



1 firefighter in Iraq, and had been a member of the North Mecklenburg Rescue Squad. Fire Chief  
2 Walker said that Luke came to Emerald Isle from Huntersville along with his wife who was the  
3 Carteret County 911 Director.

4  
5 The Board and public welcomed Fire Engineer Luke Osborne.

6  
7 **7. Proclamation Recognizing the Surfrider Foundation – Bogue Banks Chapter – (18-10-09/P1)**

8  
9 Mayor Barber presented a proclamation and plaque to the Bogue Banks Chapter of the  
10 Surfrider Foundation. Mayor Barber recognized the members of the Bogue Banks chapter for  
11 their contributions and service in so many ways, including their support of the Town in the Nies  
12 v. Emerald Isle case with an amicus brief, as well as numerous beach cleanup activities in  
13 Emerald Isle.

14  
15 JessieAnne D’Amico, Chair of the Bogue Banks Chapter thanked everyone for the recognition  
16 stating they did it because they loved the beach and they had a great group of volunteers, many  
17 of whom couldn’t attend tonight that put in so much time and effort.

18 Clerks Note: A copy of Proclamation 18-10-09/P1 as noted above is incorporated herein by reference and hereby made a  
19 part of these minutes.

20  
21 **8. Proclamations / Public Announcements**

22  
23 Mayor Barber announced the following for the public:

- 24  
25
- 26 • **Candidate Forum – Thursday, October 11 – 6 pm – 9 pm – Carteret County Courthouse  
(House, Senate)**
  - 27 • **Friday Free Flick – Friday, October 12 – 7 pm – Community Center**
  - 28 • **Youth Tennis Clinics – October 15 – November 12 – 4 pm – Blue Heron Park**
  - 29 • **Police Educating the Public (PEP) – Tuesday, October 16 – 10 am – Town Board  
30 Meeting Room**
  - 31 • **Golf Cart Advisory Committee - Tuesday, October 16 – 5:30 pm – Town Board Meeting  
32 Room**
  - 33 • **One Stop Voting – Wednesdays – Fridays, October 17 – November 2 & Saturday,  
34 November 3 – Western Park**
  - 35 • **Bicycle and Pedestrian Advisory Committee – Wednesday, October 17 – 3 pm –  
36 Community Center**
  - 37 • **American Red Cross Blood Drive – Friday, October 19 – 2 pm – 7 pm – Community  
38 Center**
  - 39 • **Sound to Sea Paint Out and Art Show – Friday, October 19 – Sunday, October 21 –  
40 Various Locations**

- 1 • **Planning Board Regular Meeting – Monday, October 22 – 6 pm – Town Board Meeting**
- 2 **Room**
- 3 • **Coffee With a Cop – Thursday, October 25 – 9 am – Stir It Up**
- 4 • **Halloween Carnival – Friday, October 26 – 6 pm – 8 pm – Community Center**
- 5 • **Household Hazardous Waste and Electronics Collection Event – Saturday, October 27 –**
- 6 **8 am – 1 pm – Carteret County Health Department, Morehead City**
- 7 • **Trick or Treat – Wednesday, October 31 – 6 pm – 8:30 pm**
- 8 • **Election Day – Tuesday, November 6 – 6:30 am – 7:30 pm – Community Center**
- 9 • **Neighborhood Watch Quarterly Meeting – Tuesday, November 6 – 6 pm – Town Board**
- 10 **Meeting Room**
- 11 • **Friday Free Flick – Friday, November 9 – 7 pm – Community Center**
- 12 • **Veterans Day Holiday – Monday, November 12 – Town Offices Closed, Community**
- 13 **Center Open**
- 14 • **Board of Commissioners Regular Meeting – Tuesday, November 13 – 6 pm – Town**
- 15 **Board Meeting Room**

## 17 **9. Public Comment**

### 19 **Brief Summary:**

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

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

30 John Wootten, 103 Eagles Nest, commented that like many people during the storm he and his  
31 wife Beth had planned to stay but all six of their kids had a different idea and had hounded  
32 them until they packed to leave. Mr. Wootten said his children had all asked that he make sure  
33 to thank Frank Rush and the staff for keeping them all informed. Mr. Wootten said his kids  
34 were also able to stay informed by the updates, and he wanted Frank to know that through his  
35 email updates during the storm he had reached so many and he sincerely thanked him.

37 Tony Dicapua, 101 Sea Oats Drive, echoed Mr. Wootten's comments and thanked Frank Rush,  
38 Mayor Barber and the Board.

40 David Lace, Clarendon Drive, said this was his first year as a full-time resident and he was very  
41 impressed by the emails sent out. Mr. Lace said he evacuated and felt like he was still here with  
42 the emails received and wanted to thank Frank in particular, and all staff who helped  
43 coordinate the monumental effort in response to the storm.

1 **10. Consent Agenda**

- 2
- 3 a. Tax Releases
- 4 b. Minutes – August 13, 2018 Regular Meeting
- 5 c. Minutes – September 11 Emergency Meeting
- 6 d. Minutes – September 24 Emergency Meeting
- 7

8 *Motion was made by Commissioner Finch to approve the items on the Consent Agenda. The*

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

10

11 Clerks Note: A copy of all Consent Agenda items are incorporated herein by reference and hereby made a part of these

12 minutes.

13

14 **11. Use of Recreational Vehicles for Temporary Housing Following Significant Storm Events**

15

- 16 a. Public Hearing
- 17 b. Ordinance Amending Chapter 12 – Miscellaneous Provisions – of the Code of
- 18 Ordinances Regarding Camping (18-10-09/O1)
- 19 c. Ordinance Amending Chapter 4 – Use Regulations – of the Unified Development
- 20 Ordinance Regarding Temporary Use of Recreational Vehicles (18-10-09/O2)
- 21

22 Town Planner Josh Edmondson addressed the Board concerning this Agenda item. The

23 following excerpt from his memo to the Town Manager is provided for additional background:

24

25 Due to the damage from Hurricane Florence, staff has received inquiries regarding the use of RVs and/or Travel

26 Trailers for temporary residence/commercial use during the repair of the primary use. This storm has affected

27 many structures not only in Emerald Isle but in all of Carteret County. Because of this, there is limited availability

28 of housing for property owners to rent while repairs are being made to their own homes. Many property owners

29 simply would like to stay on their property while repair efforts to their home are undertaken.

30

31 In an effort to assist our property owners, staff is requesting an amendment to the UDO to allow this temporary

32 use. The amendment is two-fold. First, an amendment is being proposed to Chapter 4, Use Regulations, Section

33 4.1.2 Table of Permitted and Special Uses specifically the Accessory and Other Use Category, Accessory uses and

34 structures incidental to any permitted use such as servants quarters, garages, greenhouses, swimming pools or

35 workshops. It is proposed to add Temporary RV and Travel Trailer to this category.

36

37 The second part of the amendment would be to add specific use standards to this category. The new specific use

38 standard would be 4.2.14. This new standard would read as follows:

39

40 4.2.14

41

42 Temporary RVs and Travel Trailers

43

1 The Town Manager is authorized, in response to a natural disaster, to allow the temporary use of  
2 recreational vehicles (RVs) and/or travel trailers in all zoning districts in Emerald Isle. This temporary use  
3 shall be allowed for a period of ninety (90) days for each individual property owner. If circumstances arise  
4 that warrant additional time, the Town Manager is authorized to extend the time for a period not to  
5 exceed thirty (30) days. All RVs and/or travel trailers must be properly connected to a waste water  
6 system or have a means to properly remove all waste water and have a permanent power source. A  
7 permit shall be required for this activity.  
8

9 The Planning Board voted to unanimously to approve the amendment at their Special Meeting on October 1, 2018.  
10 I look forward to discussing this with the Commissioners at their October 9, 2018 meeting.  
11

12 Town Planner Josh Edmondson summarized for the Board and public the two ordinance  
13 amendments as outlined above that would allow for the use of recreational vehicles for  
14 temporary housing in Emerald Isle following a significant natural disaster such as the recent  
15 Hurricane Florence.

16 ***Motion was made by Messer to open the Public Hearing. The Board voted unanimously 5-0 in***  
17 ***favor. Motion carried.***

18 Larry Federer, Crystal Coast Realty, felt this would be a very good idea. Mr. Federer said that at  
19 Crystal Coast Realty they had offered to anyone with a summer rental, or anyone who just used  
20 their home as a secondary home and their home wasn't damaged that they would waive their  
21 fees if the owners wanted to put people in their homes temporarily.

22 ***Motion was made by Commissioner Messer to close the Public Hearing. The Board voted***  
23 ***unanimously 5-0 in favor. Motion carried.***

24 ***Motion was made by Commissioner Finch to adopt the Ordinance Amending Chapter 12 –***  
25 ***Miscellaneous Provisions – of the Code of Ordinances Regarding Camping. The Board voted***  
26 ***unanimously 5-0 in favor. Motion carried.***

27 ***Motion was made by Commissioner Taylor to adopt the Ordinance Amending Chapter 4- Use***  
28 ***Regulations – of the Unified Development Ordinance Regarding Temporary Use of***  
29 ***Recreational Vehicles. The Board voted unanimously 5-0 in favor. Motion carried.***

30 Clerks Note: A copy of Ordinance Amendment 18-10-09/O1 and 18-10-09/O2 as noted above are incorporated herein by  
31 reference and hereby made a part of these minutes.  
32  
33  
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40  
41

1 **12. Order Permanently Closing Easement – 5200 Block, Between Emerald Drive and Ocean**  
2 **Drive**

3  
4 **a. Public Hearing**

5 **b. Consideration of Order**  
6

7 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following  
8 excerpt from his memo to the Board is provided for additional background:  
9

10 The Board of Commissioners is scheduled to consider the attached order permanently closing an approximately  
11 380 ft. long, 12.5 ft. wide easement in the 5200 block between Ocean Drive and Emerald Drive. The Board  
12 previously approved a resolution of intent to close this easement at its August 13 meeting, and a public hearing  
13 has been scheduled for the October 9 meeting. Following the public hearing, the Board may consider the formal  
14 closure of this easement.  
15

16 As discussed on August 13, this action is requested by Elizabeth Gillespie, Martha Rollins, and Virginia Rollins, the  
17 owners of the 2 adjacent parcels to the west of the easement, and a copy of this request is attached for the  
18 Board's review. I have also attached a map identifying the easement, nearby Elizabeth Street (public street), and  
19 the public beach access located south of Ocean Drive in this area. As is the case in many locations in Emerald Isle,  
20 this easement has never been improved or open to the public, and it appears that the original intent of the  
21 easement was likely to enable the parcels located to the north to reach the public beach access located south of  
22 Ocean Drive in this area. As noted on the attached map, Elizabeth Street is located approximately 113 feet east,  
23 and is commonly used by pedestrians to access the public beach access rather than this easement.  
24

