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U.S. ARMY CORPS OF ENGINEERS  
WILMINGTON DISTRICT  
Corps Action ID #2005-344-067

Proceedings of Public Hearing held at the North Topsail  
Beach Town Hall, 2008 Loggerhead Court, North Topsail Beach,  
North Carolina, January 9, 2008, beginning at 6:30 p.m.

A P P E A R I N G:

- Col. J.P. Pulliam, Commander, Wilmington District
- Mickey Sugg, Project Manager
- Brad Shaver, Timekeeper
- Tom Jarrett, Coastal Engineer
- Dawn York, Coastal Biologist
- Doug Huggett, Division of Coastal Management
- Tom Taylor, Town Manager, North Topsail Beach

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1 COLONEL PULLIAM: Good evening. Welcome to the  
2 North Topsail Beach Shoreline Protection Project Public  
3 Hearing. My name is J. P. Pulliam and I am the Commander of  
4 the Wilmington District of the U.S. Army Corps of Engineers.

5 It is our responsibility, as given to us by the  
6 president and Congress, to execute a certain set of  
7 responsibilities as defined in the Clean Water Act, which  
8 was passed I think in 1978, and the National Environmental  
9 Protection Act, which was passed about the same time. And  
10 so, the purpose of the meeting tonight is to help us get at  
11 those responsibilities.

12 This is a public hearing. We share those  
13 responsibilities, by the way, with the Environmental  
14 Protection Agency and a host of other federal and state  
15 resource environmental resource agencies, to include the  
16 North Carolina Division of Coastal Management. We have got  
17 Mr. Doug Huggett here at the head table with us from the  
18 Division of Coastal Management.

19 And while I am on that, I would like to introduce  
20 the folks here at the head table. The gentleman to my  
21 immediate right -- in spite of what you may have read in the  
22 newspapers -- (Laughter) does not work for a contractor.

23 Mr. Mickey Sugg is the Project Manager within the  
24 Corps of Engineers within our Regulatory Division  
25 responsible for guiding this project and its permit

1 application through this process as defined by the Clean  
2 Water Act and National Environmental Policy Act and so on.

3 The very young man sitting over on the other side  
4 of Doug is Mr. Brad Shaver, who works in that same  
5 Regulatory Division for the Corps of Engineers. Mr. Brad's  
6 important role tonight is he is the keeper of our clock and  
7 we will talk about that again in a couple of minutes. He  
8 has got a very important role.

9 Over here to the right as you are looking at us,  
10 Mr. Tom Jarrett and Dawn, you are going to come up here in a  
11 little bit and I will go ahead and introduce Dawn, Ms. Dawn  
12 York, who is sitting there in the front row, just raised her  
13 hand, are both with Coastal Planning and Engineering.

14 Is it Coastal Planning and Engineering Associates  
15 or just Coastal --

16 MR. JARRETT: Coastal Planning and Engineering of  
17 North Carolina.

18 COLONEL PULLIAM: Of North Carolina, an  
19 environmental contractor working on behalf of the Town of  
20 North Topsail Beach to steer this project through that  
21 permit process that we are in the middle of tonight.

22 And sir, I'm sorry.

23 MR. TAYLOR: Tom Taylor.

24 COLONEL PULLIAM: Mr. Tom Taylor is the Town  
25 Manager for the Town of North Topsail Beach and we are

1 overjoyed to have you, and he has kind of shepherded us all  
2 through the facilities and getting all of the right people  
3 up here and everything like that. And Tom, we appreciate  
4 that.

5           And then the lady sitting at the end of the table  
6 over there, I want to talk to you real quick about her. Her  
7 name is Evon. She types likes four gazillion words a  
8 minute. She's a court reporter, court recorder. I don't  
9 know what it is.

10           COURT REPORTER: Either one.

11           COLONEL PULLIAM: Either one. And if you're from  
12 New Jersey, she would like for you to leave the room now  
13 because she doesn't need to type that fast.

14           (Laughter.)

15           COLONEL PULLIAM: And if you are New Jersey, she  
16 doesn't even type that fast.

17           (Laughter.)

18           COLONEL PULLIAM: Well, if you are from New  
19 Jersey, we still love you and we want to you to stay with us  
20 and we need your help.

21           I'll get to the ground rules in a minute. One of  
22 the ground rules we would like to ask everyone to bow into  
23 our front is if you would, especially if you are normally a  
24 soft speaker, these microphones pick up sounds real well,  
25 but they have got to be pretty close to your mouth.

1           As you can see, I'm holding it up real close here.  
2       So, if you would speak clearly and slowly enough -- I mean  
3       she can type pretty darn fast -- you don't have to worry  
4       about speaking slowly, unless you are from Jersey and then  
5       speak clearly and slowly, because we are very interested in  
6       what everyone has to say. That's the purpose of tonight's  
7       meeting.

8           Let me be more specific. The purpose tonight is  
9       for us, the Corps of Engineers, in considering whether or  
10      not we approve this permit to receive your public input,  
11      your input on this proposed project.

12           So that we have the best possible set of  
13      information so that we can make the best decision in  
14      balancing all the viewpoints. Okay.

15           What tonight is not, is a question-and-answer  
16      session. Our job is to listen. Your job is to tell us what  
17      you think. We will get all of that recorded. This is part  
18      of that public comment period and then the applicant, which  
19      in this case is the Town of North Topsail Beach, with help  
20      from their contractor, CP&E, will respond to all of that  
21      input so that we can consider that as well in the permit  
22      process.

23           And I hope I'm being clear enough on what we are  
24      trying to do here tonight. I just don't want you to feel  
25      offended if you have got a question and we are not answering

1 it and we are sitting here, you know, just kind of staring  
2 at you because we won't have, it is not the right time for  
3 anyone to respond to questions tonight.

4 Now, if you prefer not to speak publicly but you  
5 do have some things you want to get in, you can give it to  
6 us in writing. You can give it to us in writing tonight if  
7 you like. You can give it to us in writing later on, until  
8 the 30th of January.

9 If you would please remember that date, 30th of  
10 January is our cut-off for receiving public input. You can  
11 e-mail it to us. You can mail it to us, you can fax it to  
12 us. You can send it Pony Express, if it is still working  
13 out this way. I doubt it. However you want to get it to  
14 us, please feel free to. But please get it to us before the  
15 30th of January.

16 I would like also to mention and introduce,  
17 although I confess that I haven't had the pleasure of  
18 meeting all of these gentlemen yet. But we do have the  
19 mayor here in the room. I think he was sitting in the back  
20 a minute ago, Mayor Rodney W. Knowles.

21 Mr. Mayor, it is great to have you here with us.  
22 I know you have got to go to something else here briefly.  
23 Hopefully, you will join us at some point.

24 We have the Mayor Pro Tem, Mr. Larry Hardison, I  
25 believe is with us and the other aldermen on the Board is

1 Mr. Richard Farley, I'm sorry, Mr. Richard Farley, Mr. Fred  
2 Handy, Mr. Richard Peters and Mr. Daniel Tuman. So we are  
3 glad to have all of y'all with us.

4 Let me hit some of those grounds rules I was  
5 talking about. I already mentioned that a lot, you know,  
6 making sure Evon can catch what you are saying.

7 And if you haven't, if you would like to speak  
8 tonight and you haven't already signed up at that desk  
9 outside in the lobby, please go out there and sign up so  
10 that we can make sure that we know to introduce you.

11 We are going to begin our business tonight with a  
12 brief description of the Corps' permit process. That  
13 process I was talking about. Mickey is going to do that for  
14 us.

15 And then we are going to have a brief description  
16 of this project, specifically of the applicant's preferred  
17 alternative and Tom and Dawn from CP&E are going to do that  
18 for the Town.

19 After that, we are going to open up that mike over  
20 there and call on those who have signed up and we are going  
21 to call on you in turn. First come first served. That's  
22 the order we will call you.

23 We will have, if any, of the publicly elected  
24 officials, town, state federal or official representatives  
25 of DelMar (sic) are present with us and would like to speak,

1 we will have come up front up first and then we will go in  
2 order after that.

3           Now, I need to ask all of you to help me with  
4 something. We are going to strictly limit the speaking time  
5 for everyone who signed up to three minutes. Now I know  
6 that seems like a long time, thinking about it, but I will  
7 tell you when you are up there talking it kind of goes fast.  
8 But we have to do it.

9           Because I add it up, that's probably about 70, 75  
10 people in the room times three minutes each. You don't  
11 know, it's 75 people. Maybe I'm over-guessing. Let's say  
12 60 people in the room times three minutes.

13           If everybody signed up, that's 180. That's three  
14 hours. We will be here until, my really bad calculations,  
15 7:00 tomorrow morning and we don't want to do that.

16           Now we have time, we have time to hear all of your  
17 comments. But we ask you to limit your comments to three  
18 minutes.

19           Here's where Brad comes in. He's going to have  
20 that little timer. It going to start going off at two  
21 minutes, 45 seconds.

22           If you are speaking, you know, you don't always  
23 hear it when it keeps going off and when you go over three  
24 minutes and I will ask you to finish your sentence. But  
25 then we will go onto something else.

1           Now, like I said, if three minutes isn't enough  
2 for you to get a complex set of ideas inputted in, you are  
3 always free to write it down and send us the e-mail and send  
4 it to us in writing. However you like. It saves on time as  
5 well.

6           I will use something, the on-deck method. For  
7 those of y'all who are baseball fans, when a person is  
8 finished speaking, I will call on the next person to come up  
9 and I will mention who the person is on deck after them.

10           So they are aware, you know, if they have to head  
11 out to the restroom real quick, maybe their buddy can go get  
12 them and make sure they are here when it is their turn.

13           Okay, just couple of last points: Finally, there  
14 is some controversy to this project. I'm aware. We are  
15 aware of that. And so if people in this room have different  
16 points of view, that's okay. I mean, we are here to hear  
17 all of the points of view tonight.

18           What I think we ought to have as a ground rule,  
19 let's be polite to each other. You might be sitting right  
20 next to someone who doesn't have the same viewpoint as you  
21 do, and that's okay.

22           So, if you would, I know sometimes the mood just  
23 comes on you and you have got to, but try not to clap or boo  
24 or if you hear something that you are really like or don't  
25 like. Give everyone their chance to speak and by the end of

1 the evening we will have captured everyone's perspective.  
2 That sound like a pretty good set of ground rules for  
3 everybody? We okay with that? All right, good.

4 Well, then I'm going to scoot out of the way so  
5 everybody can see the screen and turn it over to Mickey. He  
6 is going to introduce the process and then Tom and Dawn are  
7 going to follow him with the description of the project.

8 MR. SUGG: Thank you, Colonel. Can everybody  
9 hear me back there? As the Colonel stated, my name is  
10 Mickey Sugg. I'm the assigned project manager reviewing the  
11 Town's proposal.

12 Like the Colonel, I, too would like participation.  
13 We value your participation, and it's one of the more  
14 important aspects of the process. Because we want to hear  
15 from you and we want to know, since this is your backyard,  
16 front of house, and we want to know what your views are.

17 Briefly, what I'm planning on doing and I say  
18 briefly, is just to do a quick overall of our process, the  
19 permitting process, different procedures and that sort of  
20 thing.

