



**TOWN OF HOLDEN BEACH
BOARD OF COMMISSIONERS
INLET AND BEACH PROTECTION BOARD
JOINT SPECIAL MEETING
TUESDAY, JULY 24, 2018 – 10:00 A.M.**

The Board of Commissioners and the Inlet and Beach Protection Board (IBPB) of the Town of Holden Beach, North Carolina met for a Joint Special Meeting on Tuesday, July 24, 2018 at 10:00 a.m. in the Town Hall Public Assembly. Present were Mayor J. Alan Holden; Mayor Pro Tem Mike Sullivan; Commissioners Pat Kwiatkowski, Joe Butler, John Fletcher and Peter Freer; Inlet and Beach Protection Board Members Vicki Myers, Ronda Dixon, Mike Pearson and Richard Rice; Town Manager David W. Hewett; Town Clerk Heather Finnell; and Assistant Town Manager Christy Ferguson. IBPB Member Dean Thomas was unable to attend the meeting.

Mayor Holden called the meeting to order at 10:06 a.m.

DISCUSSION AND POSSIBLE ACTION ON CHARGE TO THE INLET AND BEACH PROTECTION BOARD

Commissioner Kwiatkowski said to remind everyone what we want to do is to avoid duplication of staff activities. This is an advisory board, it is not one that would do activities that would fall to the staff. She advised that it might be good for the IBPB members to talk to the staff at one of the first meetings and to get a firm list of their responsibilities. She said to make sure to respect those responsibilities. Discussion is fine, but we don't want two people doing the same thing and causing confusion. Town Manager Hewett explained they are in the process of conducting orientation for the IBPB.

Commissioner Kwiatkowski said she was looking at the powers and duties in Section 35.02 and thought there should be more specifics. Commissioner Freer mentioned that Section A should be the Board, not Town. He said he will correct that later.

Commissioner Kwiatkowski reviewed 35.02(B). She thinks there needs to be more discreet objectives with timelines on what to deliver the first year. Town Manager Hewett would like clarification on the long term plan articulated in this section as it relates to the one prepared by ATM. Commissioner Freer suggested the IBPB collect what we have first (annual plan, Land Use Plan) and then look at it from their perspective with the guidance from the Board. Commissioner Kwiatkowski said we have years of annual reports and plans. We are talking about trying to build a longer term plan. She asked what we are expecting in terms of activities and the funding necessary before the next Central Reach. She mentioned interim activities, like hotspots, continuing to bolster our dune system, plantings, sand

fences, how we are dealing with walkways, etc. Commissioner Freer said there are long and short term plans. He said they should look at their guiding goals, what they are trying to accomplish, a mission statement. Member Dixon said there are the activities that the Town management does and the activities that ATM does. She asked where the IBPB fits it. She used the inlet dredging article in the Beacon as an example of asking where to fit in. She inquired what unique benefit their board can offer. Commissioner Fletcher stated he has observed some of the other Town boards and it isn't always clear who they work for. The Board is looking for a team that keeps them advised on all information they can gather from the Town, ATM and all other information they can gather from research, observing or contacts the IBPB has. He added that how the Town manages the beach and the inlet in the next ten years is key. Commissioner Freer said the Board needs help getting details and different perspectives. Commissioner Kwiatkowski said you can look at other beach communities and see what the other communities are doing that need to deal with constant nourishment and how they are funding projects. She suggested watching what is happening with state and federal laws. She recommended that the IBPB divide up different research areas amongst themselves. Commissioner Kwiatkowski said they could be valuable by defining the sand costs in the reserve fund. She explained they could look at what costs could legally be paid from the fund. Another item would be following what's happening with the terminal groin lawsuit on Ocean Isle Beach from the standpoint of making sure they are not harming Holden Beach. Commissioner Kwiatkowski said they could watch Oak Island activities. She stated try to come up with a proposal on how a united Brunswick beaches effort could be formed that could get something meaningful done at the state level. She mentioned looking at how to improve on the committee that is already in place. Commissioner Kwiatkowski clarified that she meant that these are the things to assign as people's major responsibilities in the first couple of months. The IBPB need to arrange who is driving what. Commissioner Fletcher would like a chance to stay in front of these things. He said if Mother Nature mistreats the Town, people won't be able to pay their taxes. He wants to make sure the Town is financially ready and we can keep the Town as healthy as it is. Member Myers would like to see the IBPB develop goals they all agree on. For example, she thinks they all would like to see a strong vegetated dune from inlet to inlet. She would like to look at seeing what is the most pressing and time sensitive thing. She reads the beach reports and wants to see a plan on how the Town will get to where it needs to be in ten years. She talked about 10-year planning. Commissioner Kwiatkowski stated that growing revenues is part of the reason she requested the Board have a meeting in September and she doesn't think coming up with alternatives to revenue is the IBPB's main priority now. It is to figure out the estimated costs between now and the next Central Reach. The Board will come up with financial plans and the IBPB can come up with what will be needed for beach and inlet management. The Board will have to figure out how to do everything in the Town, plus that with the money we have. Commissioner Fletcher talked about contingencies and how planning for them will help the Town. Commissioner Freer said he thinks the beach is three parts, east, central and west. Each section has its own needs. He said there is also the inlet and how they intersect.

