



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

Town of Beaufort Board of Commissioners Work Session Meeting 4:00 PM Monday, April 24, 2023 - Train Depot, 614 Broad Street, Beaufort, NC 28516 Monthly Meeting

Call To Order

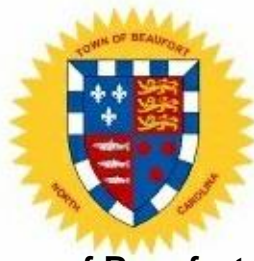
Roll Call

Agenda Approval

Items for Discussion and Consideration

- [1.](#) Case #23-01 Text Amendment - Affordable Housing District
- [2.](#) Request for Street Closure & Abandonment of West End of Ann Street
- [3.](#) Wayfinding Update
- [4.](#) Arts in Beaufort Mural Project
- [5.](#) Dock House Lease
- [6.](#) Residential Solid Waste Fee Increase
- [7.](#) March Financial Report

Adjourn



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**Board of Commissioners
Work Session
4:00 PM Monday, April 24, 2023
Train Depot**

AGENDA CATEGORY: Items for Discussion and Consideration
SUBJECT: Case #23-01 Text Amendment - Affordable Housing District

BRIEF SUMMARY:

The need for affordable housing has been at the forefront of many community workshops and public surveys in Beaufort over the last decade and the proposed new zoning district is a start in in the right direction to address this important community issue. This text amendment was developed as an effort to combat the lack of attainable and affordable housing in the community for those with limited housing options.

In developing this proposal, the Town partnered with the Beaufort Housing Authority to develop specific criteria that could be applied in the development of new housing to reach the needs of a growing community. At present this new district would only apply to properties that are owned by the Housing Authority and Federal Government (HUD).

After making some adjustment to the proposed amendment the Planning Board voted 3-2 to recommend the current proposal.

REQUESTED ACTION:

Discussion on the proposed Affordable Housing District Text Amendment.
Consideration of fixing a Public Hearing date at a Regular Board of Commissioners meeting.

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Kyle Garner, Planning Director

BUDGET AMENDMENT REQUIRED: No

STAFF REPORT

BOARD ACTION REQUEST

AGENDA ITEM:

TO: Board of Commission Members
FROM: Kyle Garner, Planning Director
DATE: March 22, 2023
RE: Case # 23-01: LDO Text Amendment Modifying Section 8 Transitional Zoning Districts by adding a new zoning district to be called the “Affordable Housing District”

Background

The need for affordable housing has been at the forefront of many community workshops and public surveys in Beaufort over the last decade and the proposed new zoning district is a start in in the right direction to address this important community issue. This text amendment was developed as an effort to combat the lack of attainable and affordable housing in the community for those with limited housing options.

In developing this proposal, the Town partnered with the Beaufort Housing Authority to develop specific criteria that could be applied in the development of new housing to reach the needs of a growing community. At present this new district would only apply to properties that are owned by the Housing Authority and Federal Government (HUD).

This proposed amendment is not a one size fits all proposal but more of a starting point. It’s anticipated that through the development of a new Unified Development Ordinance that other options be presented that will aid in providing multiple housing options to those wanting to live and work in Beaufort.

At the March 2023 Planning Board meeting, the Board heard from Town Staff, Representatives from the Housing Authority and Public regarding the proposed text amendment that has been submitted for consideration. The Planning Board recommended changes that included a reduction in building height to 35 feet, an open space requirement of 12%, the allowance of duplexes as permitted use, and increase in the parking requirement from 1.5 spaces to 2 spaces per dwelling unit and a decrease in density from 16 units per acre to 12 units per acre plus some minor text changes. All of these changes are incorporated in the proposed text.

Action Needed: Conduct Public Hearing
 Discussion & Consideration of the Text Amendment

Attachments: Proposed Text Amendment

Board Action: Motion by _____ 2nd by _____

Affordable Housing Zoning District (AHD)

1) Purpose.

The purpose of this district is to protect the opportunity for a variety of housing that is affordable for those within Beaufort that have limited housing options. This District has also been developed as a partnership with the Beaufort Housing Authority and the Town of Beaufort who see the need for additional housing of this type in our community. This zoning is available only for property owned by The United States of America, The State of North Carolina, The Town of Beaufort, or an authority created under Chapter 157 of the North Carolina General Statutes. The owner and/or landlord of the property shall be subject to rental rate and occupancy requirements and limitations determined by the United States Department of Housing and Urban Development for workforce and mixed income affordable housing projects.

The Affordable Housing Zoning District for the Town of Beaufort, as set forth on a map so entitled and dated 00-00-0000, is hereby adopted by reference as an element of the *Land Development Ordinance* hereafter known as the *LDO*, and the Official Zoning Map of the Town of Beaufort.

2) Maximum Overall Density.

The AHD district shall have a maximum density of twelve (12) units per acre.

3) Minimum Lot Width.

All lots in the AHD district shall have a minimum lot width of eighty feet (80') at the minimum building line.

4) Permitted Uses.

The uses listed here shall be subject to the Development Standards listed below.

- | | |
|------------------------|-------------------------|
| Dwelling, Multi-family | Public Utility Facility |
| Mixed Use | Religious Institution |
| Government Offices | Utility Minor |
| Park, Public | Duplexes |

5) Prohibited Uses.

Any use not listed in subsection four (4) of this section is prohibited.

6) Development Standards.

a) Site Plan Submission.

A detailed site plan, meeting all N.C. State Building Codes and Town Ordinances, shall be required for all multi-family and mixed-use development within this zoning district with the exception that mixed use and multi-family developed lots shall be required 2 parking spaces per unit.

b) Signage.

A detailed signage plan, meeting all Town Ordinances, shall be required for all multi-family and mixed-use development within this zoning district.

c) Landscaping.

Any new multi-family and mixed-use development site plan with on-site parking shall provide a detailed landscape plan identifying all shrub and tree types as well as the number of such trees and shrubs as per section 14 and 19 of the *LDO*. Additionally, if developing adjacent to a different type of land use, a screening and buffering plan shall also be required.

d) Driveway Limitations.

- i) Two driveways entering the same street from a single lot shall only be permitted if the minimum distance between the closest edges of the driveways equals to or exceeds one hundred feet (100’).
- ii) In no case shall the total width of all driveways exceed fifty percent (50%) of the total property frontage.
- iii) No driveway shall be located within a hundred feet (100’) of an intersection except in cases where no other access to a public street is available.

7) Building Setback and Building Height Requirements and Limitations.

Subject to the exemptions of this Ordinance, each structure on said lot in this zoning district shall be set back from the boundary line of the lot at least the distance provided in the tables set forth in this section. The building height limitation in this district is also provided in the tables of this section.

Table 8-8 Interior Lot Setback Requirements

<i>AHD District</i>	<i>Street Front Setback (Right-of-Way)</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
	15 feet minimum	25 feet	8 feet	35 feet
	20 feet maximum	25 feet	8 feet	35 feet

Table 8-9 Corner Lot Setback Requirements

<i>AHD District</i>	<i>Broad Street Front Setback (Right-of-Way)</i>	<i>Designated Side (Right-of-Way) Setback</i>	<i>Rear Setback</i>	<i>Side Setback</i>	<i>Building Height Limitation</i>
	10 feet minimum	10 feet minimum	20 feet	0 feet	35 feet
	20 feet maximum	20 feet maximum	20 feet	0 feet	35 feet

NOTE: If the Affordable Housing Zoning District is added to the Transitional Zoning District, the Table of Uses (currently on page 103 of the *LDO*) will be relabeled to Table 8-10. This will take place likely after the BOC review.

8) Open Space Requirement

A minimum of twelve percent (12%) of the total area shall be maintained as open space. Street rights-of-way, parking lots, building areas (as defined) shall not constitute any part of the required open space; however, building areas for recreational facilities may be computed as open space.

Table 8-8 Transitional Zoning District Table of Uses

Land Development Ordinance Uses		R-8	TR	TCA		AHD	
Residential Uses							
Group Living	Assisted Living		P	P			
	Dormitory		P	P			
	Group Home	P	P	P			
	Nursing Home		P	P			
Household Living	Accessory Dwelling Unit	S	S				
	Dwelling, Duplex/Townhome		S	P		P	
	Dwelling, Multi-Family			P		P	
	Dwelling, Single-Family	P	P	S			
	Manufactured Home						
	Manufactured Home Park						
	Recreational Vehicle Park						
Mixed Uses							
	Mixed Use		P	S		P	
Public/Institutional Uses							
Aviation	Airport/Landing Strip						
Cemeteries/Graveyards	Cemetery/Graveyard	S	S				
Cultural Facilities	Library		P				
	Museum		S				
Day Care	Day Care Center		S				
	Day Care/Child Care Home	S	S				
Government Services	Government/Non-Profit Owned/ Operated Facilities & Services	P	P	P		P	
	Public Safety Station	S	P	P			
	Public Utility Facility	P	P	P		P	
Hospitals	Hospital						
Parks and Athletic Fields, Public Use	Athletic Field, Public	S					
	Community Garden	P	P	P			
	Neighborhood Recreation Center, Public	S	P	P			
	Outdoor Amphitheater, Public	S	S	S			
	Park, Public	P	P	P		P	
	Resource Conservation Area	P	P	P			
Religious Uses	Religious Institution	S	P	S		P	
Educational Uses	Preschool	S	S	S			
	School, K-12		S				
	School, Post-Secondary	S	S	S			
Non-Governmental Facilities	Transportation Facility			S			
	Utility Facility	S	S	S			
	Utility Minor	P	P	P		P	
Agricultural Uses	Agritourism						
	Aquaculture		S				
	Farming, General						
	Forestry						
	Produce Stand/Farmers' Market	S	S				

Permitted Use

Special Use

Table 8-8 Transitional Zoning District Table of Uses

Land Development Ordinance Uses		R-8	TR	TCA		AHD	
Commercial Uses							
Animal Services	Kennel, Indoor Operation Only		S				
	Kennel, Indoor/Outdoor Operation						
Assembly	Club, Lodge, or Hall	S	P				
Financial Institutions	Financial Institution		S				
Food and Beverage Services	Microbrewery						
	Restaurant, with Drive-Thru Service			S			
	Restaurant, with Indoor Operation		P	S			
	Restaurant, with Outdoor Operation			S			
	Tavern/Bar/Pub with Indoor Operation		S	S			
	Tavern/Bar/Pub with Outdoor Operation			S			
Offices	Office, Business, Professional, or Medical		P				
Public Accommodations	Bed & Breakfast	S	P				
	Hotel or Motel		S				
Indoor Recreation & Entertainment, Privately Owned	Adult Entertainment						
	Amusement Establishment						
	Commercial Indoor Recreation Facility		P				
	Neighborhood Recreation Center Indoor/Outdoor, Private	S	P				
	Pool Hall or Billiard Hall						
	Theater, Large						
	Theater, Small			S			
Outdoor Recreation & Entertainment, Privately Owned	Athletic Field, Private	S					
	Commercial Outdoor Amphitheater						
	Commercial, Outdoor Recreation Facility						
	Golf Course, Privately-Owned	S	S				
	Golf Driving Range	S	S				
	Motor Vehicle Raceway						
Retail Sales and Services	Adult-Oriented Retail Establishment						
	Convenience Store						
	Mortuaries/Funeral Homes/Crematoriums		P	P			
	Liquor Store						
	Personal Service Establishment			S			
	Retail Store		S	S			
Vehicle Storage Facilities	Dry Boat Storage						
	Marina	S	S	S			
	Parking Lot						
	Parking Structure						
Vehicles and Equipment Facilities	Boat Sales/Rentals						
	Car Wash						
	Gas/Service Station						
	Heavy Equipment Sales/Rentals						
	Heavy Vehicle Repair						
	Moped/Golf Cart Sales/Rentals						
	Motor Vehicle Sales/Rentals						
	Towing & Vehicle Storage						
Vehicle Service							

Permitted Use

Special Use

Table 8-8 Transitional Zoning District Table of Uses

Land Development Ordinance Uses		R-8	TR	TCA		AHD	
Industrial Uses							
Industrial Service Uses	General Industrial Service						
Manufacturing and Production Uses	Manufacturing, Heavy						
	Manufacturing, Light						
	Resource Extraction						
Telecommunication Facilities	Antenna Co-Location on Existing Tower	P	P	P			
	Concealed (Stealth) Antennae & Towers	S	S	P			
	Other Building-Mounted Antennae & Towers						
	Other Freestanding Towers						
Warehouse and Freight Movement Uses	Commercial Waterfront Facility						
	Hazardous Material Storage						
	Mini-Storage						
	Outdoor Storage						
	Warehousing & Distribution Establishment						
	Wholesale Establishment						
Waste-Related Uses	Recycling and Salvage Operation						
Accessory Uses and Structures							
Accessory Uses	Carport	P	P	P			
	Dock	P	P	P			
	Garage, Private Detached	P	P	P			
	Home Occupation	P	P	P			
	Outdoor Retail Display/Sales						
	Satellite Dish Antenna	S	S				
	Shed	P	P	P			
	Signs, Commercial Free-Standing		P	P			
	Swimming Pool (Personal Use)	P	P				
	Temporary Construction Trailer	P	P	P			
	Vehicle Charging Station	P	P	P			

Permitted Use

Special Use



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**Board of Commissioners
Work Session
4:00 PM Monday, April 24, 2023
Train Depot**

AGENDA CATEGORY: Items for Discussion and Consideration
SUBJECT: Request for Street Closure & Abandonment of West End of Ann Street

BRIEF SUMMARY:

A request was submitted to the Town Manager back in November of 2022 by Filter Design Group (Jay Horton) on behalf of The Beaufort Inn, for the abandonment of a portion of the western end of Ann Street (Approximately 12,041 square feet per attached survey). The area requested is currently used for parking for The Beaufort Inn through a lease agreement with the Town of Beaufort.

Since November 2022, town staff have met at least twice to discuss and review the proposal and requested Filter Design address the following items:

- A survey of the property with metes & bounds description.
- An appraisal of the property requested to be abandoned.
- A site plan depicting the existing infrastructure and showing proposed utility and access easements for both the Town and an adjacent property owner.

To date all the requests for staff have been satisfied.

The next step in the process as required by General Statutes would be for the Board to consider a resolution of abandonment and the scheduling of a public hearing for the request and decision of such abandonment.

REQUESTED ACTION:

Discussion on abandonment of West end of Ann Street
Decision on placing a Resolution of Intent on the next Board of Commissioners agenda.