21 But first, I would like to explain that this  
22 public hearing, this process, is not associated with the  
23 50-year federal project. That's totally different. That's  
24 handled out of our Civil Works side of the house.

25 We are a regulatory division. Our main

1 responsibility is to review the public and private  
2 activities from a permitting standpoint.

3           So, we don't do any design work or engineering  
4 work. We leave that to the Colonel's side of the house.  
5 So, this isn't part of the 50-year study. This is the  
6 Town's individual task to do a beach nourishment project.

7           Basically, there are three federal laws that are  
8 the framework of our whole regulatory permitting program.  
9 The first law being Section 10 of the Rivers and Harbors Act  
10 of 1899, which encompasses all navigable waters. Waters  
11 that are subject to the ebb and flow of the tide, as well as  
12 waters that have been used in the past, present and  
13 potentially used in the future for transporting interstate  
14 commerce.

15           Obviously, the Atlantic Ocean and the New River  
16 fall into that.

17           The second law is Section 404, which encompasses  
18 waters of the U.S., which can be navigable and  
19 non-navigable.

20           Lastly, the NEPA, or National Environmental Policy  
21 Act, which is kind of the parent act for most of the  
22 environmental laws that we have today. And this act  
23 basically requires us to insure consideration for all  
24 environmental issues for federal action.

25           A federal action in this court is the permit

1 action itself or the permit requirement is considered the  
2 federal action. The regulations that are implemented for  
3 Section 404 and Section 10, they are basically the same  
4 regulations which in turn they are basically the same  
5 permitting process.

6 Authorization requirements are triggered when  
7 there is a placement or a discharge of fill material or  
8 dredge material in navigable waters or waters of the U.S.

9 So, in the case of the North Topsail Beach  
10 Project, the actual dredging material in the Atlantic Ocean,  
11 as well as in the New River Inlet, is an activity that  
12 triggers permit, as well as the placement of fill material  
13 below the mean high waterline along the shoreline. That  
14 also triggers permit requirements.

15 Once our office has determined that a permit is  
16 required, then we will evaluate the scope of the project and  
17 basically under NEPA, which again insures that we consider  
18 all environmental issues, we have to determine if there will  
19 be or may be a significant impact to the quality of the  
20 human environment.

21 Basically, significant impacts or effects can be  
22 considered beneficial. As well as detrimental. So, when  
23 there are impacts that are detrimental, people obviously  
24 think that we, okay, we need to prepare an Environmental  
25 Impact Statement.

1           But on the contrary. Sometimes when projects are  
2 also beneficial, they can also require Environmental Impact  
3 Statements.

4           In this case, we are moving along with an  
5 Environmental Impact Statement, and I would like to point  
6 out that in our process we are doing this document, we are  
7 heavily coordinating that with the Division of the Coastal  
8 Management to insure that both the SEPA, the State  
9 Environmental Policy Act, as well as the NEPA requirements  
10 are satisfied.

11           By coordinating these processes together, it helps  
12 streamline the process. It helps reduce duplication of  
13 effort and it's just a more efficient way to go, versus the  
14 federal side doing their processing and the state doing  
15 their processing. So, we have kind of combined the  
16 processes together just to make it more efficient.

17           And these are also for the public to hopefully  
18 understand in order to have certain commenting periods.

19           The Colonel introduced Doug tonight. But there is  
20 another representative, who is the Wilmington District Field  
21 Office Manager. I don't think I got that right, (Laughter)  
22 but that's Steve Everhart. He is the District Manager and  
23 located in Wilmington, North Carolina. He's also with the  
24 Division of Coastal Management.

25           And there is a field representative, which I don't

1 think that he's here tonight, that's John Giles, who  
2 probably some of you know. He is the one that goes out to  
3 your properties and explains permits on a one-on-one basis.

4           Tonight's hearing will provide the Wilmington  
5 District with information to help us evaluate the current  
6 draft EIS document.

7           I would like to point out that this document is a  
8 disclosure document. The document itself doesn't make a  
9 permit decision. It's what the Corps uses to help make that  
10 permit decision.

11           So, some things you may see in there, you may read  
12 and say, well, they are going to issue the permit based on  
13 this document or it's somewhat, you may feel there's some  
14 verbiage or some wording in the document that's already  
15 authorizing the project.

16           But that's not true. This is just a document that  
17 help us to evaluate whether a permit decision or whether a  
18 permit can be issued, and in some cases, denied.

19           The comments tonight that you will hear verbally,  
20 as well as any written comments, they will be used to help  
21 us to add, delete or modify the final Environmental Impact  
22 Statement.

23           And once the final EIS has been completed, that  
24 will be at the point where the Town actually applies for a  
25 permit to the Corps of Engineers, as well as to the Division

1 of Coastal Management.

2           And, again, at that time when they apply for the  
3 permit, we will also release a notice, well, you will  
4 actually have another opportunity to provide written  
5 comments to us.

6           You are probably wondering how we make a decision  
7 when we are looking at this information. Basically, our  
8 decision to issue a permit is based upon several things.

9           We do evaluate the potential impacts, not only  
10 direct impacts, but we are also evaluating secondary and  
11 cumulative impacts and how those impacts occur on the public  
12 interest factors.

13           Public interest factors: There's several of them,  
14 but I will just throw some of them out to you just to name a  
15 few.

16           There are conservation interest factors, such as  
17 navigation, shoreline protection, flood control, water  
18 quality, official wildlife values. Economics is a value,  
19 that's a factor that we evaluate. And it's just the general  
20 welfare and need of the public.

21           The evaluation of these potential impacts that the  
22 proposed project may have on these public interest factors  
23 requires a careful balancing and weighing of both the  
24 benefits of the project against the detriment or perceivable  
25 detriment of the project.

1           Criteria pursuant to Section 10 and 404 in NEPA  
2   that must be considered in the decision whether to issue a  
3   permit includes the relative extent of the public's, the  
4   public and private purpose and need of the project, and the  
5   practicability of using reasonable alternatives and methods  
6   in accomplishing that purpose and need.

7           Basically, for this project, which we have been  
8   looking at for probably over two years now when it was first  
9   initiated, but during the scoping and some of our Project  
10   Delivery Team meetings we developed seven separate  
11   alternatives, including the Town's preferred alternative.

12           All of these alternatives are evaluated in terms  
13   of practicability. That word is defined as cost, logistics  
14   and technology.

15           In other words, when we are reviewing each one of  
16   these alternatives, we are looking at: Is it practicable in  
17   terms of cost? Is it practicable in terms of logistics? Is  
18   it practicable in terms of technology?

19           In other words, if an alternative is too costly,  
20   then it may not be a practicable alternative and therefore,  
21   it may fall out.

22           So, you will notice in the document as you go  
23   through it, you will notice that each one of these are  
24   reviewed in that sense and it will be the Corps' job toward  
25   the end of our review to determine which one of these

1 projects, or which one of these alternatives, are the least  
2 environmentally damaging practicable alternative.

3           Tonight there was a couple of handouts that were  
4 given to you, a Public Notice and one that was like a three  
5 column that was a notice that was published in the Federal  
6 Register.

7           There are some contradictions in the commenting  
8 deadline. Which is always difficult to do, because the one  
9 that has the three columns is actually sent off to Virginia  
10 and it goes through a publishing process and it's difficult  
11 to get the timing right.

12           But that one says January 29th, but the other one  
13 has Public Notice written on the top, it says January 30th.  
14 So January 30th is the deadline for the comment period, and  
15 when we are talking about comments, that doesn't necessarily  
16 mean on the project.

17           Try to take a look at the draft EIS. Because  
18 obviously, I don't know everything about North Topsail  
19 Beach. As well as the contractor doesn't know everything  
20 about North Topsail Beach. So, there may be things in there  
21 that just aren't right.

22           There is a lot of effort in developing the  
23 document. But if there's some things in there that you  
24 don't agree with or you think that are just flat wrong,  
25 please let us know so that we can look at that issue and

1 correct it if it needs to be corrected.

2           The second bullet, that's the Corps of Engineers  
3 regulatory web site. You can go on there. For some reason,  
4 if you want another copy of one of those handouts, that will  
5 be in there.

6           Probably more importantly, is the third bullet.  
7 If you want to see everything in this document -- and this  
8 is just one binder (Indicating binder; laughter.) There's  
9 another binder.

10           You can go to that web site and it has got  
11 everything in it. It has the engineering reports, which  
12 includes the sand compatibility study. It has hard bottom  
13 monitoring plan, I think in there.

14           It has all of the modeling that they have done, as  
15 well as the meat of the document, which is Section 1 through  
16 6, where it talks about the scoping process and it talks  
17 about the purpose and need and it lays out the environmental  
18 setting. It talks about each alternative and the impact of  
19 those alternatives on each of those environmental resources.

20           So, it's a very thorough document. But I will be  
21 remiss if I said everything in the document is 100 percent  
22 correct. So, you know, I would impress that you would look  
23 at it. Especially, if you can't get to sleep and you want  
24 to have something to look at.

25           (Laughter.)

1 MR. SUGG: Because it is pretty tough.

2 Project schedule: This is just the permit  
3 schedule. This has nothing to do with construction deadline  
4 or time frame or anything like that and it's a cursory  
5 schedule. Obviously, the draft was issued in December 14th.  
6 We have a 45-day commenting period, January 30th.

7 Projected Public Release Date for Final EIS:  
8 Looking at some time in May of this year and then there will  
9 be a commenting period and you are looking at some time in  
10 June.

11 Again, just to point out when the final EIS and  
12 the permit application, that's when the permit application  
13 will be submitted to us.

14 Permit Decision: Somewhere in October,  
15 November-ish and after the Corps issues, as well as the  
16 State, if we decide that a permit is to be issued, the  
17 construction time, financing of construction.

18 All of that is up to, that's the responsibility of  
19 the Town of North Topsail Beach. They will have  
20 responsibility to contact us and inform us when the  
21 construction will start, you know, give us a construction  
22 deadline.

23 But once we issue the permit, that permit doesn't  
24 say they have to do the work. That's up to the Town if they  
25 decide to do that. Short and sweet, or I hope it will be

1 sweet anyway.

2 I'm going to pass that over to Tom Jarrett and he  
3 is going to go through the actual preferred alternative.

4 MR. JARRETT: Good evening. I would like to  
5 introduce a couple of other people besides Dawn. Dawn is  
6 the one that was primarily responsible putting together that  
7 humongous document, but she had a lot of help.

8 Ken Wilson, who is with our Geology Department,  
9 did most of the technical investigations to find sand  
10 sources offshore. Sorry about that (Picks up microphone.)

11 Ken Wilson, who was the geologist on the job who  
12 did, who headed up the geological search for sand offshore,  
13 as well as in New River Inlet.

14 Jesse Baldwin and Brad Rousseau, who are also from  
15 our office attending this evening.

16 Just a quick overview of what this project is all  
17 about. As you will look and find out in the EIS, like  
18 Mickey discussed, there were several other alternatives that  
19 were evaluated.

