - 7% range. The Town's ordinances for Village East, Village West, and Marina Village require 25% of the lot to
2 be "vegetated" (not "natural", because in many cases the land has already been developed and cleared, and the
3 goal was to promote revegetation and nice landscaping). The Planning Board has been considering an amendment
4 that would simply standardize the Town's "natural" area / "vegetated" area requirements in these zoning districts,
5 and this amendment may be presented to the Board for consideration at the November 14 meeting.
6

7 **Surfside Realty Tract Closing**

8 Town Attorney Richard Stanley continues to work with The Conservation Fund on the closing for the 30-acre tract
9 directly behind the Town Government Complex. We hope to complete the closing in the next couple of weeks,
10 after which we plan to task Eagle Scouts and Town staff with the improvement of existing nature trails and the
11 installation of appropriate signage.
12

13 **Islander Drive Land**

14 The contractor is expected to seed the 1.8 acre tract this week to hopefully establish a consistent grassy cover on
15 the property in the coming weeks.
16

17 **New NC 58 Roundabout Construction, Detour Route**

18 Town staff have been working with engineers and contractors for the new Publix grocery store to establish a
19 special "truck-only" detour route during construction of the new NC 58 roundabout this winter.
20

21 Typical passenger vehicles will be routed down Islander Drive to Reed Drive to Loon Drive, and we expect this
22 detour to function effectively. EIPD will maintain a presence along Reed Drive to deter speeding. Due to concerns
23 about mixing truck traffic with typical passenger vehicles on Reed Drive, we are attempting to establish a special
24 "truck-only" detour route on Coast Guard Road (north / soundside) to Crew Drive, through the new Publix
25 property, and back out to NC 58. We are optimistic that this approach will be implemented, and should work well.
26

27 We are still awaiting the exact construction dates for the new roundabout and associated detour. I remain
28 hopeful that construction will not commence any earlier than November 13, and hopefully later.
29

30 **NC58 / Bogue Inlet Drive Intersection Improvements**

31 As reported previously, this project was in fact included in the new Statewide Transportation Improvement
32 Program, and NCDOT has already begun preliminary design work. I am scheduled to meet with NCDOT engineers
33 later this month to discuss the project scope, review their preliminary concepts, and assist in any way that's
34 helpful. Once the project design moves further along, I expect to schedule a presentation by NCDOT at a Board
35 meeting in 2018 for the Board to review the planned improvements.
36

37 **Lee Avenue Bicycle Path?**

38 The Down East RPO is currently considering bicycle path projects for potential inclusion in the next Statewide
39 Transportation Improvement Program, and is considering including State funding for the construction of a new
40 bicycle path on Lee Avenue (soundside). Additional discussion by the Down East RPO and others is expected in the
41 coming months before any specific projects are requested by the Down East RPO.
42

43 As you know, this project was noted as a priority in the 2017 Comprehensive Land Use Plan and also identified by
44 the Bicycle and Pedestrian Advisory Committee. If funding is ultimately provided, it will be important to work
45 closely with residents in this area to design a bicycle path improvement that is acceptable to the residents on this
46 street.
47

48 **Demolition of Fire-Damaged House on Heverly Drive**

49 Town staff have been working to have the remains of the fire-damaged home on Heverly Drive removed, and the
50 lot returned to vacant status. Informal efforts have been temporarily suspended due to the owner's serious health

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1 concerns, and we are attempting to be patient and work with his family to ultimately achieve the demolition of the
2 home.

3
4 **Beach Music Festival a Success!**

5 Town staff are very pleased with this year's Emerald Isle Beach Music Festival, and believe we had a slightly larger
6 crowd than 2016. We expect to book the musical performers for the 2018 event (likely September 29, 2018) in the
7 coming weeks.

8
9 **Deer Population Down From Previous Years; No Controlled Hunt Planned for This Winter**

10 The NC Wildlife Resources Commission has completed an updated deer population survey for the Coast Guard
11 Road area, and estimates a total of 48 deer, which is the lowest we've recorded since annual surveys began in
12 2005. This total compares to 159 deer in 2013, 105 deer in 2014, 105 deer in 2015, and 90 deer in 2016. This
13 decrease in the deer population is attributed to predation by coyotes, along with a more effective controlled hunt
14 strategy by the Police Department in recent years.

15
16 Because the deer population has decreased significantly, Chief Reese and I recommend that the Town not conduct
17 a controlled hunt this winter. If the Board concurs with this approach, we'll solicit a new deer population survey in
18 fall 2018, and determine future controlled hunt activities at that time. I have attached a copy of the NC Wildlife
19 Resources Commission's 2017 report for your review.