25 I discussed this requested easement closure with Town Attorney Richard Stanley, and he recommended the use of  
26 the formal street closing procedure outlined in NC General Statutes 160A-299 (copy attached). As noted in NCGS  
27 160A-299, if the Town legally closes this easement, the land area occupied by the easement would be returned to  
28 the directly adjacent parcel owners, with one-half of the easement area (6.25 feet) returned to the parcel owners  
29 on the west side (Gillespie, Rollins, and Rollins own both parcels), and the other one-half (6.25 feet) returned to  
30 the 4 parcel owners on the east side (Cagle, Wisz, Morris, and Austin).  
31

32 All adjacent parcel owners have been notified of the public hearing by certified mail, signs have been posted in this  
33 area, and the public hearing has been advertised for four successive weeks. Following the public hearing on  
34 October 9, the Board will need to determine that a) the closing is not detrimental to the public interest, and b)  
35 that no other owners would be denied reasonable ingress and egress to their properties in order to legally approve  
36 an order closing the easement. The Board should consider any public comment received when making these  
37 determinations, but at this point it appears that the public commonly uses Elizabeth Street to reach the public  
38 beach access, and the easement has never been formally opened. All of the adjacent parcels also have primary  
39 access to Emerald Drive, Elizabeth Street, and/or Ocean Drive.  
40

41 From a practical perspective, there is no perceived value to the Town in retaining this easement, and there is no  
42 objection from Town staff to closing this easement.  
43

1 Town Manager Frank Rush stated that a public hearing was scheduled for this issue after which  
2 the Board may formally consider the formal closure of the 380 ft. long, 12.5 ft. wide easement  
3 located between Emerald Drive and Ocean Drive in the 5200 Block. Town Manager Rush  
4 provided details of the request as further outlined in detail in the above memo.

5

6 ***Motion was made by Commissioner Messer to open the Public Hearing. The Board voted***  
7 ***unanimously 5-0 in favor. Motion carried.***

8

9 James Wolfe, 9100 Reed Drive, commented that an easement in perpetuity didn't do anything  
10 good or bad but just held onto the property for future use. Mr. Wolfe said the Town population  
11 was 30,000-40,000 in the summer and without knowing what it would be in the future he felt  
12 there was no reason to give up the right to the easement. Mr. Wolfe cited NC Department of  
13 Transportation's 2016 report of deaths on the highway, and Emerald Drive was a NC highway.  
14 Mr. Wolfe felt when talking about giving up easement rights for future use and putting people  
15 on roadways and not sidewalks, the opportunity for injury was greater. Mr. Wolfe stated that  
16 the US Council of Legislatures agreed they should not have people within 6 ft. of a road surface  
17 so unless the Town had plans to do something to amend easement rights, and came up with a  
18 reasonable way of handling people walking on the streets, he didn't know why easement rights  
19 had to be given up at all.

20

21 Martha Rollins, 5204 Ocean Drive, stated they owned the two parcels with driveways off  
22 Emerald Drive, between Emerald and Ocean. Ms. Rollins said they had been coming to their  
23 property in Emerald Isle since 1964 when it was still a dirt road. Ms. Rollins said the reason for  
24 their request for the easement to be closed was that they were happy to pay the taxes, which  
25 would benefit the Town. Ms. Rollins said that people couldn't use it and they needed to  
26 upkeep it, and it needed to be cut down as it was completely covered with trees, and scrubby  
27 pines, with no way you could walk it or use it at all. Ms. Rollins stated people had been using  
28 their driveway to walk to the beach since 1964 and that was perfectly fine but they thought it  
29 would benefit them to be able to manage that area and it would benefit the Town to have the  
30 taxes paid, and felt it would be no detriment to the Town.

31

32 Cynthia Brunner, 103 Elizabeth Street, spoke of being Duck, and Nags Head people until that  
33 area became overgrown and they found through friends their second home in Emerald Isle.  
34 Ms. Brunner said their property adjoined the easement on the eastern side and it had always  
35 been her general understanding that the purpose was for public access. Ms. Brunner said it  
36 was her understanding that the original owners owned from Ocean to Emerald and therefore  
37 that became the driveway to the house at 5204 Ocean Drive. Ms. Brunner said the easement  
38 had gravel, not overgrown, and they had enjoyed having it there for non-interference and for  
39 when the septic truck came in they could come in along the back of the property which was a

1 treat, though they could also come along Elizabeth Street. Ms. Brunner stated that she was  
2 indifferent as related to the status of the easement.

3  
4 Terry Cagle, 5202 Ocean Drive/101 Elizabeth Street, corner lot, said the easement was behind  
5 their property. Mr. Cagle said they purchased their property in 2001 and promptly got a  
6 building permit and started a 14-year construction project in which he did most of the work.  
7 Mr. Cagle said during that time maybe one person walked down that easement but nobody  
8 walked down that easement to go from Kelly Street down to the beach. Mr. Cagle said it was  
9 used for vehicular traffic as he parked his car on it and if the septic truck came to service  
10 someone it may use a portion of it but there was no foot traffic on that easement.

11  
12 ***Motion was made by Commissioner Messer to close the Public Hearing. The Board voted***  
13 ***unanimously 5-0 in favor. Motion carried.***

14  
15 Commissioner Taylor said he had looked at and walked the area with the Town Manager and he  
16 had a couple of concerns with closing the easement. Commissioner Taylor understood people  
17 could walk down Elizabeth Street to get to the beach, and he hadn't thought about the septic  
18 trucks accessing that area to service the homes, but stated the more he learned about the  
19 easement he didn't see the problem with the easement staying the way it was at the present  
20 time, and also based on comments heard tonight.

21  
22 Commissioner Finch stated that he also personally looked at the property and walked the whole  
23 area and he was just not willing to give it up. Commissioner Finch said he couldn't say what the  
24 future held but at this point he had not been convinced that they were ready to give that parcel  
25 up.

26  
27 Commissioner Messer agreed and felt there was no reason for the Town to be giving away  
28 property.

29  
30 Commissioner Dooley and Normile agreed.

31  
32 ***The issue died for lack of a motion.***

33  
34 **13. Ordinance Amending Chapter 13 – Solid Waste Management – of the Code of Ordinances**  
35 **To Clarify Solid Waste Collection Practices After Hurricanes (18-10-09/03)**

36  
37 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following  
38 excerpt from the Town Manager's memo to the Board is provided for additional background:  
39

1 The Board of Commissioners is scheduled to consider the attached ordinance amending the Town's solid waste  
2 management ordinance to clarify the Town's solid waste collection practices after hurricanes. The attached  
3 ordinance amendment seeks to clarify that the Town will collect all hurricane debris from residential properties  
4 located on both public and private streets in both gated and non-gated subdivisions in the Town. This has always  
5 been the case for typical garbage, recyclables, yard debris, and white goods, and has always been the Town's  
6 practice after previous hurricanes.

7 The attached ordinance amendment is intended solely to strengthen the Town's position in seeking FEMA  
8 reimbursement for hurricane debris collection expense in private, gated subdivisions. FEMA guidelines generally  
9 prohibit reimbursement for these expenses, and the Town's past practice has been to collect the debris with Town  
10 staff and equipment after hurricanes in order to avoid the contractor expense. However, due to the larger volume  
11 of debris and much larger workload associated with Hurricane Florence, the Town has directed its hurricane debris  
12 contractor (Santee Modular Homes, Santee, SC) to also collect all debris from private streets in gated subdivisions.

13 It is possible that FEMA will deny the Town reimbursement for these expenses in gated subdivisions, however,  
14 FEMA guidelines do include a procedure whereby the Town may secure FEMA reimbursement for these debris  
15 collection expenses if it can document that other Town services are provided in the gated subdivisions, that a  
16 public health risk exists, if the debris is not collected, and the Town has permission from the gated subdivision. I  
17 believe the Town already does and/or will meet each of these criteria, and the attached ordinance amendment is  
18 recommended simply to strengthen the Town's position when seeking FEMA reimbursement for Hurricane  
19 Florence debris collection expenses.

20 Town Manager Rush briefed the Board on this issue as outlined above which would clarify the  
21 Town's current and previous solid waste collection practices, and was intended to aid the Town  
22 as they received FEMA reimbursements.

23

24 ***Motion was made by Commissioner Normile to approve the Ordinance Amending Chapter 13***  
25 ***– Solid Waste Management – of the Code of Ordinances to Clarify Solid Waste Collection***  
26 ***Practices After Hurricanes. The Board voted unanimously 5-0 in favor. Motion carried.***

27

28 Following the motion a resident just arriving for the meeting asked to speak. Mayor Barber  
29 allowed his comments.

30

31 Ben Moss, 316 Deer Trail, commented that the Town was spending too much tax money  
32 cleaning up storms, and suggested that the Town wait until a few more storms came in.  
33 Commissioner Messer replied that they had to clean up but would be reimbursed by FEMA for  
34 the cleanup expenses.

35

36 **Clerks Note: A copy of Ordinance Amendment 18-10-09/O3 as noted above is incorporated herein by reference and hereby**  
37 **made a part of these minutes.**

38

39 **14. Summary of Impacts, Status of Recovery Efforts – Hurricane Florence**

40

41 **a. Key Storm Information**

42 **b. Damage to Private Structures**

- 1       **c. Damage to Public Buildings and Facilities**
- 2       **d. Initial Emergency Response Efforts**
- 3       **e. Storm Water Pumping Efforts**
- 4       **f. Debris Collection and Disposal**
- 5       **g. Repairs to Public Buildings and Facilities**
- 6       **h. Beach Erosion, Revised Scope for Planned Beach Nourishment Project**
- 7       **i. Anticipated FEMA Reimbursements**
- 8       **j. Thoughts, Ideas for Future Hurricanes**
- 9       **k. Resolution – Designation of Applicant’s Agent (FEMA Public Assistance Program)**
- 10       (18-10-09/R1)

11  
12 Town Manager Frank Rush addressed the Board concerning this Agenda item. The following  
13 excerpt from the Town Manager’s memo to the Board is provided for additional background:  
14

15 I have scheduled time on the October 9 meeting agenda to provide the Board and the public with a summary of  
16 impacts from Hurricane Florence, update the Board and the public on the status of the Town’s recovery efforts,  
17 and also discuss ideas for improvement for future hurricanes.  
18

19 Key Storm Information

20 Hurricane Florence was initially forecast to make landfall in eastern NC as a Category 4 or 5 storm, and caused  
21 significant fear all along the NC and SC coast for a few days prior to landfall. In the end, Florence made landfall on  
22 Friday, September 14 at around 8 am near Wrightsville Beach as a strong Category 1 storm with max winds of  
23 approximately 90 mph.  
24

