



**Town of Beaufort, NC**

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**Board of Commissioners  
Regular Meeting  
6:00 PM Monday, April 14, 2025  
Train Depot, 614 Broad Street**

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**Call to Order/Pledge of Allegiance**

Mayor Harker called the meeting to order at 6:00 p.m. and asked all to join in the Pledge of Allegiance.

**Roll Call**

Elizabeth Lewis, Town Clerk, called the roll:

**PRESENT:**

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

**ABSENT:**

None

**Agenda Approval**

Mayor Harker asked for a motion to amend the agenda to remove number four under Items of Consent, the FY 25 Budget Amendment #4 and Capital Reserve Fund Amendment #21 and to add a closed session for attorney client privilege.

Commissioner Cooper made a motion to approve the agenda as amended, moving item number four from the consent agenda to item number five under New Business, and adding a Closed Session pursuant to NCGS 143-318.11 (a) (3).

The motion carried unanimously with a (5-0) vote.

**Items of Consent**

1. Meeting Minutes
2. Resolution- Petition for Voluntary Annexation (2303 Highway 70, Beaufort)
3. Residential Solid Waste Fee Increase

4. Periwinkle Beer Mile Event
5. BBA's Rock the Dock Event

Commissioner Cooper made a motion to approve the Items of Consent.  
The motion carried unanimously with a (5-0) vote.

### **Public Hearing**

1. Case #25-06; 625 W Beaufort Rd Rezoning (R-20 to R-8)

Commissioner Cooper made a motion to open the public hearing.  
The motion carried unanimously with a (5-0) vote.

Kyle Garner, Planning Director, shared the applicant, Hollinshed Properties LLC, was requesting to rezone a single lot from R-20 to R-8. He noted there were currently two dilapidated structures on the property, which totaled 0.688 acres. He provided background on the case and provided a comparison of zoning standards as well as a zoning map for reference. He shared the applicant was present to answer any additional questions.

The Board had no questions for staff or the applicant.

Mayor Harker opened the floor for public comment. There was no comments related to the case.

Commissioner Cooper made a motion to close the public hearing.

The motion carried unanimously with a (5-0) vote.

Commissioner Gillikin made a motion to approve the rezoning for Case #25-06, acknowledging consistency with the current CAMA Land Use Plan.

The motion carried unanimously with a (5-0) vote.

### **Old Business**

1. Ann Street Park

Rachel Johnson, PIO/Parks and Events Coordinator, shared an overview of the concept design to turn Ann Street Park into a passive pocket park. She noted the Beaufort Parks and Recreation Advisory Board made the recommendation following significant community input since October 2024. The proposed design includes a variety of amenities, such as open green space, native plantings, a rain garden and observation deck to name a few (the entire conceptual plan is included in the meeting packet).

Ms. Johnson went on to share the public feedback expressed interest in more kayak access points and while Ann Street was considered, safety concerns led to the recommendation against a kayak launch at that location. She noted the Parks and Recreation Advisory Board suggests exploring kayak launches at Moore Street, West Beaufort Road, Fulford Street, and other town-owned street ends. It was noted that staff met with CAMA and Coastal Federation to discuss shoreline options. It was determined that riprap is currently in place and working effectively. A living shoreline would require significant regrading due to the elevation. The bulkhead option appeared to be least favored, due to erosion concerns and higher cost.

Commissioner Spiegler advocated for more water access but acknowledged safety concerns. She encouraged the importance of educational signage for kayak launches.

Commissioner Gillikin supported native plants and queried the need for irrigation.

Ms. Johnson explained the irrigation may be needed due to dry climate and it could be manual.

Commissioner Gillikin and Commissioner LoPiccolo expressed concerns about a kayak launch at Ann Street Park and supported exploring other recommended locations.

The Board discussed the need for stormwater management, potential use of pervious pavement and the impact of northeast winds on any floating docks in that area.

Ms. Johnson shared there is around \$500,000 available in a fund for existing park improvements, including developer recreation fees and donations. She noted that staff would make efforts to secure grant money before utilizing the project funds. She explained Phase 1 of the project includes green space and preliminary features that can be done in-house; Phase 2 of the project includes an observation deck and would hopefully be grant-funded, as staff is preparing a CAMA grant application.

Commissioner Oliver made a motion to approve the park design concept as presented and recommended by staff and the Parks and Recreation Advisory Board.

The motion carried unanimously with a (5-0) vote.

Commissioner LoPiccolo made a motion to authorize staff to apply for grants to complete the park.

The motion carried unanimously with a (5-0) vote.

Commissioner Cooper made a motion to authorize staff and the Parks and Recreation Advisory Board to explore alternative kayak launch projects at other locations and to report back to the Board of Commissioners.

The motion carried unanimously with a (5-0) vote.