EXPECTED LENGTH OF PRESENTATION: 15 Minutes

SUBMITTED BY: Kyle Garner, Planning Director

REQUEST FOR STREET END ABANDONMENT ANN STREET

November, 22nd 2022

Town Manager: Todd Clark

Town of Beaufort, NC
701 Front Street
Beaufort, NC 28557
RE: Ann Street, Street End Abandonment

Dear Mr. Clark, and members of the Board of Commissioners:

As the owner's representative of The Beaufort Inn, located at 101 Ann Street, Beaufort, NC we would like the Town to consider our request to abandon the most Western portion of the Ann Street, Street End as described below:

Preliminary Metes and Bounds Description

Road and Dock Area

PIN: n/a Deed Book n/a Page N/A Plat Book n/a Page n/a

Located in the Town of Beaufort, Carteret County, North Carolina

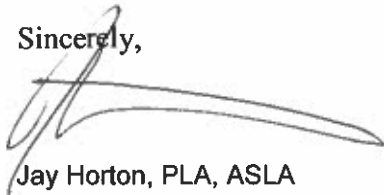
November 23, 2022

Beginning at a point on the north right of way line of Ann Street at the western most corner of the Bradford Q. Chadwick Etal Property (Deed Book 1587 Pg 117) which lies approximately 501.98ft westerly from the centerline of Moore Street and has NC State Plane Coordinates-NAD 83 (2011)(USSFT) of N 361,511.3848 and E 2,700,477.7789 , Proceed along the north right of way line of Ann Street N57-41-16W 50.97ft to a new iron rebar, said rebar being the True Point of Beginning, Thence from the true point of beginning the following courses and distances;

S32-21-30W 66.02ft to a point in the south right of way line of Ann Street and being the eastern most corner of the Thomas Pusateri Etux land (DB 1634 PG 3), thence along the south right of way and with the Pusateri line N57-50-53W 194.04ft to a calculated point also being the high water mark of Gallants Channel, thence N32-21-30E 66.57ft to the north right of way of Ann street at its intersection with the high water mark, thence along the north right of way S57-41-16E 194.04ft back to The True Point of Beginning, having and containing 12,863.773sqft +/- or 0.29acre in total area. Note, this description is taken from a Preliminary Boundary Survey Plat by Green Engineering dated 11/22/2022. It is Preliminary in nature and subject to revisions.

Any additional information may be obtained by contacting us at 252.622.4119.

Sincerely,

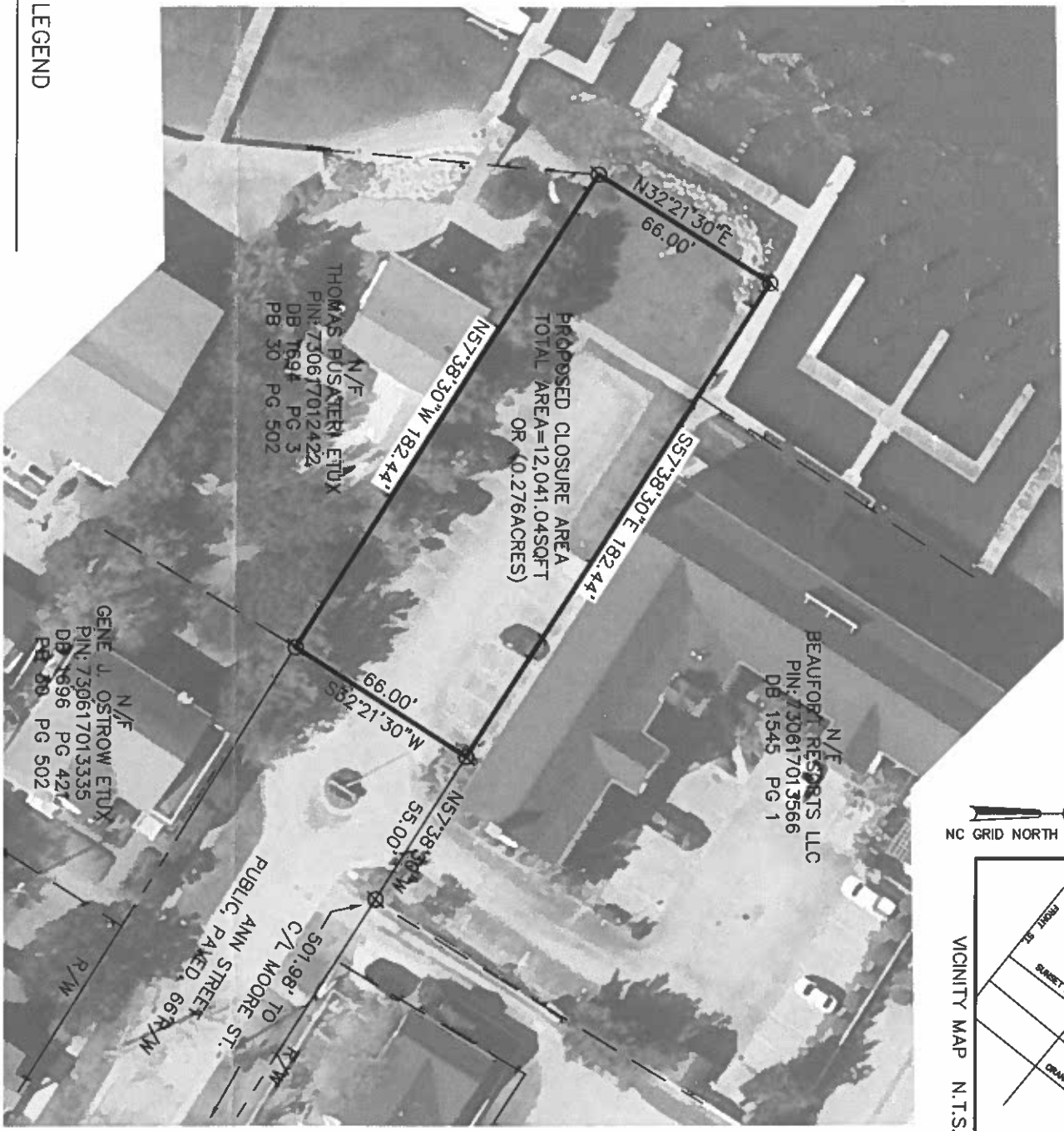


Jay Horton, PLA, ASLA

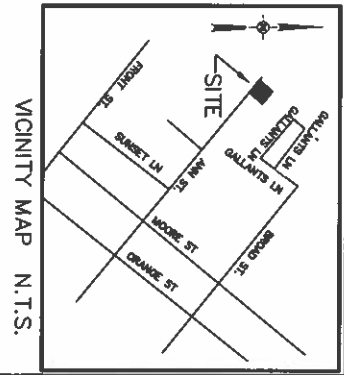
Director of Landscape Architecture

Filter Design Studio

252.622.4119



NC GRID NORTH NAD 83(2011)



LEGEND

F. BRUCE SAUTER & ASSOCIATES, INC.

Real Estate Appraisers and Consultants

2301 Executive Circle, Greenville, North Carolina 27834

Telephone: (252) 758-7000 • Fax: (252) 758-4762

Email: fbs@fbsauter.com

APPRAISAL OF:

Ann Street Easement – Lease Fee Interest
Total Area: 12,304 Square Feet
Beaufort, North Carolina 28516

PREPARED FOR:

Beaufort Resorts, LLC
3301 Benson Drive
Raleigh, North Carolina 27609

APPRAISER:

F. Bruce Sauter, MAI
NC General Certification No.: A8

PREPARED BY:

F. Bruce Sauter & Associates, Inc.
2301 Executive Circle
Greenville, North Carolina 27834

DATE OF VALUATION:

February 3, 2023

DATE OF REPORT:

February 27, 2023

MARKET VALUE:

\$109,000 (LEASED FEE)

APPRAISAL REPORT

This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice (USPAP), as currently amended. As such, it presents descriptions and analyses of the data, and reasoning that was used in the appraisal process to develop the appraiser's opinion of value. Additional supporting documentation has been retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client, and for the intended use of the appraisal. The appraiser is not responsible for unauthorized use of this report.

CONFIDENTIALITY AGREEMENT

Acceptance and use of this appraisal is an implied confidentiality agreement between F. Bruce Sauter and Associates, Inc. and the named client and/or intended user(s). Due to the nature of the appraisal industry, and most importantly, client and USPAP confidentiality requirements, the contents of this appraisal are considered confidential. In addition, the contents of this appraisal are also the intellectual property of F. Bruce Sauter and Associates, Inc. not to be distributed without prior written agreement. Significance is given to the distribution of data that involves prior confidentiality agreements.

SUMMARY OF SALIENT FACTS

PROPERTY ID:	12,304 Square Foot Easement
PROPERTY ADDRESS:	Ann Street Terminus, Beaufort, Carteret County, North Carolina 28516
FEE OWNER:	Town of Beaufort North Carolina
LEGAL DESCRIPTION:	Deed Book 1545, Page 2 of the Carteret County Registry
NEIGHBORHOOD:	Residential Waterfront
UTILITIES:	Electric, Water, & Sewer
EASEMENT AREA:	12,304 ^{+/-} Square Feet
EXISTING IMPROVEMENTS:	Asphalt Paving
FLOOD ZONE:	FEMA Zone AE Map 375346 7306J, dated July 13, 2003
PRESENT USE:	Hotel Parking
HIGHEST AND BEST USE:	Hotel Parking
INTEREST APPRAISED:	Leased Fee Estate
DATE OF INSPECTION/VALUATION:	February 3, 2023
ESTIMATED VALUE OF LEASED FEE:	\$109,000

PROPERTY DESCRIPTION



The Beaufort Inn is a 40-room hotel located at the end of Ann Street, in the Historic Village of Beaufort. The above photograph depicts a parking lot located within the right-of-way of Ann Street, adjacent to the hotel property. In June of 2016, The Town of Beaufort granted an easement to Beaufort Resorts, LLC, the hotel owners, for use of a portion of the right-of-way, which is described in Exhibit A of the Lease Agreement. According to the meets and bounds description, the *Parking Lot Portion of Easement Area* area contains 9,334 square feet; and the *Dock Area Portion of Easement Area* area contains 2,970 square feet (*outlined below in yellow*).



F. Bruce Sauter and Associates, Inc.
Ann Street Parking Lot Easement Area: 12,304 Square Feet
Ann Street, Beaufort, Currituck County, North Carolina 28516
Feb 15, 2023

A copy of the entire Lease Agreement has been included in the Addendum to this report. The readers attention is specifically directed to Exhibit A. In effect, the Town of Beaufort possesses a leased fee interest in the above-described area.

PROPERTY HISTORY

The history of the property is briefly described in the Easement Agreement. The easement area has been leased on an annual basis to former hotel property owners for many years. As indicated above, Beaufort Resorts, LLC, was granted a new easement in June of 2016 for this area, concurrent with their purchase of the adjacent Beaufort Inn property. The Easement Agreement recites all of the rights and restrictions regarding the use and maintenance of the easement area, specifically that the “*Grantee shall enjoy the use of the Easement Area in accordance with the terms of this Agreement*” upon timely payment of the annual use fee as specified in the agreement.

To the best of my knowledge, there have been no substantive changes to the Lease Agreement since inception.

SCOPE OF WORK

F. Bruce Sauter and Associates, Inc. completed the following steps for this assignment in accordance with the Uniform Standards of Professional Appraisal Practice.

- *Inspection of the property and environs;*
- *Reviewed the existing lease agreement;*
- *Understood the intended use of the report;*
- *Gathered information relative to local market conditions, zoning, and comparable land sales;*
- *Analyzed the data and applied the proper methodology;*
- *Reconciled the results from the appropriate analyses, and concluded my opinion of the leased fee interest in the property.*

This Appraisal Report is a brief recapitulation and statement of the appraiser's data, analyses, and conclusions. Additional supporting documentation has been retained in the appraiser's file.

This valuation is being provided to Beaufort Resorts, LLC for corporate planning purposes, and for use in negotiation proceedings with the Town of Beaufort. It has not been prepared to support mortgage financing.

NEIGHBORHOOD DESCRIPTION

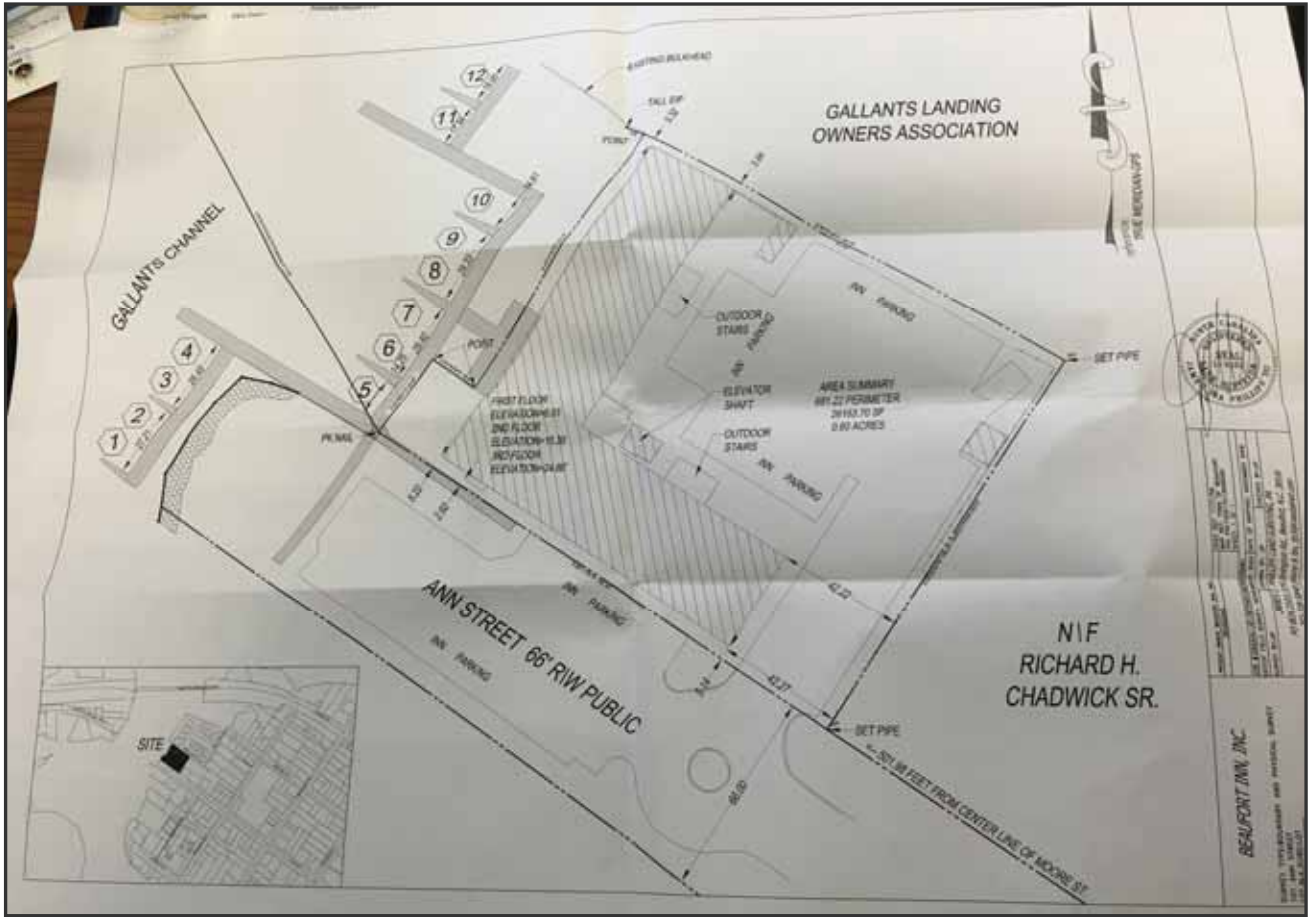


The subject (*highlighted above in blue*) is located in the historic residential area of the Town of Beaufort, facing Gallants Channel. Formerly, the immediate frontage along the channel was industrial in nature, related to the fishing industry. Today the frontage has been completely redeveloped for single-family residential purposes, except for the Beaufort Inn. The general neighborhood boundaries include Gallants Channel on the west, Cedar Street on the north, Front Street on the south, and NC Highway 101 on the east. This entire area is on the national and local historic overlay. Primary access is via Ann Street from Cedar Street via Turner Street. Within the past two years, access from Morehead City has been rerouted to a new high-rise bridge over Gallants Channel in conjunction with the relocation of US Highway 70 eastward to NC Highway 101; thus, bypassing Beaufort on the north. However, the new road intersects the northern terminus of Turner Street, which has become the new gateway into Beaufort. Cedar Street (*formerly US Highway 70 Business*) now terminates at Gallants Channel. Concurrently, the Town is planning a ‘user-friendly’ pedestrian streetscape and park at the western terminus of Cedar Street. NC Department of Transportation has begun preliminary work regarding paving Cedar Street.

