



# Topsail Beach Newsletter

July 1 – September 30  
FY 25/26 – Q1

## UPCOMING MEETINGS

- October 7 – 2:00 PM
  - Parks and Recreation Board Meeting
- October 8 – 6:00 PM
  - Board of Commissioners Meeting
  - Land Use Plan Public Hearing
- October 16 – 2:00 PM
  - BIS Committee Meeting
- October 22 – 10:00 AM
  - Planning Board Meeting

## SPECIAL EVENTS

## HAPPENING AROUND TOWN

- October 9 – 6:30 PM
  - Candidates' Night – Hosted by the Chamber of Commerce at Town Hall
- October 14 – 10:00 AM to 12:00 PM
  - Flu Shot Clinic at Town Hall
- October 17 through October 19
  - Autumn With Topsail – Hosted by the Historical Society of Topsail Island
- November 4
  - Election Day
- November 11 – 11:00 AM
  - Veteran's Day Wreath Laying Ceremony at the Town Center
- November 29 – 4:30 PM
  - Annual Christmas Parade and Tree Lighting

## TOPSAIL BEACH UPDATE

The Town has gone through a number of changes, both big and small, over the past year. We've had several changes to the Board of Commissioners, a Town Manager transition, and several ongoing and new projects. The daily activities of managing a beach community are many and this year has been filled with both excitement and challenges. Through it all we have rallied together to keep Topsail Beach a truly special place to live and play. It is a privilege for us to serve a community that is engaged and committed to keeping Topsail Beach a place we are all proud of.

## TOWN MANAGER TRANSITION

Assistant Town Manager Christina Prince Burke was appointed as the Town's new Town Manager, effective August 30, 2025, after serving as the Acting Town Manager since July 1, 2025. Ms. Burke has served the Town in several capacities, including Water Clerk, Town Clerk, and most recently, Assistant Town Manager. She has been with the Town since 2009 and has previously worked at both Surf City and North Topsail Beach. She brings an extensive and impressive background in beach town administrative management and close relationships with the staff and residents.

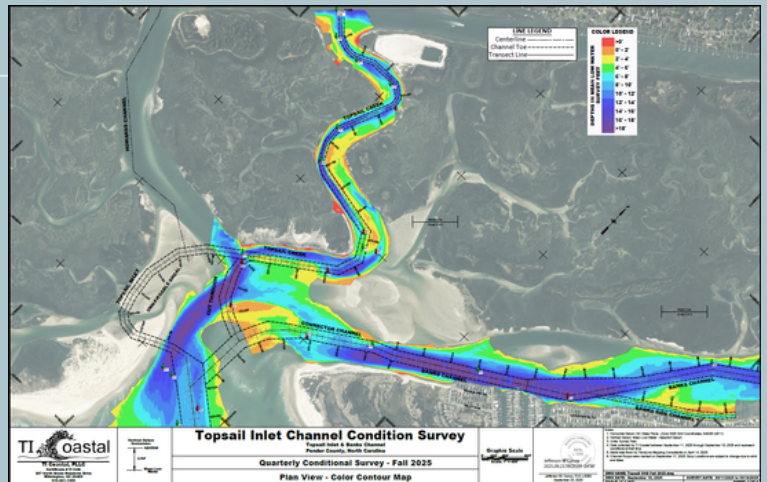


# Beach, Inlet, Sound

## CHANNEL SURVEY

Our coastal engineers, TI Coastal, conduct quarterly Conditional Surveys of Topsail Inlet & Banks Channel. Updated surveys are added to the Town Website once they are received.

The Fall 2025 Topsail Inlet Channel Condition Survey is now available for review on the [Town Website](#).



## TOPSAIL ISLAND VITEX ERADICATION PROJECT



Topsail Island beaches have joined together in the fight to eradicate vitex. The Towns applied for state funding to implement the Topsail Island Vitex Eradication Project. On June 19, 2024, the NCDEQ Water Resources Commission awarded Topsail Island a grant in the amount of \$690,060.50 to continue our work on mitigation of the existing vitex.

In August 2025, Michael Baker Engineering began surveying properties to establish initial treatment on vitex areas. An interactive map and a written permission form can be found on the [TISPC website](#).

