

TOWN OF ATLANTIC BEACH  
CITIZEN COMMENTS FROM THE OCTOBER 28, 2006 PUBLIC FORUM

| Speaker ID | Statement  | Type of Statement |         |            | Potential Response  |
|------------|--|-------------------|---------|------------|---|
|            |  | Question          | Comment | Suggestion |   |
| 1A         | Growth and development at Atlantic Beach should be controlled in accordance with the recommendations of Dr. Orin Pilkey with Duke University.    |                   |         | S          | Growth and development issues are addressed every five years in the CAMA Land Use Plan Update   |
| 2A         | Request clarification of who pays for what.  | Q                 |         |            | The Town is working to identify a fair and equitable method to pay for any improvements.  |
| 2B         | How much does each, the wastewater and/or stormwater, actually contributes to the pollution?   | Q                 |         |            | The costs for the sewer system is estimated to be around \$60,000. The costs for improving the stormwater system remains to be determined, due to sensitive stormwater runoff requirements of the State and Federal Agencies.   |
| 2C         | What are the costs of new septic tank systems compared to a central wastewater system and a stormwater system?                                   | Q                 |         |            | If adequate land is available, septic tank repair/replacement can run from \$7,500 to \$30,000. The estimated capital cost for a central wastewater treatment system is in the \$7,000 to \$8,000 range.  |
| 3A         | Expressed lack of confidence in the federal, state and local environmental rules.  |                   | C       |            | No response   |
| 3B         | Concerned about costs  |                   | C       |            | Objective of project is to deliver cost-effective environmentally sensitive solutions to both stormwater and wastewater problems.   |
| 3C         | Unaware of any sickness being caused by water pollution.   |                   | C       |            | See comment number 34A below.   |
| 4A         | Expressed disagreement with recent decision of Town to approve some high rise structures.  |                   | C       |            | Land use and planning issues will continue regardless of stormwater and wastewater improvement decisions.   |
| 4B         | Requested a referendum on stormwater.  |                   |         | S          | Town Council may consider a referendum.   |
| 4C         | Concerned about property values escalating.  |                   | C       |            | Concerned is shared by all.   |
| 4D         | Reported that a vacuum sewer collection system recently constructed in Trentwoods, NC had poor results.  |                   | C       |            | Trentwoods representatives indicated they had some contractor problems, but were satisfied with the vacuum system.  |
| 5A         | Developer - Expressed being confused about wastewater and stormwater strategies following presentation.  |                   |         | S          | More information will be provided as it becomes available.  |
| 6A         | Retired local Land Surveyor offered to volunteer.  |                   | C       |            | Town needs and appreciates the assistance and input from everyone, especially someone with knowledge of history and conditions.   |
| 6B         | Is 100 year old technology adequate?   |                   | C       |            | Objective of project is to deliver cost-effective environmentally sensitive solutions to both stormwater and wastewater problems.   |
| 7A         | Former Trentwood Town Council Member suggested using a "Monitored Septic Tank System" (MSTS) due to "disaster" with vacuum system at Trentwoods. |                   | C       |            | See response to 4D. Town is concerned that the owners of existing septic tanks will learn through a monitored septic tank system that their lots are not sized adequately for continuing the same use with a new septic tanks system, which may be required under a MSTS. |
| 7B         | Former Trentwood Town Council Member estimated costs of \$60/yr for MSTS versus \$700/yr for central system.                                     |                   | C       |            | More information needed to respond.   |

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| 7C         | Former Trentwood Town Council Member reported that Nags Head is using MSTs  |                   | C       |            | MSTs may be appropriate in many locations, especially where lot sizes are adequate. Further study of Atlantic Beach may determine the magnitude of density that the lots will need to be modified in order to have adequate lot sizes for a MSTs. The Town may consider studying this option in the future.   |
| 7D         | Former Trentwood Town Council Member expressed concern that the zoning laws can be changed with each election.  |                   | C       |            | The importance of public involvement and participation in the election process can never be understated.  |