The immediate neighborhood includes the several block area bounded by Turner Street on the east, which provides direct access to Cedar Street and Front Street. The chief land use in the interior of the neighborhood is single-family residential, and several Bed and Breakfast Inns. Highway businesses, marinas, and commercial offices proliferate the frontage of Cedar Street, with local shops, restaurants, town offices, docks, and the Maritime Museum along Front Street. Single-family residential properties adjoin the Beaufort Inn on all sides except for the channel. This is a quiet area, even during peak tourist seasons. Most traffic consists of local residents and visitors, Beaufort Inn patrons, and service personnel. The advent of the high-rise bridge, and the closing and redesign of Cedar Street, has added to the peaceful ambience of the area. The Inn is within walking distance of the many shops and eateries along Front Street.

Gallants Channel provides direct access to Beaufort Inlet and the sport fishing waters of the Crystal Coast. Many of the local marinas and fishermen cite this feature as an attraction for Beaufort. The completion of the new high-rise bridge and US Highway 70 Bypass, improvements to Turner Street and Cedar Street, airport improvements and other planned infrastructure development will improve access to the entire neighborhood; thus, having a favorable impact on property values in general, in particular upon the value of the subject property.

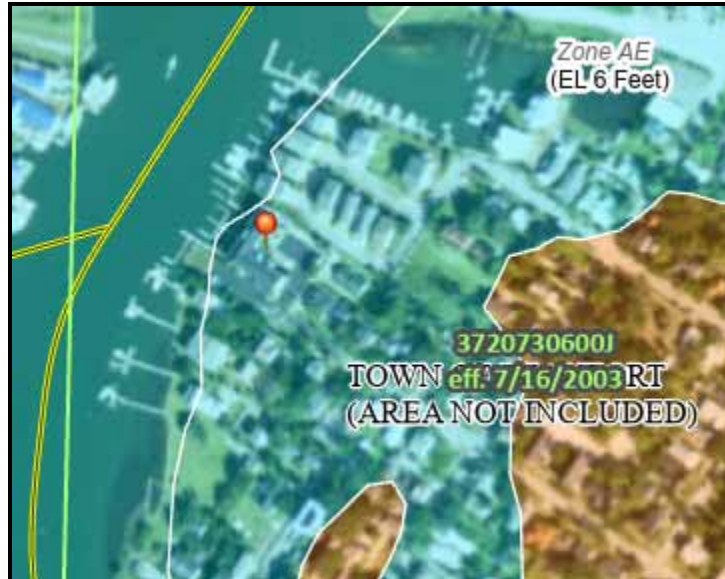
SITE DATA



The above-unrecorded survey and site plan prepared by James I. Phillips III, RLS shows the Beaufort Inn property and the right-of-way of Ann Street. The survey indicates that the right-of-way of Ann Street is 66’ wide, much of which consists of paved parking area for the Inn. The area of right-of-way beyond the traffic circle has been leased to the Beaufort Resorts (*formerly Beaufort Inn, Inc.*) for many years, renewable and invoiced annually.

The right-of-way is adjacent to the hotel site and currently accommodates 22 parking spaces. Ingress/egress is via Ann Street a paved city street. Neighboring land uses include single-family residential development.

As shown on FEMA Community Panel Number 375346 7306J, dated July 16, 2003, the right-of-way lies in FEMA Flood Hazard Zone AE. The hotel property is zoned Business Waterfront (BW). The hotel is a permitted use within the BW zoning. No non-conformance issues were observed or discovered during my investigation.



IMPROVEMENTS DESCRIPTION

Existing improvements within the right of way include approximately 8,500 square feet of asphalt paving. The condition of the paving is good. Maintenance of the paving is the responsibility of the Grantee (Beaufort Resorts, LLC).

PURPOSE OF THE APPRAISAL / INTEREST VALUED

The purpose of this appraisal is to develop an opinion of the **market value** of the leased fee interest in the underlying land, in terms of cash, on or about the effective date of value.

Market Value¹ is defined as follows:

The amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would be sold by a knowledgeable owner willing but not

¹ Definition of market value: The Office of the Comptroller of the Currency under 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994.

obligated to sell to a knowledgeable purchaser who desired but is not obligated to buy.

Leased Fee Interest² is defined as follows:

A freehold (ownership interest), where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease). Also known as a Leased Fee Estate.

PROPERTY RIGHTS APPRAISED

This appraisal is for the **leased fee estate** and has been valued accordingly.

HIGHEST AND BEST USE

The Appraisal of Real Estate³ defines Highest and Best Use as:

"that reasonable and probable use that will support the highest present value as defined as of the effective date of the appraisal. Alternatively, that use, from among reasonable and legal alternative uses, should be found to be physically possible, appropriately supported, financially feasible, and result in the highest land value."

AS VACANT: Public ingress/egress

AS IMPROVED: Overflow Parking for the adjacent hotel

CONDITIONS OF APPRAISAL

The appraisal was performed with no extraordinary assumptions or hypothetical conditions.

EFFECTIVE DATE OF VALUE

February 3, 2023

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022).

³ Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 7th ed. (Chicago: Appraisal Institute, 2022).

F. Bruce Sauter and Associates, Inc.

*Ann Street Parking Lot Easement Area: 12,304 Square Feet
Ann Street, Beaufort, Currituck County, North Carolina 28516*

Feb 03 2023

VALUATION METHODOLOGY

Real property includes all interests, benefits, and rights inherent in the ownership of physical real estate. A right or interest in real estate is also referred to as an estate. Specifically, an estate in land is the degree, nature, or extent of interest that a person has in it. A leased fee estate is an ownership interest held by a landlord with the right of use and occupancy conveyed by lease to others; the rights of the lessor (*the leased fee owner*) and the leased fee are specified by contract terms contained within the Lease. In this case, the leaseholder (*Town of Beaufort*) has granted the right of use and occupancy to Beaufort Resorts, (*lessee*) for parking in connection with the operation of the Beaufort Inn. The lease specifies that as a condition for conveying these rights, Beaufort Resorts (*lessee*) must pay the Town of Beaufort the annual use fee (*rent*) recited in the agreement for as long as the lease remains in force, or is otherwise terminated. In addition to the “right” to receive annual installments of rent, the Town is also entitled to the reversionary interest in the leased area, at the end of the lease term.

Valuation of a leased fee estate involves several commonly accepted appraisal methodologies. Chief among these are, the present value of the periodic lease income over the life of the lease; plus, the present value of the reversion (*property value*) at the end of the lease. The first step is to identify the periodic income. The lease specifies the rental amount (*use fee*), and terms relating to future increases, which have been about 2.5% per year. According to the lessee, the most recent rental installment was \$4,014. The next step is to identify the length of the lease and future extensions, if any. The subject lease does not specify a certain term, other than recite that the lease shall remain in force as long as the tenant maintains the hotel operation or similar hospitality application.

Several years ago, I performed an appraisal of the hotel property for a lending institution in connection with the purchase of the property by Beaufort Resorts. As part of the appraisal process, I was required to estimate the remaining economic life of the hotel improvements. At that time, the hotel was approximately 30 years old; however, it

had been well maintained and was in good condition. Actuarial tables recite typical economic lives of hotel properties of this nature at approximately 50 years. Based on my inspection of the property, discussions with the seller regarding the maintenance history of the property, and my observation of its physical condition, I estimated the effective age at that time at 15 years, resulting in an estimate of remaining economic life of about 35 years. Since purchasing the property, the owners have made several improvements to the physical plant and my conclusion as to the remaining economic life remains at 35 years. Theoretically then, the lease could potentially remain in force for 35 more years. After which time, the improvements would contribute little if any value. Therefore, the Town of Beaufort has the right to receive periodic payments of annual rent for 35 years. The present value of this potential income stream has been calculated at \$92,900^{+/-}.

The final step in the valuation process is to estimate the present value of any reversionary interest in the property at the end of the potential lease term. Since the term could possibly extend for 35 years, we cannot know what the value of the property (*underlying land*) is at that time. However, we can estimate what the current value of the land. The appropriate methodology for use in estimating land value is the Sales Comparison Approach. Sales of similar type properties are identified and compared to the subject property, making adjustments where appropriate, to account for changes in market conditions between the date of sale and date of valuation, and for differences in location and physical characteristics between the sales and the subject. The following land sales were utilized in my analysis. The unit of comparison was the price paid per square foot for the land.

LAND SALE NO. 1



Property Identification

Record ID 3762
Property Type Commercial, Vacant Lot
Address 816 Cedar Street, Beaufort, Carteret County, North Carolina
Location SW Corner of Intersection of Cedar Street & Live Oak Street
Tax ID Parcel# 7306.18.30.8332000

Sale Data

Grantor BTRG, Inc.
Grantee TPBT, LLC
Sale Date April 29, 2022
Deed Book/Page 1766/439
Recorded Plat 1-37
Property Rights Fee Simple
Conditions of Sale Arms Length
Financing Cash to Seller
Verification Cynthia Safrit, Buyer's Agent; Other sources: Public Records, Confirmed by Bruce Sauter, MAI

Sale Price \$425,000
Cash Equivalent \$425,000

LAND SALE NO. 1 (CONTINUED)

Land Data

Zoning	CS-MU, Mixed-Use
Topography	Basically Level
Utilities	All City
Shape	Basically Rectangular
Flood Info	Not Located in a Flood Hazard Area

Land Size Information

Gross Land Size	0.273 Acres or 11,892 SF
Front Footage	219 ft Total Frontage: 119 ft Cedar Street; 100 ft Live Oak Street

Indicators

Sale Price/Gross Acre	\$1,556,777
Sale Price/Gross SF	\$35.74
Sale Price/Front Foot	\$1,941

Remarks

This property is located 3 blocks from Taylor's Creek near downtown Beaufort. The corner location with a stoplight, has easy access in and out. The property is in the area of the Old Beaufort Elementary School project planning 88 residential units, 10 retail spaces, and a possible restaurant and event space, as well as, the Compass Hotel Group with a planned 105-room hotel at Cedar and Orange Streets. The property is improved with a 2,123 square foot building with 1,211 square feet of heated area that was built in 1970. The property has 0 side setbacks. The property was sold for "land value only".

LAND SALE NO. 2



Property Identification

Record ID 3763
Property Type Commercial, Vacant Lot
Address 208 Cedar and 319 Orange Streets, Beaufort, Carteret County, North Carolina
Tax ID Parcel#: 7306.17.11.5739000, 7306.17.11.4784000, & 7306.17.11.4760000

Sale Data

Grantor Betty C. Apperson, et al
Grantee Beaufort Partners, LLC
Sale Date March 01, 2017 Deed Recorded 11/29/21
Deed Book/Page 1749/175
Recorded Plat 34-338
Property Rights Fee Simple
Conditions of Sale Arms Length
Financing Cash to Seller
Verification 03/01/2017; Grantee, Other sources: Public Records, Confirmed by Bruce Sauter, MAI

Sale Price \$800,000
Cash Equivalent \$800,000

LAND SALE NO. 2 (CONTINUED)

Land Data

Zoning	B-1, General Business
Topography	Basically Level
Utilities	All City
Shape	Irregular
Flood Info	Located in the AE Flood Hazard Area

Land Size Information

Gross Land Size	0.818 Acres or 35,632 SF
Front Footage	517 ft Total Frontage: 397 ft Cedar Street; 77 ft Orange Street; 43 ft Moore Street

Indicators

Sale Price/Gross Acre	\$977,995
Sale Price/Gross SF	\$22.45
Sale Price/Front Foot	\$1,547

Remarks

The location is 3 blocks north of Front Street and the waterfront and just east of the site of the old Beaufort drawbridge.

LAND SALE NO. 3



Property Identification

Record ID 3764
Property Type Commercial, Vacant Land
Address 801 Cedar Street, Beaufort, Carteret County, North Carolina
Location NE Corner of Marsh and Cedar Streets
Tax ID Parcel# 7306.18.30.6652000

Sale Data

Grantor Alma M. Godette and husband, Elbert Godette
Grantee Robert N. Harper, Jr., and Monica Reichman Hunter
Sale Date September 18, 2020
Deed Book/Page 1689/054
Property Rights Fee Simple
Conditions of Sale Arms Length
Financing Cash to Seller
Verification Cynthia Safrit, Listing Member; Other sources: Public Records, Confirmed by Bruce Sauter, MAI

Sale Price \$119,500
Cash Equivalent \$119,500

LAND SALE NO. 3 (CONTINUED)

Land Data

Zoning	CS-MU, Mixed-Use
Topography	Basically Level
Utilities	All City
Shape	Basically Rectangular
Flood Info	Not Located in a Flood Hazard Area.
Depth	49

Land Size Information

Gross Land Size	0.126 Acres or 5,489 SF
Front Footage	159 ft Total Frontage: 49 ft Cedar Street; 110 ft Marsh Street

Indicators

Sale Price/Gross Acre	\$948,413
Sale Price/Gross SF	\$21.77
Sale Price/Front Foot	\$752

Remarks

Property located 4 blocks from Front Street and Taylor's Creek. Newly zoned for mixed-use. Buyer's intent was a mixed-use on the property with commercial on the bottom floor and residential use on the top floor.