25 Hurricane Florence primarily impacted Emerald Isle on Thursday, September 13 and Friday, September 14 with  
26 high winds, significant rainfall, and significant storm surge. Unfortunately, the center of Florence stalled  
27 somewhat over southeastern NC, and Florence continued to impact Emerald Isle with significant rainfall, strong  
28 winds, and continued rough ocean conditions all day Saturday, September 15 and into Sunday, September 16. In  
29 the end, the Town dealt with significant impacts from Florence for 3 days+, and the storm’s slow, prolonged travel  
30 through our area is likely the primary reason for the extensive damage incurred in Emerald Isle. Had Florence  
31 tracked through our area for just one day (instead of 3 days+) as most previous storms have done, the damages  
32 likely would have been far more manageable.  
33

34 The highest wind gust recorded at Fire Station 2 was 91 mph on Friday, September 14, however, local residents  
35 have recorded gusts in excess of 100 mph along the oceanfront. The Town’s official rainfall estimate is  
36 approximately 24 inches, however, it is likely that higher rainfall totals were experienced in certain areas of  
37 Emerald Isle. Media reports have suggested the total rainfall may have exceeded 30 inches. The 3-day, 24-inch  
38 rainfall total represents a 1 in 1,000 year rainfall event, and is believed to be the single largest rainfall event in the  
39 Town’s history.  
40

41 Town staff estimate that 85% or more of the people in Emerald Isle evacuated prior to the storm’s impacts, and we  
42 are pleased that so many heeded the evacuation order. Mayor Barber declared a State of Emergency on Monday,  
43 September 10, and issued a mandatory evacuation order on Tuesday, September 11 that advised all persons to  
44 evacuate no later than 6 pm on Wednesday, September 12. A Town-wide curfew was enacted at 6 pm on  
45 Wednesday, September 12, and remained in effect until 1 pm on Sunday, September 16. Re-entry permit holders  
46 were allowed back into Emerald Isle at 1 pm on Sunday, September 16, however, a Town-wide curfew remained in

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1 effect from 8 pm Sunday until 8 am Monday, September 17, and was repeated from 8 pm Monday, September 17  
2 through 8 am Tuesday, September 18. The Emerald Isle bridge was open for everyone beginning at 8 am Tuesday,  
3 September 18, and re-entry permits were no longer required to enter Emerald Isle. The Town-wide curfew  
4 remained in effect each night on Tuesday, September 18, Wednesday, September 19, and Thursday, September 20  
5 before Mayor Barber lifted the curfew at 6 am on Friday, September 21. Non-residents and contractors were  
6 allowed in Emerald Isle during daylight hours only that week. No further restrictions were in effect after 6 am on  
7 Friday, September 21. Due to ongoing storm water pumping operations, the State of Emergency remained in  
8 effect until Tuesday, September 25, when most pumping operations were complete.  
9

10 It is important to note that this report focuses on damage to private structures, damage to public facilities, initial  
11 emergency response efforts, storm water pumping efforts, debris collection, and beach erosion. **What this report  
12 does not focus on is even more important, and is often overlooked: it is believed that there was no loss of life  
13 and no significant injuries to people in Emerald Isle as a result of Hurricane Florence.** Media reports indicate that  
14 Florence has been blamed for a total of 39 deaths in North Carolina alone, and Emerald Isle is fortunate that  
15 Florence was not worse, and not as bad as initially feared in the week leading up to landfall.  
16

17 Damage to Private Structures

18 As you know, Emerald Isle includes nearly 7,000 housing units in the Town's total land area of 5.2 square miles.  
19 The formal damage assessment identified a total of 1,154 damaged structures based on an EXTERIOR view of all  
20 structures in Emerald Isle. Of this total, 1,011 were classified as "minor damage" (shingles, siding, etc.), while 143  
21 homes were classified as "major damage / destroyed" (significant roof damage, significant soundside or  
22 stormwater flooding, tree damage to house, etc.). The Town estimates total damage of nearly \$35 million to the  
23 structures identified in the formal damage assessment. The Board should note that we believe these numbers are  
24 not truly representative of the total damage in Emerald Isle because they reflect EXTERIOR views only. There are  
25 countless homes in Emerald Isle that appear to have very little exterior damage, however, significant rainwater  
26 intrusion resulted in significant interior damage that was not immediately visible to the damage assessment team.  
27 Many property owners arrived at their homes to find collapsed ceilings, damaged wallboard, soaked carpets,  
28 damaged flooring, and more. As a result, many homes in Emerald Isle are in the process of being "gutted" down to  
29 the studs, and will undergo significant interior improvements in the coming weeks and months. Thus, the total  
30 damage estimate is likely far, far greater than the \$35 million estimate indicated above.  
31

32 It is also interesting to note that there were several homes on the soundside with flooding from Bogue Sound, and  
33 there were a total of 23 homes within the Lands End subdivision with significant interior flooding (either in the  
34 livable space of the home or the garage area; this total does not include water in crawl space foundations) from  
35 rising pond levels.  
36

37 Damage to Public Buildings and Facilities

38 Town staff have completed a preliminary assessment of damage to Town buildings and other facilities, and this  
39 assessment will form the basis of insurance claims and FEMA Public Assistance claims in the coming weeks. The  
40 following list includes the most significant damage, along with a very rough estimate of the cost to restore, repair,  
41 or replace:  
42

43 *Buildings*

- 44 • Water intrusion and interior damage at Fire Station 2, along with siding, gutter, and fence damage - ~  
45 \$14,000
- 46 • Damaged gutters, sign, and miscellaneous impacts at Fire Station 1 - ~ \$8,000
- 47 • Extensive roof damage and HVAC unit damage at Police Station and Town Board Meeting Room, causing  
48 numerous leaks - ~ \$100,000
- 49 • Interior damage at Police Station and Town Board Meeting Room as a result of leaks - ~ \$20,000
- 50 • Minor assorted damage to EMS Station - ~ \$2,500

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- 1 • Damaged entry doors at Community Center - ~ \$5,500
- 2 • Western Ocean Regional Access bath house, picnic shelter damage, fence damage, other miscellaneous
- 3 damage - ~ \$6,000
- 4 • Eastern Ocean Regional Access bath house, fence, lighting damage - ~ \$10,000
- 5 • Emerald Isle Woods bath house damage from fallen tree - ~ \$8,000
- 6 • El Public Boating Access bathroom foundation, door damage - ~ \$4,000
- 7 • Contents of old Parks Maintenance building (flood damage) - ~ \$9,000
- 8 • Minor roof leaks, HVAC unit failure at Town Administration Building - ~ \$8,000.

9  
10 *Subtotal – Buildings ~ \$195,000*

11  
12  
13 *Beach Access Walkways & Sound Access Walkways and Piers*

- 14 • 12 public beach access walkways with broken off stairs, wooden sections - ~ \$65,000
- 15 • Eastern Ocean Regional Access handicapped ramp and observation deck - ~ \$35,000
- 16 • 11 sound access walkways, steps, bulkheads - ~ \$100,000
- 17 • Bluewater Bay sound access walkway, pier - ~ \$80,000
- 18 • Cedar Street pier and bulkhead - ~ \$42,000
- 19 • Emerald Isle Woods Park walkway, pier, floating dock, kayak launch - ~ \$195,000

20  
21 *Subtotal – Beach Access Walkways & Sound Access Walkways and Piers ~ \$517,000*

22  
23  
24 *Other Park Damage*

- 25 • Blue Heron Park picnic shelter, fence, playground, and other damage - ~ \$25,000
- 26 • Blue Heron Park tree removal and clean up (16 trees) - ~ \$12,000
- 27 • Emerald Isle Woods Park tree removal and clean up (300+ trees) - ~ \$65,000
- 28 • McLean-Spell Park tree removal and clean up (75+ trees) - ~ \$10,000
- 29 • El Public Boating Access miscellaneous items - ~ \$5,000
- 30 • El Public Boating Access tree removal and clean up (4 trees) - \$7,000
- 31 • Station Street Park miscellaneous items - \$5,000
- 32 • 3<sup>rd</sup> Street Park miscellaneous items - \$2,000
- 33 • Preston Park miscellaneous items - \$1,000
- 34 • NC 58 bridge area tree removal and clean up (24 trees) - ~ \$6,000
- 35 • NC 58 bridge area landscape lighting damage - ~ \$10,000

36  
37 *Subtotal – Other Park Damage ~ \$158,000*

38  
39 *Town Vehicles*

- 40 • Door damage to Fire Engine 1 - ~ \$3,500

41  
42 *Subtotal – Town Vehicles ~ \$3,500*

43  
44  
45 *Signage*

- 46 • 45 street, traffic, wayfinding, and miscellaneous signs to be replaced - ~ \$6,000
- 47 • Numerous NC 58 signs to be replaced / repositioned by NCDOT
- 48 • Numerous Town signs to be straightened, etc.

49

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- 1            *Subtotal – Signage*                      ~ \$6,000  
2  
3  
4            *Street and Bicycle Path Damage*  
5            • Deer Horn Drive washout - ~ \$1,000  
6            • Coast Guard Road bicycle path damage due to broken water main - ~ \$1,000  
7  
8            *Subtotal – Street and Bicycle Path Damage*                      ~ \$2,000  
9  
10  
11           *Storm Water System Damage*  
12           • Doe Drive pump assembly rebuild - ~ \$2,000  
13           • Deer Horn Drive pump assembly rebuild - ~ \$2,000  
14           • Cape Emerald discharge pipe to Bogue Sound (replacement of approximately 60 ft. long segment - ~  
15           \$6,000  
16  
17           *Subtotal – Storm Water System Damage*                      ~ \$10,000  
18  
19  
20           *Other Damage*  
21           • Numerous decorative street lights leaning, damaged – unknown  
22           • Numerous street lights out – unknown  
23           • Various landscape damages along NC 58, Town parks – uncertain  
24           • Radio system damage on elevated water tanks - ~ unknown extent  
25  
26

27 Overall, the total estimated damage to public buildings and facilities is estimated at nearly \$900,000, and it is likely  
28 that additional damage will be uncovered as more work is completed to return the Town to normal. Fortunately,  
29 nearly all of the damage listed above is likely to be covered by insurance and/or reimbursed by FEMA. Given the  
30 extent of the damage, it is likely that it will take more than a year to restore, repair, or replace all public facilities.  
31

32 Initial Emergency Response Efforts

33 Town staff were involved in numerous initial emergency response efforts between Thursday, September 13 and  
34 Sunday, September 16 in order to maintain law and order, assist the public that remained in Emerald Isle during  
35 the storm, clear trees from public roads and streets, and assess initial safety concerns before allowing re-entry  
36 permit holders into Emerald Isle on Sunday, September 16. All Police, Fire, and EMS personnel were on duty  
37 throughout this time period, as were key Public Works, Parks Maintenance, and administrative personnel.  
38 Fortunately, there were no significant emergency response calls during this time period due to the fact that most  
39 had evacuated. Town staff did assist a handful of Emerald Isle citizens with special medical needs throughout the  
40 storm, but none were of an emergency response nature.  
41

42 Additional Police personnel were on duty each night during the curfew to protect property, particularly with  
43 numerous safety hazards not fully resolved and due to the fact that power was out for much of the Town during  
44 this time, with only limited street lights working properly. Additionally, Police personnel escorted several residents  
45 in the Coast Guard Road area through floodwaters, as there was no vehicular access to Spinnakers Reach, Lands  
46 End, Point Emerald Villas, Pointe Bogue, The Point, and Wyndtree for several days after Florence finally departed.  
47

48 The Town incurred significant overtime expense associated with emergency planning and response efforts before,  
49 during, and after Florence. A complete accounting of overtime expense has not yet been completed, however, it is

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1 likely that total overtime expense before, during, and after Florence will easily exceed \$100,000. Fortunately, the  
2 Town expects to receive reimbursement from FEMA for these emergency expenses.