*Please note that properties that were initially identified in survey conducted in early 2024 are being treated during this current phase. The Town hopes additional funding can be obtained to continue this four-to-five year long project.*



# Finances

Topsail Beach Financials, yearly Budgets, and yearly Audits are always available for review on the Town Website under the Finance Department Page. Finance Director Forand publishes the monthly financials and fund balance shortly after the Regular Town Board Meeting every month.

2025 Tax Notices were mailed on 10/3/2025.

## UNDERSTANDING THE FY 25/26 TAX RATE

### \$21.27 M Town-Wide Budget

**8¢ rate increase for FY 25/26  
(7.5¢ going toward to the BIS Fund)**

The Board recognizes the vital role that our beach, inlet, and sound have as a recreational, environmental, and economic engine for our community. A goal for this Board has been to replenish the BIS fund for future nourishment projects as costs continue to grow. The Board has also focused on the Capital Improvement needs for the Town. The CIP Fund was created in FY 23/24 to offset some of these costs.

| 25/26 Tax Rate                             | Tax Amount<br>(per \$100.00 Valuation) | Multiplier    |
|--------------------------------------------|----------------------------------------|---------------|
| General Fund                               | .315 (31.5 cents)                      | 0.00315       |
| BIS Fund                                   | .145 (14.5 cents)                      | 0.00145       |
| CIP Fund                                   | .02 (02 cents)                         | 0.0002        |
| <b>Total</b>                               | <b>.48 (48 cents)</b>                  | <b>0.0048</b> |
| Ex. \$500,000 valuation = \$2,400 tax bill |                                        |               |

The upcoming FY 26/27 Budget will bring new considerations as the Pender County revaluations go into effect for our community. Assessed values will be mailed to property owners in the new year.

### INTEREST EARNED



|                        | July        | August      | September   | Year to Date |
|------------------------|-------------|-------------|-------------|--------------|
| Gender Fund            | \$30,248.08 | \$34,171.60 | \$33,500.10 | \$97,919.78  |
| BIS Fund               | \$10,741.59 | \$12,806.82 | \$12,159.65 | \$35,708.46  |
| Public Safety Building | \$30,443.00 | \$30,561.00 | \$29,276.95 | \$90,281.21  |

# Taxes and Revaluation



## TOPSAIL BEACH

INCREASED TAX RATE FROM  
\$.40 TO \$.48  
(PER \$100 VALUATION)

TOPSAIL BEACH TAX BILLS  
MAILED WITH NEW 2025 TAX  
RATE OF \$.48

BUDGET PLANNING PROCESS  
BEGINS.  
COUNTY REVALUATION  
CONSIDERED.

PROPOSED BUDGET PUBLIC  
HEARING & VOTE ON  
PROPOSED TAX RATE FOR  
2026. TAX RATE TO BE  
DETERMINED.

2026 TAX RATE TAKES  
EFFECT

2026 TAX BILLS MAILED WITH  
2026 TAX RATE AND NEW  
VALUATION RATE

JULY 2025

SEPT/OCT 2025

JAN 2026

MAY/JUNE 2026

JULY 2026

SEPT/OCT 2026

## PENDER COUNTY

REVALUATION PROJECT  
UNDERWAY  
2025 TAX RATE: \$.75  
(PER \$100 VALUATION)

COUNTY TAX BILLS MAILED  
WITH CURRENT ASSESSED  
VALUE AND \$.75 TAX RATE

COUNTY MAILES REVALUATION  
FIGURES TO PROPERTY  
OWNERS. BUDGET PLANNING  
PROCESS BEGINS.

PROPOSED BUDGET PUBLIC  
HEARING & VOTE ON  
PROPOSED TAX RATE FOR  
2026. TAX RATE TO BE  
DETERMINED.

2026 TAX RATE TAKES  
EFFECT

2026 TAX BILLS MAILED WITH  
2026 TAX RATE AND NEW  
VALUATION RATE



# Public Safety Building

## DECISIONS AND MOVING FORWARD

### September 2 & 4, 2025 Special Meetings

After holding an informational Special Meeting on September 2 to provide an in-depth overview of the progress of the Public Safety Building, the Board voted on September 4 to approve the final floor plan/design, which included a fourth bay for the Fire Station and an increase in the \$9 million initial budget, approved during the May 15, 2025 Regular Town Board Meeting, to \$9.6 million with the fourth fire bay to add future optionality and cupolas, a metal roof over the admin area to match the fire bays, and an enclosed parking level for enhanced architectural interest. Interest earned on the grant and funds on hand will cover the increase and there will be no increase in taxes for this.