LAND SALE NO. 4



Property Identification

Record ID 3765
Property Type Commercial, Vacant Land
Address 406 Live Oak Street, Beaufort, Carteret County, North Carolina
Location NE Corner of Cedar and Live Oak Street
Tax ID Parcel# 7306.18.40.0335000

Sale Data

Grantor Susan C. Willis, et al
Grantee Sound Shore Construction, Inc.
Sale Date June 07, 2019
Deed Book/Page 1640/198
Recorded Plat 1-249B
Property Rights Fee Simple
Conditions of Sale Arms Length
Financing Cash to Seller
Verification Other sources: Public Records, Confirmed by Bruce Sauter, MAI

Sale Price \$205,000
Cash Equivalent \$205,000

LAND SALE NO. 4 (CONTINUED)

Land Data

Zoning	CS-MU, Mixed-Use
Topography	Basically Level
Utilities	All City
Shape	Basically Rectangular
Flood Info	Not Located in a Flood Hazard Area
Depth	96

Land Size Information

Gross Land Size	0.242 Acres or 10,542 SF
Front Footage	186 ft Total Frontage: 110 ft Live Oak Street; 76 ft Cedar Street

Indicators

Sale Price/Gross Acre	\$847,107
Sale Price/Gross SF	\$19.45
Sale Price/Front Foot	\$1,102

Remarks

This property is located on a signaled intersection of US Highway 70 (Live Oak Street) with a high traffic count in a superior location. The property was previously used as a car sales lot and includes a small office containing 336 square feet. The property was sold for "land value only".

COMPARABLE LAND SALES SUMMARY TABLE

No.	Location	Sale Date	Price	Size in SF	Price/ SF
1.	816 Cedar Street, Beaufort, NC	04/29/2022	\$425,000	11,892	\$35.74
2.	208 Cedar and 319 Orange Streets, Beaufort, NC	03/01/2017	\$800,000	35,632	\$22.45
3.	801 Cedar Street, Beaufort, NC	09/18/2020	\$119,500	5,489	\$21.77
4.	406 Live Oak Street, Beaufort, NC	06/07/2019	\$205,000	10,542	\$19.45

COMPARABLE LAND SALES LOCATION MAP



These sales were located on or around Cedar Street, and were considered representative of current market conditions. The following table summarizes my analysis of these sales as they relate to the subject.

COMPARABLE LAND SALES ADJUSTMENT GRID

LAND SALE NO.	Sale No. 1	Sale No. 2	Sale No. 3	Sale No. 4
Property Name	TPBT, LLC Parcel 816 Cedar Street Beaufort, NC	Apperson Parcel 208 Cedar Street Beaufort, NC	Godette Parcel 801 Cedar Street Beaufort, NC	Willis Parcel 406 Live Oak Street Beaufort, NC
SALE DATA				
Sale Date	5/9/2022	3/1/2017	9/25/2020	6/10/2019
Sale Price	\$425,000	\$800,000	\$119,500	\$205,000
PHYSICAL FEATURES				
Land Size (SF)	11,982	35,632	5,489	10,542
Price/ SF	\$35.47	\$22.45	\$21.77	\$19.45
ADJUSTMENTS				
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment	0%	0%	0%	0%
Adjusted Price/Acre	\$35.47	\$22.45	\$21.77	\$19.46
Financing	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller
Adjustment	0%	0%	0%	0%
Adjusted Price	\$35.47	\$22.45	\$21.77	\$19.46
Time	0%	20%	15%	15%
Adjusted Price	\$35.47	\$26.94	\$25.04	\$22.38
Location	-10%	-10%	10%	0%
Size	0%	10%	-10%	0%
Frontage/Access	0%	0%	0%	0%
Waterfront	0%	0%	0%	0%
Utilities	0%	0%	0%	0%
Zoning/Entitlements	0%	0%	0%	0%
Net Adjustments	-10%	0%	0%	0%
Adjusted Price/SF	\$31.92	\$26.94	\$25.04	\$22.38

The range in adjusted unit price is from \$22.38 to 31.92 per square foot, with an average of \$26.57. The midpoint is \$27.15 per square foot. After careful comparison and analysis, I have concluded that the present value and market position of the subject land is near the mid-point of \$27.00 per square foot.

Applied to Subject

12,304 SQUARE FEET x \$27.00 / SQUARE FOOT = \$332,208

INDICATED FEE VALUE BY THE SALES COMPARISON APPROACH: \$332,208

The present value of \$332,208 after 35 years discounted at 9% = \$16,118

Summary

Leased Fee Analysis	
Present Value \$4,014/Year Increasing at 2.5%/Year, for 35 Years =	\$92,904
Present Value \$332,208 Discount at 9% after 35 Years =	\$16,118
	Total: \$109,022
	(RD) \$109,000

ASSUMPTIONS AND LIMITING CONDITIONS

This assignment was conducted, and the report presented, subject to the following Assumptions and Limiting Conditions. The use and acceptance of this report indicates that the client accepts these Assumptions and Limiting Conditions:

- 1) No responsibility is assumed for legal or title considerations. Title to the property is assumed good and marketable unless otherwise stated in this report.
- 2) The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
- 3) Responsible ownership and competent property management are assumed unless otherwise stated in this report.
- 4) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 5) All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 6) It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 7) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
- 8) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non conformity has been stated, defined, and considered in this appraisal report.
- 9) It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
- 10) Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

- 11) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
- 12) The appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraisers that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
- 13) Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.
- 14) Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
- 15) The distribution, if any, of the total valuation in this report between land and improvements applied only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- 16) Possession of this report or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraisers, and in any event, only with proper written qualification and only in its entirety.
- 17) Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or the firm with which the appraisers are connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraisers.

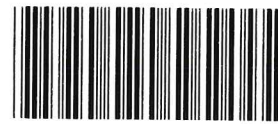
APPRAISER’S CERTIFICATION

I certify that to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported contingent and limiting conditions, and are my personal, unbiased professional analysis, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent upon the reporting or a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation; and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant professional assistance to the person signing this report.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.
- I have performed no services, as an appraiser that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

F. Bruce Sauter, MAI
NC General Certification No.: A8





FILE # 1545002

NORTH CAROLINA, CARTERET COUNTY
This instrument and this certificate are duly filed at
the date and time and in the Book and Page shown
on the first page hereof.

Jerry T. Hardesty, Register of Deeds
By Barbara Cohen
Asst. Deputy, Register of Deeds

FOR REGISTRATION REGISTER OF DEEDS
Jerry T. Hardesty
Carteret County, NC
June 09, 2016 03:44:12 PM
TRAVIS AGMT 9 P
FEE: \$26.00
FILE # 1545002

STATE OF NORTH CAROLINA
COUNTY OF CARTERET

EASEMENT AGREEMENT

(Parking Area and Riparian Rights – Ann Street Waterfront Terminus)

THIS EASEMENT AGREEMENT (this “Agreement”) is made as of this 9th day of June, 2016, by TOWN OF BEAUFORT, a municipal corporation under the laws of the State of North Carolina (“Grantor”) to BEAUFORT RESORTS, LLC, a North Carolina limited liability company (“Grantee”).

RECITALS:

A. The portion of Ann Street shown on Exhibit A, attached hereto, has been closed to vehicular traffic since 1962, and a turntable or cul-de-sac and parking lot (the “Parking Lot”) has been constructed on a portion thereof, and certain docks and related improvements (the “Dock Area”) have been constructed along the frontage of Ann Street and the adjacent portions of the Beaufort Channel shown on Exhibit A (collectively, the “Easement Area”).

B. Grantee is the owner of that certain parcel or parcels of land adjacent to the Easement Area and more particularly described on Exhibit B (the “Grantee’s Tract”).

C. Ann Street is no longer part of the State of North Carolina Highway System and, pursuant to *inter alia* North Carolina Gen. Stat. §160A-273 and North Carolina Gen. Stat. §160A-296, Grantor desires to grant and convey the Easement Rights (as defined herein) in the Easement Area to Grantee, subject to and in accordance with the provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises herein contained and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Grant of Easement Rights. Grantor hereby grants and conveys to Grantee, its successors, assigns, tenants (except to the extent otherwise expressly provided in Section 12 below, transfer of easement rights to successors, assigns or tenants of Grantee shall be subject to prior approval by the Town, which approval shall not be unreasonably withheld, conditioned or delayed), occupants, agents, contractors and permittees (subject to Grantor’s Termination Rights,

BOOK 1545 PAGE 2

Prepared by and return to: Lee Law Firm PLLC (MYL)
P.O. Box 4548, Wilmington, North Carolina 28406
1427 Military cut off Rd
Suite 208
Wilmington, NC 28403

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as such term is defined below, and subject to Grantor’s Retained Rights, as such term is defined below), an easement over, under and across the Easement Area for the purposes of access, ingress, egress, regress and installation, operation, maintenance, repair and replacement of the Parking Lot and Dock Area, together with the right to keep the Easement Area clear of brush, trees, and any or all other obstructions, structures, and encroachments, of any kind. The Easement Area and associated Easement Rights include without limitation, all riparian rights. The Easement Rights do not include any right to erect a building or other permanent structure other than the right to repair and replace the existing improvements located within the Easement Area. The Easement Rights are conditioned on the primary use of Grantee’s Tract remaining an Inn Use. For purposes of this Agreement, an “Inn Use” shall mean a reputable inn, hotel, motel, bed-and-breakfast or similar commercial hospitality establishment providing temporary, overnight lodging, meals and/or other ancillary guest services commonly provided in the hospitality industry. Any change of use or form of ownership that would include condominiums, condotel or vacation rental but which would purport to continue to constitute an Inn Use would require prior approval of the Town.

2. Reservation of Rights. Grantee shall make no use of the Easement Area other than Grantee’s exercise and enjoyment of its Easement Rights in accordance with the terms of this Agreement. Without limitation of the foregoing, no use of the Easement Area shall be made or permitted by Grantee that would substantially impair or hinder the use of the portion of the street, if any, located thereon, as a way of passage, and Grantor retains rights of access and passage over and upon such portion of the Easement Area upon which any street is or shall be located, and, in addition thereto, Grantor retains the rights to install, maintain, repair and/or replace public water and stormwater lines located in the Easement Area (collectively, the “Retained Rights”). Grantee’s rights are subject to the rights of individual members of the public to access the lawn area along the waterfront and the right to use any parking spaces, if any, within the Easement Area that are not required from time to time, by the Grantee or Grantee’s guests (with the availability of such parking spaces, if any, to be indicated from time to time by Grantee in writing after the date hereof, and the understanding that, Grantee may increase or decrease the spaces available, by written notice to Grantor, depending upon Grantee’s needs).

3. Operation and Maintenance of Easement Area. The Grantee shall use, operate and maintain, or cause to be operated and maintained, the Easement Area in good condition and repair, making all reasonably necessary and proper repairs, replacements and renewals, consistent with good business and operating practices for comparable facilities. Further, Grantee shall maintain the Easement Area in a neat and clean condition. Maintenance of the Easement Area shall be the sole responsibility of Grantee.

4. Easement Use Fees. For so long as Grantee shall enjoy the use of the Easement Area in accordance with the terms of this Agreement, Grantee shall pay to Grantor annual use fees (“Use Fees”) in the initial sum of Three Thousand Five Hundred Sixty-Seven and 16/00 Dollars (\$3,567.16), due and payable on the date hereof, and the anniversary of such date each subsequent year unless and until this Agreement is terminated. The Use Fees shall be adjusted by Grantor each year based on the percentage change, if any, in the Consumer Price Index (with the applicable index to be reasonably selected by Grantor) (the “CPI”).

5. Casualty. In the event of any casualty with respect to the Easement Area, Grantee shall either promptly repair the damaged portions of the Easement Area to substantially the condition existing prior to the event of casualty, or if Grantee elects not to replace the damaged portions of the Easement Area, Grantee shall remove the damaged portions of the Easement Area, restore any portions of the underlying land damaged by such removal, and return the remaining portion of the Easement Area to a safe and usable condition.

6. Insurance and Indemnity. Grantee will indemnify, defend and hold Grantor harmless from and against any and all claims, demands, losses, damages, costs and expenses including, but not limited to, court costs, penalties and reasonable attorneys' fees, judgments, liabilities and causes of action of any nature whatsoever resulting from or relating to the use or occupancy of the Easement Area by Grantee or arising in any manner out of the acts or omissions of Grantee or its agents, employees, representatives, contractors or any other persons acting under their respective direction or control in connection with the rights hereby granted or with the use or occupancy of the Easement Area. This indemnity obligation shall survive any termination of any rights granted by Grantor to Grantee hereunder. Grantee will at all times maintain general liability insurance with a minimum limit of liability with respect to property damage, bodily injury or death or personal injury of \$1,000,000 per occurrence, naming Grantor as an additional insured, which covers all of Grantee's activities upon the Easement Area.

7. Prohibition Against Liens. Grantee will not permit any mechanics', materialmen's or other liens to be filed against the Easement Area or Construction Easement or any part thereof for work or materials furnished to Grantee and Grantee agrees to indemnify, defend and hold Grantor harmless from and against all liens and claims of lien. This indemnity obligation shall survive any termination of any rights granted by Grantor to Grantee hereunder.

8. Termination Rights. Without limitation of Grantor's rights under Section 9 below, upon the occurrence of any of the following, notwithstanding any provision herein to the contrary, Grantor may promptly sign, without need for the consent or signature of Grantee and without having to give further notice to Grantee, a recordable instrument to terminate and release this Agreement and the Easement Rights granted hereunder and properly record the same (the "Termination Rights"):

- a. Grantee's failure to pay the Use Fees on or by the date due, which failure continues for a period of ten (10) business days after written notice given by Grantor to Grantee of such failure;
- b. Grantee's breach of any of its other obligations under this Agreement, which breach continues for a period of thirty (30) days after written notice given by Grantor to Grantee of such breach; provided, that, to the extent such breach is capable of cure, and Grantee commences efforts to effectuate such cure within the initial thirty (30) day period, then, for so long as Grantee diligently pursues such cure, Grantee shall have an additional period, not to exceed ninety (90) days from Grantor's initial notice of default, to cure such breach; or

- c. Election by Grantor or the State of North Carolina to re-open the right of way of Ann Street for public transportation purposes; provided, that, prior to terminating this Agreement and Easement Rights hereunder, Grantor shall provide Grantee not less than ninety (90) days' prior written notice of such election. (For purposes of clarity, there is no presently contemplated plan to reopen Ann Street that would affect the Easement Area.)
- d. If the primary use of the Grantee Tract shall become other than an Inn Use.
- e. A final non-appealable determination of the invalidity of this Agreement shall have been entered by a court of competent jurisdiction.

9. All Legal and Equitable Remedies Available. Without limitation of Grantor's Termination Rights above, in the event of a breach or threatened breach by either party of any of the terms, covenants, restrictions or conditions hereof, beyond any applicable cure period, the other party shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance. In addition to all other remedies available at law or in equity, upon the failure of Grantee to cure its breach of this Agreement beyond any applicable cure period, Grantor shall have the right to perform such obligation contained in this Agreement on behalf of such Grantee and be reimbursed by such defaulting Grantee upon demand for the reasonable costs thereof.