3  
4 Storm Water Pumping Efforts

5 Public Works staff, with helpful assistance from Fire Department personnel and a special team from the NC Forest  
6 Service, were involved in significant storm water pumping activities from September 15 through September 25,  
7 with as many as 33 different storm water pumps operating at one time. Town staff managed 12 different fixed  
8 pumps, 7 Town-owned portable pumps, and also brought in 14 portable rental pumps during this time (some were  
9 provided through the Town's pre-positioned pump rental contract, others were procured through the State EOC,  
10 and others were secured quickly from any local vendors who could assist on short notice).

11  
12 The storm water pumping effort became the Town's primary focus during this time, and the Town's efforts focused  
13 solely on removing water from flooded public streets. Coast Guard Road was particularly deep and rendered  
14 impassable, with long segments of the road covered by 1 – 2 feet of water for several days, and there was  
15 significant flooding of several roads in the Lands End subdivision for several days, with depths of 1 – 2 feet in  
16 several locations. Ultimately, the Town was forced to secure two very large 12" pumps to resolve serious flooding  
17 concerns in Lands End that persisted for more than a week. Numerous other streets experienced flooding  
18 problems, and pumps were routinely repositioned throughout the Town to address as many problem areas as  
19 quickly as possible. Because of the Town's limited resources, and the fact that literally hundreds of properties in  
20 Emerald Isle had (and many still have) standing water in their driveways and yards, the Town simply could not  
21 provide pumping assistance on private property.

22  
23 The Town's fixed pump system in various subdivisions along the Coast Guard Road corridor functioned reasonably  
24 well during and after Florence, and resolved most concerns at these locations in a few days. It is important to note  
25 that this system was designed to reduce the duration of street flooding experienced in these locations as a result  
26 of Hurricane Fran in 1996, which dropped approximately 10 inches of rainfall in Emerald Isle. As noted earlier,  
27 Florence brought at least 24 inches of rain to Emerald Isle, and several pumps initially had a difficult time keeping  
28 up with the extreme volume of rainfall. Additionally, the loss of power prevented most of these pumps from  
29 functioning between Thursday, September 13 and Monday, September 17, and it took some time for these pumps  
30 to "catch up" with the extreme volume of water. Once the power was restored to these pumps, most of these  
31 locations were generally clear within 1 - 3 days. The Deer Horn Drive fixed pump station failed after the storm, and  
32 was replaced with a portable rental pump to resolve concerns in this area. Late in the storm water pumping  
33 process, the Doe Drive fixed pump also failed, however, most of the flooding concerns in this area had already  
34 been resolved and a portable rental pump was also deployed late in the pumping process.

35  
36 The Emerald Isle Woods receiving site functioned reasonably well, and the emergency discharge was engaged  
37 during Hurricane Florence's direct impact period. As of October 5, the emergency discharge remains engaged and  
38 is helping to alleviate problems that would otherwise continue as a result of groundwater recharge in the  
39 subdivisions along Coast Guard Road. The Emerald Isle Woods system also connects with an existing Town storm  
40 water pond and discharge pipe to Bogue Sound located in the Cape Emerald subdivision. Unfortunately, this 15-  
41 inch discharge pipe failed during Hurricane Florence, and limited outflow from the pond and the 36-inch pipe that  
42 drains much of Deer Horn Dunes, Sea Dunes, Ocean Oaks, and Cape Emerald, causing pond levels to rise over the  
43 road and flow to Bogue Sound over land. In response to this pipe failure, the Town installed a large portable rental  
44 pump in this pond to prevent water from reaching the road. Town staff began necessary pipe repairs on October  
45 4, and hope to have this pipe functioning properly again in a few days.

46  
47 Due to the extreme amount of rainfall and significant flooding impacts, it was necessary for the Town to utilize  
48 numerous temporary discharges to the beach strand and Bogue Sound. The State normally discourages this  
49 practice, however, the State was very cooperative and tolerant of these efforts due to the extreme nature of

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1 Florence's impacts. Initial discharges to the ocean and sound began on September 16 and continued through  
2 September 25.

3  
4 Overall, the Town's storm water pumping efforts were the most significant element of the Town's immediate post-  
5 Florence response. Had the Town experienced rainfall totals similar to previous hurricanes (up to 10 inches), it is  
6 likely that the Town's full recovery would occur much sooner.

7  
8 Debris Collection and Disposal

9 The Town executed a pre-positioned debris collection contract earlier this spring prior to hurricane season in order  
10 to expedite debris collection activities after a storm event, and to also enable Town staff to avoid cumbersome  
11 procurement requirements in the stressful immediate aftermath. The Town has utilized this approach for the past  
12 two decades, and (fortunately) has only had to execute the contract on two prior occasions. As a result of the  
13 significant vegetative and construction & demolition debris generated by Florence, the Town quickly activated its  
14 2018 pre-positioned debris contract with Santee Modular Homes on Saturday, September 15.

15  
16 Santee initially arrived with only a few trucks on September 18, and gradually ramped up collections during the  
17 first week after Florence. As of October 3, Santee is operating with 15 collection crews, with most consisting of  
18 "double-trucks" with combined capacities in excess of 100 cubic yards. Santee's efforts through October 3 have  
19 primarily focused on vegetative debris, with only limited collection of construction & demolition (C&D). C&D  
20 collection efforts are beginning to expand, with more trucks dedicated to C&D collection in the coming days.

21  
22 Through October 3, Santee has collected more than 74,000 cubic yards of debris and dumped nearly 1600 loads of  
23 debris at the temporary County disposal site on NC 58 in Peletier. The average load size is 46 cubic yards (each  
24 "double-truck" counts as two loads), and the average load generally occupies 70% - 80% of the truck capacity. The  
25 Town also employs a debris monitoring firm, Landfall Strategies, that closely tracks debris collection efforts.

26  
27 Intense collection efforts have now been underway for more than 2 weeks, and Santee roughly estimates  
28 completion of approximately 50% of the first pass for vegetative debris. Once the first pass is complete, a second  
29 pass will be completed before Santee leaves Emerald Isle. Santee has continually added more collection crews,  
30 and hopes to complete all work by the end of October. If necessary, Santee will remain longer into November to  
31 complete the vast majority of collections. Public Works staff will likely resume normal vegetative debris collections  
32 immediately after Santee departs, and will likely still be collecting storm debris that had not previously been placed  
33 at the street edge by the property owner.

34  
35 To date, the Town has incurred more than \$500,000 of expense for debris collection (there is no fee to the Town  
36 for debris disposal at the temporary County sites). It would not surprise me to see total debris collection costs  
37 reach \$2 million or more before all work is complete, which would easily make Florence the most expensive debris  
38 operation in the Town's history. Fortunately, the Town expects to receive FEMA reimbursement for the vast  
39 majority of debris collection costs.

40  
41 Additionally, Town staff and USMC personnel have collected all debris strewn along the public beach strand and in  
42 the dune line, and have assembled it in manageable piles along the dune escarpment for efficient collection.  
43 Santee, the Town's debris contractor, is expected to pick up this debris from the beach strand in the coming days.

44  
45 Repairs to Public Buildings and Facilities

46 As noted earlier, there are numerous repairs to public buildings and facilities necessary, and it will likely take more  
47 than a year to complete all necessary work. Town staff have already completed or are already hard at work on the  
48 smaller, more manageable repair efforts, and we expect gradual progress in the coming weeks.

49

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1 Most repairs to Town buildings will require the services of a contractor, and, in most cases the Town will need  
2 multiple price quotes in order to qualify for FEMA reimbursement. The most significant repair work will likely  
3 involve the installation of a new roof on the Police Station / Town Board Meeting Room, and Town staff plan to  
4 explore the possibility of replacing the existing flat roof with a new pitch roof feature. I am not certain if FEMA will  
5 fund the entire cost of this work, however, it may be beneficial for the Board to consider allocating additional  
6 Town funds for this work in the future.

7  
8 As noted above, there is an estimated \$517,000 of work necessary to repair various beach access walkways,  
9 soundside walkways and piers, and other wooden structures. Given the high demand for this kind of work, it may  
10 take longer than desired to complete all work on these facilities. Our customers may be waiting for several  
11 months for these projects to be complete, and we will need their patience. In an effort to expedite this work, we  
12 envision selecting multiple contractors to complete these projects in the coming months. The Town expects all of  
13 this work to be fully reimbursed by FEMA.

14  
15 There is also significant tree removal work necessary in Emerald Isle Woods Park and McLean-Spell Park, and it will  
16 be necessary to hire a tree removal company for work at both of these locations. Town staff may be able to  
17 complete some work on other Town properties with significant downed trees, and most downed trees along the  
18 NC 58 right of way near the Emerald Isle bridge have already been removed. Emerald Isle Woods, in particular, is  
19 heavily damaged, and the existing trail network is no longer obvious in most areas of the park.

20  
21 Beach Erosion, Revised Scope for Planned Beach Nourishment Project

22 The Town experienced significant beach erosion during Hurricane Florence, with the loss of most of the flat beach  
23 berm and nearly all small, incipient dunes. Fortunately, there were no breaches of the primary dune, and the  
24 primary dunes are mostly intact.

25  
26 The County's beach profile surveyors began work on a new beach profile survey within a week of Hurricane  
27 Florence impacting Emerald Isle, and all field work and analysis has been completed. The County's engineers have  
28 determined that Emerald Isle lost nearly 2.2 million cubic yards of sand during Florence, and this calculation will be  
29 used to submit a claim to FEMA for the replacement of the lost sand. The Town has been fortunate to receive  
30 several million dollars of FEMA assistance for sand lost during previous hurricane events (Isabel, Ophelia, and  
31 Irene), and meets all FEMA eligibility requirements for FEMA assistance for Florence.

