



# TOWN COUNCIL MINUTES

**REGULAR MEETING**

**Monday, October 24, 2022 @ 6:00 p.m.**

The Kure Beach Town Council held its regular meeting on Monday, October 24, 2022 at 6:00 p.m. The Town Attorney was present and there was a quorum of Council members present.

**COUNCIL MEMBERS PRESENT**

Mayor Craig Bloszinsky  
MPT Allen Oliver  
Commissioner John Ellen  
Commissioner David Heglar  
Commissioner Dennis Panicali

**COUNCIL MEMBERS ABSENT**

**STAFF PRESENT**

Police Chief – Mike Bowden  
Fire Chief – Ed Kennedy  
Recreation Director – Nikki Keely  
Code Enforcement Officer – Bethany White  
Deputy Town Clerk – Beth Chase  
Public Works Director – Jimmy Mesimer  
Finance Officer – Arlen Copenhaver

Mayor Bloszinsky called the meeting to order at 6:00 p.m. and Commissioner Ellen gave the invocation and Pledge of Allegiance.

**APPROVAL OF CONSENT AGENDA ITEMS**

1. Accept the resignation of Kathleen Zielinski from the Planning & Zoning Commission and the Historic Preservation Commission
2. Approve William Wickliffe as a full member of the Community Center Committee
3. Approve Susan Mckibbin as a full member of the Community Center Committee
4. Approve the Town of Kure Beach Conflict of Interest Policy for Contracts and Subawards Supported by Federal Financial Assistance
5. Approve Resolution R22-09 for Allowable Costs and Cost Principles for Expenditure of American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds
6. Approve Resolution R22-10 for Eligible Project Policy for the Expenditure of American Rescue Plan Act of 2021 Coronavirus State and Local Fiscal Recovery Funds by the Town of Kure Beach
7. Approve Resolution R22-11 for Nondiscrimination Policy for the Expenditure of American Rescue Plan Act of 2021 Coronavirus State and Local Fiscal Recovery Funds by the Town of Kure Beach
8. Approve the Record Retention Policy: Documents Created or Maintained Pursuant to the ARP/CSLFRF Award
9. Approve the contract with the Council of Government in the amount of \$8,000 for the Employee Pay Study



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### 10. Minutes:

- September 19, 2022

MOTION- Commissioner Heglar made a motion to amend the agenda to remove the Appointment of Susan Mckibbin from the Consent Agenda and approve the Consent agenda as amended

SECOND- Commissioner Ellen

VOTE- Unanimous

## ADOPTION OF THE AGENDA

MOTION- Commissioner Heglar made a motion to remove Proposed Fee Proposal and Service Agreement for Construction Management Services for the Public Works Building from under Old Business and approve the agenda as amended

SECOND- Commissioner Ellen

VOTE- Unanimous

## PUBLIC COMMENTS

Helen Peterson resident at 213 Atlantic Avenue read a letter hereby incorporated into the minutes.

Jennifer Ames resident at 313 Atlantic Avenue stated:

- This evening she is here standing up for her Atlantic Avenue neighbors as some of Town Council has addressed one of her neighbors with such apparent distain for the 22 properties along the two blocks
- This makes her wonders what Town Council thinks of the property owners directly on the ocean
- Do we care about our view? Yes. Does this make us different than anyone else here? Everyone cares about their view and no one wants to look at ugly
- Last year Town Council voted to draft a resolution in support of Bald Head Island wanting to move the wind turbines farther offshore
- When Commissioner Whitley stated he was not in favor a resolution, Commissioner Heglar stated he does not necessarily want to see that
- Mayor Bloszinsky stated the pictures he saw off the coast of Europe of a wind farm at 15 miles looked pretty industrial
- Why would you want Atlantic Avenue to be an eyesore?
- No one wants to open up their front door and look at something that looks like a target parking lot complete with bollards every 6 feet as stated at the June Council meeting



