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Subject: MRP Cat Island Former Bomb Target - Emerald Tidings - The Official Newsletter of the Town of EmeraldIsle, NC

From: Frank Rush [mailto:frush@emeraldisle-nc.org]
Sent: Fri 6/27/2008 4:43 PM
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July 16, 2008 Print Edition

Emerald Tidings, composed monthly by Town Manager Frank Rush, is the official newsletter of the Town of Emerald Isle.
FY 08-09 Town Budget Adopted
General Fund Tax Rate is 7 Cents
After several weeks of review and discussion, the Board of Commissioners adopted the FY 08-09 Town budget at its June 10 regular meeting. The Town's total budget for the period from July 1, 2008 - June 30, 2009 is slightly more than \$10.62 million.

The FY 08-09 budget is a fiscally-responsible spending plan that maintains quality Town services, continues the Town's investment in beneficial capital projects that will enhance the quality of life in Emerald Isle, and respects our taxpayers in this time of overall financial uncertainty. Town staff, the Town Manager, the Mayor, and Board of Commissioners all worked hard to minimize expenditures without sacrificing quality or continued progress in the Town.

The Board established a General Fund tax rate of 7 cents per \$100 of assessed value for FY 08-09, which is a slight increase (.3 cents, or 4.4%) over the FY 07-08 rate of 6.7 cents. It should be noted that this increase is slightly lower than the annual rate of inflation during the past 12 months, and that the Town enjoys the 2nd lowest General Fund tax rate of all 21 NC beach towns. The FY 08-09 budget also maintains the \$180 annual solid waste fee (equal to the FY 07-08 fee). The Board had considered eliminating the annual solid waste fee and replacing the lost revenues with an increase in the General Fund tax rate, however, the adopted budget does not include this change.

The FY 08-09 General Fund budget includes funding for the replacement of a 23-year old

Fire Engine and associated equipment, additional paid personnel for Emerald Isle EMS, funding for storm water initiatives in eastern Emerald Isle and along Archer's Creek, replacement of two aging beach walkways, and early retirement of the temporary debt issued to finance the new EMS Station. The FY 08-09 budget also envisions the completion of major capital projects currently in progress - the new EMS Station, the Coast Guard Road Storm Water Project, and the new Town Administration Building.

The FY 08-09 budget for the Regional Access Fund includes funding for the construction of a new soundfront park on Town-controlled land adjacent to Chapel By The Sea. Construction of a new pier and bathhouse, and potentially a new multi-purpose ball field and playground, will begin later this year. The new park will be a great addition to the Town's water access and park system.

The special district tax rates for beach nourishment will remain the same in FY 08-09 - 16.2 cents per \$100 of assessed value for oceanfront and inlet-front properties, and 1.1 cent for all other properties. FY 08-09 is the 7th year of special district taxes for beach nourishment. After FY 08-09, these special district taxes will be in effect for two more years. The ocean beach continues to be in good shape, with no significant erosion issues. The Point continues to accrete, and the new channel in Bogue Inlet remains far from the Emerald Isle shoreline.

The complete FY 08-09 budget document can be viewed at the Town's website at www.emeraldisle-nc.org <http://rs6.net/tn.jsp?e=001lyD_Y-nxGhKDNND6X2Aykozot7EVwUS--WlMMKTKWaPlap-ASwoN1L3DUpwu3pSA-KpjienGW2zFsmQB1rkxjDgKZkrJO38ldLFczGh6hjf5P01qluav5w==>>

Emerald Isle Enjoys Second Lowest General Fund Tax Rate of North Carolina's 21 Beach Towns

FY 08-09 General Fund Tax Rates
North Carolina Beach Towns

Rank	Town	Tax Rate
1	Holden Beach	6.9 cents
2	Emerald Isle	7 cents
3	Wrightsville Beach	8 cents
4	Ocean Isle Beach	9 cents
5	Sunset Beach	9.5 cents
6	Southern Shores	9.75 cents
7	Indian Beach	11 cents
8	Pine Knoll Shores	11.5 cents
8 tie	Duck	11.5 cents
10	Atlantic Beach	12.5 cents
11	Kure Beach	13.5 cents
12	Oak Island	14 cents
12 tie	North Topsail Beach	14 cents
14	Nags Head	14.75 cents
15	Caswell Beach	15 cents
16	Carolina Beach	17.5 cents
17	Kitty Hawk	18 cents
18	Kill Devil Hills	20.5 cents
19	Bald Head Island	26 cents
20	Surf City	31 cents
21	Topsail Beach	31 cents

MCAS Cherry Point to Conduct Study of Wood Island
Marine Corps Air Station (MCAS) Cherry Point and the Naval Facilities Engineering Command (NAVFAC) Mid-Atlantic are beginning the process of investigating munitions potentially left behind by training operations in the 1940s-1950s at the former Cat Island Bomb Target (BT-2). The site is located in Bogue Sound, about 1/2 mile north of the 24th Street area of Emerald Isle.

The Navy's historical documents refer to the former bomb target as Cat Island, but more recent maps and local residents identify it as Wood Island. From 1943 until 1952, Cat Island Bomb Target (BT-2) was used for aerial bombing practice using inert target practice munitions. From 1952 through 1955, training involved the use of live munitions. Aerial

training ceased in 1955, due to residential growth in the area. The site has not been used as a target since then (and there are no plans to do so in the future).

