



# Town of Southern Shores

5375 N. Virginia Dare Trail, Southern Shores, NC 27949

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[www.southernshores-nc.gov](http://www.southernshores-nc.gov)

September 17, 2019- SPECIAL MEETING MINUTES

September 17, 2019 Minutes: Special Council Meeting

[The purpose of the Special Meeting for Tuesday, September 17th at 5:30 p.m. is to consider/discuss the Coastal Engineer's Beach Survey results and all other items submitted by Council relative to long-range planning; Beach Nourishment-Presentation of Beach Survey Results-Ken Willson, Future Capital Rehabilitation/Replacement of Town Buildings, Capital Apparatus/Equipment Needs of The Southern Shores Volunteer Fire Department, Inc., Town Land Use Plan Update, Town-Wide Walking Path System, Seasonal Cut-Thru Traffic, Stormwater]

COUNCIL MEMBERS PRESENT: Mayor Bennett, Mayor pro tem Chris Nason, and Council Members Fred Newberry, Jim Conners and Gary McDonald.

OTHERS PRESENT: Interim Town Manager Wes Haskett, Finance & Human Resource Officer Bonnie Swain, Town Attorney Ben Gallop, Town Clerk Sheila Kane.

## CALL TO ORDER / PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE

Mayor Bennett called the meeting to order at 5:30 P.M., led the Pledge of Allegiance, and held a moment of silence.

## Adoption of Agenda

**MOTION:** At the suggestion of the Mayor, Councilman Conners moved to reverse agenda item 4 and 5 as presented on the agenda. Mayor pro tem Nason seconded the motion. The motion passed unanimously (5-0).

**MOTION:** Mayor pro tem Nason moved to approve the agenda as amended. The motion was seconded by Councilman Conners. The motion passed unanimously (5-0).

## General Public Comment

Mayor Bennett called for comment and no citizens offered comment.

## Beach Nourishment-Presentation of Beach Survey Results-Ken Willson

Ken Willson with APTIM presented the results from the 2019 Beach Survey Study. The first study took place in December 2017. If an additional beach study is done spring 2020, this will provide three years of data. Ken Willson provided a recommendation that consisted of options one and three.

# 2019 BEACH ASSESSMENT UPDATE: TOWN OF SOUTHERN SHORES, NC



Ken Willson  
Program Manager  
Wilmington, North Carolina



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## PRESENTATION OUTLINE:

1. *Background*
2. *Volume Changes (Updates)*
3. *Volume and Cost Updates*
4. *Schedule*
5. *Recommendations*

