

Town of North Topsail Beach

Daniel Tuman, Mayor
Michael Yawn, Mayor Pro Tem
Aldermen:
Richard Farley
Deborah Lanci
Dick Macartney
Robert Swantek



Steven H. Foster
Town Manager

Carin Z. Faulkner, MPA
Town Clerk

Board of Aldermen Special Meeting Tuesday, July 20, 2010 6:30 P.M.

PRESENT: Mayor Daniel Tuman, Mayor Pro Tem Michael Yawn, Aldermen Richard Farley (arrived late in the meeting), Robert Swantek, Dick Macartney, Deborah Lanci, Town Manager Steve Foster and Town Clerk Carin Faulkner.

ALSO PRESENT: Kara Millonzi, UNC School of Government

- I. **CALL TO ORDER:** Mayor Tuman called the meeting to order at 6:30 p.m. in the North Topsail Beach meeting room.
- II. **APPROVAL OF AGENDA:**
 - Mayor Tuman entertained a motion to approve the agenda with consideration for modifying it.
 - Mayor Pro Tem Yawn made a motion to approve the agenda with the modification of having item number six before item five and the Board will see how it is doing on time.
 - The motion was seconded by Alderman Macartney. The motion passed unanimously.
- III. **INTRODUCTIONS:**
 - Mayor Tuman said that he had already introduced the Board and Town Staff to our speaker prior to the start of the meeting.
 - Mayor Tuman introduced Ms. Millonzi and gave a brief statement on her background and areas of expertise.
- IV. **PRESENTATION ON SPECIAL ASSESSMENT IMPROVEMENT DISTRICTS (Kara Millonzi – UNC School of Government):**
 - Ms. Millonzi said that she came to explain this new authority, the special assessment bond authority for the state of North Carolina. In order to explain the new authority she provided the context for it. She provided the Board with a handout which has four funding options for beach nourishment (the new special assessment bond authority was one of them).
 - Ms. Millonzi explained the new assessment authority in more detail. One of the requirements is that the municipality must receive a petition from at least 50 percent of property owners in the specific designated area, representing at least 66 percent of the value in that area.
 - Ms. Millonzi explained that the assessment districts must be designated based on the benefit received by the property owners by doing the project and that the basis

of assessment must be applied uniformly (ex. number of feet from the beach, feasibility of building, etc.). She said you can exclude some properties but they can only be excluded if they do not receive benefit from the project. The districts will be drawn prior to the petition and assessment process.

- Ms. Millonzi explained that nobody in the state of N.C. has used this new special assessment authority.
- Ms. Millonzi took several questions from the Board.
- There was discussion on the petition and the Town's role in facilitating the petition.
- There was discussion on the collection of the money and bonds.
- Ms. Millonzi instructed the Town to meet with the bond council early in the process so that they can make sure everything is done properly.
- There was discussion on the "what ifs" (ex. hurricanes).
- There was discussion on whether the Town should do the whole Town at once or in pieces.
- The Mayor and Board decided to suspend this item so that they can move on to item number five.

V. **LETTERS OF SUPPORT FOR ARMY CORPS OF ENGINEERS FOR FEDERAL PROJECT:**

- Alderman Macartney made a motion to approve the Federal project letter as written with the new cost estimates.
- Mayor Pro Tem Yawn seconded the motion. The motion passed unanimously.
- Alderman Lanci was excused.

VI. **PRESENTATION ON SPECIAL ASSESSMENT IMPROVEMENT DISTRICTS (CONTINUED):**

- The Board of Aldermen continued to discuss the positives and negatives of this type of financing with Ms. Millonzi.
- Ms. Millonzi highlighted the difficulties and said that the issues are more practical than legal. She said the most difficulty is with the definition of the areas and the basis for assessment which guides who will be for or against it.
- The Board continued to ask questions.
- Mayor Tuman and the Board thanked Ms. Millonzi for coming. Ms. Millonzi offered to answer further questions via email.

VII. **DISCUSSION AND POSSIBLE ACTION – INTERLOCAL AGREEMENT WITH SURF CITY FOR FEDERAL PROJECT:** The Board continued this meeting and this item will be on the agenda for the next Board of Aldermen meeting (August 5, 2010).

VIII. **LETTERS OF SUPPORT FOR ARMY CORPS OF ENGINEERS FOR FEDERAL PROJECT:** The Board continued this meeting and this item will be on the agenda for the next Board of Aldermen meeting (August 5, 2010).

- IX. **DISCUSSION ON JOINT MEETING WITH COUNTY COMMISSIONERS:** The Board continued this meeting and this item will be on the agenda for the next Board of Aldermen meeting (August 5, 2010).
- X. **DISCUSSION ON PRESENTATION FOR CIVIL WORKS REVIEW BOARD:** The Board continued this meeting and this item will be on the agenda for the next Board of Aldermen meeting (August 5, 2010).
- XI. **DISCUSSION AND POSSIBLE ACTION – BEACH NOURISHMENT SURVEY AND PHASE ONE MAP:** The Board continued this meeting and this item will be on the agenda for the next Board of Aldermen meeting (August 5, 2010).
- XII. **ADJOURNMENT:** Mayor Tuman entertained a motion to continue this meeting until the next regular meeting which will be on August 5, 2010. Mayor Pro Tem Yawn carried the motion. Alderman Macartney seconded the motion. The motion passed unanimously. The meeting adjourned at 7:35 p.m.

APPROVED:

Daniel Tuman, Mayor

ATTEST:

Carin Z. Faulkner, Town Clerk

Approved on: 8/5/2010