

REGULAR MEETING MINUTES

Thursday August 21, 2025, 2:00 PM

Surf City Town Hall, Surf City, NC

Commission Members Present

William Snyder, Chairman
Larry Strother, Vice Chair
Frank Braxton
Teresa Batts
Mike Benson
Ed Broadhurst
David Ward

Associates Present

Mike McIntyre, Ward Smith (vir)
Ann Durand, Ferguson Group
David Ferrell, Maynard Nexsen
Kathy Zagzebski, Turtle Hospital
Alice Derian, NTB Manager
Christina Burke, TB Interim Manager
Kyle Breuer SC Manager
Kerri Allen, NCCF
Larry Combs
John Kolonski

I. Call to Order & Greetings

Chairman Snyder called the meeting at order at 2:00 p.m. and welcomed the commission members, associates, and those in the audience and online. Chairman Snyder then asked David Ward to lead the group in the pledge of allegiance to the flag.

II. Public Comments

No comments.

III. Approval of Agenda

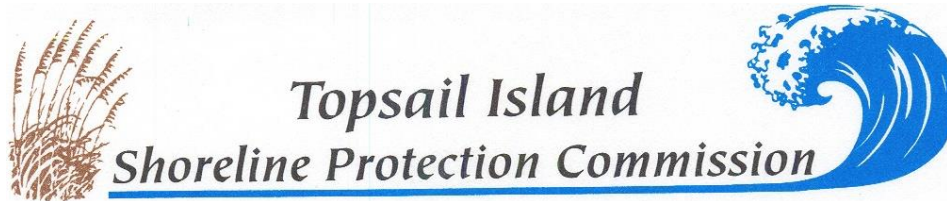
Chairman Snyder asked for a motion to approve the agenda. Frank Braxton made a motion to approve the agenda. Ed Broadhurst seconded the motion, and it was carried unanimously.

IV. Approval of Minutes for May 22, 2025

Chairman Snyder asked for a motion to approve the minutes. Larry Strother made a motion to approve the minutes. David Ward seconded the motion, and it was carried unanimously.

V. Consultant & Partner's Reviews

- a. Federal Legislation Activities - Ward and Smith, P.A. –Congressman Mike McIntyre.**
Congressman McIntyre attended remotely today.



North Topsail Beach CBRA Mapping Issue. He was very optimistic about the status of the North Topsail Beach CBRA bill with hopes it will gain subcommittee approval. This is the result of new staff on the committee allowing the bill to move to the floor. Within a half year we made a lot of progress with Mayor Pro Tem Tom Leonard testifying this spring. There could be movement in September/October with full budget attachment and passage by Christmas. Another factor is a new director of US Fish and Wildlife who is more 'sympathetic' and who work with Congressional Staff to work on wording in the bill.

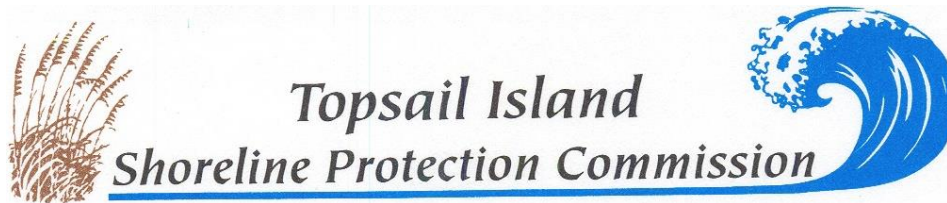
EDA FY25 Disaster Supplemental Notice of Funding Opportunity. The U.S. Economic Development Administration (EDA) has made \$1.45 billion available for North Carolina disaster-impacted communities through the FY-2025 Disaster Supplemental Grant Program. The program makes the funding available to support economic recovery activities for storms such as PTC-8 and Hurricane Helene. Information on the EDA FY 2025 Disaster Supplemental NOFO is available on [grants.gov](https://www.grants.gov) and [eda.gov](https://www.eda.gov). EDA funding can support both construction and non-construction projects. We encourage the towns on Topsail Island to review the NOFO and consider applying for this available potential funding, if appropriate.