20
21 **EIPD Plans Additional Coyote Trapping This Winter**

22 Due to continued concerns from our residents about coyotes, the EIPD will be duplicating its coyote trapping
23 efforts again this winter. The authorized coyote trapping season runs from December 1 – February 28, and we will
24 again arrange for trappers to provide services on any private properties that are interested, and also conduct
25 trapping on certain Town-owned properties. Interested property owners should contact the Emerald Isle Police
26 Department to learn more and coordinate trapping activities.

27
28 **Golf Cart Safety Classes Scheduled**

29 The Police Department has scheduled the following golf cart safety classes, and attendance at one of these
30 sessions will entitle the attendee to a \$25 discount on the annual golf cart registration fee:

- 31
- 32 • Monday, December 4 @ 6 pm,
 - 33 • Saturday, December 9 @10 am,
 - 34 • Saturday, January 13 @10 am,
 - 35 • Friday, January 19 @ 6 pm,
 - 36 • Friday, February 2 @ 6 pm, and
 - 37 • Saturday, February 3 @10 am.

38 **New Golf Cart Path to Serve Olde Cove Rd Area**

39 Public Works staff have completed vegetative clearing along this 300 ft. +/- stretch of NC 58 in anticipation of the
40 future golf cart path construction. We expect to proceed with construction in the next month or two. I am still
41 evaluating whether or not to utilize Public Works staff for this work or to retain a contractor. I hope to have the
42 new path open for public use by spring 2018.

43
44 **Bogue Inlet Dredging Funding Requests**

45 Thus far, Carteret County, Emerald Isle, Swansboro, and Cedar Point's governing bodies have approved funding for
46 Bogue Inlet dredging. Cape Carteret has indicated preliminary approval, and we expect a formal decision later this
47 month. We expect the Onslow County Board of Commissioners to consider the funding request at their October
48 16 meeting.

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Cape Emerald Pond Bulkhead

The Town’s contractor, B&P Services, has begun work on the bulkhead project and is making good progress. We expect all work to be complete in the next few weeks.

Duckweed Barrier

In an effort to address concerns from residents in Cape Emerald about perceived duckweed flowing from Emerald Isle Woods Park into Cape Emerald, Town staff has installed a silt fence barrier in the Emerald Isle Woods wetlands to prevent the flow of duckweed from El Woods into Cape Emerald. Thus far, the barrier seems to be working, and Town staff will continue to monitor this issue.

Beach Driving Permits

The Town has issued 1,447 beach driving permits through September 30. This number is approximately equal to the number issued during September 2016.

Annual Meeting With Vacation Rental Agencies

I am hoping to schedule this helpful annual meeting for sometime later in October or November. I greatly appreciate the cooperative relationship between the Town and the El vacation rental agencies, and always value their feedback.

Unified Development Ordinance Simplification

Town Planner Josh Edmondson and I will be working on a significantly simplified UDO to present to the Planning Board and Board of Commissioners in the coming months. My goal is to eliminate all unnecessary regulations and confusing language, and create a simple, reader-friendly ordinance that achieves the Town’s most important development policy goals.

Beach Access Walkway Replacements

Parks and Recreation Director Alesia Sanderson will soon solicit quotes for the replacement of beach access walkways at Fairfax, Beachview, and Whitewater. I hope to present a contract recommendation to the Board at the November or December meeting.

Old Ferry Road Sidewalk

The FY 17-18 adopted budget includes a total of \$30,000 for the construction of a new sidewalk along Old Ferry Road between CVS and Canal Drive. I hope to solicit bids for this work in the coming weeks, and present a contract recommendation to the Board at the November or December meeting.

Improvements to the Emerald Isle APP

Town Clerk Rhonda Ferebee and I continue to work with the Town’s app developer on significant improvements to the Emerald Isle APP, and hope to unveil the redesigned app very soon. The new design is more customizable, and will provide more flexibility for the Town to highlight specific information (i.e., hurricanes, rip currents, other emergency situations, etc.). Other, more pressing issues have delayed this project in recent weeks.

New Flood Maps

As reported previously, the proposed new flood maps include beneficial changes for many Emerald Isle property owners, particularly near the oceanfront, and these changes will likely result in potentially significant flood insurance premium reductions when the new maps are finalized.

Due to concerns in several other Carteret County municipalities, it is likely that the effective date for the new maps will be pushed back to sometime in 2019 or perhaps even 2020.

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1 **New Position to Assist Town Administration and Town Planner**

2 I continue to work to identify sufficient funds in the FY 17-18 budget to add a new position to assist Town
3 administrative staff and the Town Planner, and hope to present a recommendation to the Board at the November
4 or December meeting.