| 8A         | Resident of Tar Landing, which now uses a package plant system commented on history of sewer service at Tar Landing. Tar Landing requested sewer service from Town in 2/1998; it was not available. The homeowners hired a consultant who designed wastewater treatment improvement plans. Prior to constructing the improvements, the homeowners notified the Town of the improvement plans; again sewer service not available from Town. Improvements have now been constructed and paid for by homeowners. Homeowners are opposed to being assessed for a Town central system. |                   | C       |            | All residence and property owners will benefit from environmental improvements. Where the property owners have invested and are properly operating and maintaining their private sewer systems under the rules and review of State and Federal agencies, a decision will have to be made by the Town in the future as to the extent that these owners connect and/or participate financially in the environmental improvements. |
| 9A         | New resident expressed no confidence in enforcement of development rules and building codes.  |                   | C       |            | Please report to the Town Manager any specific concerns.  |
| 9B         | New resident recommended MSTs with inspections every 5 years  |                   | C       |            | See responses 7A and 7C.  |
| 9C         | Concerned that during the presentation the costs kept going up and up and up.   |                   | C       |            | Objective of project is to deliver cost-effective environmentally sensitive solutions to both stormwater and wastewater problems.   |
| 10A        | Local Primary Care Physician with background in bio-chemistry requested study of a septic tank utility system to determine its feasibility.   |                   |         | S          | Town is considering investing in a study to determine the feasibility of a septic tank utility system.  |
| 10B        | Local Primary Care Physician with background in bio-chemistry suggested any water quality studies include other pathogens, in addition to fecal coliform.   |                   |         | S          | Town is concerned that the citizens may not have understood the seriousness of the water quality problems.  |
| 10C        | Some recent redevelopments have actually improved conditions.   |                   | C       |            | No one wants to see improving the stormwater and wastewater systems cause any conditions to deteriorate.  |
| 10D        | Concerned about costs to both residential and commercial properties and requested more information on the costs to commercial properties.   |                   |         | S          | More information will be provided in the future.  |
| 11A        | Septic malfunction is due to stormwater runoff from neighbors property.   |                   | C       |            | Most problems are related to high groundwater and limited drainfield area.  |
| 11B        | Even with existing septic tank problems, opposes a central sewer system.  |                   | C       |            | Everyone desires to see adequate cost-effective solutions.  |
| 11C        | All residents should be required to fix their septic tank systems.  |                   |         | S          | Whether a central wastewater system is constructed, all systems need to be properly operated and maintained.  |
| 11D        | Problem is stormwater (flooding).   |                   |         | S          | State and Federal environmental regulations require careful study before allowing any stormwater changes.   |

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| 11E        | Would have preferred to have seen presentation before submitting survey response.   |                   | C       |            | There will be future presentations and opportunity to express your concerns.   |
| 12A        | Loop Hole Creek resident since 1989 worried about increasing taxes.   |                   | C       |            | See response to 4C.  |
| 12B        | To restore the previous seclusion, suggested a ferry be used to reduce number of visitors   |                   |         | S          | No response.   |
| 12C        | Prefers to be left alone.   |                   | C       |            | No response.   |
| 12D        | Problem not caused by full-time residents (voters)  |                   | C       |            | Everyone that enjoys Atlantic Beach shares in the responsibility of protecting its environment.  |
| 12E        | Need to make others pay, or create a homestead exemption.   |                   |         | S          | No response.   |
| 13A        | Worried about costs.  |                   | C       |            | See response to 4C.  |
| 13B        | Are these two projects or just one?   | Q                 |         |            | Two tasks under one project.   |
| 13C        | Cost presented today are too much.  |                   | C       |            | Objective of project is to deliver cost-effective environmentally sensitive solutions to both stormwater and wastewater problems.                              |
| 14A        | Nonresident, commercial owner is in favor of central sewer system, but not vacuum collection system.  |                   | C       |            | See response to 4D. Selected collection system will have to meet Federal and State cost-effectiveness criteria.  |