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- Citizens are also just as worried about the safety of the boardwalk as it is utilized by the elderly, and families without fear of being hit by skateboarders, electric bikes and rollerbladers
- The boardwalk is part of the identity of the Community
- As stated in the Island Gazette the boardwalk is not historic but it is iconic
- Town Council mentions sending out an RFQ for the walkway, wasn't this done the last time?
- Maybe the Town should use the money they will spend on the proposal to maintain the boardwalk

Howard Ames resident at 313 Atlantic Avenue stated:

- Since the boardwalk is on the agenda today, he would like to remind Town Council of a few facts
- The Division of Coastal Management has approved the Towns application to replace the boardwalk to an 8-foot walkway/sidewalk with concrete or other acceptable materials
- NCDOT guidelines for a multiuse path is a minimum of 10 feet but preferably 12 feet so without considering any other factors why it should not be a multiuse path it does not meet the minimum guidelines set by the state
- A ground level concrete is a poor choice for the boardwalk, why would you put a concrete path in a sand dune that shifts
- This will increase maintenance for the Town

Nick and Sandy Lay at 422 Anchor Way stated:

- They are tennis players and frequent users of Joe Eakes Park
- Right now, there are portable restrooms and it is currently very hard to have a family setting at the park with those style of restrooms
- Recently Carolina Beach installed new restrooms at the cost of \$132,000
- There are a lot of germs and diseases that come from using portable restrooms
- He will submit the Carolina Beach documentation for Town Council to review

Commissioner Ellen read letters submitted for public comment and the letters are hereby incorporated into the minutes.

## PRESENTATIONS

None.



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## DISCUSSION AND CONSIDERATION OF COMMITTEE BUSINESS

### Bike/Ped Committee

Chairman Mo Linquist stated:

- Last meeting in October spent the time as a Committee to create a strategic plan
- The Committee came up with 5 areas to prioritize the Bike/Ped Master Plan, Funding, Marketing, Education, and clean streets for pedestrians
- The Committee is currently only in the draft phase of this process
- Next week will be attending the Bike/Walk NC Summit in Greenville NC
- Met with the Marketing Committee to present the map the Committee created
- She was contacted from the Bike/Ped Carolina Beach Chairperson regarding the Bike/Rodeo on November 13, 2022 about doing a traffic garden
- The Committee is allowing them to borrow the traffic garden kit
- The November Committee meeting was moved to November 15, 2022 due to the elections at Town Hall

### Land Use Plan Committee

- Schedule a Legislative Hearing for the Updated Land Use Plan for November 21, 2022

MOTION- MPT Oliver made a motion to schedule a Legislative Hearing on November 21, 2022 at 5:30 p.m. for the Land Use Plan

SECOND- Commissioner Heglar

VOTE- Unanimous

### Parking Committee

Mayor Bloszinsky commented he has met with Town Staff and Premium Parking and there may be a few changes to next year's parking season, but none of these changes would impact resident parking. This will be discussed more in January.

### Planning & Zoning Commission

- Proposed Text Amendment Application to KBC 15.36.070 Location of Accessory Buildings on Residential Lots & 15.36.010 Control of Yards/Setbacks

Chairman Galbraith commented:

- Proposed text application of accessory buildings in the setbacks on residential lots
- Just a reminder any text amendments apply to the whole Town and not just a single issue with one property owner



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- This is one where a resident applied for a building permit to build a new accessory building and this accessory building would be non-conforming so brought forward a proposed text amendment requesting changing the setback to 5 feet
- Based on the discussion PZC recommended denial of this process

Town Attorney Eldridge commented the agenda item tonight is only to schedule the Legislative Hearing.