32  
33 Detailed surveys for each beach profile will be available in the coming weeks, however, we now know that the  
34 total losses in Emerald Isle are relatively consistent across the Town's ~ 12 miles of ocean beach, and are as  
35 follows:

36  
37 Eastern Emerald Isle ~ 36 cy / linear ft., or ~ 473,000 cy  
38 (generally, Indian Beach town line to Eastern Ocean Regional Access)

39  
40 Central Emerald Isle ~ 35 cy / linear ft., or ~ 556,000 cy  
41 (generally, EORA to El Public Boating Access Facility)

42  
43 Western Emerald Isle ~ 40 cy / linear ft., or ~ 737,000 cy  
44 (generally, El Public Boating Access Facility to Sea Dunes)

45  
46 Bogue Inlet / Oceanfront Area ~ 36 cy / linear ft., or ~ 415,000 cy  
47 (generally, Sea Dunes to The Point)

48  
49 The total cost to replace this sand is estimated at approximately \$40 million.

50

1 This is a significant loss, however, it is important to consider that Emerald Isle has placed approximately 4 million  
2 cubic yards of sand on the beach since 2003. Overall, although the beach is not in as good of shape as it was prior  
3 to Florence, it still remains in much better shape overall than in 2002.  
4

5 The Town expects to submit a claim for approximately \$40 million to replace the sand lost during Florence. This  
6 amount is in addition to \$19 million likely to be sought by Indian Beach and Pine Knoll Shores. To put these  
7 numbers in perspective, the Town was fortunate to receive approximately \$2 million for sand replacement as a  
8 result of Isabel in 2003, approximately \$7 million as a result of Ophelia in 2005, and approximately \$4 million as a  
9 result of Irene in 2011.  
10

11 As discussed multiple times in recent months, the Town had been planning a significant beach nourishment project  
12 this coming winter. That project involved the likely placement of approximately 575,000 cubic yards of sand along  
13 3 miles in eastern Emerald Isle. Ironically, the bid solicitation for that project was expected to hit the streets in  
14 mid-September, but has now been delayed until the post-Florence analysis could be completed. With the  
15 additional loss of sand, there have been numerous inquiries from oceanfront property owners about the status of  
16 the planned nourishment project, and (understandably) a greater urgency to nourish the beach this coming winter.  
17 The project scope is now (theoretically) approximately 4 times longer in distance, and approximately 4 times larger  
18 in total sand volume. In order to place sand this coming winter, the Town will need to act very quickly in order to  
19 provide appropriate time to solicit bids for a project this winter. Additionally, the Federal and State permits for the  
20 planned 3 mile project will need to be amended in short order to expand the project scope.  
21

22 Ideally, the Board will determine the amended project scope and the Town will solicit beach nourishment project  
23 bids no later than late October. This is a very late date for a bid solicitation, as it's possible that the limited number  
24 of dredging companies are already "booked" for this winter. In our region, most projects can only be constructed  
25 between November 15 and April 30, further tightening the supply of qualified dredging contractors. If the  
26 outstanding issues can be resolved quickly, and if the Town is fortunate to secure FEMA approval in a timely  
27 manner, and if the Town receives a responsible bid for a beach nourishment project, it is likely that construction  
28 would not commence until after January 1. It is also likely that the successful bidder would need to bring multiple  
29 dredges to Emerald Isle to complete the project during a (theoretical) 4-month time frame between January 1 and  
30 April 30. There are many hurdles to cross to complete a project this winter, however, we are currently proceeding  
31 toward this goal. In the end, however, it may ultimately be necessary to delay the project until winter 2019-20.  
32

33 One other issue for the Board to consider is whether or not to allow beach bulldozing. Prior to the Town's first  
34 beach nourishment project in 2003, oceanfront property owners routinely secured permits to have private  
35 contractors bulldoze sand from the flat beach to form a new protective dune. With the onset of beach  
36 nourishment, this practice was prohibited as a result of concerns about allowing private property owners to push  
37 sand from the flat beach that was paid for, in part, by public tax dollars. Fortunately, due to the success of beach  
38 nourishment over the past 15 years, beach bulldozing has been a non-issue. We have received a couple of  
39 inquiries about beach bulldozing in the aftermath of Florence, and I have advised that the Town's ordinance does  
40 not allow beach bulldozing:  
41

42 **Sec. 5-42. - Beach bulldozing prohibited.**

43 (a) In order to preserve the public's investment in beneficial beach nourishment activities, it shall be unlawful  
44 for any person to utilize mechanical equipment to bulldoze, push, move, or relocate sand from the public trust  
45 beach area to create a new frontal dune.  
46

47 (b) The following activities are exempt from subsection (a):  
48

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1 (1) Work performed as part of a beach nourishment project sponsored by the town or any other  
2 authorized governmental agency;

3  
4 (2) Work performed under the direction of the town for the purpose of beach maintenance;

5  
6 (3) Work performed under the direction of the property owner to protect primary structures that are  
7 imminently threatened as a result of severe erosion, provided the appropriate state permit has been  
8 obtained;

9  
10 (4) Work authorized by a general waiver of subsection (a) by the board of commissioners following a  
11 natural disaster.

12  
13 (c) "Imminently threatened" means the foundation of the primary structure is less than twenty (20) feet from  
14 the toe of the erosion scarp and/or the septic system is exposed.

15  
16 (d) Violations of this section shall subject the offender to a civil penalty of five hundred dollars (\$500.00) for  
17 the violation and for each day the property is not restored to its pre-bulldozed condition.

18  
19 As noted above, fortunately, the primary dunes in Emerald Isle are mostly intact. There are some areas in eastern  
20 Emerald Isle where a portion of the primary dune was flattened, however, none of the homes in this area meet the  
21 Town's definition of "imminently threatened" (thankfully!). Thus, I don't envision the Town allowing beach  
22 bulldozing in the aftermath of Florence.

23  
24 Finally, it is important to reflect on what might have happened had the Town not invested in beach nourishment.  
25 As some may recall, there was a spirited debate in the community in the early 2000s, with many valid questions  
26 about effectiveness, cost-benefit considerations, and financing fairness. In the end, the Town proceeded with  
27 beach nourishment, and has now completed 5 different nourishment projects since 2003 (ranging in length from  
28 approximately 2 – 6 miles each). The total taxable value of the oceanfront is approximately \$700 million, with  
29 approximately 1,000 oceanfront parcels. The total cost of the 5 beach nourishment projects since 2003 was  
30 approximately \$40 million. Had the beach not been nourished, I believe it is likely that many oceanfront homes  
31 would no longer exist, and the remainder would have been seriously damaged by storm surge during Hurricane  
32 Florence. Additionally, and perhaps more importantly, the Town would have suffered with a less than desirable  
33 recreational beach for many years, the local economy would have suffered, property values would not have  
34 appreciated to the same degree, the Town's image would likely have been tarnished by photos of damaged homes  
35 standing on the beach strand, and the Town would have likely been mired in disagreement and legal issues  
36 regarding what to do about these issues.

37  
38 In the end, the Town lost sand as a result of Hurricane Florence, but that was the strategic decision from the  
39 beginning – "we'd rather lose the sand than lose the homes and infrastructure".

40  
41 Anticipated FEMA Reimbursements

42 As discussed previously, the Town expects to receive reimbursement from FEMA for the vast majority of  
43 emergency response, debris collection, public building and facilities repair / replacement, and beach erosion  
44 replacement. Traditionally, the combination of FEMA (75%) and State (25%) funding has enabled the Town to  
45 minimize its expense, and we expect that to be the case again for Florence.

46  
47 Detailed estimates will be prepared in the coming weeks as FEMA and Town staff begin the long process of  
48 verifying Public Assistance projects and funding, however, a preliminary estimate suggests that the Town may

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1 ultimately be seeking as much as \$45 million in FEMA reimbursements (with beach erosion consisting of  
2 approximately \$40 million or more). Regardless of the final total, the Town's total FEMA reimbursements will  
3 almost certainly be the largest receipt of Federal and State funding assistance in the Town's history. The potential  
4 beach nourishment project will almost certainly be the largest project expense in the Town's history.

5  
6 Additionally, the Town will need to carefully manage cash-flow in order to effectively complete the many projects  
7 that will be undertaken over the next year. Historically, the State (administers FEMA funds for the Federal  
8 government) has been very cooperative with the Town, and has processed reimbursements very quickly and  
9 sometimes prior to the actual payment of invoices. Town staff will seek to emulate this experience for Florence,  
10 however, at some point it may be necessary to enter into short-term financing agreements to fund these  
11 expenses. As of September 30, the Town's total cash balance is approximately \$5.6 million, so I believe we are  
12 well-positioned to meet all Florence-related cash flow needs, with the exception of the potential beach  
13 nourishment project. I am confident, however, that an acceptable strategy can be devised to finance that project  
14 in the short-term until FEMA reimbursements are processed.

15  
16 Town staff will be working hard to maximize FEMA reimbursements in order to minimize the burden on our local  
17 property taxpayers.

18  
19 Thoughts, Ideas for Future Hurricanes

20 Without question, Hurricane Florence is the most significant hurricane to ever impact Emerald Isle. As with  
21 everything in life, there are always valuable lessons learned when dealing with issues of this magnitude, and the  
22 Town should take the appropriate time to reflect on the events of the past month and learn as much as possible to  
23 improve its planning, response, and recovery efforts for the next hurricane.

24  
25 However, it is also important to note that Florence was a unique storm that, at least historically, has not occurred  
26 in Emerald Isle since the Town was founded in 1957. For example, the rainfall associated with Florence was a 1 in  
27 1,000 year rainfall event that theoretically has occurred twice since Jesus Christ walked among us. Additionally, it  
28 was unusual (but obviously not impossible!) that Florence impacted Emerald Isle for 3+ days, and this fact in and of  
29 itself is the likely culprit of most of the damage in Emerald Isle. Although it is human nature, particularly in the  
30 immediate aftermath of an event like Florence, to seek to prevent these experiences from ever happening again,  
31 the Board and the community must also consider the cost and the relative likelihood of these impacts happening  
32 again. The reality is that there are just some things that no one could or should plan for, and ultimately it's up to  
33 the Board to decide the correct balance and assign priorities for future funding to address these risks, while also  
34 considering the normal, every day needs of the community.