20 But as we went through the process, this is the  
21 one that seemed to satisfy most of the requirements that the  
22 Town of North Topsail Beach is looking for. Preserving the  
23 tax base of the town, preventing damages from the storms,  
24 long-term erosion, as well as maintaining the tourist-based  
25 economy up here.

1           The project that's recommended or is identified as  
2 the project as the applicant's preferred alternative, covers  
3 the entire 11-plus miles of shoreline along the oceanfront  
4 of North Topsail.

5           The project is basically divided into the CBRA  
6 area that extends along the northernmost 7.25 miles and as  
7 in the southern section which lies outside the Coastal  
8 Barrier Resource System.

9           The southern section is included within the  
10 federal hurricane storm reduction project that is ongoing  
11 with in conjunction with Surf City. But it looks like based  
12 on the time line for that project it could be several years,  
13 even 2012, 14, 16. Who knows when that thing might be  
14 constructed?

15           So there is an interim measure. The Town added  
16 the southern section to the overall EIS process. So, the  
17 whole project that is identified in the EIS covers the  
18 entire 11 miles of shoreline.

19           The project that will be constructed from, with  
20 material from two potential or two primary sources. the  
21 first source --

22           UNIDENTIFIED WOMAN FROM AUDIENCE: I'm sorry. I  
23 know you are not to ask questions. But the 11 miles, where  
24 does it go from and to?

25           MR. JARRETT: Oh, I'm sorry.

1 UNIDENTIFIED WOMAN FROM AUDIENCE: Like where is  
2 the bridge?

3 MR. JARRETT: The Hampton Colony is right in  
4 there and the bridge comes across here. I apologize. But  
5 that slide didn't show the bridge, did it? But Hampton  
6 Colony is right here and the bridge comes across somewhere  
7 right in there (Indicating.)

8 UNIDENTIFIED WOMAN FROM AUDIENCE: All right.  
9 Thank you.

10 MR. JARRETT: And so, this is the southern town  
11 limit. This is the inlet limit. So, it goes all the way  
12 from the inlet down to the southern town limit with Surf  
13 City. Those type of questions are okay.

14 Again, the material for constructing the project  
15 will come primarily, will come from two sources. New River  
16 Inlet, where the channel will be repositioned and realigned  
17 to a point closer to the north end of North Topsail.

18 As we have discussed in the document, the primary  
19 purpose for leaving that channel in that location is to  
20 allow the ebb tide delta to be able to reconfigure and  
21 refigure that ebb tide delta. That will result in the  
22 redevelopment of the north end shoreline over a period of  
23 time.

24 That material that will be taken from that new  
25 channel would be placed on North Topsail Beach. But that's

1 not enough material to cover the entire 11 miles. The vast  
2 majority of the island will be covered with material  
3 obtained from the offshore borrow area.

4 Here again, the bridge comes right in here. Town  
5 Hall, where we are, is somewhere right there.

6 The Hampton Colony is in this particular  
7 location. The offshore borrow area is about a mile to  
8 two miles offshore and zero in a little bit closer.

9 These red lines identified the areas where  
10 material could be taken from. It's kind of horseshoe shape.  
11 It's shaped that way to avoid impacts on hard bottoms that  
12 exists off your beach here.

13 So, we have to maintain a buffer zone around the  
14 hard bottom areas which are shown in the area that are  
15 brown.

16 The blue areas in here are materials that are  
17 coarser than the materials in these other areas and that  
18 will play an important role in the construction of the  
19 project. Because there are areas close to shore where there  
20 are original hard bottoms.

21 So, in order to avoid construction impacts on  
22 these neutral hard bottoms, we are going to place the  
23 coarser grain material in those particular areas.

24 And now I will point out where they are in some  
25 of the next slides.

1           The basic design of the fill is to simply include  
2 a construction berm, along with a dune constructed to the  
3 elevation of 14 feet above NAVD, North Atlantic -- North  
4 America Vertical Data -- something like that.

5           Both the north section and the central section  
6 would have pretty much the same type of cross section. The  
7 variation would come from an existing beach, whether it is  
8 an existing dune or not. When the dune doesn't reach up to  
9 14 feet, the project would push the dune up to that  
10 elevation. If a dune 14 feet high exists, it will just tie  
11 into that one.

12           As the project was formulated and based on the  
13 Town's anticipated funding stream, we were requested to  
14 develop a phased construction.

15           Due to the high cost of this particular project,  
16 which everyone is familiar with, the Town felt that it might  
17 be feasible to budget or raise or allocate \$3 million a year  
18 towards the construction of the project.

19           Which means that over each two-year period, they  
20 would have an amount of close to \$6 million to use toward  
21 construction.

22           So using that as a guide, we split the project up  
23 into five phases.

24           The first phase would involve the relocation of  
25 the New River Inlet channel and the dispersal of that

1 material along the beach, about 14,000 feet of beach. That  
2 would extend roughly from New River Inlet down to -- is it  
3 Ocean Wind or Ocean Winds?

4 UNIDENTIFIED MAN FROM AUDIENCE: About the Old  
5 Baptist Church.

6 MR. JARRETT: Somewhere in that area. Okay. It  
7 would be little over 600,000 cubic yards, we estimate would  
8 come out of the inlet and that material is very coarse  
9 material.

10 So, the good thing about that is the north end  
11 also has these nearshore outcrops close to shore.

12 So, we would have to put a coarse material up in  
13 this area to avoid the offshore movement of that sand in  
14 covering up the initial hard bottom.

15 So the inlet material being very coarse, would  
16 form much deeper slopes offshore, would tie into offshore to  
17 this initial hard bottom.

18 So, 600 odd thousand cubic yards of material would  
19 be distributed along that 14,000 feet of shoreline.

20 Again, there are two things that determine how  
21 much material each segment gets.

22 One is whether or not you have neutral hard bottom  
23 and in those areas where you have neutral hard bottom, we  
24 are going to use coarser grain material.

25 Number two, are the historic erosion rates that

1 occur within each segment. So depending on the erosion  
2 rate, that also adds to or takes away how much material  
3 would be placed into each segment.

4 But the bottom line is from an engineering  
5 perspective, the whole 7.25 miles of the northern and  
6 central sections of the Town will receive the same level of  
7 storm damage and erosion protection, even though the fill  
8 volume varies.

9 They vary simply to account for the erosion rates  
10 and also the effects of the presence of neutral hard bottom.

11 We are able to achieve the same design and  
12 protection level using coarse material. Less coarse  
13 material versus using a lot of fine grain material.

14 The third and fourth phases would be, the third  
15 phase would cover basically from the bridge south to where  
16 the colored line presently exists.

17 And the fourth phase would cover from the bridge  
18 north up to the, I guess it is the Regional Public Access  
19 Area, Regional Public Area.

20 Again, all of this material for phases three, two  
21 three and four would be obtained from the offshore borrow  
22 area, this particular offshore borrow area.

23 Now phase five, we are calling the southern  
24 section. And again, this is the area that's currently being  
25 considered and evaluated by the Corps of Engineers for

1 federal storm damage protection. So, it is placed down to  
2 the lower end of the screen.

3 The amount of material that goes in here was  
4 actually based on guidance provided to us by the Corps of  
5 Engineers. The federal formulation of their project is  
6 being based on conditions that presently exist.

7 If we put too much material on the beach, it could  
8 alter the benefit analysis and jeopardize the economic  
9 viability of the federal project.

10 So, the amount of material that could be placed  
11 within the southern section was dictated by that criteria,  
12 not to have an impact on the economic viability of the  
13 federal project.

14 So, therefore, the southern section is only  
15 receiving enough material to maintain the existing beach  
16 condition between now and the time the federal project is  
17 constructed.

18 So, it's a whole different criteria that was  
19 applied to the formulation of the project in the south  
20 section. It wasn't because you live down south and you  
21 know, you are getting federal help. That's why you are not  
22 getting this protection. It's probably because you won't  
23 hopefully get federal help.

24 But we couldn't overbuild that particular section  
25 to the same degree of the central and north sections because

1 it would jeopardize the economic viability of the federal  
2 project.

3 Just a quick rundown on the schedule. Based on  
4 the current permitting and timing, it looks like the first  
5 phase of construction would be somewhere in the late part of  
6 2008/2009.

7 Again, it could cover the northern 14,000 feet  
8 with material from the inlet and that would be following  
9 roughly every other year with material from offshore,  
10 covering the full 11 miles of shoreline.

11 I can leave the schedule up if folks would like.

12 I'll turn the rest of the program over to Dawn,  
13 who will go into some of the environmental concerns. I have  
14 already mentioned some of the neutral hard bottom. She will  
15 get into that, as well some of the other monitoring  
16 requirements and environmental things that need to be done  
17 to, for this project.

18 MS. YORK: How is everyone doing tonight?

19 UNIDENTIFIED MAN FROM AUDIENCE: The other  
20 microphone will sound better. Or do all of them sound  
21 better?

22 MS. YORK: I can stand up here. Maybe it might  
23 help. (Ms. York adjusts the microphone.)

24 MS. YORK: Again, I'm Dawn York and I'm going to  
25 go over just the general environmental setting of the permit

1 area. As you can probably not see from this map, because  
2 it's kind of blown up in proportion, and there's quite a lot  
3 of information on here.

4 As Tom was saying, the permit area or the project  
5 area at least covers 11.1 miles. All the way from the inlet  
6 to the town limits of Surf City.

7 And within that area, the Project Delivery Team,  
8 along with Tom Jarrett, Mickey Sugg, Coastal Planning and  
9 the Town of North Topsail Beach has delineated a permit area  
10 that's about 3,000 acres and it covers two miles of the  
11 southern Onslow Beach on the north side of the inlet, as  
12 well as the 11.1 mile of North Topsail Beach, and also  
13 includes New River Inlet.

14 There are several different resources, natural  
15 resources that occur within the permit area. You guys have  
16 quite a diverse area that you live in. I don't know if  
17 everyone is aware of that.

18 Based on some field trooping and some geotechnical  
19 work that Ken Wilson did through 2004, 2005, 2006, we have  
20 quite a lot of nearshore hard bottom resources, as well as  
21 offshore bottom resources off North Topsail Beach that has  
22 really impacted in the design of this project.

23 There is also, as you can see from the kind of  
24 strange shape here, this is considered a New River Inlet  
25 outcrop and it is designated as a significant, it was

1 designated as a natural heritage area by the National  
2 Heritage Program.

3           And that area, and it has been monitored and  
4 scanned by UNC-W. But CP&E decided that it's probably best,  
5 and also it has included rare diverse ecosystems, so, we are  
6 going to stay clear of it.

7           So, as you can see, you don't probably see as much  
8 hard bottoms within it because we did not do the  
9 investigations within that area.

10           Next slide here, please.

11           UNIDENTIFIED WOMAN FROM AUDIENCE: Dawn, that  
12 hatch mark, what is special about it?

13           MS. YORK: There's not actually that much written  
14 about it. There hasn't been that much research as far as  
15 ground-trooping. Actually divers in the water going in and  
16 looking at exactly what's there.

17           CP&E has actually ground-trooped other areas and  
18 as you can see, the areas that are outlined here are areas  
19 that have been ground-trooped and I will get into that a  
20 little bit more.