10. No Representations or Warranties; Subject to Encumbrances. Grantee agrees that it is accepting the rights granted hereunder without any warranty or representation regarding the land and other areas over which any easements are located, and that such grant is subject to all existing uses licenses, leases, grants, exceptions, encumbrances, title defects, matters of record, reservations and conditions affecting such land and other easement areas.

11. Disclaimer by Grantor. GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING THE EASEMENT AREA'S COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE, ZONING OR GOVERNMENTAL LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS. GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE IS RELYING SOLELY ON ITS OWN DUE DILIGENCE OF THE EASEMENT AREA AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. THE EASEMENTS CONVEYED BY THIS GRANT OF EASEMENT ARE GRANTED "AS IS," AND "WITH ALL FAULTS" AND CONDITION, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THEM IN SUCH CONDITION.

12. Rights of Grantee's Lender. In connection with a loan from a third party lender (a "Lender") secured by an interest in Grantee's Tract, Grantee may at any time mortgage, encumber, pledge or assign as security its right, title and interest in and to the easement rights created hereby, and, provided that Grantee or such Lender has given Grantor a written notice (hereinafter referred to as a "Mortgage Notice") containing the name and address of said Lender,

Grantor hereby agrees to deliver copies to Lender, of any notice given to Grantee of default by Grantee or any other exercise of Grantor's rights under Section 8 above. Following Lender's receipt of any such notice, Lender shall have the right, but shall not be obligated, to cure any such default of Grantee within the greater of (i) a period of not less than thirty (30) days after the date of Lender's receipt of such notice or (ii) the period set forth hereinabove to Grantee's cure of such default. If Lender shall become the owner of the Grantee Tract as a result of a foreclosure, or if the Grantee Tract shall be sold by reason of a foreclosure of the deed of trust to any third party, or if the Grantee Tract shall be transferred by deed-in-lieu of foreclosure (any such foreclosure or deed-in-lieu of foreclosure being collectively called a "Foreclosure"), then this easement shall continue with respect to Lender or the third party who acquires the Grantee Tract at a Foreclosure.

13. **Notices.** All notices and demands of any kind which Grantor or Grantee may be required or may desire to give or to serve upon the other shall be given either by hand-delivery or by depositing one copy thereof in the United States mail, postage prepaid, registered or certified mail, addressed to the other party at the address set forth below. Any notice or demand given by hand-delivery shall be deemed given and received when received, and any notice or demand mailed as provided above shall be deemed given and received on the second business day after deposit in the mail as provided above. The place to which notices and demands shall be sent may be changed by either of the parties hereto by written notice given as hereinabove provided.

IF TO GRANTOR:

Town of Beaufort
701 Front Street
Beaufort, North Carolina 28516
Attn: Town Manager

IF TO GRANTEE:

Beaufort Resorts, LLC
3301 Benson Drive
Suite 103
Raleigh, North Carolina 27609
Attn: Thomas A. Saieed, Jr.

14. **Miscellaneous.** This Agreement shall be construed in accordance with and governed by the laws of the State of North Carolina. The rights and obligations herein shall run with the Grantor's Tracts and the Grantee's Tract, and shall be binding upon Grantor and Grantee, and their respective successors and assigns. This Agreement may not be modified except by written agreement signed by the party against whom such amendment is sought to be enforced. This Agreement shall be recorded in the Carteret County Registry.

[Signature Page to Follow.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date and year first above written.

GRANTOR:

TOWN OF BEAUFORT, a municipal corporation under the laws of the State of North Carolina

By: Richard L Stanley
Name: Richard L Stanley
Title: Mayor

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Date: 6/7/16

Richard L Stanley, Mayor
Teresa Riggs Dudley, Notary Public
(Print Name)

My commission expires: 4/23/2020



GRANTEE:

BEAUFORT RESORTS, LLC, a North Carolina limited liability company

By: Thomas A. Saieed Jr
Name: Thomas A. Saieed Jr
Title: manager

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Thomas A. Saieed, Jr, manager

Date: 6/8/16
Melissa P. Webb
Melissa P. Webb, Notary Public
(Print Name)
My commission expires: 7/21/18

(Official Seal)

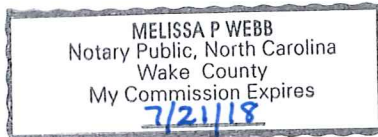


EXHIBIT A

EASEMENT AREA

LYING AND BEING SITUATED IN THE TOWN OF BEAUFORT, COUNTY OF CARTERET, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Dock Area Portion of Easement Area:

Beginning at a point on the north right of way of Ann Street which point is located N. 56-23 W. 191.43 feet from the southwest corner of Richard H. Chadwick, Sr., with the Richard H. Chadwick, Sr. corner on the north right of way of Ann Street being located 501.98 feet in a westerly direction from the intersection of the north right of way of Ann Street and the centerline of Moore Street; running thence from said point of beginning S. 33-37 W. 66 feet to the south right of way of Ann Street; thence with the south right of way of Ann Street N. 56-23 W. 45 feet more or less to the high water mark of Beaufort Channel; thence with Beaufort Channel in a northerly direction 66 feet more or less to the north right of way of Ann Street; thence S. 56-23 E. 45 feet more or less to the point of beginning; and to include all riparian and littoral rights incident thereto.

Parking Lot Portion of Easement Area:

Beginning at a point on the north right of way of Ann Street which point is located N. 56-23 W. 50.0 feet from the Richard H. Chadwick, Sr. southwest corner, said Chadwick southwest corner being located in a westerly direction 501.98 feet from the point of intersection of the north right of way of Ann Street and the center line of Moore Street; running thence N. 56-23 W. 141.43 feet to the east line of the 45 foot wide tract described in the paragraph above; thence S. 33-37 W. 66 feet to the south line of Ann Street; thence with the south line of Ann Street S. 56-23 E. 141.43 feet to a point; thence N. 33-37 E. 66 feet to the point of beginning; and being the portion of Ann Street located between the eastern line of the 45 foot wide tract described in the paragraph above, and the western terminus of the present cul-de-sac on Ann Street as shown on the James L. Powell, R.L.S. survey dated October 20, 1983.

EXHIBIT B

GRANTEE'S TRACT

Lying and being in Beaufort Township, Carteret County, North Carolina, and more particularly described as follows:

Beginning at a point on the north line of Ann Street at the former southwest corner of Richard H. Chadwick, Sr., which beginning point is located 501.98 feet west from the point of intersection of the north line of Ann Street and the centerline of Moore Street; running thence along an old fence on the west line of Richard H. Chadwick North 38-17 Est 148.33 feet to the former Carteret Quick Freeze Plant property (now Gallants Landing home sites); thence North 56-37-20 West 180.42 feet to an existing iron pipe; thence continuing North 56-37-20 West approximately 60 feet more or less to the highwater mark of Gallants Creek and the edge of a bulkhead; thence continuing with the bulkhead southerly, easterly and southerly to the north line of Ann Street; thence with the north line of Ann Street south 56-23 East 191.43 feet more or less to the point of beginning.

F. BRUCE SAUTER, MAI

APPRAISER QUALIFICATIONS

2301 Executive Park West, Greenville, North Carolina 27835-7123

Telephone: (252) 758-7000 • Fax: (252) 758-4762

Email: fbs@fbsauter.com

EDUCATION

B.S. University of Maryland, 1966
Commissioned Officer USMC, 1967
NC Real Estate Broker, 1971
(License No. 19201)
Member Appraisal Institute (MAI), 1978
(Certificate No. 5816)
NC Certified General Real Estate Appraiser, 1991
(Certificate No. A8)
SC Certified General Real Estate Appraiser, 1994
(Certificate No. CG 2395)

EMPLOYMENT HISTORY

F. Bruce Sauter & Associates, Inc. 1984 - Present
Moore and Sauter, Inc. 1975 - 1984
Whelless and Moore, Inc. 1972 - 1975

APPRAISAL EXPERIENCE

Single and Multifamily Residentials, Office/Medical Buildings, Retail/Shopping Centers, Townhouses, PUD's, Condominiums, Warehouses, Industrial/Manufacturing Buildings, Motels, Restaurants, Marinas, Day Care Centers, C-Stores, MH Parks, Athletic/Fitness Centers, Campgrounds, Funeral Homes
Highway Right-of-Way Acquisitions, Power Line Right-of-Ways, National and State Park Acquisitions, Farms, Timberlands, Rural Residentials, Estates, Subdivisions and Planned Communities, Conservation Easements, Industrial and Special Purpose Properties, Condemnations, Automotive Dealerships, Golf Courses, Resort Developments and Ocean Beach Properties.

EXPERT WITNESS EXPERIENCE

Federal Bankruptcy Court
NC Property Tax Commission
NC Superior Court: Beaufort, Brunswick, Carteret, Hyde, Chowan, Dare, Duplin, Durham, Hertford, Lenoir, Martin, Pasquotank, New Hanover, Pender, Pitt, Wake, Washington

INSTITUTIONAL CLIENTELE

Beaufort County Economic Development Commission
Carolina Power & Light Company/Progress Energy
Cities of Greenville, Kinston, New Bern, & Washington, NC
Towns of Farmville & Winterville, NC
Counties of Pitt, Nash, Martin, & Dare, NC
Universities: ECU, NCSU, & UNCG
Colleges: NC Wesleyan & Southeastern Community
National Audubon Society
Pamlico-Tar River Foundation
Federal Home Loan Mortgage Corporation (FHLMC)
Federal National Mortgage Association (FNMA)
Greenville Utilities Commission, North Carolina
Pitt-Greene Electric Membership, Corporation
Pitt County Memorial Hospital (PCMH)
Pitt Greenville Airport Authority (PGV)
Tri-County Airport Authority
Internal Revenue Service/Berkley Finance Center
North Carolina Department of Administration
North Carolina Department of Transportation
U.S. Bankruptcy Court
U.S. Department of Interior-National Park Service
U.S. Forestry Service & U.S. Postal Service
North Carolina Nature Conservancy
Physicians East, PA

PROFESSIONAL AFFILIATIONS

NC Chapter-Appraisal Institute-Past President
National Association of Realtors
North Carolina Association of Realtors
Greenville-Pitt County Board of Realtors
Past Member - NC Real Estate Appraisal Board
Past Chairman - Grnvl. Planning & Zoning Commission

FINANCIAL CLIENTELE

Bank of America, FL, GA, MD, NC, VA
Commonwealth Bank, VA
BB&T, NC, SC, VA
Capitol Bank, Raleigh, NC
Capstone Bank, Raleigh, NC & Tascaloosa, AL
City National Bank, Charleston, WV
First Bank, Troy, Wilmington, Candor, NC
First Citizens Bank, NC / Coastal Federal Credit Union, NC
First South Bank, Greenville, Washington, NC
East Carolina Bank, NC / RBC-Centura, NC
Select Bank & Trust, NC / The Little Bank, NC
Paragon Commercial Bank, Raleigh, NC
M&T Bank, Towson, MD / New Century Bank, Dunn, NC
Marine Federal Credit Union, Jacksonville, NC
Mercury Real Estate Services, Fort Washington, PA
Navy Federal Credit Union, CT, NC, VA, FL
North American Savings Bank - FSB, Grandview, MO
UMB Bank, Kansas City, MO / Monarch Bank, Chesapeake, VA
Regions Bank, Wilmington & Raleigh, NC, Gulfport, MS
Southern Bank & Trust, NC / TrustAtlantic Bank, NC
State Employees Credit Union, NC / Central Carolina Bank, NC
SunTrust Bank, Chesapeake, VA, Apex, NC
Wells Fargo/Wachovia Bank, NC, SC, GA, PA, MN, CA
Hampton Roads Bankshare Affiliates, Elizabeth City, NC
American Commercial Bank, Charlotte, NC
United Western Bank & SBA, Denver, CO
Mercantile-Safe Deposit & Trust Corp., Baltimore, MD

PROFESSIONAL/CORPORATE CLIENTELE

Talbert & Bright, Wilmington, NC
Prichett & Burch, PLLC, Windsor, NC
White & Allen, PA, Kinston, NC
Bryan Cave, LLP, Washington, DC
Colombo, Kitchin, & Dunn, Attnys, Greenville, NC
Nichols & Crampton, Attnys., Raleigh, NC
E.I. DuPont, Wilmington, DE / Nexans, Inc. Hickory, NC
Emmett B. Haywood Attorney, Raleigh, NC
Greenville Storage Company, Greenville, NC
Kirk, Kirk, Howell Cutler & Thompas, LLP, Wendell, NC
L.M. Sandler & Sons, Inc., Virginia Beach, VA
Fountain Power Boats, Washington, NC
McDonald's Corporation, Raleigh, NC
McGladrey & Pullen, CPA's, Greenville, NC
Moore & Van Allen, Attnys., Charlotte, NC
Poyner & Spruill, LP, Rocky Mount, NC
Thomas, Ferguson, & Mullins, LLP, Durham, NC
Payless Shoes, Topeka, KS
Stallings Oil Company, Rocky Mount, NC
Proctor and Gamble, Cincinnati, OH
Vandeventer, Black, Attnys., Kitty-Hawk, Raleigh, NC
Ward and Smith, Attnys., Greenville, New Bern, Wilmington, NC
Womble, Carlyle, Attnys., Winston-Salem, NC
NACCO Materials Handling Gp., Greenville, NC
Unifi Manufacturing, Inc., Greensboro, NC
Coastland Corporation, Virginia Beach, VA

NC APPRAISER QUALIFICATION CARD



F. BRUCE SAUTER, MAI

§ 160A-299. Procedure for permanently closing streets and alleys.

(a) When a city proposes to permanently close any street or public alley, the council shall first adopt a resolution declaring its intent to close the street or alley and calling a public hearing on the question. The resolution shall be published once a week for four successive weeks prior to the hearing, a copy thereof shall be sent by registered or certified mail to all owners of property adjoining the street or alley as shown on the county tax records, and a notice of the closing and public hearing shall be prominently posted in at least two places along the street or alley. If the street or alley is under the authority and control of the Department of Transportation, a copy of the resolution shall be mailed to the Department of Transportation. At the hearing, any person may be heard on the question of whether or not the closing would be detrimental to the public interest, or the property rights of any individual. If it appears to the satisfaction of the council after the hearing that closing the street or alley is not contrary to the public interest, and that no individual owning property in the vicinity of the street or alley or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress to his property, the council may adopt an order closing the street or alley. A certified copy of the order (or judgment of the court) shall be filed in the office of the register of deeds of the county in which the street, or any portion thereof, is located.

