

This is Radio Hatteras with the Weekly News Summary for September 1, 2024.

The business news this week focuses on efforts to dredge the Rodanthe Harbor shoaling and some changes in the way real estate is being practiced on Hatteras Island. In early July, it was reported that the emergency ferry channel between Rodanthe and Stumpy Point was no longer navigable due to shoaling in the Rodanthe Harbor.

Estimates at the time indicated that it could take 30-60 days to secure the necessary dredging permits. And the Corps of Engineers could not get to the dredging until after Hurricane season.

Fortunately, writes Business Correspondent Tom Hranicka, in a classic example of strong leadership by the Dare Co Commissioners and County Manager Robert L. Outten, dredging of the Rodanthe Harbor will begin September 3rd. The Island Free Press reports that most of the work will be completed by Friday, September 6th.

Turning to some important changes in the way real estate is bought and sold on Hatteras Island, listeners may have seen news reports about a lawsuit settlement involving the National Association of Realtors.

Without getting into all of the details associated with the settlement, real estate agents can no longer show buyers houses that are for sale unless the buyer first signs a buyer agency agreement. The agreement is a formal contract confirming that the agent's company will represent the buyer in any purchase transaction.

Another significant change is that compensation being offered by the listing agent's company to the buyer's agent can no longer be displayed in the multiple listing service report for a property that is for sale. Therefore, the buyer's agent must personally contact the listing agent to determine if the seller will pay a commission on the sale of the listed property. The buyer will want to know this information before looking at a property and before entering into negotiations for the purchase of a property.

These are not the only changes to the new real estate practices. The revisions can sometimes be confusing or complex. Therefore, writes Hranicka, buyers and sellers would be well-advised to consult with an experienced, successful real estate broker early in the anticipation of a property transaction.

Flounder fishing set for September. At its August meeting, NC's Marine Fisheries Commission resolved its disagreement with the Wildlife Resources Commission about recreational fishing for flounder in Joint fishing Waters.

On Aug. 27, 2024, Marine Fisheries Director Kathy Rawls issued Proclamation FF-35-2024 that sets a recreational bag limit of one (flounder) fish per person per day, with a 15-inch minimum size limit, for flounder caught by hook-and-line in Joint Fishing Waters of the state on Sept. 1, 2, 7, and 8, which is equivalent to regulations established by the Wildlife Resources Commission. The measures only apply to flounder caught by hook-and-line in Joint Fishing Waters. The proclamation does not open Coastal Fishing Waters to flounder harvest.

On Fri, Aug 30, 2024, Kathy Rawls, Director of the state's Marine Fisheries, issued Proclamation FF-36-2024 proclaiming commercial flounder season in the Atlantic Ocean for vessels employing trawls only. Effective Sept 4, a 10,000 pound offload limit per trip is established for flounder caught by trawl from the Atlantic Ocean. Size limit is at least 14 inches total length.

Properly licensed vessel Captains can possess landing limits for other states but not unload those fish in North Carolina. It is unlawful to land more than 100 pounds per trip of flounder taken from the Atlantic Ocean unless the vessel has been issued a License to Land Flounder from the Atlantic Ocean. This is in addition to the normally required licenses.

The Atlantic Ocean flounder fishery will close by proclamation once 80% of the quota has been reached, or at 6:00, the evening of Sept 15, 2024, whichever occurs first.

Fire in Avon. On Thurs morning, 3 fire departs responded to a camper fire threatening to spread to a nearby house in Avon. The camper was on C.C. Gray Rd. Avon firefighters responded in 10min and Buxton and Frisco firefighters arrived shortly thereafter. The camper fire was quickly extinguished. Firefighters also kept flames from spreading to the house, which suffered some heat damage, reported the Island Free Press.

No injuries were reported. Residents evacuated the buildings. The cause of the fire remains under investigation. Crews from Dare County EMS and the Dare County Sheriff's Office also responded to the fire.

Happy Labor Day. Thanks to Dare County employees who are picking up trash this Monday. The holiday and the week are on the regular schedule for residential and commercial trash collection.

However, the Buxton transfer station and recycle yard will be closed along with all Dare Co offices and facilities.

Make Labor Day really special. A brand new 5K run is launching in the shadow of the Cape Hatteras Lighthouse this Labor Day, Sept 2. The race, run or walk starts at 7:30 Labor Day morning. The Barrier Island Group, in cooperation with the National Park Service, will be hosting the 5K with stunning views of the scaffolded lighthouse along the way.

Registrants receive a commemorative shirt, with a scaffolded Lighthouse, an eco-friendly reusable running cup, and a finisher medal. Enjoy post-race refreshments steps from the beach by the original lighthouse location.

The run promises to be a favorite new annual event, thanks to a setting that is unmatched on the Outer Banks.

The event supports Hatteras Island Meals, the Buxton-Frisco Pathway Project, and OBX Buddies.

For more information and to register for the event, go to barrier island group dot com. Registration available the morning of the event.

A Buxton Civic Association reminder. The association is reminding folks on Hatteras Island to show Dare Co commissioners that the beach issue at the former Navy and Coast Guard facility is important.

On Tuesday morning, September 3, the association urges folks to show up at the Fessenden Center Annex building in Buxton for the Dare Co Board of Commissioners meeting that starts at 9 o'clock. The meeting is broadcast live.

On the agenda, item #4 is public comments. Immediately following, is a report from Colonel Sturgeon from the Army Corps of Engineers about the formerly used Buxton defense sites.

On Wednesday evening, September 4, the Buxton Civic Association will hold its monthly meeting starting at 7:00 at the old Buxton Fire Department building. A final agenda will be posted after the colonel's presentation.

A reminder shared by Cape Hatteras National Seashore. On August 31, 1993, Hurricane Emily, a Category 3 hurricane, affected Hatteras Island. Pamlico Sound waters rose 10 and a half feet. Frisco, Buxton, and Hatteras villages' water levels reached over 8 and a half feet. The winds recorded closest to the eye, which was off-shore, were clocked at 142 miles per hour from the Diamond Shoals Light Tower. Damages totaled \$12.6M.

Today, September 1, marks the start of National Preparedness month. Make sure an emergency kit is fully stocked with essentials and that you have a plan. September is the peak month for hurricanes.

Radio Hatteras has volunteers staffing a weather-related Facebook page year round. The address is Radio Hatteras Storm Coverage. Check it out!

That's all for now. Be safe out there. Thanks for listening. This is Radio Hatteras.