



Town of Beaufort, NC

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**Board of Commissioners
Work Session
4:00 PM Monday, March 24, 2025
Train Depot, 614 Broad Street**

Call To Order

Mayor Pro Tem Cooper called the meeting to order at 4:00 p.m.

Roll Call

Elizabeth Lewis, Town Clerk, called the roll.

PRESENT:

Mayor Pro Tem Cooper
Commissioner Gillikin
Commissioner LoPiccolo
Commissioner Spiegler
Commissioner Oliver

ABSENT:

Mayor Harker

Agenda Approval

Commissioner Oliver made a motion to approve the agenda.

The motion carried unanimously.

Presentations

1. Carteret County Tax Department

Ryan Vincent provided a presentation of the property. He went through the process of reappraisal which included data collection and sales analysis. It was noted that new property values will be reflected in tax bills in summer of 2025 and the notices would be mailed out on March 26, 2025. He also provided information related to the appeals process.

Items for Discussion and Consideration

1. Lease with Island Express Ferry Service LLC

Arey Grady, Town Attorney, shared the most updated version of the draft lease between the Town of Beaufort and Island Express Ferry Service LLC. He explained the relocation concept, specifically noted in Section 11 of the draft. He noted the tenant had agreed to provide a breakdown of ridership data to the Town, as reported to the NPS, and captured in the lease agreement.

Commissioner Gillikin asked for clarification on the piece about mutually agreeing to relocate to Gallants Channel.

Mr. Grady explained the tenant would have to agree to it

Commissioner Spiegler thanked the representatives from Island Express Ferry Service for their willingness to report data as requested by the Town.

Commissioner LoPiccolo requested a word be revised on page five of the draft document, suggesting it be changed from "shall" to "may".

Mr. Grady confirmed with the tenant's council they were agreeable to the word change.

Commissioner Gillikin acknowledged Island Express Ferry Service as being an asset to the downtown area and provided further background as to why the language in Section 11 of the draft was important.

Commissioner Oliver made a motion to approve the lease, pending the requested word change, and to authorize Mayor Harker to execute the final document once produced.

The motion carried unanimously.

2. Parks & Recreation Advisory Board Appointment

Commissioner Oliver made a motion to open the floor for nominations.

The motion carried unanimously.

Commissioner Cooper made a motion to nominate Victoria Sullivan.

Commissioner Spiegler made a motion to close the floor for nominations.

The motion carried unanimously.

By acclamation, the Board appointed Victoria Sullivan to fill the term on the Parks & Recreation Advisory Board ending on September 30, 2027.

3. NC Main Street Program

Kyle Garner, Planning Director, shared that he recently met with the economic committee that worked to put together the Town of Beaufort Economic Development Strategic Plan. He explained there was a discussion regarding whether the Town should apply to be in the Main Street Program in the current cycle. He noted the application deadline had been moved up to April 2025 and it would be a tight turn around for submission. He shared that the committee recommended to hold off on applying for the Main Street Program this year and instead work with Bruce Naegelen to prepare the Town for a stronger application in the future. Mr. Naegelen works with NC Department of Commerce, Rural Economic Development Division and can help the Town move forward with implementing the Economic Development Strategic Plan and understanding more about the NC Main Street Program in regards to a future application and partnerships.

The Board discussed the recommendation and agreed to pause on applying for the Main Street Program in the current calendar year. They suggested exploring the alternative option to work with Mr. Naegelen to strengthen relationships with non-profits and other stakeholders around town to better prepare for a future Main Street application. They instructed Mr. Garner to follow up with Mr. Naegelen to determine next steps in that process.

Project Updates

1. FY23 Streets Project

Sam Bell, Town Engineer, shared the FY23 Streets Project has been completed.

2. Ann Street Park

Rachel Johnson, PIO/Parks and Events Coordinator, provided a recap of the Ann Street Park Project thus far and noted a full presentation and recommendation would be given to the Board of Commissioner's April 14th Regular Meeting. She shared that staff would continue to work on permitting and grant funding options.

Staff Comments

Mr. Grady shared that he reached out to Sandy Smith, owner of 400 Pollock Street, to engage in a conversation regarding the encroachment agreement and renovation timeline. He noted he had yet to receive a response.

Mr. Bell shared the public engagement session for the Professional Park Stormwater Study was successful and he was in the process of reviewing the public's feedback.

Mr. Burgess said he expected to have the fuel tank preliminary design and cost estimates by the end of the month.

He also shared that the Mayor, Commissioner Gillikin and Town Staff had met with Carteret County leaders to discuss the upcoming jail project. He noted the project was preliminary, they do not have a design but hope it will be a safety center concept up front with a detention center in the back, if funds allow. He added the annexation application had been submitted and the Board would see it at their next meeting.

Ms. Johnson announced the next Community Conversation event would take place on April 15th on Beaufort Waterfront to discuss the Beaufort Town Docks Project.

Adjourn

Commissioner Oliver made a motion to adjourn the meeting at 5:15 p.m.

The motion carried unanimously.

Sharon E. Harker, Mayor

Elizabeth Lewis, Town Clerk