35  
36 A few thoughts and ideas that Town staff and I have contemplated in recent weeks include the following, and I  
37 encourage the Board to also contemplate these ideas in the coming weeks:

- 38  
39
- 40 • The Town should consider a major overhaul of the hurricane re-entry permit system that was  
41 implemented in the late 1990s. With today's technology, I envision the Town potentially using a system  
42 whereby all eligible permit holders would be emailed a bar code prior to a storm's arrival, and that would  
43 be used to re-enter Emerald Isle (similar to a concert ticket or flight boarding pass). I would not envision a  
44 fee for this service in the future.
  - 45 • The Town may wish to reconsider its location for the off-island EOC. Silver Creek Golf Course was  
46 identified as the only viable location in western Carteret County after an exhaustive review by Town staff  
47 several years ago, and Town staff were all set to relocate to Silver Creek when Florence was predicted to  
48 make landfall as a Category 4 or 5 storm. Thankfully, the intensity of Florence decreased, and Town staff  
49 ultimately remained in Emerald Isle for the duration of the storm. Ideally, the Town would purchase land

1 on the mainland and construct its own small off-island EOC for this purpose (and other Town needs) in the  
2 future, however, the cost of such an undertaking is likely at least \$500,000 or more.  
3

- 4 • The Town has for many years executed pre-positioned emergency generator and pump rental contracts,  
5 and these contracts call for a 24-hour or 48-hour delivery time from notice-to-proceed. The Town  
6 activated these contacts and issued a notice-to-proceed on Saturday, September 15, however, inland  
7 flooding initially delayed delivery (the generators and pumps were coming from Raleigh and Wilmington).  
8 The Town may wish to consider having these generators and pumps delivered before a future storm,  
9 however, history suggests that this may result in the expenditure of significant Town funds unnecessarily.  
10 The Board should note that the Town has received an invoice for \$23,000 worth of emergency rental  
11 generators for 4 of the fixed storm water pumps along Coast Guard Road, and power was restored to this  
12 area on Monday, two days after the rental contact was activated. It is also important to note that the  
13 Town requested that Carteret-Craven Electric make this area a priority for storm water and potable water  
14 reasons. Ultimately, we expect FEMA to reimburse the Town for this expense, however, only a couple of  
15 the generators were used for about one day. Historically, in previous storms, power has been restored  
16 even faster, and the Board should also consider whether or not the Town should bear this expense itself,  
17 which would be the case if the storm veered off and generally missed Emerald Isle and the Town did not  
18 receive a Presidential disaster declaration (thus no FEMA reimbursement).  
19
- 20 • A similar consideration should be made for emergency rental pumps, as the Town's pre-positioned  
21 emergency pump rental contract included 4 locations, based on historical experience with previous  
22 hurricanes. In the end, the Town ultimately brought in 14 rental pumps. On average, the rental cost for  
23 each pump is approximately \$3,000 - \$4,000 per week depending on the size of the pumps. For Florence,  
24 the Town expects the significant pump rental expenses to be reimbursed by FEMA, however, the Board  
25 should consider the significant expense the Town would incur if pumps are delivered prior to a storm and  
26 the Town either does not receive a significant amount of rain (i.e., we've never received more than 10  
27 inches of rainfall in one event before this, plus the rainfall amounts may vary significantly over a wide  
28 geographical area) or the storm veers off at the last minute.  
29
- 30 • The Town could invest in permanent emergency generators at the Town's 9 fixed storm water pump  
31 locations. The Town's engineer has estimated a total cost of approximately \$100,000 per location, which  
32 would result in a total cost of approximately \$900,000. Is it worth this expense for something that occurs  
33 infrequently, and/or if Carteret-Craven Electric can restore power to the fixed pumps within 1 – 3 days?  
34
- 35 • The Town currently owns seven 3-inch pumps and several hundred feet of hose, and all of these were  
36 deployed during Florence. The Board should note that these are sometimes unreliable, with breakdowns  
37 and other troubleshooting issues that occur more frequently than desired. The Town could purchase  
38 several 6-inch pumps and sufficient hose (ideally, approximately 1,000 linear ft. per pump), and each  
39 pump would likely cost approximately \$30,000 - \$45,000.  
40
- 41 • The Town could invest in new fixed storm water pump station along Coast Guard Road between Lands  
42 End and Spinnakers Reach, and tie that pump into the Emerald Isle Woods system. The likely cost of this  
43 is in the \$250,000+/- range, and that assumes that the current pipe leading to EI Woods could handle the  
44 additional flow (along with the other 5 pumps currently feeding this pipeline).  
45
- 46 • The Town could install new catch basins and pipes underneath of Coast Guard Road between Lands End  
47 and Spinnakers Reach (and other locations prone to flooding) to make it easier to draw floodwaters down  
48 with portable rental pumps in the future and avoid the need to run hose across Coast Guard Road. Each

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1 new location could likely be installed by Public Works staff, and the cost is likely in the \$3,000+/- range  
2 per location.

- 3
- 4 • The Town has received a great deal of positive feedback about our quick recovery efforts, the dedication  
5 of Town staff, and the quality and quantity of public communications. We strive for this on every Town  
6 initiative, and especially so in hurricane situations. The Town should strive to continue this approach in  
7 the future.

8

9 The items noted above are just a few thoughts and ideas that Town staff and I have discussed after Florence, and  
10 there are likely other good suggestions for the Town to consider in the future.

11

12 I look forward to reviewing Hurricane Florence with the Board at the October 9 meeting. In the end, although  
13 Emerald Isle has incurred significant damage, we are all incredibly blessed that Emerald Isle fared relatively well.  
14 On September 9, when the first meeting was held to discuss the potential impacts from Florence, we were  
15 concerned that Emerald Isle might receive a direct hit from a Category 4 or 5 hurricane, with high potential for loss  
16 of human life and catastrophic damages. When one considers what might have been, and what was actually  
17 experienced, we should all feel blessed --- regardless of our own personal circumstances that resulted from  
18 Florence.

19

20 Town Manager Frank Rush provided the Board and public with a comprehensive overview  
21 recapping the impacts and response efforts following Hurricane Florence as outlined in the  
22 above memo.

23

24 Town Manager Rush also noted the one formal item for the Board's consideration, a Resolution  
25 that was procedural in nature and designated our Finance Director as our Primary Agent for  
26 FEMA reimbursements.

27

28 Mayor Barber thanked Frank for his hard work and outstanding leadership.

29

30 ***Motion was made by Commissioner Messer to adopt the additional agenda Item 14k –***  
31 ***Resolution Designating the Applicant's Agent for the FEMA Public Assistance Program. The***  
32 ***Board voted unanimously 5-0 in favor. Motion carried.***

33

34 **Clerks Note: A copy of Resolution 18-10-09/R1 as noted above is incorporated herein by reference and hereby made a part**  
35 **of these minutes.**

36

37 **15. Appointment – El Parks and Recreation Association, Inc. – 1 Vacancy**

38

39 **Brief Summary:** The Board of Commissioners is scheduled to consider an appointment to a vacant seat on the  
40 Emerald Isle Parks and Recreation Association, Inc. (EIPRA) at the October 9 meeting.

41

42 The EIPRA was created by the Board of Commissioners in 2004 to hold title to and oversee the eventual  
43 development of a vacant 7-acre tract of land between Chapel By The Sea and Bogue Sound. The vacant tract was  
44 donated to the Town by the heirs of Bill McLean (Paxon Holz was the lead), and included an old abandoned  
45 residential landfill that was last utilized in the late 1960s / early 1970s. In order to protect the Town from any  
46 future liability, the EIPRA, a separate non-profit corporation, was created. The vacant tract was initially envisioned

1 as a soundfront park, and eventually became a part of the overall, 27-acre, Emerald Isle Public Boating Access  
2 Area. The EIPRA still holds title to the 7-acre tract, however, it has been leased to the Town and subsequently  
3 leased to the NC Wildlife Resources Commission for the development and operation of the boating access area.  
4 The EIPRA meets very infrequently, and, from a practical standpoint, their only role is to continue to hold title to  
5 the originally donated land.

6  
7 The term of Emerald Isle Parks and Recreation Association, Inc. member Jay Thomas expired in August 2018. He  
8 has expressed interest in being reappointed to the EIPRA for another 3-year term that will expire in August 2021.

9  
10 The term of member Clay Olsen expires in August 2019, and the term of member Bernie Whalley expires in August  
11 2020.

12  
13 ***Motion was made by Commissioner Normile to appoint Jay Thomas to a new term on the***  
14 ***Emerald Isle Parks and Recreation Association, Inc. that expires in August 2021.***

15  
16 **16. Comments from Town Clerk, Town Attorney, and Town Manager**

17  
18 There were no comments from the Town Clerk or Town Attorney.

19  
20 Town Manager Frank Rush updated the Board on the Archers Creek project noting that they  
21 had planned to have a grant application on the September 11 agenda, which was cancelled. It  
22 was noted that the grant application was not submitted and he would like to come back to the  
23 Board at their November or December meeting and ask that they use the money currently in  
24 the budget for the project on the study to determine the optimal size of whatever culvert may  
25 be placed in that area.

26  
27 Secondly, Town Manager Rush noted the agreement with A-Team for the Islander Drive project  
28 called for them to submit plans by November 30 with permits by January 31, and A-Team had  
29 requested an extension as one of their other projects suffered significant damage. Town  
30 Manager Rush said they had discussed a 6-month extension and he was comfortable with that  
31 and in all honesty didn't think the Town could honor its commitments under the timetable in  
32 the agreement. Town Manager Rush said if the Board was comfortable with that plan he would  
33 bring a formal amendment to the agreement to their November meeting. The Board indicated  
34 their concurrence.

35  
36 The following is an excerpt from the Town Manager Comments memo to the Board providing  
37 additional background information for all items of importance:

38  
39 **Archers Creek Culvert Replacement**

40 The Board was originally scheduled to consider a resolution at the September 11 meeting that would authorize a  
41 \$15,000 grant application to the NC Division of Coastal Management to study the optimal design and potential

1 benefits and impacts associated with enhanced tidal flow in Archers Creek under Lee Avenue. With the  
2 cancellation of the September 11 meeting and the subsequent Hurricane Florence impacts, this initiative has  
3 dropped down the Town's priority list, and will likely not be pursued for several weeks.  
4

5 The original grant application deadline was September 14, however, preparation for Florence did not allow grant  
6 application work to proceed. The grant deadline has been extended to October 31, however, I will be focused on  
7 other priorities over the next few weeks and will not have time to prepare a grant application. Additionally, I  
8 believe the Town's chances for grant approval are moderate at best, and it may ultimately be more cost-effective  
9 for the Town to simply use the \$15,000 included in the FY 18-19 General Fund budget for the proposed study. If  
10 the Board is comfortable with this approach, I will seek a proposal from Moffatt & Nichol Engineers to complete  
11 this study for the Town, and utilize the budgeted funds for the study.  
12

13 The project scoping meeting with various State and Federal agencies for this project was scheduled for September  
14 17, however, it was cancelled due to Hurricane Florence. I will attempt to reschedule this meeting later this year  
15 or early next year after we get further along in the Florence recovery process.  
16

#### 17 **Elimination of Annual Golf Cart Inspection Requirement**

18 The meeting agenda for the September 11 Board meeting included a proposed ordinance amendment to eliminate  
19 the requirement for golf carts to be inspected annually, but the meeting was cancelled due to Hurricane Florence.  
20 This ordinance amendment will now likely be presented to the Board for consideration on the November 13  
21 meeting agenda.  
22