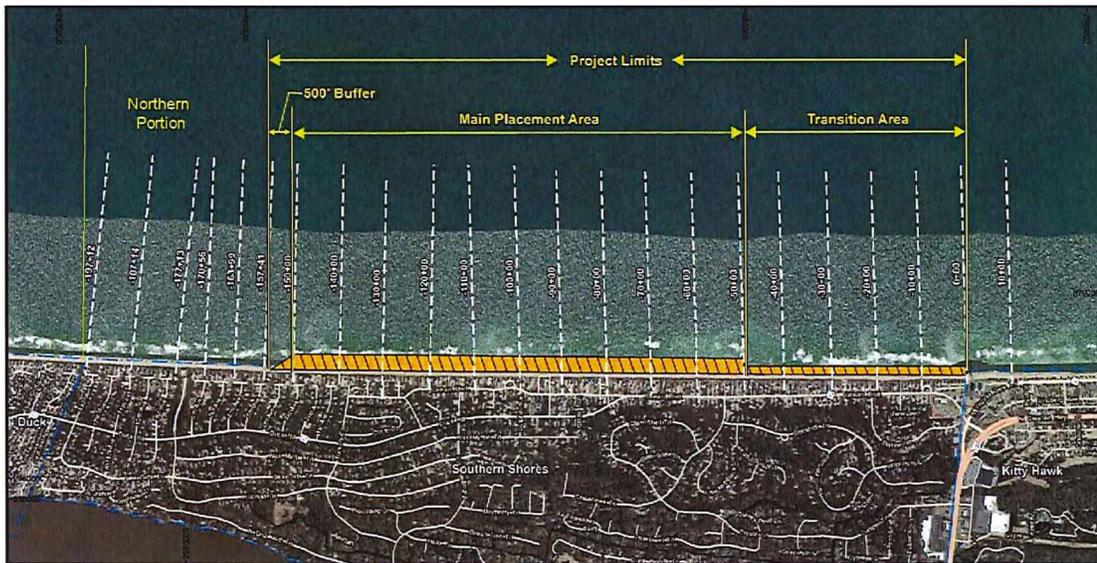


# BACKGROUND:

- ▶ Stated Goals of Beach Management Plan:
  - > provides a reasonable level of storm damage reduction to public and private development
  - > mitigates long-term erosion that could threaten public and private development, recreational opportunities, and biological resources
  - > maintains a healthy beach that supports valuable shorebird and sea turtle nesting habitat
- ▶ Beach Management Plan recommendations was based on December 2017 survey data
- ▶ Updated beach profile surveys – May 2019
- ▶ Beach Management Plan aims to coordinate the efforts of Southern Shores with neighboring communities in Dare County to achieve cost savings where possible



# BACKGROUND:



## VOLUME CHANGE (UPDATE):

- ▶ *Three (3) Sections Referenced:*
  - > *Northern Portion – North Town Boundary to 3<sup>rd</sup> Ave.*
  - > *Main Fill Area – 3<sup>rd</sup> Ave. to Approx. 400 ft. South of Chicahawk Trl.*
  - > *Transition Area - 400 ft. South of Chicahawk Trl. to South Town Boundary*
- ▶ *Town Wide – Volume Changes between Dec. 2017 and May 2019*
- ▶ *From 3<sup>rd</sup> Ave. South – Volume Changes between Oct. 2006 and May 2019*
- ▶ *From 9<sup>th</sup> Ave. North – Volume Changes between Sept. 2013 and May 2019*

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## VOLUME CHANGE (UPDATE):

- ▶ *Northern Portion:*
  - > *Gained sand between Dec. 2017 and May 2019 (5.5 cy/lf./yr.)*
  - > *Between Sept. 2013 and May 2019 (5.7 years), northern 2,000 feet of Town (Area north of 9<sup>th</sup> Ave.) had a volume change rate of +1.3 cy/lf./yr.*
- ▶ *Main Fill Area – Gained sand between Dec. 2017 and May 2019 (4.6 cy/lf./yr.)*
- ▶ *Transition Area – Lost sand between Dec. 2017 and May 2019 – average of -18.9 cy/lf./yr.)*
- ▶ *Area south of 3<sup>rd</sup> Ave had a long-term average volume change rate of +2.5 cy/lf./yr.*
- ▶ *Area south of 3<sup>rd</sup> Ave had a short-term average volume change rate of -3.0 cy/lf./yr.*

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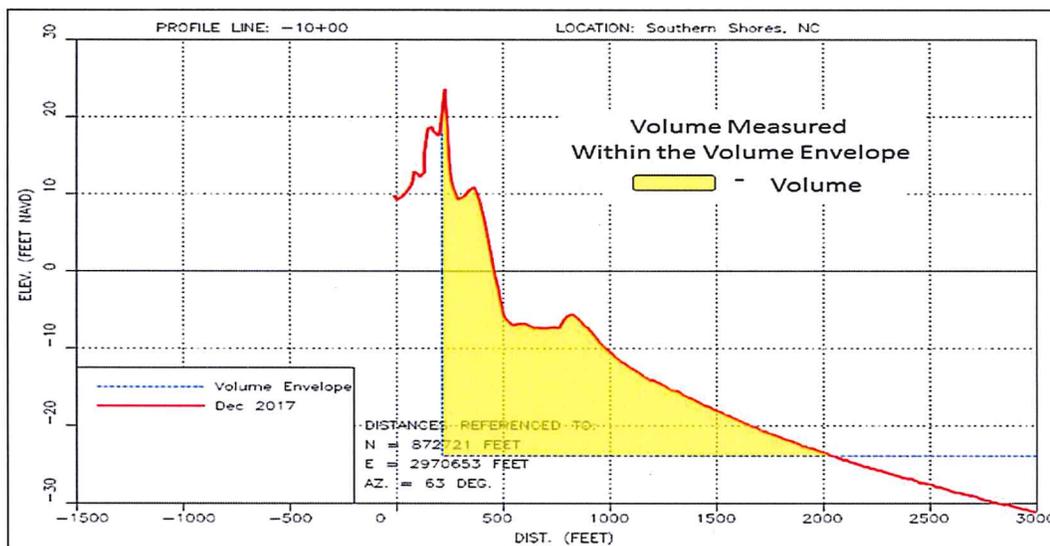
# RECOMMENDED BEACH FILL OPTIONS:

- ▶ *Project Extent – Where to Place Sand*
- ▶ *Project Volume – How Much Sand To Place*
  - > *Historical Volume changes*
  - > *Vulnerability Analysis*
  - > *Volume Present in the “Volume Envelope”*

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## BEACH MANAGEMENT PLAN: PROJECT EXTENT (BEACH VOLUMES)



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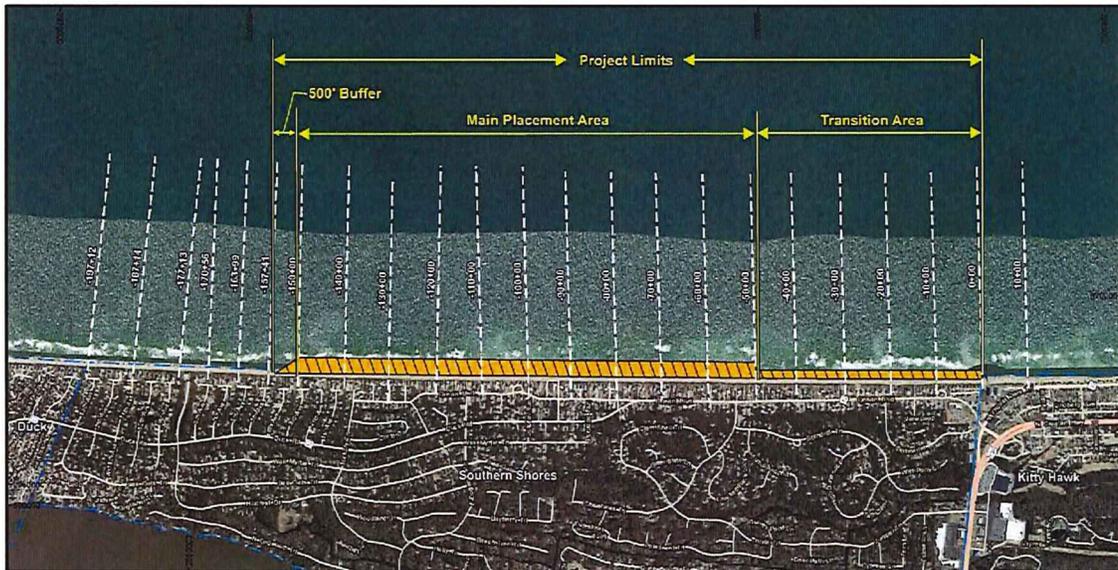


# PROJECT EXTENT / PROJECT VOLUME: (Initial Recommendations)

- ▶ Option 1: Based on Average Volume Envelope Target of 846 cy/ft. Required 45 cy/ft. Main Fill, 30 cy/ft. Transition Fill – 665,650 cy
- ▶ Option 2: 30 cy/ft. Main Fill & Transition Fill – 492,300 cy
- ▶ Option 3: 57 cy/ft. Main Fill, 30 cy/ft. Transition Fill – 803,050 cy



# PROJECT EXTENT / PROJECT VOLUME:



## UPDATED PROJECT VOLUME:

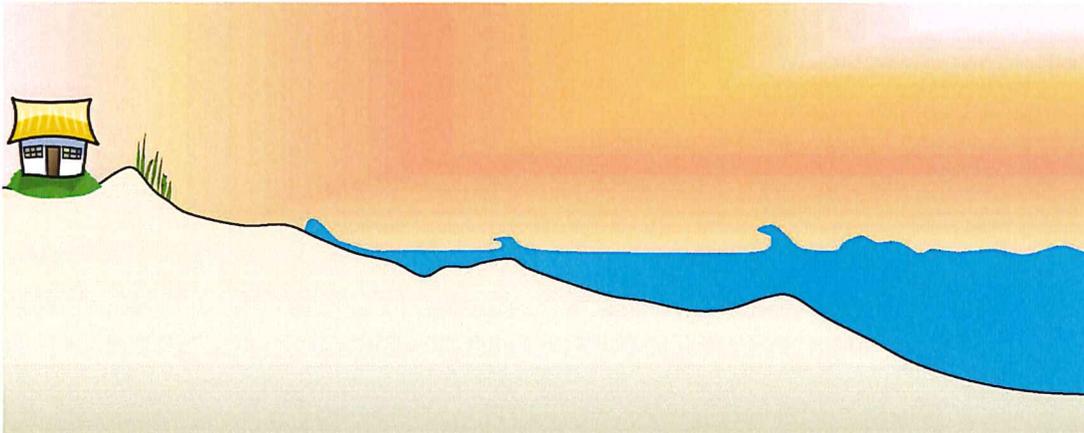
- ▶ Option 1: Design to 846 cy/lf. and 3 cy/lf erosions rate = 828,400 cy
- ▶ Option 3: Design to 858 cy/lf. and 3 cy/lf erosion rate = 1,025,800 cy