21           But the New River Inlet outcrop has been  
22 investigated by UNC-W and I'm not quite sure who the lead  
23 project manager on that was. But you can probably do a  
24 little bit of Googling on New River Inlet outcrop. It's  
25 about 1200 acres, and I think from its nearest point about

1 2,000 feet from the shore.

2 This doesn't necessarily affect you on the beach.

3 But it is a fairly significant area offshore.

4 So I'm not exactly what species occur there. But  
5 there is verified vertical reefs, which we consider up here  
6 as hard bottom. Don't think of it as coral reefs down in  
7 the Keys. But it is very different. But it does have the  
8 same significance, ecosystem characteristics that serve for  
9 fish species and other invertebrates.

10 And some fishermen may know it as a real good  
11 fishing spot.

12 (Laughter.)

13 As I said, the permit area totals about  
14 3,252 acres and Coastal Planning has taken in the most  
15 recent aerial photographs for this area and has delineated  
16 every single body of community of every single habitat that  
17 occurs in this area to look at the amount of acreage within  
18 our permit area and what we have to work with as far as  
19 primary and secondary specs on this project.

20 So, as you can see, we have a lot of subtidal area  
21 and that's mainly due to the permit area extends seaward of  
22 the New River Inlet.

23 So, we have quite a bit of subtidal area that we  
24 are using in our permit area, whether it affects primary or  
25 secondary effect, or as Mickey mentioned, cumulative effect

1 and we have quite a diverse ecosystem out here.

2           Next slide please. Some minimalization and  
3 avoidance measures that this project took into account and  
4 as we have kind of mentioned here and there, we have had  
5 several meetings.

6           I think we have ten meetings, if that sounds right  
7 to you guys, since 2004 with several different agencies in  
8 which you have discussed various channel designs, various  
9 alternatives, things to avoid, things to include, things to  
10 study, even more so.

11           One of the first ones was the channel design  
12 change. Originally, we had included the inlet to be dredged  
13 all the way up to Cedar Brush Cut.

14           Based on potential direct impact to soft bottom  
15 communities, as well as secondary impact to salt marsh,  
16 chronic vegetation, shell fish areas, we decided to lessen  
17 that and bring the channel design just to include the inlet  
18 channel itself.

19           The second avoidance measure or design change that  
20 we included as called a perched beached design. And Tom hit  
21 on this in his discussion in which we viewed, looked at  
22 dredging, which the borrow area where you can see kind of a  
23 strange shape.

24           We have avoided all hard bottoms within 400 feet  
25 of the borrow area and the placement of coarse fill material

1 in certain areas in which neutral hard bottom occurs close  
2 to our shore.

3 So, the perched beached design basically, and the  
4 concept is taking a lot of coarser material, rather than  
5 your fine sand, and placing it in areas and kind of perching  
6 it up on the beach. So you can kind of see the profile.

7 And I don't know if that's necessarily used  
8 throughout the entire 11 miles, but in some of the most  
9 important parts. So, it's kind of an avoidance measure that  
10 we have included.

11 Sediment Compatibility Measures. The Coastal  
12 Resources Commission in February of 2007 held new ruling for  
13 sediment compatibility for beach nourishment projects.

14 And as most of us know, there have been some  
15 projects among North Carolina that have included oyster  
16 shells in their beach nourishment and some mud. So, we are  
17 trying to avoid that as much as possible.

18 And using these new set of compatibility rulings,  
19 Ken Wilson has gone through enormous effort to make sure  
20 that our sand is compatible with the native beach. And that  
21 includes, you know, looking at silt, the carbonates, the  
22 shell, shell hash, making sure everything is, you know, in  
23 good order.

24 Another avoidance or minimalization measure is  
25 construction practices and schedule and that includes the

1 type of dredge that we are going to use. And in this we  
2 have suggested recommending using a cutter dredge and a  
3 cutter dredge, and I'm not going to go into how it's used,  
4 but it avoids, it will take turtle during the dredging.  
5 There will be turbine, a contractor on the actual ship  
6 looking at during the dredging.

7           The schedule that we have gone by, which this is  
8 pretty normal practice for North Carolina is we only  
9 dredging for the project in the wintertime. Which basically  
10 avoids all turtle nesting, breeding, migration of birds and  
11 piping plovers, sea beach and flowering season, which is  
12 threatened species in North Carolina, and so we have  
13 included that as well into our schedule.

14           Additional Monitoring Initiatives. This is  
15 another minimization effort that the Project Delivery Team  
16 and the Corps has initiated or recommended for us to go  
17 through and one of them is bird surveys.

18           CP&E has actually already started bird surveys  
19 back in November of 2007 and it includes pre-construction  
20 monitoring, as well as post-construction monitoring, and  
21 also another hard bottom or excuse me, another monitoring  
22 initiative is hard bottom.

23           So, just showing you really briefly the bird  
24 monitoring areas. This is basically looking just at the  
25 Inlet complex and the reason that we are surveying the Inlet

1 complex so dramatically is that we have noticed since  
2 different projects have come up for beach nourishment that  
3 birds mostly use the inlet for breeding, migrating and using  
4 for feeding of origin.

5           And Onslow Beach has been doing breeding and  
6 non-breeding surveys for piping plovers and other shore  
7 birds since 2000, or excuse me, for probably longer than  
8 that. But since 2000, piping plovers have never nested on  
9 Onslow Beach. But we are going to continue to hope they do.

10           For some of you who do not know, piping plovers is  
11 an endangered species in North Carolina. It's considered  
12 federally endangered in the north. So, you know, we are  
13 sort of keeping an eye out for that species.

14           But we have also looked at every other bird that  
15 flies over our area. Anything that flies we write down.  
16 So, we look at whether it's breeding, migrating, feeding, as  
17 far as any kind of habitat utilization.

18           And the pre-construction/post-construction  
19 incentive is to look at what areas they are using and how  
20 this project may affect this area.

21           Next slide please. Last, but not least, the hard  
22 bottom monitoring initiative.

23           And again, like I think Tom may have mentioned and  
24 Mickey may have mentioned, the draft EIS does include both  
25 the bird monitoring plan and both hard bottom monitoring

1 plan. So those can be seen on the web site as well.

2 But the hard bottom monitoring plan basically is  
3 to look at the physical effect on these habitats, these  
4 natural resources, from the project standpoint.

5 So we have done a little bit of preliminary and  
6 biological characterization for these areas. Transact has  
7 been established and we continue to look at those areas as  
8 the project developed and constructed.

9 And again, back to Mickey's slide for additional  
10 information for those of you who haven't written it down  
11 already. Look at these web sites for information on the  
12 EIS. Back to you.

13 COLONEL PULLIAM: Thank you, Dawn. Going to shut  
14 this button down.

15 UNIDENTIFIED MAN FROM AUDIENCE: It was mentioned  
16 those copies of the phased construction and habitat areas  
17 are outside on the poster too.

18 MS. YORK: We put together 24 by 36 posters. You  
19 guys may have seen them as you walked in there. There's  
20 three for the project orientation: North, central and  
21 south. If you want to get a little closer look, the screen  
22 is hard to see as well and there's an environmental map, I  
23 think as well out in the lobby.

24 COLONEL PULLIAM: All right. Listen, I didn't  
25 think Mickey just left the room because I wanted to

1    embarrass him. I didn't think Mickey, he didn't look too  
2    embarrassed to me. Mickey is a very experienced field, oh  
3    he's back.

4                   (Laughter.)

5                   COLONEL PULLIAM: He's a very experienced field  
6    regulator. But I was asking him, this is only the second  
7    time he has honchoed at a public meeting. So he's used to  
8    being out there, you know, doing the wetlands delineation  
9    and checking all of that stuff. Him being in here with a  
10   coat and tie, this is the first time I have ever seen him  
11   wear a coat and tie.

12                  MR. SUGG: Thank you, Colonel.

13                  COLONEL PULLIAM: All right. Well, that's kind  
14   of upfront. Us giving you a hey, why are we here? What's  
15   the purpose of the meeting and everything like that.

16                  Now, we are going to do the real purpose of the  
17   meeting. Can y'all hear me back in the back?

18                  AUDIENCE: Yes.

19                  COLONEL PULLIAM: For us to hear from y'all and  
20   the first person I would like call up is Mister -- and I  
21   will tell you I'm going to apologize. I'm from the western  
22   part of North Carolina, which since 1796 has been known as  
23   Tennessee, and I'm not the greatest person in the world at  
24   names. So I'm just going to do one blanket apology upfront.  
25   If I mess up your name, I'm sorry. I'll do the best I can.

1                   MR. SUGG: But you want to pronounce it right so  
2 she can --

3                   COLONEL PULLIAM: Well, I'm going to try. Evon,  
4 maybe I will pass the cards around to you afterwards.  
5 Mr. Robert Swantek, Alderman Elect. And on deck, we have  
6 Mr. or Mrs., I'm terrible with names. Sometimes I don't  
7 know which, male or female, Mr. and Mrs. Win Batten, member  
8 of the Board of Directors, that's on deck.

9                   MR. BOB SWANTEK: How you doing? I'm Bob  
10 Swantek. I have just a few little questions. The sand that  
11 is coming out of the inlet, I talked to Mr. Jarrett about,  
12 this is only .23. That's the same type of sand that was  
13 brought out at the dredging of the inlet before and put on  
14 the beach down there. At no time did he ever say that the  
15 sand was going to be mixed with coarser sand and everything.

16                   Number one, the first phase is used in that sand  
17 coming out of that inlet. Well, we seen what happens to  
18 that sand at .23. It goes real quick. Eight months, seven  
19 months, it was gone.

20                   Now, that's one of the things that I'm really  
21 concerned about on the whole thing, you know.

22                   MR. JARRETT: Can I respond? It's actually I  
23 believe .32.

24                   MR. ROBERT SWANTEK: No. That's what your paper  
25 right here says. It's .23.

1 MR. JARRETT: Out of the inlet?

2 MR. ROBERT SWANTEK: Out of the inlet. And the  
3 rest of the sand coming from the hard bottom, the coarser  
4 sand is .32, compared to the native beach.

5 MR. JARRETT: That seems like, because the inlet  
6 material is .32. The coarse material from the offshore  
7 borrow area is in the .25 range or something like that.

8 MR. ROBERT SWANTEK: Either way, it's not  
9 compatible with the sand that's on the beach already and  
10 we've seen what happens with that stuff. It just goes.

11 MR. JARRETT: Well, the stuff comes out of the  
12 inlet channel is much coarser than the stuff that comes out  
13 of the --

14 MR. ROBERT SWANTEK: And the other question is if  
15 you are going to mine the sand out of the inlet and you are  
16 going to put it on the beach, what's going to stop it from  
17 just washing right back in that hole?

18 We are going from 6-foot down to 18-feet and we  
19 are going from 90-foot wide to 5,000-foot wide. That's a  
20 big difference.

21 And if you don't have anything blocking that sand  
22 from going, it's just going to wash right back into that  
23 inlet. I mean, that's just Mother Nature.