Member Dixon said the Lockwood Folly Inlet is on the table now. She asked if the Board wants to charge the IBPB to get involved. Commissioner Butler stated Deputy County Manager Steve Stone referenced a couple of things in the article; he thinks the Board needs to look at Town Manager Hewett. In the article, Mr. Stone made a statement that said the Town may not need the sand. Town Manager Hewett

stated he thinks this issue illuminates an operations and communicates specific example. It is a case of who is speaking for the Town. This is an example of where it is a staff responsibility to bring that information to the commissioners. He talked about the Lockwood Folly Inlet and Oak Island situation. What was reported in the Beacon article was probably not the most accurate representation of all of the details associated with the project. There are three pieces of the Lockwood Folly Inlet in play right now. The Murden is supposed to be used to clear about 6,000 yards out of the inlet throat. It is near shore placement. As far as the Town participating in it, he told them the Town is not interested in it. Putting any sand from the inlet, east of the inlet is not the most economical. The Town has a SDI-5 permit. We are one of six permit holders to a statewide permit. Oak Island opted not to participate in that effort when we were doing it three years ago, but they are now trying to become part of the permit so they can harvest sand from the inlet. Town Manager Hewett said our position is that Holden Beach's annual erosion rate is on the order of over 100,000 cubic yards a year. Our ability to take advantage of the Corps' biannual harvest from the inlet crossing is critical to being able to maintain status quo. We rely on the federal government to use the least cost method of disposal from the inlet. The \$4 million project they are quoted on is the larger dredge effort. That project hasn't been permitted yet. When you go deeper and wider, our concern is what it will do to the east end, especially if you don't put the sand on Holden Beach. Town Manager Hewett said the County understands the Town's concerns, but that may be something the Town may want to articulate into the comprehensive plan as a policy statement. Commissioner Freer asked if Mr. Stone does understand our plan, even though it was misprinted. Town Manager Hewett replied absolutely. Commissioner Freer said there are at least three items concerning the inlet and said we can prioritize where the Town stands. Assistant Town Manager Ferguson said if it comes down to sharing, if it comes down to one of the two municipalities getting one of the two projects and it being divided you are looking at one municipality paying about \$1.3 million for the deepening and widening project, where historically when we have done the other it was \$84,000. Town Manager Hewett said the 4th piece is that the Corps is bidding out the SDI-5 biannual inlet crossing project now. The Corps' uses the least cost method of disposal for beach placement. There has been a request to the Corps to do a double bid to see what it would cost to put it on Oak Island, but he doesn't think the federal contracting laws will provide for that. He explained the County knows we are standing by with the money and necessary permits. We haven't needed to use our permit yet because whenever we have piggybacked, we have been able to do it in the federal footprint. Mayor Holden talked about politics and how they could affect the outcome. He talked about the Mike McIntyre opportunity the previous Board denied. He said Mr. McIntyre was available to hire to help the Town get monies. His concentration is doing what the Town needs done, representing us in the discussions, committees, so forth on the state and national level. Mayor Holden said we now find ourselves on the short side of power battling Oak Island. The longer we allow the power to grow over in Oak Island, without some sort of way of fighting back, the more difficult it will be to overcome. He stated you need to be involved and form relationships.