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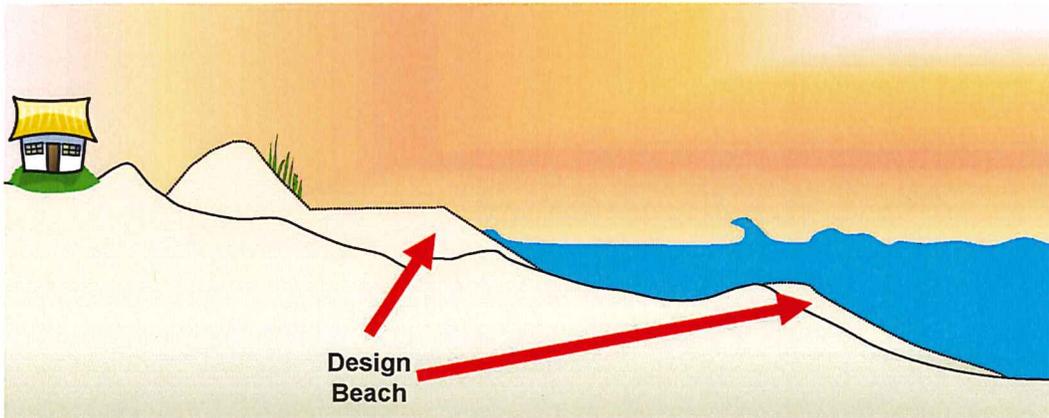
## STORM DAMAGE REDUCTION PROJECT