24 COLONEL PULLIAM: Thank you, sir. We appreciate  
25 your concerns and we got it. Mr. Win Batten.

1                   MR. WIN BATTEN: I'm Win Batten. I'm not an  
2 elected official from this area, but I'm mayor of an  
3 adjacent town here in this area. But I'm a property owner  
4 at North Topsail Reefs, the condos there.

5                   And the North Topsail Reefs are not a CBRA of  
6 this area. We can't have federal flood insurance and those  
7 things and I don't know if that would have any impact on  
8 this project or not.

9                   But you could presumably use federal funding in  
10 that area and I know that there are, may be a couple of  
11 other areas in there that all of the footage that's involved  
12 in Topsail Reef condos is not CBRA. It's not in the coastal  
13 area, coastal barrier reef. I don't know if that would have  
14 an impact.

15                   Now, I believe if the inlet is straightened out  
16 as has been indicated in some of the diagrams here, if I am  
17 seeing the pictures correctly, that this will provide water  
18 to go straight in and out of the inlet without it coming up  
19 against that barrier and then back against the north end of  
20 the island.

21                   If it does that, then you will have something  
22 there that will continue to keep the sand on the island.

23                   The reason it's washing away now is the way the  
24 inlet curves around and the way that seawall that's been  
25 built across there causes the current to move the water back

1 against the north end of the island.

2 I think if the inlet is opened and it goes  
3 straight in, then of course and if there is any kind of a  
4 barrier put in, it would be closer to that and it wouldn't  
5 impact on the inlet current, would not impact on it and  
6 consequently the sand that would be put on the north end  
7 would probably stay there. Okay. Thank you.

8 COLONEL PULLIAM: Thank you, sir. My apologies.  
9 I didn't get to tell you who was on deck. Mr. Don Lowe.

10 MR. DON LOWE: I'll pass.

11 COLONEL PULLIAM: Pass?

12 MR. DON LOWE: Pass.

13 COLONEL PULLIAM: Mr. Eric Emerich and on deck  
14 it's Dick Macartney.

15 MR. ERIC EMERICH: Good evening, Eric Emerich  
16 here. I might be stating the obvious, but, you know, I'm  
17 not an engineer but, you know, I can't claim to have that  
18 sort of expertise. But there's so much sand out there that  
19 is so close it seems like such a shame if we were not to  
20 take advantage of it, sir.

21 One of your criteria being you have got cost,  
22 logistics and technology. I can't intelligently speak to  
23 the cost, but I do know a little bit about logistics and  
24 operationally we can talk about that sand there being  
25 pre-stage logistics. It's right there. Your log-train is

1 very short and it just, you know, like I say it just from a  
2 layman's perspective it seems like a real shame not to take  
3 advantage of that, sir.

4           You don't need to be an engineer to know that.  
5 You know, just a happy drunk who swims like myself, you can  
6 tell that sand is not very far away and it would just seem  
7 like a shame not to take advantage of that, sir. That's all  
8 I got.

9           COLONEL PULLIAM: Thank you. Appreciate it  
10 Mr. Dick Macartney and on deck is Mrs. Becky Bowman.

11           MR. DICK MACARTNEY: I have been Chairman of the  
12 Beach Nourishment Committee here since we started this  
13 project in 2005, and I would like to take this opportunity  
14 on behalf of the Town to thank the CAMA folks and the Corps  
15 of Engineers for sticking with us and helping us get through  
16 this process.

17           It was an experience for all of us on the  
18 committee and has been quite an experience in our town  
19 trying to get the information in a format that laymen and  
20 all of us can understand.

21           I would make one comment, and I'm a bit disturbed  
22 to see that the process is going to take us through the  
23 first contract date being March 2009 and we had been  
24 shooting to get something so that we could do the bulk of  
25 the work in 2008 in the fall season.

1                   We lost a year when we had the bond referendum.  
2 I'll publicly take the fall for that one.

3                   Because it was not my intention to finance it  
4 that way, but to have in place a financing mechanism should  
5 we need, if all else failed.

6                   That was roundly defeated and we have lost some  
7 time because of that. Again, I'll take the blame for that.

8                   So, if there's any way you can take me off the  
9 spot and help Mr. Win Batten get his reef back up and some  
10 of the homeowners that we have got 32 properties, \$69  
11 million damage within 20 feet, so, I would urge speed.

12                   But most of all, I would thank you for helping us  
13 get this far as we have. Thank you very much.

14                   COLONEL PULLIAM: Thank you, sir.

15                   (Applause.)

16                   COLONEL PULLIAM: I told you to move rapidly.  
17 Ms. Becky Bowman, please, and on deck, Mr. Bill Walsh.

18                   MS. BECKY BOWMAN: I too was a member of the  
19 Product Delivery Team and I will tell you it has been a lot  
20 of work done on this, both by the state and the CP&E and  
21 those of you who have read and understand how professionally  
22 presented it is, easy to read and understand.

23                   I'm looking forward to the completion of the  
24 draft EIS and the final EIS presentation and I think we  
25 absolutely do need the permit and we need to stop the

1 erosion of the shoreline. We need to protect our homes and  
2 we need to protect the infrastructure of North Topsail  
3 Beach.

4 I think that's what we are to do and I hope the  
5 whole process goes through as planned. Thank you.

6 COLONEL PULLIAM: Thank you, ma'am.

7 (Applause.)

8 COLONEL PULLIAM: Mr. Bill Walsh and on deck, Mr.  
9 Ed Doherty. I hope I pronounced that right.

10 MR. BILL WALSH: Thank you, ladies and gentlemen.  
11 Bill Walsh. I'm a resident here in North Topsail Beach. I  
12 think one thing we can all agree on here tonight is that we  
13 have a beach erosion problem.

14 Beach erosion is not just our problem here in  
15 North Topsail Beach. It's a problem in Surf City. It's a  
16 problem up in the south end of Topsail Beach. I'm going  
17 further, North Emerald Isle has had it, all along the coast.

18 It's an issue that has to be fought certainly here  
19 locally, but certainly a little bit more broadly than that.

20 We need the federal government's help to do  
21 something long term. We need something done other than just  
22 sand pumping. A short-term fix that will not solve  
23 anything, unless we do some hard structures. We get some  
24 laws changed and do something to preserve the beach to  
25 create an appreciation opportunity. We don't have, all we

1 are going to do now with this plan is to pump sand on the  
2 beach and all of that is going to do is wash away over time.

3 By the time we get to the south end of this  
4 project, we will have, you know, many, many, many more  
5 efforts to re-put sand back on the north end. Because  
6 that's keeps going. We'll never get to the south end is  
7 what I'm saying.

8 So, all I'm saying is we need a coordinated  
9 long-term comprehensive plan. This is not that plan. Sand  
10 pumping is not the answer. It's proven to fail and that's  
11 all I have to say. Thank you.

12 COLONEL PULLIAM: Thank you, sir. Mr. Ed Doherty  
13 and on deck, Mr. or Mrs. Buddy Godwin. I did know a lady  
14 named Buddy. So, I'm going to say Mr. and Mrs. Buddy  
15 Godwin.

16 MR. ED DOHERTY: Colonel, I'm from New Jersey.

17 (Laughter.)

18 COLONEL PULLIAM: And you are speaking slow  
19 enough.

20 MR. ED DOHERTY: But I have lived here for 27  
21 years. So, I have learned to speak slowly.

22 To pick up on Bill's point, the concern I have is  
23 it looks like it's a ten-year plan. Five phases every two  
24 years, ten years.

25 And my understanding is that this kind of

1 dredging of sand to put on beaches washes away every three,  
2 four, five years. So it sounds like by the time you get  
3 halfway through, it's time to redo the first phase over  
4 again.

5                   Clearly, a big economic impact on -- can this  
6 town afford that?

7                   The second point I wanted to make is the  
8 assumption that the southern section that Tom spoke is  
9 really based on the expectation that the federal government  
10 will do some work down there.

11                   There is an awful lot of skepticism whether or  
12 not we will ever see any federal funds. So sounds like the  
13 southern end gets really shortchanged if that were to  
14 happen. Thank you.

15                   COLONEL PULLIAM: Thank you, sir.

16                   (Applause.)

17                   COLONEL PULLIAM: Buddy Godwin.

18                   MR. BUDDY GODWIN: It's Mister.

19                   COLONEL PULLIAM: It is Mister. It is definitely  
20 Mister and after Buddy, Dee Stone of Lewis Realty on behalf  
21 of property owners. I think I got that right.

22                   MR. BUDDY GODWIN: I guess, Mickey, you probably  
23 thought I left town.

24                   (Laughter.)

25                   MR. SUGG: No, I knew.

1                   MR. BUDDY GODWIN: I was the Town Liaison for the  
2 Beach Nourishment Committee some years ago.

3                   UNIDENTIFIED MAN FROM AUDIENCE: Can't hear you.

4                   MR. BUDDY GODWIN: The Town decided quite a few  
5 years ago to try to obtain a beach nourishment project and  
6 the erosion rate as you know is quite dramatic here.

7                   We now have probably a billion-and-a-half dollars  
8 worth of property on this beach and the only savior in it  
9 that I see is a beach nourishment project and that's what I  
10 wanted to do is employ you to do all that you can to insure  
11 that we get the permits and approve the Environmental Impact  
12 Study so that we can go with our beach nourishment project.

13                   You talked about practical alternatives, Mickey.  
14 Economics, that's the number one and that's what I just  
15 spoke of.

16                   The firm of Coastal Planning and Engineering was  
17 chosen. We didn't draw their name out of a hat. We looked  
18 at what they had done in the past and if you go to Emerald  
19 Isle, or any of the projects that they have done, you can  
20 see what a marvelous job and the professionalism that they  
21 have and the expertise in their firm to do that.

22                   And that's why I have the utmost confidence in  
23 this Environmental Impact Study and their project, that they  
24 are going to deliver a plan that will give us a viable beach  
25 nourishment project.

1                   And with that, I would say we would appreciate  
2 everything you could do to help us. Thank you.

3                   (Applause.)

4                   COLONEL PULLIAM: Thank you, sir. Dee Stone, I  
5 hope the name is right and on deck, Mr. Richard Farley.

6                   MS. DEE STONE: Yes. Thank you very much. I  
7 appreciate the effort of North Topsail Beach coming together  
8 with the Corps of Engineers. It is something that is very,  
9 very, very important to the property owners. Not just for  
10 Topsail Beach, but also for the whole island.

11                   I was born and raised in this area. I'm proud to  
12 say, number one, that Topsail Island erosion rate before '96  
13 was nowhere comparable. In fact, Emerald Isle, Atlantic  
14 Beach, south of us, Carolina Beach, all of the other beaches  
15 had had beach re-nourishment programs before.

16                   We have never had a fully executed beach  
17 re-nourishment program for Topsail Island. And you can see  
18 that those significant storms that came through, not one,  
19 not two, but five that came through and a horrible  
20 northeasterner has put us in a situation to where red flags  
21 are going up everywhere. We need it. We need it.

22                   I heard the gentleman talking about, I have  
23 watched that sand being pumped, you know, year-and-a-half  
24 ago, whatever, and my sister was visiting from Cape Cod and  
25 we saw the procedure and I thought oh, how great could this

1 be, because we haven't had anything done. She saw it. I  
2 saw it. And it was a huge effort and then was saddened when  
3 it was washed out.