Commissioner Fletcher needed to leave at 10:54 a.m.

Mayor Holden said we keep talking about Lockwood Folly. He said we need to consider the west end also. Mayor Holden talked about his Raleigh trips and the representation of our Town versus other

municipalities. Commissioner Kwiatkowski stated she thinks it is beneficial to think about setting up a committee of people willing to go. Commissioner Freer stated he thinks the first step is this committee. He added there are other steps we can take, including the Board being more involved and contracting someone to help us out.

Mayor Holden said the Town had a storm in the past and we didn't have any money. The Town had to borrow about \$3 million. It was a crisis. The Town had to mortgage all of the Town's assets to borrow the money. Even if government helps you in bad times like that, the money is delayed. You need to operate while waiting on the money. Nobody knows when a storm is coming or how much it will cost. Commissioner Freer said that's why beach communities' need for their General Fund Balance is 100%. Mayor Holden stated that Holden Beach is pictured in the public eye as having a low balance of funds for emergency purposes. There is another beach town close to us that gets praised for their balance. What the public doesn't know is how they do their books, compared to how we do ours. He advised people to investigate before you assume someone is better off than the Town.

Member Dixon stated that Oak Island has been on the quiet side for many years, they are not quiet anymore. Member Myers asked if the Town could capitalize on some of their problems by making sure the Town has our money and permits in place. Town Manager Hewett said the Town is shovel ready right now. He thinks that is the kind of policy statement that is good to have; it is the policy of the Town to be shovel ready when opportunities come along. He and the boards talked about what the Town's strategy has been.

Commissioner Kwiatkowski asked if it seems one of first things the IBPB can do would be to take all these different things Town Manager Hewett said and write an inlet policy for the Town that can be our formal document. Town Manager Hewett stated he thinks it would not take much effort, especially in the context of our current beach monitoring and management plan (the engineer is ten weeks into crunching the data for the annual beach survey) to wait until it comes out in October or provide him with direction and allow those types of issues to be addressed in the plan. He doesn't think it would be a far stretch to evolve the beach management plan into a comprehensive plan. It may take some dialogue between ATM and the IPBP, but that would be up to the Board. He wouldn't want to delay that document, if there is a storm it is used in the FEMA process. Town Manager Hewett believes it is September or October for the deliverable. It may be that the Board receives the plan and then charges the engineer to evolve it. Member Myers asked if it would be beneficial for the Board to come up with a policy that they adopt about the inlet. Town Manager Hewett said the inlet is addressed in the plan. The boards talked about the SDI-5 permit and Oak Island's effort to join. Town Manager Hewett stated he thinks that with very little massaging on our annual document we can get to a comprehensive plan. We will need to pull some finance stuff in. That may be a function of the Board's working session in September. If there is a desire to define the inlet section as one leg on our sand stool, he is pretty confident it can be elaborated on and turned into a policy statement. Commissioner Freer said to Town Manager Hewett's point on communication, we need to be careful. Commissioner Kwiatkowski said that sounds like a good first priority.

Commissioner Kwiatkowski said Mayor Holden has mentioned the need for more participation by Holden Beach. A proposal of how that could be accomplished could also be a priority. It could be a how many, who, what will it cost, the objective and the steps it will take. The people who want to do it need to be committed. Member Dixon asked if they can start today with a communication to everyone from staff on upcoming meetings. Assistant Town Manager Ferguson stated she could get some dates out. She mentioned a couple of meetings. Commissioner Freer stated maybe the commissioners should focus on different aspects of topics occurring in the Town. The boards talked about meetings and how lobbyists can assist.

Town Manager Hewett asked for confirmation if the comprehensive plan and how it was discussed at the meeting is the number one priority. Commissioner Kwiatkowski responded yes, with the inlet section as the first thing to try and bat out. She added to have a policy on the inlet to make it clear the commitment to get the sand for the east end. Member Myers asked about the easements for the east end. Town Manager Hewett said Attorney Fox is working on the easements.