## Pre-Project Conditions



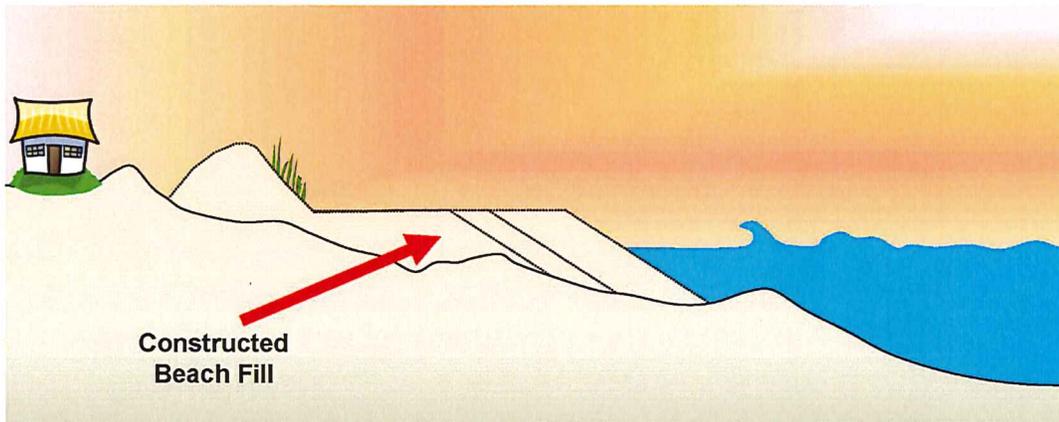
# STORM DAMAGE REDUCTION PROJECT



## Design Beach



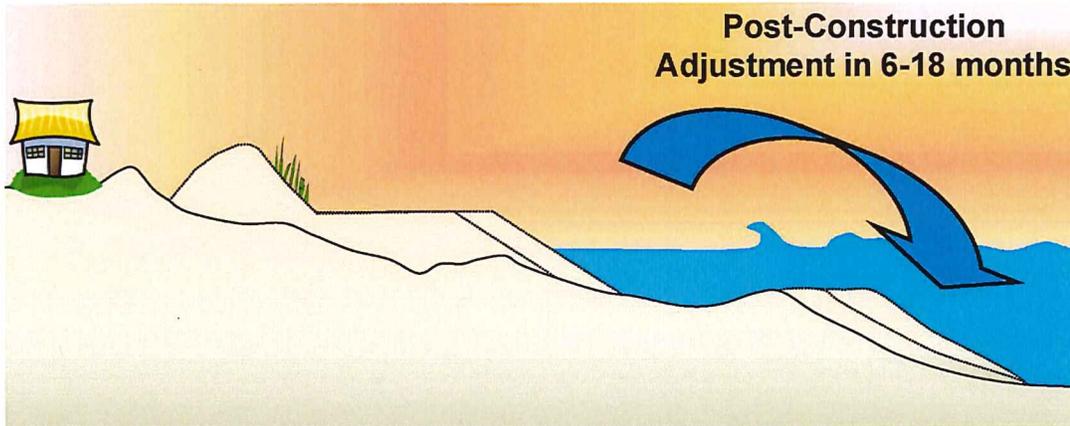
# STORM DAMAGE REDUCTION PROJECT



## Initial Construction



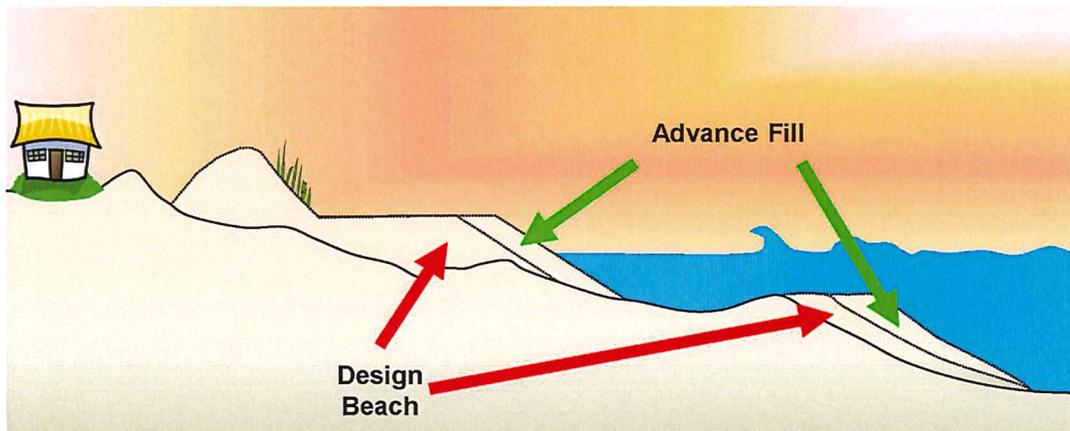
# STORM DAMAGE REDUCTION PROJECT



## Equilibration of Beach Fill



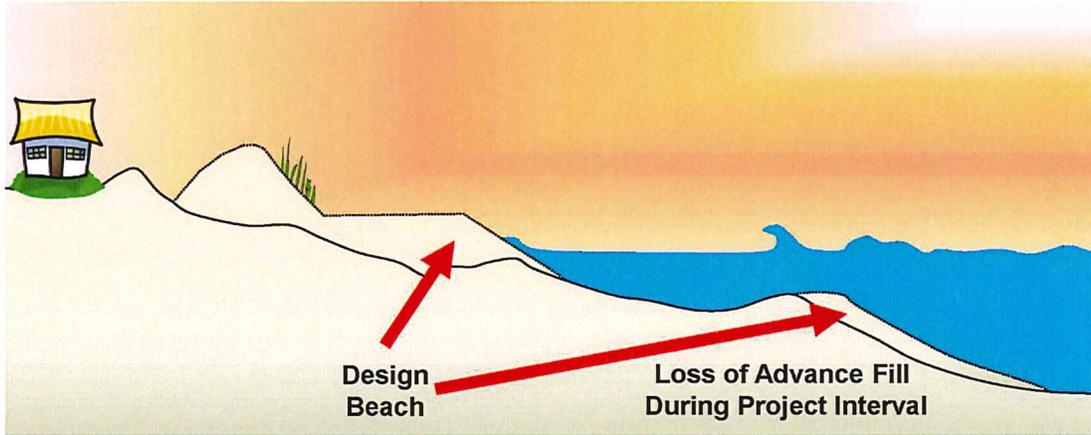
# STORM DAMAGE REDUCTION PROJECT



## Nourishment Interval



# STORM DAMAGE REDUCTION PROJECT



## Nourishment Interval



### COST:

**Table 5. Project Option Cost Estimates**

Option	Volume (cy)	Permitting / Design Soft Cost	Construction Cost	Pre-Construction/ Construction Admin.	Construction Env. Monitoring Costs	Contingency Cost (10%)	TOTAL COST
1	828,400	\$435,000	\$11,758,000	\$283,500.00	\$275,300.00	\$1,275,000	\$14,026,800
3	1,025,800	\$435,000	\$14,146,000	\$313,500.00	\$332,400.00	\$1,523,000	\$16,749,900

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# SCHEDULE:

**Table 12. Proposed Project Schedule for Southern Shores Beach Nourishment Project**

Milestone	Start Date	Completion Date	Number of Months
Project Initiations (Interagency Kickoff Meeting)	February-2020	February-2020	1
Borrow Area Development/Refinement	April-2020	February-2021	10
Final Design Work	July-2020	January-2021	6
Federal Permitting	February-2020	June-2021	16
State Permitting	November-2020	June-2021	7
Obtaining Easements for Construction	January-2021	January-2022	12
Development of Construction Plans and Specifications	December-2020	June-2021	6
Solicitation of Bids	June-2021	August-2021	1.5
Award Construction Contract	August-2021	September-2021	1.5
Construction	May-2022	October-2022	5



# RECOMMENDATIONS:

- ▶ *Determine Whether to Pursue Project / Which Option To Pursue*
- ▶ *Continue Coordination with County and Neighboring Communities*
- ▶ *Initiate Financial Planning*
- ▶ *Initiate Permitting and Design of the Beach Fill\**
- ▶ *Continued Monitoring of the Beach Profiles (2020)*

*\* Assumes the Town Decides to Pursue a Project*



# QUESTIONS

Ken Willson  
Kenneth.Willson@aptim.com  
910 443 4471

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Mayor Bennett addressed the concerns of residents with properties on the northern end. He stated much of the sand is not on the beach but has moved into shallow waters, creating a long steady slope out into deeper water. He questioned how they go about getting that sand back onto the beach. He stated beach nourishment on the northern beaches would cost an additional 2.1 million over and above the preliminary estimates and Council would further this discussion at the October meeting.