5
6 **New Parks Maintenance Worker Position**

7 The FY 17-18 adopted budget includes funding for a new Parks Maintenance Worker position to improve bicycle
8 path and NC 58 corridor maintenance, and Parks and Recreation Director Alesia Sanderson is currently working to
9 fill this position. We hope to have the position filled before the end of October, and will introduce the new
10 employee at the November 14 meeting.

11
12 **New Firefighter Positions**

13 We expect to finalize the hiring of 3 new firefighter positions funded by the recently awarded Federal SAFER grant
14 within the next week, and will introduce the new employees at the Board's November 14 meeting.

15
16 **Emerald Isle Marathon, Half-Marathon, and 5K Races – March 10, 2018**

17 Early planning is underway for the 5th annual event, to be held on March 10.

18
19 **Emerald Isle St. Patrick's Festival – March 17, 2018**

20 The Town's signature festival will be held for the 27th time on the actual St. Patrick's Day holiday, and planning is
21 underway.

22
23 **Public Works Assisting Town of Cedar Point With Fall Vegetative Clean-Up**

24 As we've done for several years, Public Works staff will collect vegetative debris in Cedar Point during the weekend
25 of October 13 – 15. The Town of Cedar Point will reimburse Emerald Isle for all direct costs associated with the
26 clean-up.

27
28 **Meeting with Spectrum Cable / Internet**

29 I am attempting to schedule a meeting with appropriate personnel from Spectrum Cable / Internet in the coming
30 weeks to learn more about the broadband network available in Emerald Isle, and also explore strategies to
31 improve service in the future.

32
33 **15. Comments from Board of Commissioners and Mayor**

34
35 Commissioner Messer commented about the Islander Drive property. Commissioner Messer
36 said that his main objective had already been accomplished as they got the place cleaned up
37 and it looked good. Commissioner Messer said after listening to public comments for the past
38 few months and after the September 19 meeting he thought he was ready to seek proposals for
39 the sale and development of the 1.8 acres. Commissioner Messer said if the rest of the Board
40 was okay with it he would like Frank to start the process by preparing requests for proposals
41 that requested three things: 1) the developers have a specific development plan for the 1.8
42 acres, 2) the price they were willing to pay for the 1.8 acres, and 3) any public facilities they
43 may want to include for the benefit of the Town that would complement a private
44 development and the Town. Commissioner Messer felt it was time to move on with it and
45 thought whatever may be constructed would be a big improvement, no matter what it was, as

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1 long as it met with the Village West zoning and he would like to see what ideas were out there
2 and what type of proposals they might receive.

3
4 Commissioner Wright agreed and they had already said that they only wanted to do something
5 with the 1.8 acres and not touch anything else. Commissioner Wright thought it was time to go
6 ahead and see what might go there and the Town would have control since they owned it, and
7 they would ask what the developer would put on it and if they didn't like it they didn't have to
8 sell it to them.

9
10 Commissioner Finch thought the bottom line was that they had listened and do care, and know
11 the public cared, and he would like to see them continue to work together to make whatever
12 the outcome be the best outcome for everybody in Emerald Isle.

13
14 Commissioner Dooley agreed 100% with the Board that it was an evolving process and she
15 thought this was a next step for information.

16
17 Commissioner Normile said for 100% clarity they were talking about 1.8 acres, not messing with
18 the parking lot, not messing with the public access, looking to sell what they bought and he was
19 okay with that.

20
21 Mayor Barber agreed with everything said by the Commissioners.

22
23 Town Manager Frank Rush confirmed that the direction from the Board was to work toward
24 seeking specific proposals from developers in Emerald Isle or around Emerald Isle. Town
25 Manager Rush said he could prepare Requests for Proposals that could be sent out and any
26 formal decisions would be made by the Board of Commissioners after they reviewed proposals,
27 and they could certainly make them available for public review as well.

28
29 Commissioner Normile asked if the RFP's would be open bid proposals, posted and open to
30 anyone who would like to bid. Town Manager Frank Rush said there were a couple different
31 ways under the law but he would suggest a process where they took proposals from different
32 developers with the criteria as indicated by Commissioner Messer as sealed proposals to be
33 opened on a particular date and time, and then review the proposals and bring back to the
34 Board to determine if it was an acceptable development plan and acceptable price. Town
35 Manager Rush said it would take some time to put that together and he would certainly want
36 to give any prospective applicants plenty of time to develop a plan and submit to the Town so it
37 wouldn't be a short process but they would try to expedite as best they could and see what
38 came back.

39
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15. Adjourn

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

The meeting was adjourned at 7:08 pm.

Respectfully submitted:

Rhonda C. Ferebee, CMC, NCCMC
Town Clerk