MOTION- Commissioner Heglar made a motion to Schedule the Legislative Hearing on November 21, 2022 at 5:00 p.m. for 15.36.070 Location of Accessory Buildings on Residential Lots & 15.36.010 Control of Yards/Setbacks

SECOND- MPT Oliver

VOTE- Unanimous

## DISCUSSION AND CONSIDERATION OF DEPARTMENT HEAD BUSINESS

### 1. Building Inspections Department

- Proposed Text Amendment to KBC 15.36.140 Roof Pitch

Code Enforcement Officer White commented Town Council needs to schedule the Legislative Hearing Proposed Text Amendment to KBC 15.36.140 Roof Pitch.

MOTION- Commissioner Heglar made a motion to Schedule the Legislative Hearing at 5:15 p.m. for Proposed Text Amendment to KBC 15.36.140 Roof Pitch

SECOND- MPT Oliver

VOTE- Unanimous

### 2. Finance Department

Finance Officer Copenhaver commented at the August Town Council meeting he spoke with Town Council about being awarded two grants in the amount of \$150,000 each to do an asset inventory assessment of the Water & Sewer system. At the phase now to prepare and post an RFQ to post for engineering services.

MOTION- Commissioner Heglar made a motion to authorize Finance Officer Copenhaver to work with Town Attorney Eldridge and Public Works Director Mesimer to prepare and post an RFQ for the Water & Sewer Grant for the Asset Inventory and Assessment of the Water & Sewer System

SECOND- Commissioner Ellen

VOTE- Unanimous



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### 3. Public Works Department

- Proposed Easement from MOTSU for the Storm Water Pipe

Public Works Director Mesimer stated quick update on the MOTSU stormwater project. He reached out to GPI and they are currently reviewing the drawings and giving a cost estimate. He will be meeting with GPI in the middle of November. GPI is submitting the permitting drawings to the Town hopefully by Christmas. Town Council has also received the lease agreement for the project with MOTSU.

MOTION- Commissioner Heglar made a motion to authorize Mayor Bloszinsky to sign the Easement Agreement for the Stormwater Drainpipe and Fence location on MOTSU Property  
SECOND- MPT Oliver  
VOTE- Unanimous

### 4. Recreation Department

#### Recreation Department

- Film Permit Request - Mother Couch Movie, LLC

Recreation Director Keely commented she received a Film Permit Application from Mother Couch Movie, LLC based in Charlotte, NC. The proposed date is Tuesday, November 22, 2022, with requested rain dates of November 21<sup>st</sup> and 23<sup>rd</sup> between the hours of 6:00 AM and 7:00 PM. They are currently working with Kure Beach Pier and Southwind Motel to receive approval. Town Staff will request for Certificate of insurance listing the Town as additionally insured.

MOTION- Commissioner Heglar made a motion to approve the Film Request for Mother Couch Movie, LLC  
SECOND- MPT Oliver  
VOTE- Unanimous

## DISCUSSION AND CONSIDERATION OF OLD BUSINESS

### Update on CRRSAA/Covid 19 Grant and Mid-Block Crossing Projects

MPT Oliver commented the Town has received a signed agreement and now the state will approve the funds for engineering services so the Town can put out the RFQ. The Town is on the agenda for the November NCDOT board to approve the additional \$125,000 funds and he has been informed the Town will be approved.



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## DISCUSSION AND CONSIDERATION OF NEW BUSINESS

### 1. Update on the Parking Season

Mayor Bloszinsky commented the Town had a good parking season. The Town during the entire month of May had pipes on the beach strand, and every weekend in July it rained. The Town will be down about \$50,000 year to year, but the Town had less expenses this year so will be down about \$20,000-\$25,000 in revenue. Once he receives the final numbers from Premium Parking, he will report it to residents.

### 2. Discussion of the Process for Moving Forward on Long Term Planning for the Atlantic Avenue Boardwalk

Commissioner Heglar read a letter on the Kure Beach Boardwalk hereby incorporated into the minutes.

MPT Oliver commented great work by Commissioner Heglar. He does think the Town Council needs to review what was proposed in the Bike/Ped Master Plan. Town Council does not need to do what is in the plan but need to incorporate it into the discussion. Town Council has also discussed the redesign of N Avenue parking and traffic direction so need to include that in the design. This needs to be as maintenance free as possible, have a better stormwater runoff and safer for bikers and pedestrians.