We encourage everyone to review the videos of the presentation, the discussion, and the subsequent vote in the meetings on the Town Website's [Agendas and Minutes page](#).

The Public Safety Building Team has continued meeting and recently discussed design aspects relating to functionality and communication needs. Permitting and a public bid for subcontractors is the next hurdle in the process, followed closely by the start of construction.







# For the Community

## TOPSAIL BEACH POST OFFICE CLOSURE



After 63 years of serving the Topsail Beach community, the post office closed on September 30<sup>th</sup>, 2025. In honor of Mrs. Doris' dedication to the Town, the Board proclaimed September 30, 2025 – "Doris Jenkins" Day. We want to say thank you to both Mrs. Doris and Dan for everything they do for our community!

If you have a Topsail Beach PO Box, please ensure you update your mailing address with the Town!



## CANDIDATES' NIGHT

The Chamber of Commerce will host a Candidates' Night, offering residents the opportunity to hear directly from those seeking public office in Topsail Beach on **Thursday, October 9<sup>th</sup> at 6:30 PM at the Town Hall**. Each candidate will be introduced and given equal time to respond to written questions from the public. The event will be streamed live for those unable to attend.

## COMMUNITY FLU CLINIC

The Town will host the Pender County Health Department for a Community Flu Shot Clinic on **Tuesday, October 14, from 10 AM – 12 PM at the Town Hall**.



Please bring your insurance card with you.

Out of pocket costs (no insurance):  
\$55.00 for regular dose, \$130.00 for High Doses 65+



## AUTUMN WITH TOPSAIL FESTIVAL

The 36<sup>th</sup> AWT festival quicks off with the The Notorious Clam Slammers on Friday, October 17<sup>th</sup>. at 6PM. The weekend continues with events happening through the 19<sup>th</sup>.



# For the Community cont.

Beach Access Permits have officially gone on sale. An application to drive on the beach for fishing or for horse riding are available on the Town Website – [Beach Access Permits page](#).

## Beach Driving Season:

October 1<sup>st</sup> through January 15th

## Horse Riding Season:

October 1<sup>st</sup> through March 30<sup>th</sup>

## BEACH DRIVING & HORSE RIDING



**As a reminder:** Beach Driving is for individuals that are **actively** fishing. The Town reserves the right to close vehicle access at any time if it is deemed necessary.



## EARLY VOTING AND ELECTION DAY

Early voting begins October 15, 2025 and ends November 1, 2025. For a detailed schedule of early voting times, dates, and locations visit the [Pender County Board of Elections Page](#).

Election day is Tuesday, November 4, 2025.

## VETERANS DAY WREATH LAYING

Join us on Tuesday, November 11th at 11:00 AM in the Town Park Center for the annual Veterans Day Wreath Laying Ceremony where we will honor America's our military veterans of the United States Armed Forces.



## CHRISTMAS PARADE & TREE LIGHTING

Join us as we kick off the Christmas Season with our annual Christmas parade and Tree Lighting Ceremony on Saturday, November 29th!

The parade will begin promptly at 4:30 PM followed by our Tree Lighting Ceremony at the Town Center Park.





# Hurricane Preparedness

## Hurricane season is not over yet! What to Do Before a Tropical Storm or Hurricane arrives.

It is vital to understand your home's vulnerability to storm surge, flooding, and wind. Here is your checklist of things to do for hurricane season:

- Develop an evacuation plan and Know Your Zone.
- Assemble Disaster Supplies. Check emergency equipment, such as flashlights, generators and storm shutters.
- Create a communication plan. Take the time now to write down your hurricane plan, and share it with your family. Determine family meeting places, and make sure to include an out-of-town location in case of evacuation. Write down on paper a list of emergency contacts, and make sure to include utilities and other critical services — remember, the internet may not be accessible during or after a storm.
- Strengthen Your Home.
- Review Your Insurance Policies: Review your insurance policies to ensure that you have adequate coverage for your home and personal property.
- Understand NWS forecast products, especially the meaning of NWS watches and warnings.

Remember you should prepare EACH and EVERY YEAR, as it only takes ONE Storm! Visit NOAA's National Hurricane Preparedness website to better understand your risk and begin season preparations.