(b) Any person aggrieved by the closing of any street or alley including the Department of Transportation if the street or alley is under its authority and control, may appeal the council's order to the General Court of Justice within 30 days after its adoption. In appeals of streets closed under this section, all facts and issues shall be heard and decided by a judge sitting without a jury. In addition to determining whether procedural requirements were complied with, the court shall determine whether, on the record as presented to the city council, the council's decision to close the street was in accordance with the statutory standards of subsection (a) of this section and any other applicable requirements of local law or ordinance.

No cause of action or defense founded upon the invalidity of any proceedings taken in closing any street or alley may be asserted, nor shall the validity of the order be open to question in any court upon any ground whatever, except in an action or proceeding begun within 30 days after the order is adopted. The failure to send notice by registered or certified mail shall not invalidate any ordinance adopted prior to January 1, 1989.

(c) Upon the closing of a street or alley in accordance with this section, subject to the provisions of subsection (f) of this section, all right, title, and interest in the right-of-way shall be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the street or alley, and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street or alley.

The provisions of this subsection regarding division of right- of-way in street or alley closings may be altered as to a particular street or alley closing by the assent of all property owners taking title to a closed street or alley by the filing of a plat which shows the street or alley closing and the portion of the closed street or alley to be taken by each such owner. The plat shall be signed by each property owner who, under this section, has an ownership right in the closed street or alley.

(d) This section shall apply to any street or public alley within a city or its extraterritorial jurisdiction that has been irrevocably dedicated to the public, without regard to whether it has actually been opened. This section also applies to unopened streets or public alleys that are shown on plats but that have not been accepted or maintained by the city, provided that this section shall not abrogate the rights of a dedicator, or those claiming under a dedicator, pursuant to G.S. 136-96.

(e) No street or alley under the control of the Department of Transportation may be closed unless the Department of Transportation consents thereto.

(f) A city may reserve a right, title, and interest in any improvements or easements within a street closed pursuant to this section. An easement under this subsection shall include utility, drainage, pedestrian, landscaping, conservation, or other easements considered by the city to be in the public interest. The reservation of an easement under this subsection shall be stated in the order of closing. The reservation also extends to utility improvements or easements owned by private utilities which at the time of the street closing have a utility agreement or franchise with the city.

(g) The city may retain utility easements, both public and private, in cases of streets withdrawn under G.S. 136-96. To retain such easements, the city council shall, after public hearing, approve a "declaration of retention of utility easements" specifically describing such easements. Notice by certified or registered mail shall be provided to the party withdrawing the street from dedication under G.S. 136-96 at least five days prior to the hearing. The declaration must be passed prior to filing of any plat or map or declaration of withdrawal with the register of deeds. Any property owner filing such plats, maps, or declarations shall include the city declaration with the declaration of withdrawal and shall show the utilities retained on any map or plat showing the withdrawal. (1971, c. 698, s. 1; 1973, c. 426, s. 47; c. 507, s. 5; 1977, c. 464, s. 34, 1981, c. 401; c. 402, ss. 1, 2; 1989, c. 254; 1993, c. 149, s. 1; 2015-103, s. 1.)



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

**Board of Commissioners
Work Session
4:00 PM – Monday, April 24, 2023**

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Wayfinding Update

REQUESTED ACTION:

Review and approve suggested locations that are called out as destinations on the signage. Staff has been working on a year long Wayfinding project. The first few phases of the project are complete to include new signage at all Town Parks, bridge plaques and entryway signage. Staff is working on updating outdated signage throughout town to include Bus Loading & Unloading signage, Town Resident Boat Storage, Motorized Vessels, etc. All of these existing signs are in the process of being updated to fit the Beaufort Wayfinding style and to replace the turquoise theme.

Staff is entering the directional signage phase and was asked by the BOC to bring this back to the BOC for approval. Staff has identified 18 locations for directional wayfinding signage, the attractions to be listed on the signs and the size of the signs.

Staff anticipates these signs will be ready and installed prior to July 1st if approval is given to move forward. The remaining phase of the project involves parking signage. These signs will be evaluated during the parking season to ensure they meet the needs of our residents and visitors and will be installed after July 1, 2023.

Powerpoint attached only addresses the directional signage element of this project. These are not proofs rather staff notes to send to the printer that contain the attractions, sizes and locations.

EXPECTED LENGTH OF PRESENTATION: 15 minutes

SUBMITTED BY: Rachel Johnson, Public Information Officer

BUDGET AMENDMENT REQUIRED: No

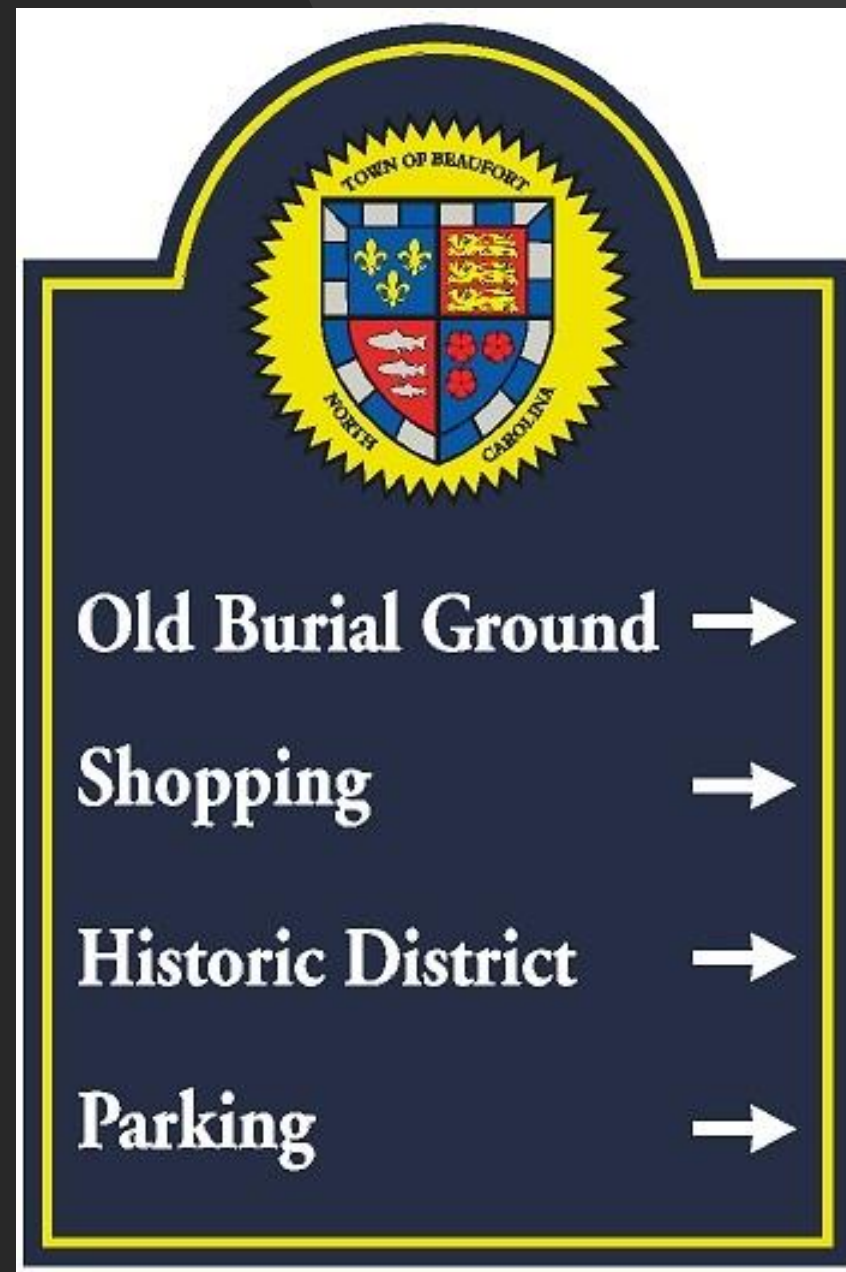


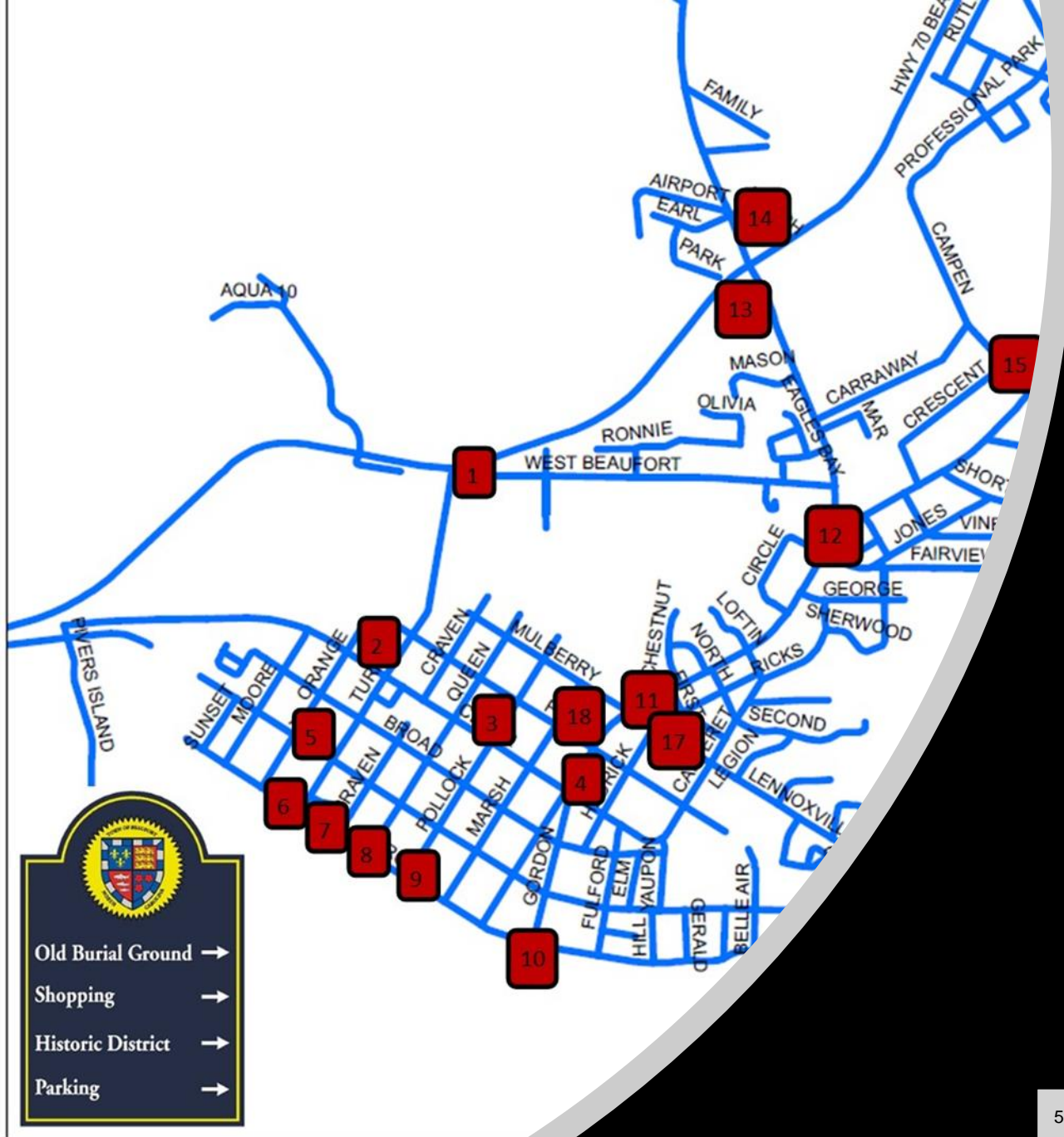
Wayfinding

Beaufort, NC

Design Components

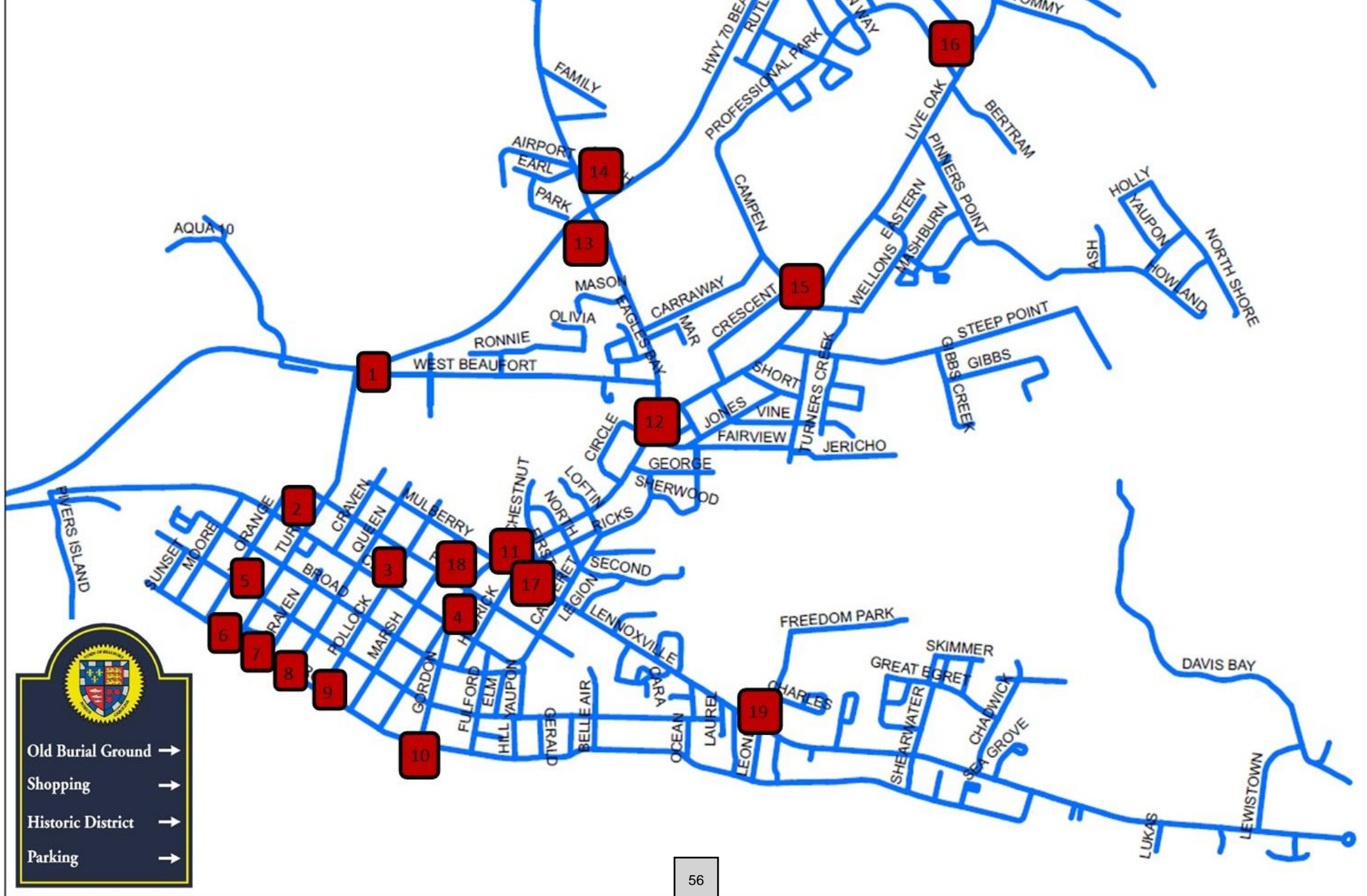
- Design was approved by the Board of Commissioners in 2022.
- 18 signs with directional arrows
- Sizes follow NCDOT recommendations for driving, walking and cycling
- Smaller sizes (12x18) in areas where walking is prevalent.
- Signage throughout Town on driving routes will be 24x30
- Signage on highways (101 & 70) will be 24x36 to accommodate for the higher speeds





Specific Signs

Next Steps:
List of each sign by location, # & suggested verbiage



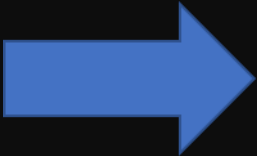
Sign #1

Note:
Each location will have a directional arrow next to it.