Commissioner Ellen stated the Land Use Plan has a section that deals with that part of Kure Beach. The Town needs to comply with the law regarding height, material, ADA etc. He personally does not feel the path should be multiuse. He is not a fan of concrete.

Commissioner Panicali commented the path should not be multiuse and should be widen to the full 8 feet allowed. It is currently to narrow right now as a walkway. The Town should consider all material and he would not eliminate any option at this point. The Town needs an expert to help the Town review what is the best for the Town. He is not opposed to concrete, but he thinks citizens misinterpret when the Town says concrete. There are concrete options for the Town to consider that are textured to look like wood. He is fully in support of exploring all options. The Town needs to look at low maintenance landscape.

Mayor Bloszinsky commented he does not feel the Town needs a multiuse path or bollards. It should be an elevated path but not high enough for handrails. He prefers a natural material deck. He would like to see a wood deck maybe supported by small concrete pillars, skirted by wood on the side that appears to the houses rather than a wood on wood design. A major issue is moisture in the wood so may need to add french drains. There are multiple ways to do this but need



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professional engineering to tell the Town how to do it most effectively at the best cost. The intent will be to come up with something compatible with the Town and have citizens input.

Commissioner Heglar commented Town Council needs to define the design elements before the Town requests engineering services. Once Town Council defines the design elements than let the citizens review. Town Councils job before going to the design professional is to make sure the design captures the intent of Council.

CONSENSUS- Town Council and Department Heads to submit their Input and Preferences to Town Clerk Sanders regarding the Kure Beach Boardwalk

### 3. Lease Renewal for the Lagoon

Town Attorney Eldridge commented the Town needs an environmental Baseline study to be completed for the lease renewal of the Lagoon.

MOTION- Commissioner Heglar made a motion to Authorize Public Works Director Mesimer to request quotes for the Environmental Baseline Study needed for the Lease Renewal for the Lagoon

SECOND- Commissioner Ellen

VOTE- Unanimous

### 4. Discussion Addressing Safety Issues related to Holes on the Beach

Commissioner Panicali commented this is an issue that has come up in the SLABP Committee multiple times over the past years. Many residents over the years has complained about holes on the beach because of the safety issue for citizens and turtles getting trapped in the holes. Public Safety vehicles can be damaged by the holes. There are a number of issues regarding holes on the beach. Enforcement has become a question and it is impossible to enforce the existing ordinance. The Town should consider a specific ordinance that defines a hole. He has reviewed ordinances in surrounding Towns. If you define a hole and it exceeds that specification those individuals than can be approached. He will bring a recommended text amendment to the November Town Council meeting.

CONSENSUS- Commissioner Panicali to bring a Proposed Text Amendment to Address Safety Issues related to Holes on the Beach to the November Town Council meeting

## MAYOR UPDATES

## COMMISSIONER ITEMS





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**Monday, October 24, 2022 @ 6:00 p.m.**

## CLOSED SESSION

**MOTION-** Commissioner Ellen made a motion to go into Closed Session per (GS 143-318.11(a)(3)) for Attorney Client Privilege at 7:42 p.m.

**SECOND-** Commissioner Panicali

**VOTE-** Unanimous

**MOTION-** MPT Oliver made a motion to return to open session 8:35 p.m.

**SECOND-** Commissioner Ellen

**VOTE-** Unanimous

**MOTION-** Commissioner Ellen made a motion to adjourn the meeting at 8:36 p.m.

**SECOND-** Commissioner Panicali

**VOTE-** Unanimous

A handwritten signature in cursive script that reads "Mandy Sanders".

ATTEST: Mandy Sanders, Town Clerk

A handwritten signature in cursive script that reads "Craig Bloszinsky".