Commissioner Kwiatkowski said she is still thinking about a citizens' committee to have more of a presence in Raleigh. She asked the Mayor's thoughts. Mayor Holden explained there are two kinds of people. Sometimes you need numbers, then you need to have those who can speak to the subject and have relationships in the group. Member Dixon stated she thinks this group is committed to getting involved in lots of local meetings. She thinks we have an active group of concerned citizens on the island that would participate if asked. Mayor Holden is unsure if Mike McIntyre is still available to provide services to the Town.

Member Myers asked if they should schedule a meeting with Fran Way from ATM. Town Manager Hewett replied it might be good to invite him in the August timeframe. Mayor Holden said it might be good to have him at the Town meeting too. Town Manager Hewett is not sure of Mr. Way's schedule.

Member Pearson provided his feedback from the meeting and stated he thinks this meeting was a good step forward of where they are headed and what they need to do. Assistant Town Manager Ferguson explained that some meetings cannot accommodate the group because of space in regards to the request on upcoming meetings.

Commissioner Kwiatkowski said asking the Board which two would like to be the lead on this would be the appropriate way to act in regards to Commissioner Freer's comment earlier. Commissioner Freer said he agreed. Commissioner Kwiatkowski said it would be the same for the IBPB. Town Manager Hewett said he thinks this group would be first string relating to people attending meetings. He said there would be a credibility aspect by being a member to the board. Commissioner Freer said he agreed and that each board can decide who would want to focus on this. Both boards would like an email with the dates of upcoming meetings.

Mr. Pearson asked what the representative from the Corps that didn't show at the last meeting was going to discuss. Town Manager Hewett explained we have a draft of a letter to send the colonel,

requesting an update. The Town needs to know the viability of the 50-Year Project and if we could consider it a strategy in our plan.

ELECTION OF OFFICERS FOR THE INLET AND BEACH PROTECTON BOARD

Member Dixon nominated Vicki Myers as the chair of the committee. Member Pearson seconded the nomination. The IBPB declared Vicki Myers the chair by acclimation.

Member Dixon nominated Mike Pearson as vice-chair of the committee; second by Member Rice; approved by unanimous vote.

Chair Myers asked the preferred format for the monthly report. Town Manager Hewett said the chair might be making a report on items from the meeting that the IBPB didn't review the minutes of. He said it may be better for the minutes to go to the Board, instead of the chair writing a report. Commissioner Kwiatkowski said per the requirement, the report goes to the town clerk for inclusion in the next Board agenda package. Chair Myers said the Board would need to know that the report would be coming from the chair and not blessed by the IBPB yet. The Board does get copies of minutes. Mayor Holden said in the 1970s there was a problem with a misunderstanding on a report that was given that wasn't approved by those present. It was a simple mistake. It worries him until it has the blessings of the IBPB. Commissioner Kwiatkowski said she agrees since it goes to the town clerk for inclusion in the next package. That is a public document so if there is an inadvertent error it becomes more difficult to undo it. She said if anything comes up you could call a commissioner, but if you have something in writing it needs to be blessed by the whole group. The boards talked about how the process should work. Town Clerk Finnell explained that minutes that are approved by any board are provided to the Board. She suggested that at the end of each meeting, the IBPB could come up with three or four points that they vote on for the chair to report on at the next Board meeting. Commissioner Freer said there doesn't have to be a presentation. Town Clerk Finnell said she could just put it in the packets. Mayor Holden said it is a lot of pressure on a person to 100% represent a group verbally. Commissioner Kwiatkowski said it could be a formal closing of each meeting.

Chair Myers asked for confirmation that they would be meeting on the fourth Thursday of each month at 10:00 a.m. Assistant Town Manager Ferguson replied yes and that the meetings would be a Town Hall.

ADJOURNMENT

Motion by Member Dixon to adjourn at 11:46 a.m.; second by Commissioner Kwiatkowski; approved by unanimous vote.

ATTEST:

J. Alan Holden, Mayor

Heather Finnell, Town Clerk