FEMA. On July 24, 2025, bipartisan House leadership introduced H.R. 4669, the FEMA Reform Act of 2025, which aims to make federal disaster response faster and more reliable, representing the most comprehensive FEMA reform in over a decade. This bill makes substantial changes to FEMA's organizational structure by establishing FEMA as an independent Cabinet-level agency, removing it from the Department of Homeland Security. The Ferguson Group (Ann Durand and colleagues) has put together a brief on the details (see report on the TISPC Federal Advocate webpage).

Other Washington News. Please see details in Congressman McInytre's report on the TISPC Federal Advocate webpage.

b. NC State Legislation Activities – Maynard Nexsen PC – David Ferrell

David Ferrell joined us in person to report on activities of the General Assembly. While no state budget has been approved yet, the legislature did pass a 'mini-budget' to approve salary increases for teachers and other critical areas. Although over 2,000 bills have been introduced, only 89 have been enacted. The Shrimp Ban bill took a lot of attention which did not pass. The Education bill may get a veto override. The Shellfish Lease Study is included in the Farm bill act, so is moving forward. The BIMP allocation of \$400,000 non-recurring dollars is in conference on both sides of the isle. The Abandoned Vessel bill did not get a hearing, but Senator Lee is working on a version that can move forward. At the FEMA state level two committees are in place: one on



oversight on disaster preparation and a second standing committee on storm recovery (House committee).

c. North Carolina Coastal Federation – Kerri Allen

Kerri could not attend. Chair Synder did announced that the abandoned and derelict vessel bill continues to move forward with support from Senators Lee and Sanderson. He wrote a letter of appreciation on behalf of TISPC to both Senators.

d. North Carolina Beach, Inlet and Waterway Association – Kathleen Riely

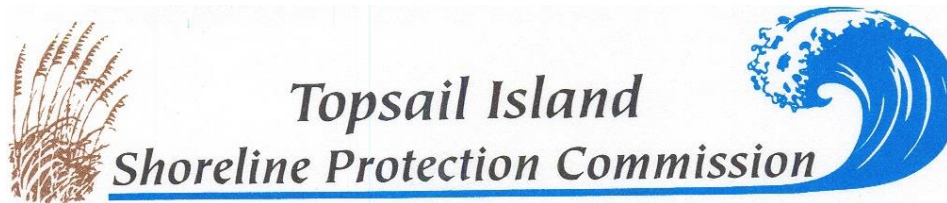
Kathleen could not attend. However, there was discussion on state funding for the Shallow Draft Inlet Fund which was not included in Senate bill 675. Mike Benson noted that this fund is critical for coastal communities. For instance, North Topsail Beach has a 5-yr beach nourishment plan in progress that would rely heavily on state funding to complete.

e. Turtle Hospital – Kathy Zagzebski

Topsail Turtle Project Nesting Program. There were 91 nests on Topsail Island this year, with 57 in North Topsail Beach, 22 in Surf City, and 12 in Topsail Beach. About 50 % of them have hatched. Unfortunately, many of the remaining nests were severely damaged by the effects of Hurricane Erin on our shoreline even as our volunteers tried to re-locate as many as possible from high tide washouts.

Kathy was questioned on new technology in use for nests. She described the seismic hydrophones used to listen for nest sounds indicating a hatch starting. They are also studying the effect of temperature on sex of hatchlings by placing temperature probes under a couple of eggs in selected nests. We have more male turtles hatch on Topsail Island than females which is important because most the hatchlings in Florida are females.