| 15A        | While the two issues today are stormwater and wastewater, most important priority should be maintaining adequate sand on beach, which is going to cost even more. If Town has no beach, Town will not need a sewer system.  |                   |         | S          | Beach re-nourishment is very important.  |
| 15B        | Does the proposed system have an alternative for an emergency discharge?  | Q                 |         |            | A back-up storage pond.  |
| 16A        | Expressed concerned about irresponsible development   |                   | C       |            | Please report to the Town Manager any specific concerns.   |
| 17A        | Expressed concerned that citizens may not have been adequately informed about the Towns efforts to purchase the old Food Lion property allegedly for \$4 million.   |                   | C       |            | Town will continue to provide as much information as possible on a timely basis.   |
| 17B        | Previous engineer said cost for sewer would be approximately \$100/month per resident.  |                   | C       |            | No response.   |
| 17C        | Drainage is bigger problem than wastewater treatment.   |                   | C       |            | Due to the high density development of the lots at Atlantic Beach the impact of the septic tank effluent limits the stormwater flooding improvement available. |
| 18A        | A resident of 13 years, familiar with the Ocean Breeze Newsletter expressed concerned about environment to the future children and grand children.  |                   | C       |            | Please continue to be involved and provide your input.   |
| 19A        | A strong believer in organic lifestyle discouraged any systems that use chemicals, noted that his existing septic tank system has not had a failure in the last 12 years and feels a central wastewater system and any stormwater improvements would provide money in the pockets of the Town Officials. Also suggested a toll booth be utilized to charge visitors for needed Town improvements. |                   |         | S          | Federal and State and regulations will control the use of any chemicals.   |
| 20A        | A property owner for last 25 years, applauded meeting and requested updates in the future.  |                   | C       |            | Thank you.   |
| 20B        | Please provide more information on costs and consequences for doing nothing.  | Q                 |         |            | Doing nothing could lead to Federal and State agencies stepping in to require the environment be protected from failing septic tanks.                          |

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| 20C        | A comment was made that septic tank systems are being replaced by central WWTPs in Texas, due to septic tank failures.  |                   | C       |            | No response. Everything is bigger in Texas.  |
| 20D        | Atlantic Beach is changing from seasonal residents to year-round residents.   |                   | C       |            | Accurate observation. This growth in year-round use will require adequate environmental protection measures.   |
| 20E        | Private package plant owners concerns should be considered.   |                   |         | S          | See response to 8A.  |
| 21A        | Family has been a property owner since 1950. They have seen shell fishing closed, and they remember Atlantic Beach when it was undeveloped. Reminded audience that if in the 50's, the Town had stopped development, most people attending would not be in Atlantic Beach. Development is inevitable and costs will continue to increase. However, it is the responsibility of the Town Council to control growth and provide adequate stormwater and wastewater systems. |                   | C       |            | Objective of project is to deliver cost-effective environmentally sensitive solutions to both stormwater and wastewater problems.  |
| 22A        | Ocean Ridge resident supports stormwater improvements, but opposes a central sewer system.  |                   | C       |            | Difficult to separate the two. See response to 17C.  |
| 22B        | Ocean Ridge resident expressed concerned about air quality due to proposed WWTP next to Ocean Ridge.  |                   | C       |            | Odor control measures can be installed.  |
| 22C        | Ocean Ridge resident suggested the current proposed WWTP location needs to be changed to a remote location.   |                   |         | S          | Sites are very limited. Town is always interested in identifying any new sites.  |
| 22D        | Resident did not appreciate speakers suggestion that children could play in reuse water.  |                   | C       |            | Goal was to contrast the polluted water in the streets after rainfall because the drainfields can not adequately treat the wastewater during rainfall events, due to the water table rising from the rainfall. |
| 23A        | Resident of Ocean Ridge HOA said he was still confused about the project and suggested the project be broken into two projects - stormwater and wastewater.   |                   | C       |            | See responses to 17C and 22A.  |
| 23B        | Resident of Ocean Ridge expressed concern that Town is losing family atmosphere.  |                   | C       |            | Concern noted.   |