Mayor pro tem Nason stated sand could be migrating north, and a 2020 beach survey would provide additional data.

Councilman Conners inquired about CAMA erosion rates and if they influenced the data.

Councilman Newberry inquired with Ken Willson that the Pelican Watch project was predicted to have a percentage of sand loss, which had been calculated into the plan.

## **FUTURE CAPITAL REHABILITATION/REPLACEMENT OF TOWN BUILDINGS**

Mayor Bennett stated funds, approximately a quarter million, were allocated in the current budget to allow for building code deficiencies and structure updates as necessary.

Councilman Conners asked Interim Town Manager Wes Haskett if staff has moved forward yet with the updates.

Interim Town Manager Wes Haskett stated staff is in the process of creating an RFP to go out to bid. He stated that the RFP has nothing to do with the other options provided by the Oakley Collier Architects.

Councilman Newberry asked Mr. Haskett when the RFP would be ready. Mr. Haskett replied that staff is currently in storm mode, but maybe in a couple of weeks.

Councilman Nason felt it was important to keep moving forward and make an effort to address current concerns

with the buildings.

No further action taken.

**CAPITAL APPARATUS/EQUIPMENT NEEDS OF THE SOUTHERN SHORES VOLUNTEER FIRE DEPARTMENT, INC.**

Fire Chief Ed Limbacher provided a brief presentation of the department's future projected financial needs. He stated it was the best estimated guess, as of today. Future equipment needs and financing payments have been absorbed into the proposed budgets, except for next fiscal year. The Fire Department will be requesting an additional \$44,000 to allow for replacement of current thermal imaging cameras. He stated there may be times when something comes up, but he has projected what he sees as the department's needs into future budgets.

**TOWN LAND USE PLAN UPDATE**

Mayor Bennett stated the Land Use Plan update was on the priority list and called on Council for discussion.

Councilman Connors asked if the Land Use Plan needed to be updated because it was not a requirement of the towns anymore. He stated it would require hiring a consultant at about \$30,000. He wasn't against doing it but questioned the value of doing it.