23 Under the proposed amendment, newly registered golf carts would still be inspected by the Police Department at  
24 the time of initial registration, however, renewals would no longer need to be inspected annually. This  
25 amendment would reduce Police Department workload and also make it easier for golf cart owners to renew golf  
26 cart registrations.  
27

#### 28 **Islander Drive Land Transferred, Project Likely Delayed Due to Florence Impacts**

29 A-Team Enterprises LLC is now the official owner of the 1.8 acre tract of land located at 203 Islander Drive. The  
30 bulk of the Town's sale proceeds have been credited back to the Future Beach Nourishment Fund (\$200,000), and  
31 the remainder are being held for planned public improvements at the Western Ocean Regional Access and along  
32 Islander Drive (~\$87,000). The County's initial investment (\$450,000) and their share of the sale profits (~\$67,000)  
33 have been remitted to the County, however, the Town will eventually submit a formal request to the County to use  
34 the ~\$67,000 of sale profits for the planned improvements. The Town also continues to hold \$100,000 of State  
35 grant funds in reserve for the planned improvements.  
36

37 A-Team suffered significant damage to their other properties in Carteret County, and has requested that the  
38 formal development agreement executed in April 2018 be amended to push back all project-related deadlines by 6  
39 months. The April 2018 agreement calls for development plans to be submitted by November 30, 2018, and for  
40 permits to be issued by January 31, 2019. If approved, these dates would be pushed back to May 31, 2019 and July  
41 31, 2019, and all other project deadlines would also be adjusted by 6 months. If the Board concurs, I will plan to  
42 have a formal amendment to the development agreement on the November 13 meeting agenda. From my  
43 perspective as Town Manager, I am comfortable with the 6-month adjustment and believe it is reasonable given  
44 the circumstances.  
45  
46

1 **Islander Drive / Western Ocean Regional Access Improvements**

2 I had hoped to have various improvement options and cost estimates ready to present to the Board at the October  
3 9 meeting, however, Hurricane Florence has delayed these efforts.

4  
5 Ark Consulting Engineers has been working to refine various improvement options and cost estimates, and  
6 Carteret-Craven Electric Cooperative has also prepared two options and cost estimates to relocate overhead  
7 power lines in this area underground. Once we get further along on Hurricane Florence recovery efforts I will re-  
8 initiate these activities, further develop the options, share them with adjacent property owners, and then  
9 ultimately present the options to the Board at a future meeting. At this point, I am not sure of an exact timetable,  
10 as our efforts have been and will continue to be focused on Hurricane Florence recovery.

11  
12 Fortunately, there were no significant damages to the Western Ocean Regional Access and Islander Drive as a  
13 result of Hurricane Florence. The improvements currently under consideration by Ark Consulting include a new  
14 beach access walkway, shower and bathroom improvements, EmeraldFest stage improvements, a new pedestrian  
15 walkway through the parking area at the WORA, additional on-street parking on Islander Drive and Louise Avenue,  
16 potential conversion of overhead electric lines to underground, decorative street lighting, landscaping  
17 improvements, and more. The total budget available for these improvements is expected to be approximately  
18 \$250,000, and some public improvements will be funded by A-Team Enterprises, LLC.

19  
20 I had initially hoped to secure Board approval of the specific improvement plans at the October 9 meeting, and  
21 then begin construction later this year with a goal to complete the improvements prior to the 2019 tourism  
22 season. With the Town's focus on Hurricane Florence recovery, I don't believe that the Town will be able to  
23 complete planned street and beach access improvements by May 2019. A more reasonable timetable to construct  
24 the improvements is winter 2019-2020, with completion by May 2020. This timetable is also consistent with A-  
25 Team's request for a 6-month extension of the deadlines in the April 2018 agreement.

26  
27 **Flood Risk Evaluation Outreach Events Cancelled, Will Be Rescheduled**

28 The Town planned to sponsor two free seminars for our property owners to learn about ways to reduce flood  
29 insurance premiums on September 21 and 22, however, these were cancelled due to Hurricane Florence. The  
30 Town will work with the vendor to reschedule these sessions later this winter or spring.

31  
32  
33 **Emerald Isle Fall Fishing Tournament**

34 The Executive Committee is making good progress on the planning for the 1<sup>st</sup> annual tournament that will be held  
35 on September 20-21, 2019. The committee has developed the basic structure of the tournament, prize categories,  
36 and tournament rules, and is beginning to roll out the official tournament website and social media platforms. The  
37 committee is meeting monthly to continue planning efforts.

38  
39 **Emerald Isle Beach Music Festival Cancelled, Now Set for September 28, 2019**

40 Unfortunately, the 3<sup>rd</sup> annual "re-boot" of the Emerald Isle Beach Music Festival, scheduled for September 29, was  
41 cancelled in the aftermath of Hurricane Florence. The 2019 event will be held on Saturday, September 28, and the  
42 same lineup will perform. The Town was fortunate not to lose any money on this event, as the performers have all  
43 agreed to put the 2018 deposits toward the 2019 payments. Performers for the 2019 event will include Sammy  
44 O'Banion, Band of Oz, Fantastic Shakers, Chairmen of the Board, The Embers, and The Tams. The Town will return  
45 all sponsorship payments for 2018 or hold them for 2019 - at the discretion of the sponsors.

46  
47  
48

1 **Draft 2020-2029 State Transportation Improvement Program (STIP) Released**

2 NCDOT has released a draft of the new 10-year plan, and requested intersection improvements at three Emerald  
3 Isle intersections are included. The NC 58 / Bogue Inlet Drive intersection is again included in the new plan, with  
4 construction targeted for 2025. The NC 58 / Coast Guard Road intersection is included, with construction targeted  
5 for 2027. The NC 58 / Loon Drive (Emerald Plantation) intersection is also included, with construction targeted for  
6 2028. The NC 58 / Mangrove Drive intersection is not yet included in the draft plan, but there is still a chance that  
7 that intersection will also be added to the 2020-2029 STIP later this year.

8  
9 As you know, inclusion in the STIP is the critical first step in securing State funding for future NC 58 improvements.  
10 Without inclusion in the STIP, no improvements of any kind are likely to proceed in the future. Although the 3  
11 intersections are identified in the draft STIP as either mini-roundabout or roundabout improvements, NCDOT will  
12 perform significant additional analysis, consult with the Town, consult with nearby business owners, and solicit  
13 additional public input in the coming years before finalizing any specific plans for these intersections. In the end,  
14 the actual improvements may be roundabouts, traffic signal and/or lane improvements, or perhaps no  
15 improvements at all, however, it is critical for these projects to be included in the STIP in order to have any chance  
16 at all for future NC 58 improvements.

17  
18 As you know, the vast majority of people in Emerald Isle are opposed to the widening of the NC 58 bridge and NC  
19 58 because it is believed this will drastically change the character of the Town and negatively impact the Town's  
20 small-town atmosphere. As discussed in the past, if one accepts this position, yet still wants to improve traffic flow  
21 into and out of Emerald Isle, the only remaining options are small, incremental intersection improvements. It is  
22 obvious that the 4 signalized intersections are the primary factors causing traffic congestion, and the projects  
23 included in the draft STIP would seek helpful, incremental improvements at these locations. There are likely no  
24 "magic bullet" solutions to the Town's traffic congestion issues during peak periods, and the Town has consistently  
25 worked to identify any helpful improvements to at least promote incremental improvement in traffic flow through  
26 Emerald Isle.

27  
28 One other option that is often suggested is the potential for a 3<sup>rd</sup> bridge to the mainland in the middle of Bogue  
29 Banks. This project is not currently under consideration by NCDOT or any local government in Carteret County,  
30 and it is unlikely such a project would ever be constructed in any of our lifetimes due to significant cost,  
31 environmental hurdles, and local political issues in other municipalities.

32  
33 **NC 58 / Bogue Inlet Drive Intersection Improvements**

34 NCDOT continues to evaluate potential intersection improvements at NC 58 / Bogue Inlet Drive, and I am awaiting  
35 additional feedback from NCDOT before discussing further with nearby business owners. I expect to receive  
36 additional information in the next week or two, and will then engage in additional discussion with nearby business  
37 owners.

38  
39 I remain hopeful that NCDOT will ultimately pursue beneficial improvements to this intersection that are  
40 supported by nearby businesses, the general public, and the Town, however, I am increasingly concerned that no  
41 improvements will ultimately be feasible. I hope to provide a more definitive update to the Board and the  
42 community at the November or December meeting.

43  
44  
45  
46

1 **NC 58 Traffic Camera Request**

2 NCDOT staff are currently evaluating the Town's request for a fixed traffic camera along NC 58, and are developing  
3 a more formal plan and cost estimate. I hope to receive additional feedback about this initiative in the coming  
4 weeks.

5  
6 **NCDOT Still Planning Installation of Flashing Beacons at New NC 58 Crosswalks**

7 NCDOT is still planning to install flashing beacons at the new NC 58 crosswalks installed earlier this year at Islander  
8 Drive, the Town Government Complex, and near the Ocean Drive dog-leg. Initial price quotes were higher than  
9 expected, however, and NCDOT is currently evaluating other options, but still intends to eventually install the  
10 flashing beacons.

11  
12 **Deer Population Estimate Cancelled, No Controlled Hunt This Year**

13 The NC Wildlife Resources Commission was scheduled to coordinate a new deer population estimate in  
14 September, however, it was cancelled due to Hurricane Florence. Due to the belief that the Emerald Isle deer  
15 population remains low, Town staff do not intend to conduct a controlled deer hunt this winter. Please let me  
16 know if you have any concerns with this approach, and we will adjust accordingly.

17  
18 **McLean-Spell Park Pedestrian Bridge / Dedication Ceremony**

19 B&P Services, the Town's contractor, began work on the new pedestrian bridge from the Community Center to  
20 McLean-Spell Park before Florence, and likely still has a couple weeks of work left to complete the bridge. We are  
21 hopeful that the new bridge will be complete in the coming weeks. The formal park dedication ceremony will be  
22 scheduled as soon as possible after the new bridge is complete.

23  
24 **NC 58 Landscape Lighting Installed, Damaged, Fixed**

25 Town staff completed the installation of 26 lights in landscaping beds along both sides of NC 58 near the base of  
26 the Emerald Isle bridge in early September. Several lights were damaged during Hurricane Florence, however,  
27 Parks and Recreation staff have already fixed the damaged lights and they are now functional again. An additional  
28 8 lights will be installed after Hurricane Florence recovery efforts are complete, and Town staff hope to gradually  
29 expand the landscape lighting in this area in future years as funds become available.