| 24A        | Ocean Ridge resident expressed concern about the proposed WWTP being located adjacent to Ocean Ridge due to air quality.  |                   | C       |            | See response to 22A.   |
| 24B        | Ocean Ridge resident estimated that \$200,000 of \$500,000 engineering study had already been spent and suggested the project scope be changed to include studying septic tank systems.   |                   |         | S          | See response to 10A.   |
| 25A        | WWTP operator for Sands Villas informed the Town that Sand Villas residents were getting ready to spend \$650,000 to upgrade their sewer system and would like to know if the expenditure is necessary.   | Q                 |         |            | See response to 8A.  |
| 26A        | Complaint about time allowed for responding to recent surveys and suggested a web/e-mail based survey.  |                   |         | S          | We are constantly improving our communications. Thank you for your feedback.   |
| 27A        | Resident who works out of town during the week is concerned about hurricane impacts on any WWTP operation and is more comfortable with the survivability of septic tanks.   |                   | C       |            | Any facility will be required to meet the Federal and State flood prevention requirements.   |
| 27B        | Is there any assurance that Town would not be out \$60,000,000.00 if hurricane destroyed the sewer system. Please address.  | Q                 |         |            | Good question. We will investigate this.   |
| 28A        | Who will clean-up the sound water? Request more enforcement of discharge rules for boats.   |                   | C       |            | Please report illegal discharges to the United States Coast Guard.   |
| 29A        | Did the estimated cost of \$70/month include water?   | Q                 |         |            | No   |
| 29B        | Requested that stormwater be first priority.  |                   |         | S          | See responses to 17C, 22A and 23A.   |

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| 29C        | Would like more information on the maintenance requirement aspects.  |                   | C       |            | Maintenance will be very important. Good question. More information will be included in the future.  |
| 29D        | Existing stormwater flooding problems are with silted in catch basins.   |                   | C       |            | Town tries to keep the Town drain lines clear. The NCDOT works very closely with the NC DWQ to keep the line cleared.  |
| 29E        | Pet waste management rules need to be enforced.  |                   | C       |            | Please report to the Town Manager any specific concerns.   |
| 30A        | What are the stormwater costs?   |                   | C       |            | Those costs are being determined. Even though costs will be important, the real challenge on stormwater will be regulatory permission to construct the improvements. |
| 31A        | Ocean Ridge resident requested the stormwater project be separated from the wastewater project.  |                   | C       |            | See responses to 17C, 22A, 23A and 29B.  |
| 31B        | Can non-residents vote on these issues?  | Q                 |         |            | Non-resident property owners can participate by responding to questionnaires and attending public forums.  |
| 32A        | Town should consider creating a loan program to assist septic tank owners with financing septic tank repairs.  |                   |         | S          | Interesting concept. Town will need to evaluate the legality of such a program.  |
| 32B        | A central sewer system will promote high density development   |                   | C       |            | The wastewater improvements being considered are only to meet the existing demand and demands anticipated from the CAMA Land Use Plan.                               |
| 32C        | Fixed income residents will not be financially able to remain in homes if costs increase too much.   |                   | C       |            | Everyone is interested in utilizing the most cost-effective system.  |
| 33A        | Non-resident property owner expressed appreciation for Towns efforts to purchase the Food Lion property. Thought a good explanation was provided today and suggested that everyone read their newsletters to keep informed.  |                   | C       |            | Town will continue to provide as much information as possible.   |
| 33B        | Expressed concern that most comments were unfounded complaints about the Town officials.   |                   | C       |            | Town will continue to provide as much information as possible.   |
| 34A        | Local Primary Care Physician with surfing interests suggested that water quality is a public health issue because medical cases previously observed. Again suggested study of the septic tank systems and related pathogens. |                   |         | S          | Town is considering investing in a study to determine the feasibility of a septic tank utility system.   |
| 35A        | Pet wastes need to be better managed.  |                   | C       |            | Please report to the Town Manager any specific concerns.   |
| 36A        | Wastewater problem should have been addressed 30 years ago.  |                   | C       |            | Thank you for your comment.  |