Interim Town Manager Wes Haskett stated the Land Use Plan is a tool for making decisions, creating or amending policies. It is not a required document but may be necessary at times. Mr. Haskett stated he would not recommend moving forward with a Land Use Plan update without a consultant. He stated there are specific guidelines and statutes that need to be followed. There is also grant money available for updating Land use Plans.

Councilman Newberry stated the Land use Plan is like any other plan, things change and go out of date. His understanding is that it provides overall guidance for other plans.

Interim Town Manager Wes Haskett replied that it is a tool for making decisions for zoning, the current plan's census data is based off the 2000 census, it does not address beach nourishment. That is something that could be included if it was to be updated. Overall, things change in the Town, there are policies in there that could be amended, or new ones created. It is a guide for how the Town wants to move forward.

Mayor pro tem Nason stated we have a current census going on now and should the Town wait until it is completed before updating the Land Use Plan.

Interim Town Manager Wes Haskett stated the census data helps with economic trends and population data, things of that nature.

Councilman Newberry stated it was an outdated plan that needs to be updated and the most important thing in the Land Use Plan is the vision statement.

Councilman Connors stated he could completely get on board with updating the plan, he just questioned it because the State does not require the municipalities to update their plans.

Mayor Bennett agreed that the plan could be updated.

Interim Town manager Wes Haskett stated this is an item that could be added for the budget workshop in April and could be initiated in the FY 20-21 budget. New census data may be available at that time.

**ACTION TAKEN:** Consensus of Council to include the Land Use Plan update in the April Budget workshop.

### TOWN-WIDE WALKING PATH SYSTEM

Jim Conners stated discussions at the previous Council meeting was to send the walking path system to the Capital Infrastructure Improvement Committee (CIIP), but no formal motion was made.

Councilman McDonald stated he was referring to the financing of the walking path system, utilizing the funds allocated to the CIIP budget line.

Mayor pro tem Nason stated we need to have a comprehensive plan in mind. Connectivity issue needs to be addressed, and the flow of the sidewalk system evaluated. He stated Chichahauk and the SSCA all have sidewalks that could potentially be connected. He stated he did not care if it was the CIIP committee that looked at the walking path system.

Councilman Conners stated a walking path comprehensive plan was done by an outside organization. He stated he thought it was done satisfactorily and some ideas could be incorporated into the Town's plan.

No action taken.

### SEASONAL CUT-THRU TRAFFIC

Councilman Conners stated the cut-thru traffic is being addressed through a committee.

Councilman Newberry stated there is a citizen's committee established this summer [June 4, 2019] chaired by Tommy Karole. He stated based on discussion, Mr. Karole has added another member or two to the committee. Councilman Newberry stated he has explained to Mr. Karole that he needs to get more meetings, and some recommendations in place. Councilman Newberry is hopeful for a December report on recommendations from the committee and if adopted by Council, placed in next year's budget.

Mayor Bennett stated the Town clerk has provided Mr. Karole with what he needs for the committee and meeting notices.

Councilman Newberry stated Mr. Karole understands the process and is doing everything by the book.

Councilman Newberry requested a Cut thru Traffic Committee status update be added to the October agenda.

Councilman McDonald stated this an issue that has been going on for a long time. He does not want to see this committee's recommendation placed on a shelf just like prior committees.

Mayor pro tem Nason stated he mentioned it previously to Tommy Karole that he needs to get a good cross section of people on the committee, different citizens points of view. He stated there is no easy solution to address the cut-thru traffic and that consequences are very impactful for the Town. There may not be a solution until the Mid-Currituck bridge is built.

Councilman Newberry stated the cut-thru traffic is a safety issue and Council has always addressed safety. This should be no different than any other time and he would like to make sure it is adequately addressed.

Councilman Conners stated he agreed, and Council just needs to wait for the Committee's recommendations.

**ACTION TAKEN:** Councilman Newberry added the Cut-thru traffic Committee to the October 1<sup>st</sup> agenda. Committee Chair, Tommy Karole, is to provide a status update.

### STORMWATER

Councilman Conners stated he believed Councilman McDonald added this agenda item in referencing Sea Crest Village at the previous meeting. Councilman McDonald stated he did not.

Mayor pro tem Nason stated stormwater is going to come up, regardless. With the adoption of new flood maps and Dare County's new minimum height requirements, it is important that homeowners capture their stormwater on their land. It will be an issue that Council needs to keep their eye on.