30  
31  
32 **Additional Beach Swings To Be Installed This Winter or Spring as Time Allows**

33 The Town has received payment for 5 new beach swings, and has received verbal commitments for an additional 3  
34 locations. Planned new locations include Lee Avenue, Bluewater Drive, Whitewater Drive, 18<sup>th</sup> Street, Tammy  
35 Street, and 3 as-yet undecided locations. Interested businesses or individuals may sponsor additional locations  
36 with a \$1,000 contribution.

37  
38 **Town Drone**

39 The Fire Department took delivery of the Town's first drone shortly after Hurricane Florence ended. The drone is  
40 equipped with a high quality camera to aid in various Town services in the future. Specialized training and  
41 certifications are required for governmental use, and two Fire Department employees are currently enrolled in  
42 required training.

43  
44 Upon completion of the required training, the new drone will be available for use by all Town departments. The  
45 drone is expected to be helpful for firefighting incidents, crowd monitoring at special events, search and rescue

1 activities, and more. Town staff will also be exploring potential modifications to potentially enable the delivery of  
2 flotation devices to swimmers in distress in the future.

3  
4 **Fire Department Will Investigate New Water Rescue Equipment**

5 Prior to Hurricane Florence, Town staff tested individual, motorized water rescue devices (similar to motorized  
6 diving devices) in Wrightsville Beach, and continue to evaluate the applicability, effectiveness, and reliability of  
7 these devices for potential future use in Emerald Isle. We had hope to schedule a demonstration in Emerald Isle in  
8 September, but Hurricane Florence did not allow this to occur. The Fire Department will likely reschedule the  
9 demonstration for sometime later this year or next spring. Fire Department staff will also be evaluating new jet  
10 skis to replace the Town's two existing jet skis that are now more than 14 years old.

11  
12 **Potential Relocation of Marked Navigation Channel in Bogue Sound**

13 I met in August with NC Division of Coastal Management staff to explore the potential relocation of the existing  
14 navigation channel (associated with the Emerald Isle Public Boating Access Area) in Bogue Sound further away  
15 from homes along Sound Drive. Initial discussions were generally positive, however, there are still many  
16 environmental, practical, and financial issues to be explored.

17  
18 I was scheduled to tour two new potential channel alignments with NC Wildlife Resources Commission and NC  
19 Division of Marine Fisheries on September 11, however, this tour was cancelled due to Hurricane Florence. I will  
20 reschedule this tour later this year or next spring after we get further along with Florence recovery efforts. An  
21 aerial photo map indicating potential new channel locations is attached.

22  
23 **Bogue Inlet Dredging Completed, Potential for Federal Funding in Hurricane Florence Supplemental  
24 Appropriation Bill**

25 The US Army Corps of Engineers completed dredging in Bogue Inlet and the Coast Guard Chanel on September 5,  
26 and channel markers were relocated. Unfortunately, Hurricane Florence impacted us about a week later, and  
27 likely altered the navigation channel. The US Army Corps of Engineers has not yet completed a post-Florence  
28 survey of the Bogue Inlet channel, however, it is expected in the coming days. I am anxious to see how the  
29 channel was impacted by Florence.

30  
31 We are also still awaiting the actual cost of the early September dredging work, but believe it will be between  
32 \$100,000 - \$150,000. The State-local partnership reserve fund had a balance of approximately \$298,000 prior to  
33 the recent dredging work.

34  
35 Depending on the impacts to the Bogue Inlet navigation channel by Florence, it is possible that the US Congress  
36 will provide funding for future Bogue Inlet navigation dredging in a supplemental appropriations bill. Over the past  
37 decade+, these types of supplemental appropriations bills have provided the only Federal funding for navigation  
38 dredging in Bogue Inlet. We will continue to monitor any actions by the Corps of Engineers and/or Congress with  
39 regard to Bogue Inlet.

40  
41 **Town Banner Program**

42 Prior to Hurricane Florence, the 4 new test banners on decorative light poles near the Town Government Complex  
43 seemed to be holding up well. Unfortunately, they did not do very well during Florence, and thus I am not sure  
44 how receptive Carteret-Craven Electric Cooperative will be to allowing banner installation on all poles. I plan to  
45 discuss this issue with Carteret-Craven Electric Cooperative after we get further along in the recovery process. It  
46 may be that we still proceed with the banner plan, but that a conscious effort is made to remove all banners

1 before a hurricane reaches Emerald Isle. If we are not able to proceed with the installation of the banners on the  
2 decorative poles, there are likely other strategies to consider to achieve the same end goal.

3  
4 **Downtown Light Conversion - LED**

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

7  
8 **Pickleball Court Plans**

9 The FY 18-19 budget includes a total of \$25,000 for the construction of at least one (perhaps two?) pickleball  
10 court(s) at the Town Government Complex. Alesia Sanderson, Parks and Recreation Director, and I had planned to  
11 construct the new court(s) this winter, however, it is likely that this project will be delayed until spring 2019 or  
12 perhaps into FY 19-20.

13  
14 **Old Circle Pizza Building**

15 The owner of this building continues to cooperate with the Town, and is still planning to demolish the building in  
16 the near future. Town Planner Josh Edmondson continues to work closely with the owner on this issue.

17  
18 **NC 58 Bridge Work**

19 NCDOT contractors began maintenance work on the underside of the NC 58 bridge decking prior to Hurricane  
20 Florence, but have not yet returned to resume work. I am not certain of the plan going forward at this time. I am  
21 also uncertain of the specific timetable for the installation of new guardrails on the bridge.

22  
23 **Gigabyte Level Fiber To The Home**

24 Commissioner Normile and I met in late August with representatives from ATMC, a community cooperative that  
25 provides fiber to the home in Brunswick County, to learn more about their system and also explore potential  
26 opportunities for ATMC in Emerald Isle in the future. The meeting was productive, and also included participation  
27 by Carteret-Craven Electric Cooperative.

28  
29 Prior to Hurricane Florence, ATMC indicated a willingness to investigate the most cost-effective connection point  
30 for potential new fiber lines to Emerald Isle, and then provide further feedback. I suspect that this effort was / is  
31 delayed due to the storm, however, I will reinitiate dialogue with ATMC in the coming weeks after we get further  
32 along in the recovery.

33  
34 Commissioner Normile and I will also eventually meet with other fiber providers in the coming months. As  
35 discussed previously, we continue to work toward a goal of promoting internet service competition and improved  
36 service quality / speed in Emerald Isle in the future.

37  
38 Additionally, Commissioner Normile has agreed to serve on the NC League of Municipalities' new Broadband Task  
39 Force that will be working on these issues at the State level.

40  
41 **Seasonal Population Study**

42 In August, I attended the first meeting of a working group that includes NCDOT staff, NC League of Municipalities  
43 staff, and local government officials that has been tasked with devising a methodology to accurately account for  
44 seasonal population in the Powell Bill (State street maintenance funding) revenue distribution formula. I am  
45 pleased to serve on this working group, and am hopeful that this group's efforts may result in more "credit" for  
46 communities like Emerald Isle in State revenue distribution formulas.

47

1 This specific study is focused on Powell Bill revenues, however, I am hopeful that any new formula may also  
2 eventually be applied to other State revenues that are distributed based on population – particularly sales tax. The  
3 incorporation of seasonal population in State revenue distribution formulas would likely result in significant  
4 additional revenue for places like Emerald Isle.  
5

6 **Golf Cart Advisory Committee**

7 The Golf Cart Advisory Committee did not meet in September due to Florence, but is scheduled to meet in  
8 October.  
9

10 **Dog Park Development Committee**

11 The Dog Park Development Committee did not meet in September due to Florence, but is scheduled to meet in  
12 October.  
13

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

15  
16 Commissioner Taylor thanked Frank for his leadership and praised him for how he brought  
17 everyone together and kept everything together during the storm. Commissioner Taylor said as  
18 the junior Commissioner it was overwhelming to see what Frank did and went through each  
19 day and every week, and he couldn't thank him enough.  
20

21 Commissioner Finch said he knew a lot had transpired and their was still had a long way ahead  
22 of us but he was proud of Emerald Isle, all the town employees, churches, individuals, military,  
23 all coming together working – it really gave “nice matters” a new meaning.  
24

25 Commissioner Messer echoed the statements by Commissioners Taylor and Finch.  
26

27 Commissioner Dooley agreed and added that town staff had been away from their families as  
28 well during a very trying time, and she knew that Frank was still working very long hours and  
29 they very much appreciated it.  
30

31 Commissioner Normile commented that he knew Finance Director Laura Rotchford had been  
32 working on the overtime sheet for the storm and noticed her name was conspicuously absent  
33 and he knew how she was and respectfully said he would appreciate it if she would submit her  
34 overtime hours. Commissioner Normile also referred to Frank who the Board had met and  
35 spoken with during the storm at all hours – 5am, 11pm, 3am, and as a friend and colleague  
36 asked him to submit his overtime hours.  
37

38 Commissioner Normile also mentioned a letter he had received and shared with the Board in  
39 the middle of the night during the storm. Commissioner Normile said he served on the Beach  
40 Commission for the county and they needed \$40 million just for our county to put sand back on  
41 the beach and that had been out on national news and as such a young lady he had met on

1 Facebook had written him a letter. Commissioner Normile said her name was B'Ella Hansen  
2 from Belleville, Illinois. Commissioner Normile read excerpts of the letter aloud as follows  
3 written partly by B'Ella and partly by her mom:

4  
5 "Enclosed is the first check from 6 year old B'Ella. She is selling unicorn cookies to support your  
6 beach nourishment in Emerald Isle. ...My dad Clark Gould is a part-time resident there and  
7 Emerald Isle is my favoritist place in the world.....We are so sad over the recent devastation in  
8 the area and wish we could be there to help..... We hope this tiny bit helps and if nothing else  
9 hopefully it is helping to spread the word around about what a wonderful and beautiful  
10 community Emerald Isle is – so far B'Ella has orders for cookies from Delaware, Georgia,  
11 California, and Illinois, here is our first check and we trust many more to follow."

12  
13 Commissioner Normile turned over B'Ella's check for \$38 from the first batch of unicorn cookies  
14 to Finance Director Laura Rotchford.

15  
16 The Board and public applauded B'Ella and her contribution to the Town of Emerald Isle.

17  
18 Mayor Barber thanked the entire Town staff for how hard they worked. Mayor Barber said he  
19 saw firsthand as staff met before, during, and after the hurricane and he was able to sit in on  
20 some of the meetings. Mayor Barber said the Town was blessed to have such a dedicated staff,  
21 everyone worked so well as a team.

22  
23 **18. Adjourn**

24  
25 ***Motion was made by Commissioner Messer to adjourn the meeting. The Board voted***  
26 ***unanimously 5-0 in favor. Motion carried.***

27  
28 ***The meeting adjourned at 7:45 pm.***

29  
30 Respectfully submitted:

31  
32  
33  
34 Rhonda C. Ferebee, CMC, NCCMC  
35 Town Clerk

36  
37