Location: 70 & Turner (Existing NCDOT signage points to Downtown Beaufort)

24x36

- Historic Waterfront
- Historic District
- Shopping/Dining
- Courthouse
- Beaufort Historic Site
- Farmers Market



Sign #2

Note:
Each location will have a directional arrow next to it.

Location: Turner & Cedar Street

24x 30

- Historic Waterfront
- Historic District
- Shopping/Dining
- Courthouse
- Beaufort Historic Site
- Farmers Market



Sign #3

Note:
Each location will have a directional arrow next to it.

Location: Cedar & Pollock Streets

24x30

Historic Waterfront

Train Depot

Police Station

Town Hall



Sign #4

Location: Cedar & Live Oak Street

24 x 30

Historic Waterfront 

Shopping 

Post Office 

Park 

Fire Station 

Sign #5

Location: Turner & Ann Streets

24x30

Maritime Museum

Shopping

Historic Waterfront

Beaufort Historic Site

Old Burying Ground



Sign #6

Location: Front & Turner Street

12x18

Maritime Museum



Shopping



Historic Waterfront



Beaufort Historic Site



Sign #7

Location: Front & Craven Street

12x18

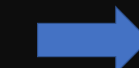
Maritime Museum



Beaufort Historic Site



Ferries



Old Burying Ground



Sign #8

Location: Front & Queen Street

12x18

Maritime Museum



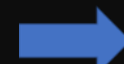
Beaufort Historic Site



Ferries



Town Hall



Sign #9

Location: Front & Pollock Streets

12x18

Police Station 

Train Depot 

Ferries 

Town Hall 

Sign #10

Location: Front & Live Oak Streets

24x30

Shopping/Dining



Ferries



Town Hall



Sign #11

Location: Live Oak & Lennoxville

24x30

- Boat Ramp →
- Park →
- Post Office →
- Shopping/Dining →

Sign #12

Location: Live Oak & 101

24 x 30

Schools

Historic Waterfront

Post Office →

Shopping/Dining →

Library →

Airport ←



Sign #13

Location: 101 & 70 – Area of Right Turn

24x36

Historic Waterfront

Shopping/Dining

Airport

Schools



Sign #14

Location: 101 & 70 Area of the Left Turn

24x36

Historic Waterfront

Shopping/Dining

Airport

Schools



Sign #15

Location: Campen & Live Oak

24 x 30

Post Office

Library

Airport

Schools



Sign #16

Location: 70 & Live Oak
24x30

Post Office

Library

Shopping/Dining



Sign #17

Location: Pine & Live Oak Streets

24 x 30

Park



Sign #18

Location: Lennoxville & Leonda

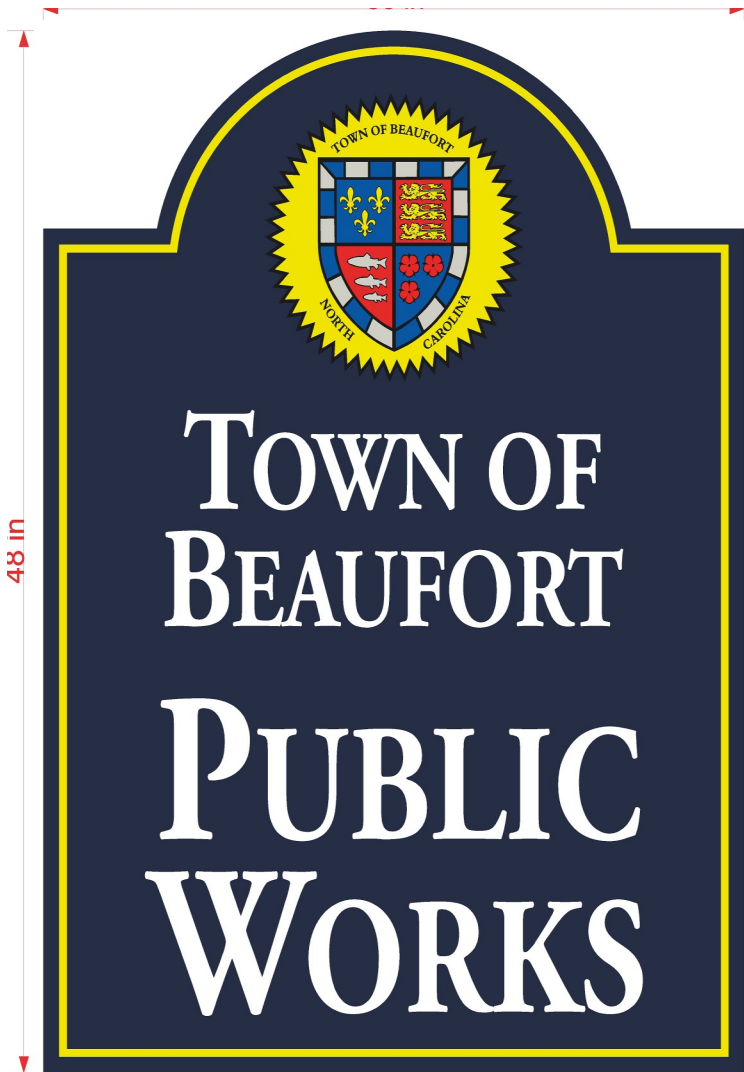
24 x 30

Park



Boat Ramp





New Town Signs

Signs designating public buildings and public parks have been put in place throughout Town.

The next stage is directional wayfinding signage using the design shown here.

Historic Plaques

Beaufort plaques may be found at each of the entrances into the Town limits as well as at the historic Town Gate.





Town of Beaufort, NC

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**Board of Commissioners
Work Session
4:00 PM – Monday, April 24, 2023**

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Arts in Beaufort Mural

Background:

Arts in Beaufort, a 501 (c) 3 organization, received permission from the Board of Commissioners (BOC) in June 2022 to proceed with a mural project at the shower house at the end of the boardwalk.

The Board of Commissioner’s approved Arts in Beaufort to pursue a mural at the shower house location on the boardwalk. The BOC recommended making the mural removable for storms and renovation purposes. The Parks & Rec Board was directed to review the proposed designs and make a recommendation to the BOC. The BOC will make the final decision once a proposal is set forth.

New Information:

In March, Arts in Beaufort issued a call for artists with the theme of “Blue.” (Call for Artists attached). At this time staff noted, there were a few changes.

Arts in Beaufort has revised their original request to include the following changes and seeks the BOC’s approval of these requests to move forward with the project.

- Paint the mural directly on the shower house.
- Remove the existing fence from the boardwalk that is adjacent to the shower house.
- Remove the current shutters and replace them with solid pieces of wood.

If the changes are approved, Public Works staff will complete the work.

The Parks & Recreation Advisory Board reviewed these requests at their April 12 meeting and made a recommendation to the BOC to approve the changes.

Recommendation #1: The Parks & Recreation Advisory Board unanimously recommends supporting the 3 proposed changes. Arts in Beaufort is asking for the following changes to their original request: to paint the mural directly on the building, to remove the existing fence from the boardwalk that is adjacent to the shower house and to remove the current shutters and replace them with solid pieces of wood to create a more uniform surface. The latter two changes would be conducted by Town Staff.

Arts in Beaufort has involved the public by reaching out via social media as well as by including citizen representative members (list is attached) of Arts in Beaufort in the decision making and selection process. They have also presented the materials to the Beaufort Parks & Recreation Board for board review as well as public input. There are concerns about protecting the artist’s intellectual property when soliciting public input on the mural designs.

Arts in Beaufort is also asking the BOC to approve the selected design for the mural. Arts in Beaufort received 7 submissions from artists as far away as Thomasville and as close as Beaufort and New Bern. Members of the group narrowed down the 7 entries to 3 and to 1 and presented their top choices to the Beaufort Parks and Recreation Advisory Board on April 12. The P&R Board selected the same design as their top selection and recommends approval to the BOC with some modifications.

P&R Recommendation #2: The Parks & Recreation Board voted unanimously to recommend the Board of Commissioners consider the mural concept of “Beaufort Blue” with a few slight changes to include more of a letter contrast between the lettering and the background to include possibly darkening the letter outline and lighting then sky, changing the fish vignette to a bottlenose dolphin, the addition of name tags to Michael Smith and Rachel Carson.

An additional recommendation to the BOC arose from the Arts in Beaufort presentation on the Mural project to the P&RAB on April 12:

Upon reviewing the finalists for the Arts in Beaufort proposed mural project, the Parks and Recreation Advisory Board unanimously recommend the Board of Commissioners consider the submission titled “Under the Sea” for a mural at Randolph Johnson Park near the splashpad. The location would be on wooden panels (provided by the Town and cut to exact specification) along the fence separating the splashpad from the parking lot. The mural would not only add an artistic whimsical element to enhance the park but would also serve as a protective barrier between the splash pad and the parking lot. Currently staff has observed, the majority of children arriving at the park go through the fence (between the slats) and through the plantings from the parking lot to the park instead of using the designated pathways. In the past, staff has discussed adding art panels in this area to alleviate this safety concern and to add an element of art to the park. The estimated cost of a mural project like this is around \$6,000 +/- based on the cost of the wooden inserts.

BJ Vincent of Arts in Beaufort is present for the meeting and can address additional concerns. The art is not to be photographed or reproduced to protect the artist’s intellectual property.

REQUESTED ACTIONS:

- 1) Consider approval of the requested changes to the project and directive for staff to make the physical changes to the site.
- 2) Consider approval of the submitted design and permission for the artist to begin work on the mural.
- 3) Consider directing staff to work with the artist of the “Under the Sea” mural for the parking lot fence at Louis Randolph Johnson Jr Park.

EXPECTED LENGTH OF PRESENTATION: 15-20 minutes

SUBMITTED BY: Rachel Johnson, Parks & Event Coordinator/PIO

BUDGET AMENDMENT REQUIRED: No

Arts in Beaufort NC, Inc. AIB seeks to facilitate, encourage and promote Public Art in our community and eastern North Carolina.

Call For Artists

A Call For Artists is an opportunity notice that announces a public art project.

Arts In Beaufort, AIB is seeking applications from Artists who are interested in designing and completing a Community Mural.

The theme for the mural is Blue.

Design Requirements

- The design may be representational or abstract but should be appropriate for Beaufort's setting and be acceptable to a broad audience of all ages.
- The design cannot include logos, copyrighted or trademarked images, or be from signage or advertising in any way. Non-copyrighted words or phrases may be incorporated into the design.
- The work should communicate a message that inspires, connects and reflects the values and diversity of our community.
- The mural will be in a harsh environment of sun, salt and wind, artists are asked to demonstrate a technical understanding of appropriate materials.

Location- Beaufort Boardwalk

- The mural will be painted on the marina Shower House wall located at the west end of the Boardwalk, Beaufort NC, near the intersection of Front & Turner Street.
- The mural wall as seen in the photo above is 33'long X 8'tall. The railing as seen in the photo will not be there.

TIMELINE & APPLICATION REQUIREMENTS

-----Artists written application to include Name, Address, Phone Number, Email address, a statement of experience, estimated budget and timeline, and 3 or more digital images of artist's work. --

-----• Submit to: bv28516@gmail.com. For more information, please text questions to 757-636-7555 or above email address.

- The artist's description of the proposed mural with accompanying sketch(s) and specifications.
- The due date for completed applications is March 31, 2023.
- AIB will review all applications and notify a finalist by April 15, 2023.
- The painting of the mural is expected to be complete by end of May, 2023.

Budget

- The budget for the Blue mural project is expected to cover the cost of materials and remuneration for the final execution of the mural.

Evaluation of applications

- AIB will consider the following as provided with the application.
- Work samples and statements, 3 or more digital images of artist's work.
- Applicant’s ability to work within the timeline, budget and stakeholder interests as specified.
- Applicant’s ability to work on scale appropriate to this wall and understanding of durable materials due to this harsh waterfront location.
- Applications demonstrate the artist's description of the proposed mural with accompanying sketch and specifications.

Selection of Artist will be made by a AIB Sub-committee who will select a finalist- an individual or team to create a design which meet the Blue theme and specifications for this project. Announcement of the finalist will follow in 10 days after the final submission date of March 15, 2023.

The selected finalist will enter into an agreement with AIB that specifies the budget & timeline expectations for the project. This agreement will include the final design as approved by all required Stakeholders. The completed work shall resemble the final design as approved.

Arts In Beaufort is a tax-exempt 501(c)(3) nonprofit organization your gift of a donation is tax-deductible as allowed by law and greatly appreciated in support of public art.



Maria Apolloni
Glad Atkins
Katherine Bland
Marc Connolly
Wendy Davidson
Joyce Edwards
Vic Fasolino
Sheila Metcalf
Reuben Sanders
Kathy Spruill
Victoria Sullivan
BJ Vincent
Jennifer Wuester



Revised proposal from Arts in Beaufort, Inc. to paint a mural on the Boardwalk Shower Houses.

Due to changes in price and availability of materials, we submit that painting directly on the building is the most appropriate and efficient way to proceed with this project. To install panels on the concrete block wall would require a minimum of 6 anchors per panel and removal of 7 panels would leave 42 holes in the smooth wall that would need to be patched and the wall repainted. If the mural is to be removed, it would be far easier to simply paint over it with the wall color.

To achieve the best possible results, we request that the fence be permanently removed to allow ease in painting, to widen the walkway, and to avoid it from detracting from the design.

The windows are currently covered with deteriorating shutters. We would like to replace them with solid pieces of board to equalize the surface.

The concerns of public input have been discussed but it is the selected artist who presents the image and we will present our final choices to the Parks and Rec Board. The Call for Artists has been made public on Facebook and flyers have been placed in art shops and galleries. Our main concern is to protect the artist's work (intellectual property).

The selection process includes evaluation of the following, as required in the application.