Craig Bloszinsky, Mayor

**NOTE:** These are action minutes reflecting items considered and actions taken by Council. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under government>agendas&minutes

**SIGN IN SHEET**  
**TO ADDRESS KURE BEACH TOWN COUNCIL**

MEETING TYPE & DATE October 24 2022

NAME	ADDRESS	TOPIC OF CONCERN
✓ HELEN PETERSON	213 ATLANTIC	BOARD MARK
✓ JENNIFER AMES	313 ATLANTIC	↓
✓ HOWARD AMES	313 ATLANTIC	↓
NIC K + SANDY LAY	422 ANCITOR WAY	BATH ROOM (JOE EAKS)

213 Atlantic Ave.  
Kure Beach, NC  
October 24, 2022

Members of the Council  
Town of Kure Beach

Good evening:

I am Helen Peterson of 213 Atlantic Ave.  
I look forward to hearing each of you share your specific thoughts and perspectives regarding the boardwalk project. May I share some of mine.

Thankfully I have never missed one of my 88 years to have that Kure Beach experience! I predate the boardwalk. I predate the first paving of Atlantic Ave. Others followed. I tended gardens, even learned to milk goats along that stretch. So, I not only know the history, I have lived it through each evolutionary change. With interest I have participated in Council meetings many times over the decades.

I participated in 2009 when the boardwalk was first installed. Who knew I'd participate again? There were always compromises. So far we got it right. Let's strive for the best outcome again.

Much has already been said of the 'less than transparent' process you chose to take and how adversely it has impacted all of us. Only one of you, to my knowledge, has yielded to any responsibility for creating the somewhat adversarial atmosphere and that was Mayor Bloszinsky who said to me, and I quote, 'maybe we could have done things differently'. I sincerely thank him for that.

I sincerely thank each of you for your public service. I always appreciate it. It is a commitment I know firsthand. What I learned distinctly during my experience is that, for the best outcome of any important community endeavor or project, public service succeeds only with inclusive public engagement!

By now the boardwalk has been well identified as a valuable community asset, an icon. There have been hundreds of responses -a public outcry – through letters, speaking at meetings, neighborhood to neighborhood discussions and signing a petition. It has become clear from all this testimony that it is the overwhelming preference of most townspeople that the boardwalk concept be preserved for its character and meaningfulness to the entire community and our visitors beyond.

Actually, YOU challenged US. We did what was necessary. We did our due diligence. What we feared most was that the meaningfulness could be endangered by the actions of a few.

So, I'd like to challenge you (all of us) to seriously consider how we go forward. How do you accept and encourage that necessary public engagement?

These three minute opportunities, once a month, may be acceptable and efficient for your regular business meetings, but once an issue such as the boardwalk have moved on and become a major project, you must move up the hand on that intimidating clock – OR?

Finally, I suggest a process going forward. The boardwalk project REQUIRES a new status, a new venue for vetting.

But first I must digress, very briefly.

It has been suggested by some of you that, at some specified time determined by you, Council and staff contract a professional group to “engineer and draw up some designs to present to the community for review”?

I am seriously opposed to this process and suggest a different approach. The boardwalk itself has dictated the timing by its physical condition, that it be soon. Thorough Planning takes time.

As it is evident thus far, that public involvement is well under way, also that public preference to preserve the boardwalk concept is also evident.

It is time to set up a SPECIAL meeting to coalesce all we have learned; with appropriate time for each individual together with Council and Staff to express their ideas and opinions in a fresh way.

Then and only then would be the appropriate time for you, our representatives, to contract a professional firm for review of our respective conceptual preferences. The professionals will do the research, the engineering, all the required due diligence and assist us through the process. The budgeting and timing follows and we achieve the best outcome for our goals.

