



Tourism Development Authority Meeting Agenda Item Submittal

Item To Be Considered: Bulkhead Replacement/Mattocks Property

Board Meeting Date: **October 5, 2023**

Prepared By: Paula Webb, Town Manager

Overview:

As the Town began preparations for construction of the Boardwalk Extension with Public Day Docks project along the Mattocks Property, the existing bulkhead began collapsing. Immediately, pilings were installed to secure the bulkhead until replacement could be arranged. Although the Town has taken action to appropriate the cost of the bulkhead replacement from its General Fund, we seek funding assistance from the Swansboro TDA and will in turn seek the same from the Onslow County.

Background and Points for Discussion Include:

- The Town received notification on November 3, 2020 that the Bicentennial Park Boardwalk Extension with Public Day Docks Grant Project had been approved and granted the full amount requested of \$142,350. The total project cost is \$158,350 with the grant. \$7,000 of the required \$16,000 town match will be non-cash/in-kind. The project will include the following:
 1. A 150 feet by 12 feet wide wooden boardwalk to be located waterward of an existing concrete bulkhead along the shoreline of the southern section of the park and the Mattocks House property. The boardwalk will connect on the western end of the existing Town Dock located in the Moore Street right-of-way.
 2. A floating dock measuring 6 feet by 130 feet will be located immediately waterward of the Boardwalk and will connect to the existing Moore Street Dock by means of 4 feet by 30 feet aluminum gangway on the western end.
 3. There will be seven slips to accommodate day visitors in small boats, 2 of which are included in a rental agreement for Randy Swanson’s use.

- A Lease and Dock Rental Agreements were executed with Randy Swanson, owner of the Mattocks Property. An excerpt from the Lease provides:

Action: _____

ARTICLE VI

REPAIRS AND MAINTENANCE

LESSEE shall maintain at its expense the Demised Premises and its

Improvements and keep the same in good condition and repair.

- Per the grant contract, dredge work was completed on April 8th, 2023. On or about August 1st, 2023, owner Randy Swanson indicated that he noticed something odd when his fence posts would not stay grounded at the bulkhead area. On Friday, August 11th, 2023, he notified the Town that the ground at the shoreline was cracking.
- On Monday, August 14th we consulted with Crystal Coast Marine/Justin Cleve who shared that he could drive pilings to secure the bulkhead as an immediate solution. The proposal was sent to CAMA for consideration.
- On Tuesday, August 15th we received approval from CAMA for maintenance/repair to drive the pilings, which were then driven on Wednesday, August 16th.

The land side of the bulkhead continues to deteriorate due to the tide washing in/out around the bulkhead. Current Project Engineer, John Wade has indicated that the bulkhead must be replaced prior to the dockwalk being built. Two emergency estimates were provided.

1. Temporary Repair - \$24,200 – remove failing soil, line the cavity with Geo Fabric and granite washed stone and rip rap at the entrance/exit points of high flow water. **CAMA approved this as maintenance and repair*
2. Replace Bulkhead - \$101,450 – remove/dispose of old wall/debris & soil and
Install a new composite wall
** Required modification of current CAMA Permit – now secured*

On August 28, 2023 the Board of Commissioner appropriated the full replacement amount but have asked the staff to seek ways to recoup some of the funding.

The Boardwalk Extension with Public Day Docks will provide opportunities for public waterfront access and will add a new component to the White Oak River walking trail, a long-time goal of the Town of Swansboro for a multi-phase continuous walking trail along the downtown waterfront. The docking facility will provide the public day docks for use by visitors arriving to the Swansboro downtown area by small boats. Once these visitors see what our charming, quaint town has to offer they will want to return and stay overnight and enjoy our highly attended festivals and events.

Lastly, these improvements to the downtown shoreline are consistent with policies contained in the Town of Swansboro Land Use Plan, Waterfront Access and Development Plan, Comprehensive Parks and Recreation Plan, Economic Development Plan and the report of the Downtown Renaissance Committee.

Background Attachment(s): Project Map and Images

Recommended Action: Consider allocating funds to assist in the replacement of the deteriorating bulkhead.



11 pilings added to temporarily hold bulkhead



Low tide the morning of September 23, 2023. Tropical Storm Ophelia.