4 But again, we hadn't talked about the possibility  
5 of moving that channel over, and I really hope and pray by  
6 moving the channel over closer to what's Onslow Beach I call  
7 it, the government side, that it would have the effect that  
8 we heard earlier that maybe that would slow the process of  
9 it draining back into, you know, the area that has already  
10 been dredged.

11 I represent a lot of property owners, being in  
12 real estate. A lot of them are concerned because they are  
13 out-of-state owners and they are just worried about what's  
14 going to happen to their investments here and also are  
15 willing to pay a portion, but don't want to pay the whole  
16 thing.

17 So I appreciate every effort to push this  
18 through. It would be so beneficial for all economics for  
19 the whole Island's benefit. Thank you.

20 COLONEL PULLIAM: Thank you, ma'am.

21 (Applause.)

22 COLONEL PULLIAM: Mr. Richard Farley.

23 MR. RICHARD FARLEY: Good evening.

24 UNIDENTIFIED MAN FROM AUDIENCE: Microphone.

25 MR. RICHARD FARLEY: Can everybody hear? This is

1 a very expensive system. So I hope everybody can hear. I  
2 hope we get our money's worth.

3 I have to start up with my two main environmental  
4 concerns. I'm very concerned about the effect of this  
5 project on the hard bottom. I'm very concerned that, if I  
6 understand the numbers correctly and you can please correct  
7 me if I'm wrong, North Carolina had a thousand meter  
8 restriction. You could not approach the hard bottoms within  
9 a thousand meters.

10 And I believe this project has now moved us to  
11 400 feet. That sounds like a very drastic change.

12 Now, I understand that it would be some  
13 monitoring. But I'm not convinced that that it necessitates  
14 this kind of a move. I don't know what the science is on  
15 this.

16 I have heard that there is a couple of projects  
17 that have used this at different locations. But I would  
18 hope you would take a real hard look of this idea of going  
19 within 400 feet of the hard rock bottom.

20 These are what I understand significant habitats  
21 for fish. We have a quite a few fishermen and fisherwomen  
22 out here, as you can imagine. So I'm very concerned about  
23 that.

24 The other thing is the moving of the inlet. You  
25 know, in spite of the fact that people would like to say

1 there are no problems at Emerald Isle, we know that there  
2 are significant problems.

3 I have just heard that the erosion from the  
4 moving of the inlet has now required 29 homes to put sand  
5 bags. That's a lot of homes. That's a lot of money.

6 We don't want that kind of thing in our town. We  
7 don't want to put somebody else in jeopardy to benefit  
8 someone else. We haven't accomplished anything and I'm  
9 concerned about, is it the Mason Inlet?

10 COLONEL PULLIAM: Masonboro?

11 MR. RICHARD FARLEY: Masonboro Inlet that was  
12 moved.

13 MR. JARRETT: Mason.

14 MR. RICHARD FARLEY: My understanding is that the  
15 projection for that project was that it would be redone  
16 every five years. So from my understanding that it has been  
17 done twice so far. Is that correct?

18 MR. JARRETT: No, no.

19 MR. RICHARD FARLEY: It's not accurate. It is  
20 accurate?

21 MR. JARRETT: It's not accurate.

22 MR. RICHARD FARLEY: How many times has it been  
23 done?

24 MR. JARRETT: It has never been completely  
25 redone. It has some interim measures.

1 MR. RICHARD FARLEY: How many interim measures?

2 MR. JARRETT: I believe the second interim  
3 measure is coming up this year. I believe it's only been  
4 one.

5 MR. DOUG HUGGETT: Tom, if I may. I believe that  
6 the second interim measure was permitted in December. I  
7 believe that the dredge was going to start work in December.  
8 Working both in Mason Inlet and a portion of a project for  
9 Wrightsville Beach at the same time.

10 So I believe that is the second major maintenance  
11 event, if you will, of the inlet itself.

12 MR. RICHARD FARLEY: I rest my case then.

13 So, that's a problem I think and as we get  
14 further on into this report, I think we will find that there  
15 was some issues with our inlet.

16 The financial considerations on this project are  
17 very important to me. And I think that this is an extreme--

18 COLONEL PULLIAM: Richard, if I could interrupt,  
19 Richard is ought of time. I tell you what --

20 MR. RICHARD FARLEY: I'm sorry. I didn't know.

21 COLONEL PULLIAM: You're okay. You're all right.  
22 Stay where you are.

23 Because Richard was the last person who signed up,  
24 so we are kind of going off the mike now and loosen up the  
25 rules a little bit and if you want to get up and talk, you

1 don't have to sign up. Because it's not 7:00 in the morning  
2 yet, as far as I'm concerned, we are just getting started.

3 MR. RICHARD FARLEY: And all of the football  
4 games have been played, all of the college games are over  
5 with.

6 COLONEL PULLIAM: So, please, if you would, I'm  
7 sorry to interrupt.

8 MR. RICHARD FARLEY: I have some real financial  
9 concerns about this problem, project.

10 First of all, let me say I heard your  
11 presentation before and you have referred to the Town's  
12 preferred project.

13 The Town has no preferred project. There has not  
14 been, other than the feasibility study that was presented to  
15 the Town in 2004, there has been no project approved by the  
16 Town Board.

17 So my concern is how you have developed a  
18 preferred project.

19 Secondly, if there is no Town preferred project,  
20 then obviously, we haven't funded anything. So what your  
21 report indicates that we will be committing \$3 million to  
22 this project, that has not been discussed at this town.

23 So, again, I'm concerned who is kind of steering  
24 the ship. Where are you getting your direction from?

25 So, it's a very important issue here. How we

1 have come up with this five-stage project, \$3 million. It's  
2 not something that this Town Board has ever approved or  
3 discussed. So, I have got concern about the procedures that  
4 you are using.

5 COLONEL PULLIAM: No, Tom. Tom is dying to turn  
6 this into a question-and-answer and we can't. At this point  
7 we have got to receive your information.

8 MR. RICHARD FARLEY: That's fine.

9 COLONEL PULLIAM: The Corps hasn't made any  
10 decision.

11 MR. RICHARD FARLEY: I understand.

12 COLONEL PULLIAM: And Tom is just dying to answer  
13 your question.

14 MR. RICHARD FARLEY: He can't answer it because  
15 the Board has never discussed it.

16 So, just some of the, again, the financial  
17 information in the report that we are looking at now.

18 One thing that hit me there is a comment that 17  
19 duplexes up at the north end with a tax value of \$17 million  
20 are imminently threatened.

21 I don't know the number that are imminently  
22 threatened. But I know that the homes up there, it's  
23 nowhere near value for tax purposes at \$17 million.

24 So I wonder why we would have that number in  
25 there. While back I took a look at those values and I think

1 what you are probably find --

2 UNIDENTIED MAN FROM AUDIENCE: Mr. Farley, you  
3 have got a comment.

4 MR. WIN BATTEN: Sir, if you are talking about  
5 value, tax value, the Topsail Reef, these buildings there.

6 MR. RICHARD FARLEY: Oh, no, we aren't talking  
7 about those buildings.

8 UNIDENTIED MAN FROM AUDIENCE: That's part of the  
9 north end.

10 MR. RICHARD FARLEY: They referred to 17  
11 duplexes. If Topsail Reef is a duplex, that's not --

12 UNIDENTIED MAN FROM AUDIENCE: The report, sir.

13 COLONEL PULLIAM: I'll tell you what. I  
14 honestly, I am not smart enough to understand Robert's Rules  
15 of Order. Actually, I read that book once and I'm not smart  
16 enough for it. So, let's stick with whoever who is at the  
17 mike has got the mike and when that person is done, you are  
18 welcome.

19 MR. RICHARD FARLEY: Just for their information,  
20 it's Colonel, right?

21 COLONEL PULLIAM: Yes, sir.

22 MR. RICHARD FARLEY: Page 24, Section 3; 17  
23 duplexes, \$17 million. I don't know where that number came  
24 from. It's extremely high. Those homes, I would bet if you  
25 have one or two worth the value, the \$300,000, you have a

1 duplex for tax purposes, that would be a lot. A lot of them  
2 are valued at below 200,000. We have homes up there that  
3 are valued at \$100 or \$500, due to the fact that they are no  
4 longer inhabitable. So, I have some of the numbers that are  
5 out there.

6 One of the issues that needs to be raised, I have  
7 looked at this any number of times and the numbers don't  
8 change, and that is that the tax savings to this town, based  
9 on my calculation of this report is probably 400,000 a year  
10 under the No Action Alternative.

11 And of course, if we do something, at a minimum  
12 we are talking about \$3 million. And if you go further back  
13 in the report, what you will probably find is that \$3  
14 million, the cost will probably be closer to \$5 million. So  
15 it doesn't seem to be very cost effective to do this.

16 And I don't know if those are things that you  
17 consider, but I hope you would.

18 And then one of the issues that that has arisen  
19 constantly in the Town and one of the reasons the bond  
20 referendum went down and why people are leery of this  
21 project is the kind of limited area that is severely  
22 impacted by erosion.

23 And I just want to point out, that in looking at  
24 your No Action Alternative, 80 percent of the potential  
25 damage, and that's damage to private property as far as I

1 can tell, is in one area.

2 So I think, you know, I mean, that's part of the  
3 problem that people have with this, is that it's isolated.

4 If I could just -- well, I had a comment on  
5 something that was said. But again, in light of that, you  
6 are just taking testimony from me, I would leave it at that.

7 One of the things that was apparent to people  
8 when this talk of a five-phase project started to float  
9 around is that it didn't make a whole lot of sense. That at  
10 some point, saving money every two years.

11 You know, the way the erosion rates are in our  
12 town, by the time that you get to the third stage, you would  
13 be going back to the first stage already.

14 And, of course, that was just kind of like a  
15 common sense approach and I was surprised to see that in the  
16 report you say just that.

17 That by the time we get to stage three, we would  
18 need to do maintenance on the inlet, which would be four  
19 years at a cost of \$5.3 to \$7.9 million.

20 There's a lot of flaws in this plan, this  
21 proposed \$3 million a year, which I don't believe the  
22 citizens really support.

23 And now we are adding, if those numbers are  
24 right, that brings the cost up to \$5 million a year. That's  
25 a very expensive project. Which again, I don't believe that

1 the citizens would endorse that kind of a project.

2 I think I have about taken all of the time that  
3 you want to give me.

4 (Laughter.)

5 MR. RICHARD FARLEY: But that's all the things  
6 that I have.

7 COLONEL PULLIAM: You certainly went very  
8 carefully through all your notes. I want to thank you.

9 (Applause.)

10 COLONEL PULLIAM: Yes, sir, and then yes, ma'am.  
11 sir.

12 UNIDENTIFIED MAN FROM AUDIENCE: Sir, my only  
13 question is I own two rental properties on the island and  
14 the gentlemen did not address the fact that I am under the  
15 understanding that three percent of each rental is  
16 accumulated for beach re-nourishment.

17 Where is that money going? Every rental, whether  
18 it be on the ocean side, second row, where is that money  
19 going? And how much is it every year?