Respectfully,  
Helen Peterson

## Beth Chase

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**From:** Mandy Sanders  
**Sent:** Monday, October 24, 2022 1:59 PM  
**To:** Beth Chase  
**Subject:** Fwd: Statement for Council Meeting

Mandy Sanders  
Town Clerk  
Town of Kure Beach  
117 Settlers Lane  
Kure Beach, NC 28449  
Direct: 910.707.2012  
Fax: 910.458.7421  
Cell: 910.409.6574  
[www.townofkurebeach.org](http://www.townofkurebeach.org)

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**From:** Terry McHugh <[terrymchugh24@gmail.com](mailto:terrymchugh24@gmail.com)>  
**Sent:** Monday, October 24, 2022 11:44:27 AM  
**To:** Mandy Sanders <[m.sanders@townofkurebeach.org](mailto:m.sanders@townofkurebeach.org)>  
**Subject:** Statement for Council Meeting

Ms. Sanders,

I understand that the boardwalk/sidewalk issue is on tonight's agenda. I would appreciate if the statement below could be read into the record.

Thanks - Terry McHugh

Statement:

My name is Terry McHugh. My wife and I own Unit A at 221 Atlantic Avenue. We are proponents of maintaining the raised boardwalk along Atlantic Ave. An 8-foot wide "multi-use" street-level sidewalk is likely to create unsafe conditions for beachgoers and visitors to our town. Parents with young children carrying beach gear will now have to dodge the scooters, cyclists, and skateboarders cruising the new sidewalk. Please maintain the boardwalk as a pedestrian-only walkway.

Regards- Terry McHugh

Sent from my iPhone

## Beth Chase

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**From:** Mandy Sanders  
**Sent:** Monday, October 24, 2022 12:21 PM  
**To:** Beth Chase  
**Subject:** Fwd: Atlantic Avenue boardwalk. Please read into town meeting minutes.

Mandy Sanders  
Town Clerk  
Town of Kure Beach  
117 Settlers Lane  
Kure Beach, NC 28449  
Direct: 910.707.2012  
Fax: 910.458.7421  
Cell: 910.409.6574  
[www.townofkurebeach.org](http://www.townofkurebeach.org)

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**From:** Lynn Steffan <[lynnsteffan@gmail.com](mailto:lynnsteffan@gmail.com)>  
**Sent:** Monday, October 24, 2022 10:07:20 AM  
**To:** Mandy Sanders <[m.sanders@townofkurebeach.org](mailto:m.sanders@townofkurebeach.org)>  
**Subject:** Atlantic Avenue boardwalk. Please read into town meeting minutes.

Dear Council Members,

I have been reviewing the intention of replacing the wooden boardwalk along Atlantic Avenue with a concrete bike/ped trail. The deterioration of the planking does have to be addressed, However, replacing it with a costly and less visually appealing concrete pathway does not seem to be the correct approach for the following reasons:

1. Safety. Currently bikes use the road to traverse the two blocks in question, if bikes and pedestrians are to share a narrow path bikers or walkers may be forced into the traffic lane to avoid collisions.
2. Appearance. The natural appearance of that stretch adds value to the Town. Many guests of ours have commented on how nice it is to walk there, "This is just lovely!" . In y the survey conducted by the Town a majority of respondents cited having a natural appearance in the central town area is important to them.
3. Water runoff. Some of the properties along Atlantic Avenue sit at ground level. By eliminating the absorptive ability of the boardwalk there will be more water running onto Atlantic Avenue and possibly into those homes.
4. Cost. Has there been a side by side comparison of the cost of replacing the current deckiing with a more durable wood product and maintenance of it as opposed to the multiple costs involved in a concrete replacement and maintenance thereof. As a taxpayer I oppose proceeding with the plan until a cost/benefit analysis is done.

From what I have discerned there isn't a groundswell of support for making the proposed change, nor have there been accidents between pedestrians and bicyclists. Without a more considered response to the opposition of converting the present land use Counsel should not proceed with this project.

Thank you for your consideration,

Lynn Steffan  
1208A N.. Ft, Fisher Blvd.