Sea Turtle Hospital: The highly successful 'Turtle Talks' will end in all three towns next week. We had 68 turtles in the hospital this year with nine still present which is slower than previous years but a good thing for overall turtle health. Kathy thanked North Topsail Beach for hosting the May and August turtle releases which were wildly popular with crowds of hundreds watching. Our senior interns did a lighting study over nesting season and confirmed the importance of turning off bright lights on ocean front houses. Our high school volunteers are now coming onboard. We will be conducting October school tours.



VI. Old Business & Updates

a. Status of Vitex Dune Project – Christina Burke

Treatments have started this week in Topsail Beach. Signs are placed at the treatment site so property owners will know they are in progress. An interactive map on the tispc website shows where treatments are occurring. The next set off treatments are scheduled for October/November. The State has funded \$500,000 dollars so far as part of our grant agreement.

b. Oyster Lease Update

William Snyder noted that new oyster leases were established in Topsail Beach waters without any public notification.

c. CBRA Zone Mapping – Tom Leonard

Please see Congressman Mike McIntyre's update above.

d. CRAC and CRC update

The meeting will occur in New Bern on August 27-28. Chairman Snyder reported that the variance for artificial turf in the ocean setback area and the Coastal Reserve System Report will be part of their discussions.

VII. Town Updates

a. Surf City.

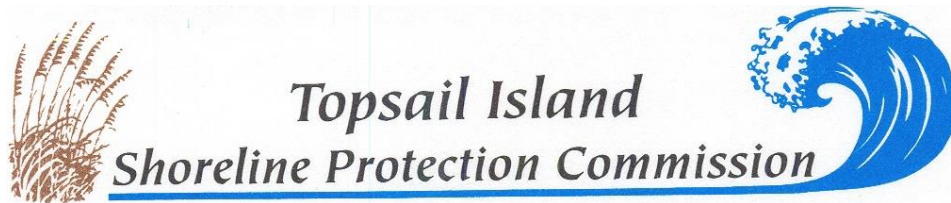
Manager Breuer updated us that the Chief's Report for the Federal project was published July 15th and recommended to execute the GRR which will allow the project to change back to construction from investigation. A partnership agreement will be drafted and a construction timeline established. Future WERTA reports will hopefully contain federal funds for re-nourishment once the initial project is completed. Our RCCP project is moving forward with asphalt to be replaced with permeable pavers with collection in small collection chambers. Our Shoreline Committee under Don Schwartz is challenged to address oceanfront issues like un-filled holes, and plastic waste on the beach. Our beach fared well during Hurricane Erin with only a couple of wash overs in the usual places.

b. Topsail Beach

Manager Burke reported that they have a \$350 thousand dollar grant to provide a parking lot at the South End adjoining the Coastal Reserve Area. Our Hurricane Isaac FEMA request is pending arbitration at \$385,000 thousand dollars, well short of the \$4 million we applied for. WK Dickson will be planning our new public safety building. We have a grant in progress to address the Rocky Mt. soundside flooding issue. We have completed our 30-yr BIMP and will be submitting to the CRC in November.

c. North Topsail Beach

Manager Derian noted response to Hurricane Erin through numerous media requests. A



dashboard survey of our beaches by our coastal engineer revealed little erosion with the exception of Bld. 3 at Topsail Dunes. We reviewed our emergency preparedness last week. We are installing a beach mat at our Jefferies lot access to provide better beach access.

VIII. [New Business](#)

a. **NC State Budget Process – William Synder**

We need to stay abreast of possible funding response for the Shallow Draft Fund. It's time to work on our 2025 accomplishment document.

IX. [Upcoming Meetings](#)

- a. August 27-28, CRAC and CRC, History Center, New Bern
- b. October 7-10, ASBPA National Coastal Conference, Long Beach, CA
- c. October 30-31, NCBIWA, The Aloft, Wilmington

X. [Public/Commission Members Comments](#)

None given

XI. [Next Meeting – 2 PM, Thursday, October 23 – Surf City Town Hall](#)

XII. [Adjournment and thank you for your support](#)

Teresa Batts made a motion to adjourn with a second from Frank Braxton and it passed unanimously.