20 UNIDENTIFIED MAN FROM AUDIENCE: 500,000 a year.

21 COURT REPORTER: Does he want to give his name,  
22 or just random?

23 COLONEL PULLIAM: Now that we are kind of in the  
24 open mike period, we don't necessarily know everybody's  
25 name. So if you would, unless you don't want to, if you

1 want to be anonymous, sir. But did you want to give your  
2 name?

3 MR. WIN BATTEN: I'm Win Batten. I would like to  
4 make a couple of comments, if I may. Mr. Farley is a  
5 neighbor of mine up there on the north end, just up from the  
6 Topsail Reef Condos.

7 At this point in time, each of the buildings,  
8 there are eight buildings that are make up the Topsail Reef  
9 Complex and each of those buildings are valued at more than  
10 \$4.5 million, and that's based on just a rounding off the  
11 figures. It actually would probably come closer to  
12 \$5 million per building.

13 So, you are talking about somewhere between 32 and  
14 \$40 million worth of property there that's being severely  
15 threatened.

16 And I would say to you, Mr. Farley, that if there  
17 is nothing done, there is going to be some changes in tax  
18 value. Because all of the reappraisal values that were put  
19 on this property and other properties on this island were  
20 done when at the peak of the price.

21 All of the values were set at that point, and the  
22 value of a unit at North Topsail, I mean at Topsail Reef  
23 right now, it has not been a unit in the past two years that  
24 has sold for as much as tax value.

25 And if we are not going to do anything to protect

1 the beach and not do anything to protect that property, then  
2 I can assure you that there will be 240 actions taken to  
3 reduce property values.

4 Because we are not going to continue to pay the  
5 tax rate that we are paying, or the amount of taxes that we  
6 are paying, based on the tax value that's placed on that  
7 property when it's nowhere near market value. Thank you.

8 COLONEL PULLIAM: Thank you, sir.

9 (Applause.)

10 COLONEL PULLIAM: Ma'am, you raised your hand.

11 Did you still want to --

12 UNIDENTIFIED WOMAN FROM AUDIENCE: No, I pass.

13 COLONEL PULLIAM: Anybody else like to --

14 UNIDENTIFIED MAN FROM AUDIENCE: Can I say one  
15 other thing, sir?

16 COLONEL PULLIAM: Let's get to this gentleman and  
17 we'll come back to you.

18 UNIDENTIFIED MAN FROM AUDIENCE: Just real quick.

19 And we were all evaluated, re-evaluated on our property  
20 taxes from Onslow County and in the recent past and we were  
21 all at the peak and it's all, it's all gone down steady.  
22 Whether you are in the far north end are or the far south  
23 end of the Town.

24 You know, if you are Onslow County, we were  
25 unfairly taxed and I would urge our new elected government

1 to get out there and fight with Onslow County tooth-and-nail  
2 to get these values redone and get them down into the area  
3 where it should be.

4 This is not a beach nourishment issue. It's a  
5 fight that we need to make with Onslow County. But to  
6 answer, you know, I will agree with you.

7 (Applause.)

8 MR. WIN BATTEN: This tax evaluation is providing  
9 extra tax revenues that could and should be used for beach  
10 nourishment.

11 UNIDENTIFIED MAN FROM AUDIENCE: Why didn't the old  
12 government go to Onslow County and turn it back? They talk  
13 about it. They haven't.

14 COLONEL PULLIAM: I'm the father of twin  
15 11-year-old girls and I feel like this a lot at home too.  
16 Like I have completely lost control of the situation.

17 (Laughter.)

18 COLONEL PULLIAM: Sir, if you would please raise  
19 your hand, we will get you in turn, sir. Did you want to  
20 speak again?

21 MR. RICHARD FARLEY: I just wanted to make a quick  
22 comment. All of these values we are talking about, the  
23 comment that Win just made -- and we are friends -- from the  
24 \$48 million value that generates roughly about \$70,000 in  
25 tax a year.

1           It goes back to this idea that we need something  
2 that's cost effective and this plan, this is being proposed  
3 is not cost effective. We spend a lot more than any tax  
4 savings that we will ever get out of it.

5           Somebody quoted \$69 million. Same thing. That  
6 includes Win's, forgive me, Win's condominium complex. That  
7 generates \$110,000 a year in tax revenue. I mean, you have  
8 to look at, these are real considerations. You know, do we  
9 spend a million dollars to save a 110,000? I don't think  
10 so.

11           COLONEL PULLIAM: Thank you.

12           UNIDENTIFIED MAN FROM AUDIENCE: Sir, maybe you  
13 simply look out for your residences.

14           MR. RICHARD FARLEY: Or simply look out for  
15 yourself.

16           (Boos.)

17           COLONEL PULLIAM: Anybody else?

18           UNIDENTIFIED WOMAN FROM AUDIENCE: I have  
19 something I'd like to say. Excuse me. I hear this  
20 gentleman keep saying close every program down. What plan  
21 do you have? Because I have heard of no plan.

22           MR. RICHARD FARLEY: Well, my plan would be as I  
23 stated to this gentleman that the individual homeowners,  
24 that the homeowners who are most in jeopardy step up and  
25 take a real interest in this project.

1           You cannot ask the citizens of this Town to go  
2 out and spend millions of dollars on speculative benefit.

3           So I think, you know, a project similar to what  
4 we had before, this 80/20 split is what we need to do.

5           Not to ask everybody to share the full burden of  
6 this. There's very few people that are in jeopardy in this  
7 Town.

8           UNIDENTIFIED MAN FROM AUDIENCE: So you are saying  
9 the project is good, but you don't like the finance.

10          MR. RICHARD FARLEY: I'm not sure it will be  
11 effective. It's all about money. It's always about money.

12          UNIDENTIFIED MAN FROM AUDIENCE: People on south  
13 end pay for the people on north end.

14          (General discussion in audience, indiscernible.)

15          COLONEL PULLIAM: As good as Evon is, and I  
16 assure you I have been watching her. She is very good. She  
17 cannot type two people talking at the same time.

18          (Laughter.)

19          COLONEL PULLIAM: So, if you would please go in  
20 turn.

21          MS. DEE STONE: I just want to make a comment  
22 about what he said. It is not a speculative problem. It is  
23 a problem for this whole island eventually. If we do not  
24 have something done to protect our beach, it is going to  
25 happen.

1           And as far as asking any particular group of  
2 people to step up and pay for it to fixed, this is an island  
3 here and we all choose to be on this island.

4           And I think it is not going to be a secular group  
5 that's going to be real responsible for a whole island.

6           This is a shared project by the whole island.  
7 Whether it's Surf City, Topsail Beach, or whatever, because  
8 we are a barrier island.

9           And so, as far as saying, what is the alternative?  
10 That's what we have people looking at this for. Is to find  
11 out what an alternative is. Because it's got, we have got  
12 to have a resolution for it. And doing nothing is not a  
13 resolution.

14           UNIDENTIFIED MAN FROM AUDIENCE: Right.

15           UNIDENTIFIED MAN FROM AUDIENCE: Amen. Thank you.

16           COLONEL PULLIAM: Yes, sir.

17           UNIDENTIFIED MAN FROM AUDIENCE: I got to say  
18 something. We are just looking at \$185,000 to pay for sand  
19 to be put on the beach. 200 units, divided into \$185,000,  
20 how much is that?

21           Why don't those people jump up and say, we will  
22 pay for that 185,000? It is going to benefit us. We are  
23 going to get the sand in front of the Reef.

24           We haven't heard anybody say anything from that  
25 homeowners association.

1 UNIDENTIFIED WOMAN FROM AUDIENCE: That's not  
2 true.

3 UNIDENTIFIED MAN FROM AUDIENCE: Absolutely not.

4 MR. WIN BATTEN: The thing that, I would respond  
5 to that comment, if I may.

6 COLONEL PULLIAM: Yes, sir.

7 MR. WIN BATTEN: Is again, let us fence it in and  
8 the people that live at Topsail Reefs have that as their  
9 private beach.

10 And if you want us to maintain it as a private  
11 beach, okay. Give us authority to do that and we will  
12 maintain it as a private beach.

13 And then if anybody lives someplace else and  
14 wants to come and use it, they can pay a toll fee.

15 We are in this all together and we need to all  
16 work together, I think, to resolve the issue.

17 And the point I'm making, you know, there are 240  
18 units there and this is a pretty heavy concentration.

19 We have spent a substantial amount of money this  
20 past year putting sand to protect those, and we spent a  
21 substantial amount of money rebuilding washed out crosswalks  
22 and other things of that nature and we are trying to  
23 maintain the access to the property and use the property.

24 But at the same time, if we don't all work  
25 together and resolve this issue, we are all going to sink

1 together.

2 (Applause.)

3 UNIDENTIED MAN FROM AUDIENCE: A point has been  
4 brought up now several times that we must all work together.  
5 Therefore, let's keep in mind that any final resolution of a  
6 plan should come before the town voters and be voted on it  
7 and either all be behind it or not.

8 (Applause.)

9 COLONEL PULLIAM: Yes, sir.

10 MR. JACK SOLACH: Hi, I'm Jack Solach. I live on  
11 the Island.

12 UNIDENTIED MAN FROM AUDIENCE: Can't hear you.

13 MR. JACK SOLACH: Jack Solach, I live on the  
14 Island. I own property up here. I pay taxes up here. I  
15 pay a lot of people's salary up here and I would love to pay  
16 for beach nourishment.

17 And I know a lot of people in Topsail Reef, they  
18 would love to pay for beach nourishment.

19 So, don't tell me nobody is willing to chip in.  
20 They are willing to chip in. Whether it is a hundred bucks,  
21 five hundred bucks.

22 I know people at the Villa, they are willing to  
23 chip in. I own at the Villa. I'm willing to chip in.

24 If the taxpayers do it, that's fine.

25 But it's kind of ridiculous when a couple hundred

1 people live up at North Topsail Beach can tell us, who don't  
2 live in North Topsail Beach that are willing to pay for it,  
3 we can't have beach nourishment.

4 We need it. We need it desperately and if we  
5 don't do it, let's give it back to the fish, or let's give  
6 it back to the birds. Let's get rid of all the property on  
7 the Island, because it's going to go.

8 Oh, and the environment, I think it will help the  
9 environment by having the beach nourishment. By moving the  
10 inlet will help it.

11 That's what the original meeting was for. How  
12 does it hurt the environment or help the environment? I  
13 believe it will help the environment.

14 (Applause.)

15 COLONEL PULLIAM: Thank you, sir.

16 MR. JARRETT: Does this microphone work?

17 UNIDENTIFIED WOMAN FROM AUDIENCE: No, it does  
18 not.

19 COLONEL PULLIAM: All right, Tom. Now, I told  
20 Tom, Mickey and Brad and I, probably Doug too, we are in the  
21 receive mode tonight. Our job is to listen to you. So we  
22 are not going to talk.

23 But I told Tom he can get in the affray if he  
24 wants, because he is working for the Town. First up. Tom,  
25 you are not next in line. You are second in line.

1 (Laughter.)