## Beth Chase

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**From:** Mandy Sanders  
**Sent:** Monday, October 24, 2022 11:49 AM  
**To:** Beth Chase  
**Subject:** Fwd: Kure Beach boardwalk

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mandy Sanders  
Town Clerk  
Town of Kure Beach  
117 Settlers Lane  
Kure Beach, NC 28449  
Direct: 910.707.2012  
Fax: 910.458.7421  
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[www.townofkurebeach.org](http://www.townofkurebeach.org)

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**From:** Christine Harber <[cyharber@gmail.com](mailto:cyharber@gmail.com)>  
**Sent:** Monday, October 24, 2022 8:29:02 AM  
**To:** Mandy Sanders <[m.sanders@townofkurebeach.org](mailto:m.sanders@townofkurebeach.org)>  
**Subject:** Kure Beach boardwalk

Dear Kure Beach Town Council:

Please read our email as part of today's meeting and have them noted in the minutes:

Our family has owned property at 305 Atlantic Avenue in Kure Beach since the 1940's. We are against the proposal of a multi-use path being built on Atlantic Avenue in Kure Beach in front of our home.

We liked the addition of the wooden walkway for pedestrians and the one-way street on Atlantic Avenue is fine for bikers, since there is not much traffic there. Overall, we prefer to keep the boardwalk as is and maintain it properly.

A concrete sidewalk – while perhaps the least expensive option – is not in keeping with the aesthetic of the Kure beachfront area. The historic Kure Beach Pier is wood and matches nicely with the existing wooden walkway. A concrete sidewalk would also be a hassle to keep clean of sand.

If a change is needed, we would support the replacement of the existing wooden boardwalk with an above-ground, composite material that emulates wood to address any long-term maintenance issues.

Thank you,

## Beth Chase

---

**From:** Mandy Sanders  
**Sent:** Monday, October 24, 2022 11:49 AM  
**To:** Beth Chase  
**Subject:** Fwd: Kure Beach boardwalk

**Follow Up Flag:** Follow up  
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Mandy Sanders  
Town Clerk  
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[www.townofkurebeach.org](http://www.townofkurebeach.org)

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**From:** Ronnie Younts <[ronnie@yountsdesign.com](mailto:ronnie@yountsdesign.com)>  
**Sent:** Monday, October 24, 2022 8:38:10 AM  
**To:** Mandy Sanders <[m.sanders@townofkurebeach.org](mailto:m.sanders@townofkurebeach.org)>  
**Subject:** Kure Beach boardwalk

Dear Kure Beach Town Council:

Please read our email as part of today's meeting and have them noted in the minutes:

Our family has owned property at 305 Atlantic Avenue in Kure Beach since the 1940's. We are against the proposal of a multi-use path being built on Atlantic Avenue in Kure Beach in front of our home.

We liked the addition of the wooden walkway for pedestrians and the one-way street on Atlantic Avenue is fine for bikers, since there is not much traffic there. Overall, we prefer to keep the boardwalk as is and maintain it properly.

A concrete sidewalk – while perhaps the least expensive option – is not in keeping with the aesthetic of the Kure beachfront area. The historic Kure Beach Pier is wood and matches nicely with the existing wooden walkway. A concrete sidewalk would also be a hassle to keep clean of sand.

If a change is needed, we would support the replacement of the existing wooden boardwalk with an above-ground, composite material that emulates wood to address any long-term maintenance issues.

