



**Town of Beaufort, NC**

701 Front St. - P.O. Box 390 - Beaufort, N.C. 28516  
252-728-2141 - 252-728-3982 fax - [www.beaufortnc.org](http://www.beaufortnc.org)

**Beaufort Waterfront Operations & Finance Committee**  
**1:00 PM Thursday, June 4, 2026**  
**Train Depot, 614 Broad Street**

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**Call To Order**

**Roll Call**

**Agenda Approval**

**Minutes Approval**

1. May 8, 2026

**Items for Discussion and Consideration by BWOF**

1. Marina Updates
2. 2026-27 Budget Consideration and Rates
3. Legislative Update
4. Member Roundtable

**Next Steps/Wrap Up**

**Adjourn**



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**Beaufort Waterfront Operations & Finance Committee**

**1:00 PM Friday, May 08, 2026**

**Train Depot, 614 Broad Street**

**DRAFT**

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**Call To Order**

Chair Sarah Spiegler called the meeting to order at 1:00 PM

**Roll Call**

**Members Present:** Chair Sarah Spiegler, Vice Chair Paula Gillikin, Becky Bowler, Vic Fasolino, Steve Bishop, Mike Bradley, Miriam Sutton, Weymouth Tillett

**Members Absent:** Ted Morris (participated virtually but did not vote), Barry Slade, Craig Souza

**Staff Present:** Town Manager Matt Zapp, Finance Director Christi Wood, Planning Director Kyle Garner, Community Engagement Director and Deputy Clerk Jennifer Welborn. Lori Meehan (participated virtually) and Bob Cole, F3 Marina.

**Agenda Approval**

The agenda was approved by unanimous consent.

**Minutes Approval**

The minutes from March 5, 2026, were approved by unanimous consent from the committee members present, with the addition of Steve Bishop listed under the Members Absent for the meeting. Weymouth Tillett clarified that his last name is spelled with two L's and two T's.

**Presentation of Proposed 2026-27 Budget for Beaufort Town Docks**

Lori Meehan and Bob Cole, F3 Marina, reviewed their Proposed 2026-27 Budget for the Beaufort Town Docks, which had been presented at the Board of Commissioners' April Work Session.

**Items for Discussion and Consideration by BWO**

**1. 2026-27 Budget and Rates/Fee Schedule**

There was discussion regarding the winter dockage rates that had been established under the previous marina management and subsequently transferred to F3 Marina. Committee members noted that the published rates did not consistently reflect the rates being charged and discussed concerns that the posted pricing structure may have been set higher than actual operating practices reflected.

Weymouth Tillett raised concerns and research regarding pricing at the Beaufort Town Docks, including the methodology used to calculate fees and the application of a 50-foot minimum vessel length for rate calculations. He presented two documents (attached) to the group.

## 2. Marina Updates

Town Manager Matt Zapp provided brief updates regarding the fuel tank operations and sales, dock flow issues, new fencing at the commercial docks area, the completion of the floating docks, and maintenance work which he reported to be on schedule. Zapp mentioned that there was a delay in installation of the new pump-out system due to permit issues with the local CAMA office. The group discussed potential ways to expedite the process. There was general discussion about the pump out, rising fuel prices and its effects on transient boat migration and fuel sales, especially delaying the northbound migration for the summer, with current prices at \$4.58 per gallon compared to market expectations of around \$4.00 per gallon.

## 3. Member Roundtable

This portion of the meeting was designated to discuss public feedback and concerns regarding the Beaufort Town Docks.

The committee discussed fuel sales operations at Beaufort Town Docks. Staff noted that there is currently no limit on the amount of fuel a customer may purchase and that fuel pricing remains competitive within the market. Discussion included factors that may influence boaters to purchase fuel at the Beaufort Town Docks rather than at other marinas. Annual fuel sales were estimated to range between 750,000 and 1,000,000 gallons. Zapp noted that fuel sales generate significant revenue, while transient dockage revenues generally cover operational expenses and suggested giving F3 a fuel discount rate structure to provide staff with flexibility to provide volume-based discounts while maintaining appropriate operational "guardrails."

The group discussed the proposed fee schedule for boat slips, focusing on transient and winter dockage rates. They debated the flexibility of rates during non-transient months, particularly April and November, and considered implementing dynamic pricing through Dockwa to adjust rates based on demand. The discussion also touched on the need to set clear minimum and maximum rates for different vessel lengths, with a proposal to establish specific ranges rather than allowing wide variations. The group expressed concerns about maintaining competitive pricing while ensuring financial stability and considered the impact of annual rate increases on boaters and local businesses.

*The BWO Committee discussed and unanimously approved the following proposed recommendations to be effective May 12, 2026, through June 30, 2026.*

- *Pricing to be based on the actual length of the vessel*
- *\$1.95 – \$5.75 per foot, per night, for any vessel not located on the T-head*
- *\$4.50 – \$7.95 per foot, per night, for any vessel located on the T-head*
- *Catamarans located inside of D Dock to pay for two slips: \$2.75 – \$5.75 per foot, per night, multiplied by two*
- *Fuel discount structure:*
  - *500–999 gallons = \$0.05 per gallon discount*
  - *1,000+ gallons = \$0.10 per gallon discount*

## Next Steps/Wrap Up

A brief legislative update was provided.

## Adjourn

The meeting adjourned at approximately 3:00 PM.