2 UNIDENTIED MAN FROM AUDIENCE: Sir, it's is just  
3 a question. In recent moments here it's kind of degenerated  
4 into how we would pay for it. What taxpayers would pay,  
5 whatever.

6 Is that of any concern to your meeting?

7 I mean, if we are going to give you the money,  
8 however we work it out ourselves, that's not of any concern  
9 of this meeting. Am I correct? Or is it? That's a  
10 question.

11 COLONEL PULLIAM: I'm not answering. This is the  
12 procedural question so I will answer it. The economics of  
13 this project are significant to elements of what we are  
14 required to consider. How you pay for it, how the Town  
15 decides to pay for it really is not.

16 UNIDENTIED MAN FROM AUDIENCE: Okay. That being  
17 said, I would ask that any of the comments regarding that  
18 issue be stricken from this record.

19 (Laughter.)

20 UNIDENTIED MAN FROM AUDIENCE: Amen.

21 COLONEL PULLIAM: All right, Tom.

22 MR. JARRETT: I will ask you again: Does this  
23 mike work?

24 AUDIENCE: No.

25 UNIDENTIED MAN FROM AUDIENCE: Yes, it does.

1 Just keep it close.

2 MR. JARRETT: I'm pretty gullible. Unfortunately  
3 Mr. Farley left. But this is primarily, not necessarily  
4 just for him, but for others.

5 The project that's identified in the EIS as the  
6 applicant's preferred is really the one that really kind of  
7 looks like it satisfies all of the requirements, needs, that  
8 the Town identified when we first started looking into the  
9 development of the project.

10 What is described in the EIS is the applicant's  
11 preferred.

12 If it becomes permitted by the federal and state  
13 agencies, what that simply does is set the upper limit, the  
14 maximum project that you can construct under the authority  
15 provided to you by those permits.

16 It doesn't mean that that you have to construct  
17 that project in toto. You can construct it in phases. You  
18 can construct it smaller. You can pick and choose what you  
19 want.

20 But as long as it falls within the envelope  
21 covered within the EIS and the impacts covered by that  
22 Environmental Impact Statement, you have choices.

23 So once we get through this process and we get a  
24 permit in hand, then the Town can work out amongst  
25 themselves what they view as their preferred or locally

1 preferred, if you want to call that alternative that they  
2 would like to construct. You don't have to construct the  
3 applicant's preferred as described in the EIS.

4 UNIDENTIFIED MAN FROM AUDIENCE: Tom, would it  
5 permit something other than beach nourishment or a  
6 combination if we were to get permission to do JDs or  
7 something else in conjunction perhaps with the sand. Would  
8 that permit allow us to do that?

9 MR. JARRETT: This particular EIS would not  
10 because the only --

11 UNIDENTIFIED MAN FROM AUDIENCE: So it is sand  
12 dumping?

13 MR. JARRETT: That's correct. At the present  
14 time hard structures are still prohibited by law in North  
15 Carolina.

16 UNIDENTIFIED MAN FROM AUDIENCE: I understand, but  
17 there are rules here and there in the state to do tests.  
18 Correct?

19 MR. JARRETT: Not yet. There was a Senate bill  
20 and that's what it was. It was a bill passed through the  
21 Senate last legislative session. That bill was supposed to  
22 move into the House for consideration. It has to make it  
23 through the House. Probably even goes back into some kind  
24 of committee before it comes out and state law.

25 But there's a lot of loops that it has got to go

1 through before it even gets to that point.

2           What that particular law would allow is simply for  
3 someone to consider the use of the terminal growing at an  
4 inlet as a pilot project.

5           And the way I read legislation, it means only one  
6 and that would then have to be tested and evaluated over  
7 some undefined period of time. So, let's say two, three  
8 years.

9           So even if the legislation passed this year, you  
10 still have to go through the EIS process to evaluate that  
11 alternative versus other alternatives.

12           If it comes out to be the represented alternative,  
13 that gives what the law simply would do, would give the  
14 Coastal Resource Commission the authority to approve or  
15 disapprove that plan.

16           Correct me if I am wrong, Doug. It doesn't  
17 necessarily mean that the thing would ever be built. It  
18 just allows the Coastal Resource Commission the ability to  
19 consider it.

20           So, let's say they do and then you are still a  
21 year or two away from construction. Then you have got to  
22 monitor for three or four years.

23           The prospects of a structure at North Topsail  
24 Beach within the next five years are pretty slim under the  
25 existing legislation.

1 UNIDENTIED MAN FROM AUDIENCE: But again, this  
2 plan if these gentlemen approve it, is for only beach  
3 nourishment, dredging of sand, putting on the beach, not any  
4 kind of hard structure.

5 MR. JARRETT: That is correct.

6 UNIDENTIED MAN FROM AUDIENCE: Thank you.

7 COLONEL PULLIAM: Would anybody else like to, yes  
8 ma'am.

9 MS. JUNE DOHERTY: My name is June Doherty,  
10 D-o-h-e-r-t-y and I'm from New Jersey.

11 (Laughter.)

12 MS. JUNE DOHERTY: We were on the Beach  
13 Nourishment Committee and wanted people to go to Emerald  
14 Isle to see the success of their beach nourishment there and  
15 we were sure that it was going to be wonderful. Otherwise,  
16 they wouldn't have invited people to go up there and see it.

17 What wasn't said was that at Emerald Isle, I  
18 believe the breakdown of finances was that the oceanfront  
19 people paid 90 percent. The non-ocean --

20 UNIDENTIED MAN FROM AUDIENCE: Ma'am, is this  
21 going in the same issue that we were talking about what --

22 MR. ED DOHERTY: Excuse me. My wife, thank you.

23 MS. JUNE DOHERTY: --was 10 percent. So when we  
24 were all faced with the referendum, it was, it wasn't even  
25 that big a spread. I think it was 80/20 or whatever.

1           Anyway, the people, the Town's people were not  
2 brought together to say, okay, what will you accept? What  
3 do you want to do?

4           Everybody took that referendum to mean what they  
5 wanted it to mean. Not what the people wanted it to mean.  
6 Nobody ever found that out what the people wanted it, and  
7 now we are going ahead without any vote.

8           So, how do you expect people to come together when  
9 you haven't given them a voice?

10           COLONEL PULLIAM: Thank you, ma'am. Would  
11 anybody else, yes, sir, please.

12           (Man approaches the podium.)

13           MR. GARY ROWLAND: I'm not going to go long. My  
14 name is Gary Rowland. The last time I saw you gentlemen was  
15 at the south end at Topsail Beach.

16           Because we all, also my wife and I also own  
17 property down there on the beach. We also own property on  
18 the beach at the south end of North Topsail.

19           My background is business and management. So,  
20 therefore, my logic the way I look at it, the way I approach  
21 things is, based upon my experience and my education.

22           As an accountant would look at something and say  
23 it's not cost effective, therefore, we shouldn't do it.  
24 There are things that are more important than being cost  
25 effective.

1                   We are all familiar with loss leaders. We are  
2 all, we are all knowledgeable of decisions that are being  
3 made, that plans are being laid down and then something  
4 happens that you change them. And there's no problem in  
5 changing a plan. But first you have to have one.

6                   And I guess what I'm saying here is: Right now  
7 we have a plan. Instead of taking it in one big bite for  
8 \$34 million, which I voted against, yes, and I'm on the  
9 Beach Nourishment Committee and I'm absolutely for beach  
10 nourishment.

11                   But there were too many unanswered questions  
12 about the \$34 million commitment that we were asked to make.  
13 As a result of the bond referendum being turned down, it was  
14 challenged to the Beach Nourishment Committee to find  
15 another way.

16                   So we went to Tom and asked if there is another  
17 way where we would piecemeal it. We looked at it. He  
18 looked at it. He came up with a plan. We discussed it.  
19 There was some back-and-forth and give-and-take. There is a  
20 plan.

21                   You are absolutely right. The financing may not  
22 be perfect. But there is a financing plan that we can at  
23 least do the first section which needs to be done now.

24                   UNIDENTIFIED WOMAN FROM AUDIENCE: Absolutely.

25                   MR. GARY ROWLAND: If it turns out that it is the

1 wrong thing to do, yep, we just kind of, how do I clean that  
2 one up?

3 UNIDENTIFIED WOMAN FROM AUDIENCE: Educational  
4 process.

5 MR. GARY ROWLAND: We let it go down the rat hole  
6 and you are right. But we have a plan. There is a way to  
7 pay for the first section of the plan. We need to start it.

8 If we want to correct it, if we want to do  
9 something entirely different, there's plenty of time to do  
10 it. But we need to get started to do it.

11 COLONEL PULLIAM: Thank you, sir.

12 (Woman approaches the podium.)

13 MS. DEE STONE: Briefly, I just wanted to say  
14 that, if I am not mistaken when you are talking about  
15 pumping the sand. See, a lot of the people just see a lot  
16 of sand being pumped up on a dune. Okay.

17 I had the Corps of Engineers, Mr. Gregson, came  
18 to our meeting. He brought all kind of slide shows to show  
19 us that a berm is built from the ocean floor and then moved  
20 upwards.

21 He showed us Carolina Beach before and after  
22 their beach re-nourishment when the hurricanes came through  
23 and, my gosh, if you had of seen the before-and-after when  
24 those hurricanes that I talked about '96, '97, '98, '99,  
25 there would have been no Carolina Beach if they would not

1 have had that done.

2                   So, I don't want people thinking if they haven't  
3 actually seen the diagrams of how this sand is going to be  
4 implemented, it's not just pumped up on a dune. It's just  
5 not sitting there fluffy and can be washed away with the  
6 first storm.

7                   From what I understand is that it is built from  
8 the ocean floor, and yes, some of it may be eroded away.  
9 But we have got to have protection until something bigger  
10 and better comes along.

11                   (Applause.)

12                   COLONEL PULLIAM: Tom mentioned football season.  
13 Any college football?

14                   We can stay here as long as y'all got information  
15 that you think we need to have. We are going to stay here  
16 with you. We don't want to cut anybody short. Anybody  
17 else?

18                   (No response.)

19                   COLONEL PULLIAM: Well, listen, thank y'all.  
20 Ladies and gentlemen, we really appreciate, it helps. It's  
21 going to help us. We really appreciate tonight.

22                   Mickey, did you want to close? Anything in  
23 closing? Great. Remember us, 30 January, if you have got  
24 something to give us in writing by then.

25                   (End of Town Public Hearing at 8:15 p.m.)

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## REPORTER'S CERTIFICATE

STATE OF NORTH CAROLINA )  
COUNTY OF NEW HANOVER )

I, Evon C. Pepin, Registered Merit Reporter and  
Notary Public in and for New Hanover County, North Carolina,  
do hereby certify that the foregoing is a true and accurate  
transcript of the foregoing proceedings at the time and  
place aforesaid taken by me in machine shorthand and  
transcribed by computer-aided transcription.

Further, that I am not related to any of the  
parties to this action, nor a relative or employee of any of  
the parties connected with the action, nor financially or  
otherwise interested in the outcome of the action.

This the 25th day of January, 2008.

---

EVON C. PEPIN, RMR  
P. O. Box 10919  
Wilmington, NC 28404  
Notary #19942860018