Councilman McDonald stated there are numerous properties around town where water puddling in the streets have occurred due to homeowners not keeping the stormwater on their property.

Mayor Bennett stated the most impacted areas after a storm event is Sea Crest Village, all the avenues. In most cases in Sea Crest Village the houses were built below grade, so where is the water going to go? He stated the ponds along that area all overflow and he does not know if pumping is the solution. He said the big stormwater issues need to be addressed and then individual water runoff issues can be addressed through the Town Code Enforcement and Planning Department.

Councilman McDonald stated if we got an agreement with the associations, the Town could pump some of the stormwater into the ponds if they are low, until the permit to pump into the ocean has been cleared after the three days following a storm. The Town may also need to look at cutting swales rather than curb and guttering.

Councilman Nason stated the Town could consult an engineer on the stormwater issue.

Councilman Newberry inquired as to the process of obtaining an environmental permit to pump stormwater.

Interim Town Manager Wes Haskett provided a detailed explanation of the process.

No action taken.

#### GENERAL PUBLIC COMMENT

Mayor Bennett called for comment and the following citizen's spoke:

1. Mark Peters-2 7<sup>th</sup> Ave--supports beach nourishment
2. Paul Borzellino 16 7<sup>th</sup> Ave--supports beach nourishment
3. Kate Brody-Wax Myrtle Trail--limited data on APTIM reports
4. Nick Cohn-282 Hillcrest--limited data on APTIM reports
5. Ann Sjoerdsma-69 Hickory Trail--Town needs to update the land use plan, stormwater should have a committee now, engineer down the road. Looking for commitment to address cut-thru traffic.

#### COUNCIL COMMENTS

Mayor Bennett stated the revised South Dogwood Trail walking path plans are available at Town Hall and online. They have been revised to address ADA compliance. Also, storm debris cleanup will start on Monday, September 23<sup>rd</sup>.

Councilman Conners stated when addressing beach nourishment, he would like to change the goal to include a reasonable beach area.

Councilman Newberry inquired as to what the next step would be for beach nourishment. Mayor Bennett stated the steps would be to pick an option and hire a financial consultant to see how to pay for beach nourishment. Councilman Newberry stated we should first have a public hearing because residents on Wax Myrtle and Hillcrest Dr. who spoke tonight had a different way of interpreting the data provided by the coastal engineer and it might be good to hear from other people as well. Before Council makes any decisions, there should be a public hearing.

Mayor Bennett stated the Town has had a public forum on beach nourishment, a public hearing and it doesn't

change the fact that Council will need to make the decision.

Councilman Nason stated there is also a funding opportunity, where Dare County has committed to putting money into this project. The commitment amount is in the 7-million-dollar range. While he does not mind hearing from other citizens, if it gets to the point of not committing and losing the 7 million, then the project is essentially dead. That pot of money is only there for a little bit. The data is good, it is all we have. He stated everyone wishes there was more data, but that is all the Town has at this point. The challenge is, does Council with this limited data want to allow the opportunity to pass? Looking for reasons to not make a decision, does not serve the Town.

Councilman Conners stated he would like to add the financial consulting group DEC to the October 1, 2019 agenda if it has not already been done.

Councilman Newberry state he agreed and stated the public will need to know how we plan on paying for beach nourishment.

Councilman McDonald called for point of order, stating this is Council comment period.

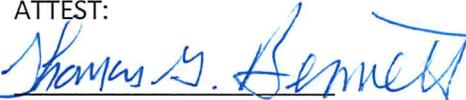
Councilman Conners stating this is an important topic for the Town, to which Mr. McDonald replied then it should have been added to the agenda.

Councilman McDonald stated he would like to not be interrupted. He said Council needs to make a good decision and it shouldn't be based on whether the Town gets matching money or not. He stated he values public input, especially when spending 14+ million. He stated he agrees with Councilman Conners and Council should bring in a consultant to tell you how and when you can get money, how to finance it. He agreed to place it on the next month's agenda.

ADJOURN

**MOTION:** Councilman McDonald moved to adjourn the meeting at 7:55 pm. The motion was seconded by Mayor pro tem Nason. The motion passed unanimously 5-0.

ATTEST:

  
Thomas G. Bennett, Mayor



Respectfully submitted,

  
Sheila Kane, Town Clerk