Thank you,



## Long Term Planning for Atlantic Avenue Boardwalk

1. First note is that this is on NEW BUSINESS – as other than a request for Permit due to changes in the permit policies at the State level, this has not been a topic of consideration for the council.
2. When Council discussed this permit – we did not consider that it would create the concern and speculation that arose in members of the community due to the CAMA communication that was sent out. As a Council, I am sure we will learn from this.
3. As the Mayor communicated in his July 12<sup>th</sup> letter to the town – the boardwalk which is now 13 years old is showing issues that the town will need to plan to address. This is what we are now starting at this meeting – a process that begins with setting the design parameters that would then go to a design professional team – to give the town the options that would meet those design parameters to consider.
4. As has been highlighted by many citizens who have expressed concerns on multiple issues regarding the actual design parameters – or even what some of them has said in meetings, letters and in person that council has already decided, the process needs to get reset so that we all know exactly where we are and where we are going.
5. So, lets step back and review exactly how a large public project occurs in Kure Beach.
  - a. The need for a large project is identified to Council either through staff, a council member, a new State or Federal requirement, or citizens input either directly to council or through staff. ***In this case – as the commissioner of Public Works – I formally submit to council that the Atlantic Boardwalk has potential structural issues in the L-M block of Atlantic Avenue on the foundation area that is integrated with the Atlantic Avenue bulkhead that will require to be addressed in the next 2-3 years.***
  - b. The Council after discussion on the need for a large capital project gives staff guidance on getting estimates on cost as well as possible alternatives. This guidance can be very specific, or more general – and typically may give authorization for reaching out to experts and

other communities for additional information. At this time, the Council can also authorize preliminary funding with not to exceed amounts for the Finance Officer and the staff member working on the project to utilize. Additionally, a Council member or the Mayor may be tasked to work with the staff or experts on the project as a project liaison. ***THIS HAS NOT HAPPENED AT THIS TIME.***

- c.** Project updates occur to Council and the Public at regular council meetings – giving the Council and Public the opportunity to ask questions and participate prior to any approval of large funding. Additionally, based on the project – open town meetings devoted exclusively to the project in the planning process are scheduled and conducted to ensure citizen participation and ensure the project is meeting the needs of the town.
  - d.** As the project planning progresses (and this is how it has happened in my experience with Town Hall, the Fire Department, Stormwater projects, the South Water Tower, etc.) – changes are made based on these inputs – including from all town staff to ensure it meets all local, state, and federal requirements. I was not involved in the Ocean Front Park or initial Atlantic Avenue project as I was deployed in the Middle East during that timeframe with the United States Navy and not on council. I left council as I expected to be recalled to service before that timeframe and rejoined council as the project was being completed. The project seeks bids for construction and a final budget is established. A staff member (typically a Department Head and a Council liaison) are assigned to oversee the project to ensure it meets the town’s requirements and proceeds per the project plan.
- 6.** The reason I wanted to review this process before continuing is so that we are all clear where we are:
- a.** Council has been notified that there is an issue that needs to be resolved in the next 2-3 years
  - b.** Council now needs to discuss how to address this issue – both in terms of direction to staff and communication to citizens on what is going on.

My thoughts for direction:

Requirements:

1. Meet all applicable local, state, and federal requirements
2. Be safe for the users
  - a. Meet the height above the ground guidelines to NOT require a handrail. I am not sure what that is at this point – but do not believe that we want handrails on a walking path
  - b. Based on the allowable footprint and multiple inputs during the past few months – in my mind this walkway would NOT be a multiple use path. As it currently is – it would remain a pedestrian only pathway – separated from the existing roadway.
3. Fix the current foundational issue with a longer-term solution
  - a. The bulkhead issue between L-M Ave may require significant actions that will have to be closely coordinated with CAMA
  - b. The additional foundations should be evaluated for what is the best long-term solution in our sandy environment.
4. The surface of the walkway should meet be appropriate visually to integrate with the Ocean Front Park and the look that the Town of Kure Beach is looking for in its public areas.
  - a. This guideline is more subjective and needs work in my opinion. While I have reviewed many other communities' projects online in the past few weeks – I think we would need to see samples from the design team.
  - b. I have seen multiple materials seem to meet this standard including below – but believe that we would need to see actual examples prior to final selection –
    - i. Stamped and stained concrete that simulates wood
    - ii. TREX

- iii. Other composite materials
    - iv. Wood
- 5. Total project Cost
  - a. Initial cost of the project
  - b. Ongoing maintenance costs
    - i. Cleaning of walkway
    - ii. Repairs
  - c. Expected lifespan of the various options

Others from Council?