## 2. Beaufort Waterfront Operations and Finance Committee Update

Commissioner Spiegler reported that Beaufort representatives were still seeking a \$12 million dollar appropriation from the state legislature for the waterfront project and shared ways to track the senate bill associated with the request. She noted the upcoming community conversations event set to take place the following day.

## Public Comment

There was none.

## New Business

### 1. Presentation of Grant Application for Resilient Coastal Communities Program Phase 3 – Professional Park Area Stormwater Improvements

Michelle Eitner, Town Planner, shared the Town would be applying for Phase 3 of the Resilient Coastal Communities Program (RCCP) Grant. She noted the application would be for design work related to Professional Park Stormwater Improvements. Ms. Eitner explained staff was requesting direction on which design alternative to apply for grant funding.

After discussion, the Board consensus was to move forward with alternative 3, as recommended by WK Dickson. Alternative 3 was best described as raising the road and providing internal ditch improvements.

Commissioner Cooper made a motion to direct staff to apply for the RCCP Grant Phase 3, with a focus on alternative 3 from the Professional Park Stormwater Study.

The motion carried unanimously with a (5-0) vote.

### 2. Pump Station No.7 Replacement and Funding Resolution

Sam Bell, Town Engineer, explained the Town would also be seeking a grant application for the RCCP Phase 4 project, which would be considered top priority. He noted the Town was in dire need to replace pump station number 7 and was seeking additional funding at a maximum of \$750,000 to complete the project. He shared construction estimates predicted the project would cost just shy of \$3 million. He noted the Town had a project fund with \$985,000 available; even with that and the potential of the RCCP Grant, more

funding would be needed. He recommended the Town apply for the NCDEQ Division of Water Infrastructure funding, providing assistance up to \$2 million for the project. He asked the Board to consider the resolution as proposed in the meeting packet, allowing Town staff to apply for the low interest loan for construction of pump station number 7.

Commissioner Oliver made a motion to submit the grant request and adopt the corresponding resolution as proposed by staff.

The motion carried unanimously with a (5-0) vote.

3. Wastewater Allocation Request- 215 Rudolph Drive

Mr. Bell shared the applicants were requesting wastewater allocation at 215 Rudolph Drive. He noted the request was 180 gpd of sewer capacity for a single family home within Deerfield subdivision. He shared that it was possible additional homeowners would request sewer connection in the area, despite having to pay twice the rate.

The Board discussed the request, noting they were under no obligation to grant sewer allocation. They asked clarifying questions related to future request from homeowners in the area.

Mr. Bell shared the pump station in the area was more than capable of accommodating the current request as well as future considerations.

Commissioner Gillikin made a motion to approve the wastewater allocation request at 215 Rudolph Drive.

The motion carried unanimously with a (5-0) vote.

4. Appointments to Historic Preservation Commission

Commissioner Cooper made a motion to open the floor for HPC nominations.

The motion carried unanimously with a (5-0) vote.

Commissioner Gillikin nominated Kris Davis.

Commissioner Cooper nominated Tyler Tennant.

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

The motion carried unanimously with a (5-0) vote.

Both Kris Davis and Tyler Tennant were approved by acclamation to serve three year terms on the HPC.

5. FY 25 Budget Amendment #4 and Capital Reserve Fund Amendment #21

Christi Wood, Finance Director, explained the details related to FY 25 Budget Amendment #4 and Capital Reserve Fund Amendment #21.

Commissioner Oliver requested FY 25 Budget Amendment #4 be expressed in a different way, reserving specific funds to not be spent in the current budget year and rather rolled into fund balance.

Ms. Wood suggested she bring FY 25 Budget Amendment #4 back to the Board at their May 12th Regular Meeting to ensure a cleaner version of the request.

Commissioner Cooper made a motion to table FY 25 Budget Amendment #4 and to approve Capital Reserve Fund Amendment #21.

The motion carried unanimously with a (5-0) vote.

## **Manager Report**

Mr. Burgess spoke of furniture dredging opportunities and needs. He also expressed his gratitude for the opportunity to serve the Town of Beaufort over the past several months.

### **Mayor/Commissioner Comments**

The Board thanked everyone in attendance and those watching online. They also commended Mr. Burgess on his services to the Town of Beaufort. Commissioner Oliver reminded residents of the tax appeal deadline (May 2, 2025). Mayor Harker shared some upcoming events on the Town's website calendar. She also shared that she recently presented a proclamation to line workers at Duke Energy Operations in Morehead City.

### **Closed Session**

Commissioner Cooper made a motion to enter closed session, pursuant to NCGS 143-318.11 (a) (3).

The motion carried unanimously with a (5-0) vote.

### **Adjourn**

Commissioner Oliver made a motion to adjourn the meeting at 8:30 p.m.

The motion carried unanimously with a (5-0) vote.

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Sharon E. Harker, Mayor

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Elizabeth Lewis, Town Clerk