NAVFAC Mid-Atlantic is leading the investigation in partnership with MCAS Cherry Point, the U.S. Environmental Protection Agency, and the NC Department of Environment and Natural Resources. The Navy/Marine Corps will evaluate the extent of munitions and contaminants remaining from former training activities. This information will help determine the most appropriate actions needed to ensure safety and to protect human health and the environment. Wood Island has been marked with appropriate signage for many years, and there have been no known harmful incidents in Emerald Isle, in Bogue Sound, or on Wood Island since the Town's incorporation in 1957.

This investigation is part of the Department of Defense's nationwide Military Munitions Response Program, which was established in 2001 to more effectively and efficiently investigate all closed military munitions-related sites and to carry out any necessary response actions.

The Navy/Marines will hold two (identical) open house meetings in August, with posters and handouts describing the site and the Munitions Response Program. The public is invited to come and learn more about the site, the process by which munitions response sites are prioritized, and how the public can participate. Knowledgeable personnel will be available at each poster station to answer your questions and listen to your views about the investigation of this site.

▪ August 18, 2008: 4:00 to 7:00 PM, in the Emerald Isle Community Center gymnasium ▪
August 19, 2008: 4:00 to 7:00 PM, in the Croatan High School cafeteria.

If you would like additional information about the public meetings, or if you need special accommodations to attend, please contact Janice Nielsen at 757-322-8339 or janice.nielsen@navy.mil. Additionally, you may direct questions locally to Dale McFarland with the Cherry Point Environmental Affairs Department at 252-466-4598 or dale.mcfarland@usmc.mil.

Wood Island<<http://origin.ih.constantcontact.com/fs055/1101427305326/img/68.jpg?a=1102151818467>>

Unified Development Ordinance To Be Considered for Adoption at August 12 Town Meeting

After more than two years of hard work, the Town is nearing formal adoption of the new Unified Development Ordinance (UDO). Town staff, a special ad-hoc committee, and the Planning Board have all formally reviewed the draft UDO in recent weeks, and have recommended approval. The Board of Commissioners will conduct an official public hearing and then consider formal adoption at the August 12 Town meeting.

The draft UDO represents a comprehensive update and consolidation of all of the Town's development ordinances into one document. The goals of the UDO are to eliminate any inconsistencies in the Town's ordinances, create a more user-friendly document, and insure consistency with the Town's Land Use Plan. The draft UDO also includes a few policy changes and zoning map changes that are consistent with the Town's Land Use Plan. The most notable policy and zoning map changes involve:

1. the creation of a new Marina Village zoning district (intended to encourage the perpetual existence of a public marina in Emerald Isle),
2. the elimination of the Residential-Motel-Hotel zoning district (to preserve the residential nature of the Town's existing subdivisions),
3. the elimination of the Institutional zoning district (with properties rezoned to commercial),
4. the consolidation of the Town's commercial zoning districts into one commercial zone, and
5. the implementation of the Universal Storm Water Management Program (intended to streamline storm water permitting activities in Emerald Isle and insure consistency with State storm water regulations).

The draft UDO is available for public review on the Town's website at www.emeraldisle-nc.org/DraftUDO-May2008.htm <http://rs6.net/tn.jsp?e=001lyD_Y-nxGhItD0ouhruGFbuMRq5GwF8R_tmYIpbEQxMA1HzXVxzhM1wlP-ei6FSw7sNPS4eCTvzysnflXbOTXqisOGZCJoFlBuly5xixN1FNZAGe9QhHLDKGNkZxE1NJYyyqTX39bXzEP7GJMzqm>

rg==> . A PowerPoint presentation summarizing the draft UDO is also available for viewing at the same website. Questions or concerns can be addressed to Kevin Reed, Planning and Inspections Director, at kreed@emeraldisle-nc.org or 252-354-3338.

Emerald Isle Woods Park Reopens!

Effective June 27, Emerald Isle Woods Park is now re-open to the public. Park hours are sunrise to sunset.

The vast majority of construction activities associated with the Coast Guard Road Storm Water Project in the park are now complete, however, there may still be some construction equipment and construction supplies stored in the park. These items will not inhibit usage of the park by the public, however, we request that the public excuse any temporarily untidy appearances until the entire project is complete by the end of July.

Enjoy the park! Thanks for your patience!

FOR SALE - Existing EMS Station Building - 218 Cedar Street The Town is currently partnering with Emerald Isle EMS, Inc. to construct a new EMS station on Town-owned land adjacent to Fire Station 1 on NC 58. The new building is expected to be complete by late summer 2008, at which time Emerald Isle EMS, Inc. will occupy the new building.

The Town will take possession of the existing EMS Station at 218 Cedar Street at that time, and is currently offering the property for sale. The existing EMS Station is a converted beach house. The existing station is in very good condition for use as a permanent home or beach house, and may also be suitable for a low-impact, home-based business. The building consists of a 1200 sq. ft., 3 bedroom, 2 bath living area on the top floor, and also includes a large garage and an additional 1200 sq. ft. of heated space on the ground floor consisting of a full kitchen, bath, and two large rooms. The building is located on the ocean side, and a beach access is just a short walk away.

The sale price is \$450,000, and the Town will consider all offers. For more information, please contact Town Hall at 252-354-3424.

EMS Station<<http://origin.ih.constantcontact.com/fs055/1101427305326/img/64.jpg?a=1102151818467>>

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