We will consider:

- Work samples and artists' statements with 3 or more digital images of artists' work.
- Applicants' ability to work within the timeline, budget and stakeholder interests, as specified.
- Applicants' ability to work on scale appropriate to this wall and understanding of durable materials due to this harsh waterfront location.
- The artists' description of the proposed mural with accompanying sketch and specifications.

We will identify 3 artists as finalists and present them to the Parks & Recreation Advisory Board in April for approval.

Core Members of Arts in Beaufort

Maria Apolloni
Katherine Bland

Glad Atkins
Marc Connolly

Wendy Davidson
Vic Fasolino
Kathy Spruill

Joyce Edwards
Sheila Metcalf
Victoria Sullivan
BJ Vincent



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

**Board of Commissioners
Work Session
4:00 PM Monday, April 24, 2023
Train Depot, 614 Broad Street
Beaufort, NC 28516**

AGENDA CATEGORY: Items for Discussion and Consideration
SUBJECT: Dock House Lease

REQUESTED ACTION:

The Town Staff is requesting the Board consider approving a modification of the current Dock House lease, as listed in the attached document titled "Deed of Reciprocal Transfer of Adjacent Parcels." The subject property is located at 500 Front Street and is further described as Carteret County Parcel # 730505196802000.

Todd Clark, Town Manager

BUDGET AMENDMENT REQUIRED:

No

DEED OF RECIPROCAL TRANSFER OF ADJACENT PARCELS

Parcel: _____

Revenue Stamps: \$ -0-

If checked, the property includes the primary residence of at least one of the parties depicted as party of the first part. (N.C. Gen. Stat. § 105-317.2)

STATE OF NORTH CAROLINA

COUNTY OF CARTERET

THIS DEED OF RECIPROCAL TRANSFER OF ADJACENT PARCELS

("Deed"), made and entered into this the ____ day of _____, 2023, by and between LOW VALLEY, LLC, party of the first part; and THE TOWN OF BEAUFORT, NORTH CAROLINA, a North Carolina municipal corporation, party of the second part; and BEAUFORT WATERFRONT ENTERPRISES, INC., which is joining in this Deed for the sole purpose of consenting to the modification of the Lease, as that term is defined below, to the extent indicated below.

WITNESSETH:

CONVEYANCE OF DOCKMASTER'S OFFICE
TO PARTY OF THE SECOND PART

That the party of the first part in consideration of good and valuable considerations to said party flowing from the execution of this Deed by the party of the second

Prepared by and return to William E. Martin, Esq., Ward and Smith, P.A., 1001 College Court (28562), Post Office Box 867, New Bern, NC 28563-0867

No opinion on title is rendered by Ward and Smith, P.A., without a separate written opinion on title from Ward and Smith, P.A.

party, including, but not limited to the property conveyed to said party herein, the receipt and sufficiency of which hereby are acknowledged, has bargained and sold and by these presents does bargain, sell, and convey unto the party of the second part, and said party's successors, heirs, and assigns, the following described property to wit:

All that certain tract or parcel of land lying and being situate in Carteret County, North Carolina, and being more particularly described on Exhibit A to this Deed and shown and depicted as "Dock Master Office" on Exhibit B to this Deed.

Together with a nonexclusive easement for access upon the area located on the east by the building, on the west by the public area to the west of the building, on the south by the southernmost portion of the door to the Dock Master Office, and on the north to the northernmost portion of the southern window to the Dock Master Office as the same is depicted on Exhibit B attached hereto.

This conveyance is made subject to easements of record or on the ground, restrictive covenants of record, and ad valorem taxes for the current year, if any, which taxes the party of the second part, by accepting this Deed, agrees to pay; PROVIDED, HOWEVER, that the party of the first part and Beaufort Waterfront Enterprises, Inc. hereby mutually agree that the latter's lease of the aforesaid property, a Memorandum of which is recorded in File Number 1793282 in the office of the Register of Deeds of Carteret County, ("Lease") is hereby amended to provide that said lease shall terminate on December 31, 2024 without any right of the party of the first part or Beaufort Waterfront Enterprises, Inc. to extend the effectiveness of said Lease except in a document executed in writing by the party of the second part and recorded in the office of the Register of Deeds of Carteret County. The parties hereto agree that party of the first part shall retain and perform through December 31, 2024, all duties of "landlord" under the Lease.

Acknowledging that the property hereby conveyed is located within a larger building or structure to be retained by party of the first part, the party of the first part and the party of the second part agree that the party of the second part shall be solely responsible for all interior maintenance or repairs necessary to the property hereby conveyed and for maintenance or repairs of any utilities individually serving the property hereby conveyed. The party of the first part and the party of the second part agree that any repairs to the building retained by the party of the first part which also benefit the property herein conveyed shall be allocated in an equitable manner as agreed upon by the party of the first part and the party of the second part.

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the party of the second part, said party's successors, heirs, and assigns forever.

The party of the first part hereby covenants and warrants that said party has not placed or suffered to be placed any presently existing liens or encumbrances upon the aforesaid property except the aforesaid Lease as amended herein, and agrees that the party of the first part will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under, or on account of the party of the first part other than the Lease, but no further.

CONVEYANCE OF LEASED PARCELS
TO PARTY OF THE FIRST PART

That the party of the second part in consideration of good and valuable considerations to said party flowing from the execution of this Deed by the party of the first party, including, but not limited to the property conveyed said party herein, the receipt and sufficiency of which hereby are acknowledged, has bargained and sold and by these presents does bargain, sell, and convey unto the party of the first part, and said party's successors, heirs, and assigns, the following described property to wit:

- (a) All those certain tracts or parcels of land lying and being situate in Carteret County, North Carolina, and being more particularly described as all parcels leased by the party of the second part to the party of the first part and contained both within and adjacent to the property currently bearing the street address of 500 Front Street ("Building") and more particularly described as (1) all of the property from the sidewalk on the east side of the Building to the sidewalk on the west side of the building and (2) all of the property from the sidewalk on the north side of the Building to the boardwalk on the south side of the Building all as shown and depicted on Exhibit B to this Deed, saving and excepting the parcel depicted as "Dock Master Office" on said Exhibit B and conveyed to the party of the second part by this Deed.

The party of the first part and party of the second part agree that the aforesaid conveyance shall operate as a termination of any and all leases existing between them insofar as such leases pertain to the property hereby conveyed.

(b) The property subject to and identified in an Encroachment Agreement between the parties dated January 7, 2002, and referenced in the Memorandum of Lease of which is recorded in Book 1380, Page 428 in the office of the Register of Deeds of Carteret County.

This conveyance is made subject to easements of record or on the ground and the access easement conveyed herein, restrictive covenants of record, and ad valorem taxes for the current year, if any, which taxes the party of the first part, by accepting this Deed, agrees to pay.

TO HAVE AND TO HOLD said property and all privileges and appurtenances thereunto belonging to the party of the first part, said party's successors, heirs, and assigns forever.

The party of the second part hereby covenants and warrants that said party has not placed or suffered to be placed any presently existing liens or encumbrances upon the aforesaid property other than the access easement conveyed by this Deed as shown on Exhibit B attached hereto and agrees that the party of the second part will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under, or on account of the party of the second part but no further.

IN TESTIMONY WHEREOF, the parties of the first and second part and Beaufort Waterfront Enterprises, Inc. have caused this instrument to be executed under seal and in such form as to be binding this the day and year first above written.

[Signature Pages Follow]

TOWN OF BEAUFORT

By: _____
Mayor

ATTEST:

Town Clerk

STATE OF NORTH CAROLINA
COUNTY OF _____

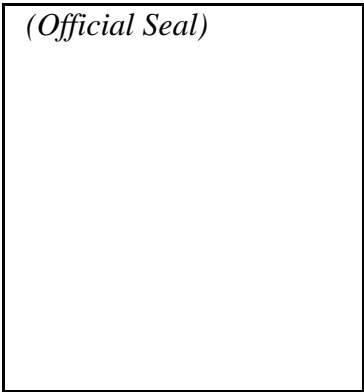
I certify that the following persons personally appeared before me this day, acknowledging to me that he/she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: _____ and _____.

Date: _____

Signature of Notary Public

Notary's printed or typed name

My commission expires: _____



Notary seal or stamp must appear within this box.

LOW VALLEY, LLC

(SEAL)

By: _____
Haywood Weeks, Jr., Manager

STATE OF _____
COUNTY OF _____

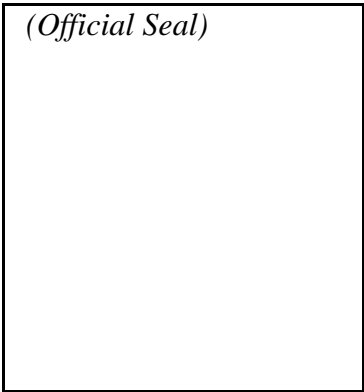
I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: Haywood Weeks, Jr.

Date: _____

Signature of Notary Public

Notary's printed or typed name

My commission expires: _____



Notary seal or stamp must appear within this box.

BEAUFORT WATERFRONT ENTERPRISES,
INC.

By: _____
Haywood Weeks, Jr., President

STATE OF _____
COUNTY OF _____

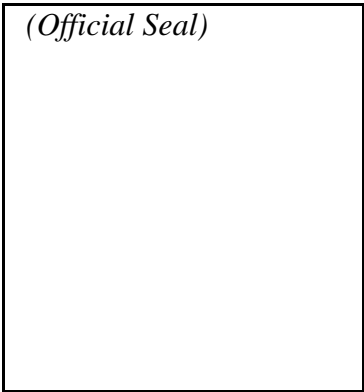
I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document for the purpose(s) stated therein, in the capacity indicated therein: _____

Date: _____

Signature of Notary Public

Notary's printed or typed name

My commission expires: _____



Notary seal or stamp must appear within this box.

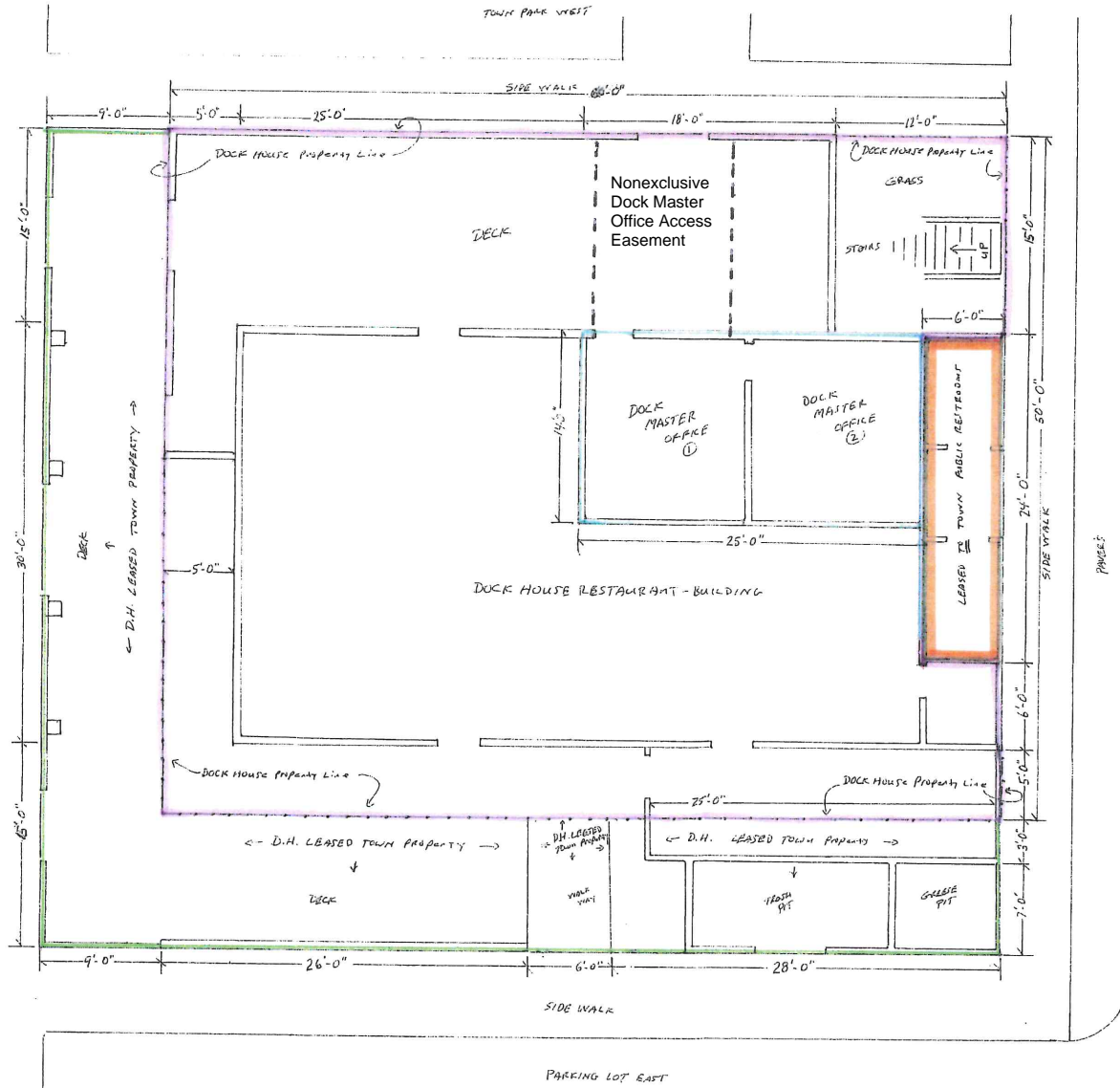
EXHIBIT A

Being that portion of the northwest corner of the first floor of the property located at 500 Front Street, Beaufort, North Carolina currently used by Beaufort Waterfront Enterprises, Inc. under lease from Low Valley, LLC as the dockmaster's office for Beaufort Enterprises, Inc. and depicted as "Dock Master Office" on Exhibit B attached hereto, together with an easement for access and egress from and to said Dockmaster's Office directly from the door on the west side of the Dockmaster's Office to the public area shown and depicted as Town Park West all as depicted on Exhibit B.

EXHIBIT B

See attached.

TOWN OF CRAWFORD



NOTE!
 THESE DIMENSIONS ARE +/- DUE TO TOWN SIDE WALKS & BOARD WALK NOT BEING PRECISE - THIS NEGATING THE NEED FOR AN ACTUAL SURVEY WHICH WOULD BE DIFFICULT TO ACHIEVE. I.E. ALL OF THE TOWN PROPERTY BETWEEN THE SIDE WALK/SUBWAY WALK AND DOCK HOUSE PROPERTY ARE TO BE TRANSFERRED TO THE DOCK HOUSE PROPERTY, PRESENTLY 50'0" X 60'0".
 ■ BATH AREA = NEW TOWN BOARD WALK

THE DOCK HOUSE RESTAURANT - CRAWFORD ST. CO. INC.
 500 FRONT ST, CRAWFORD NC 28716

SCALE: 1/4" = 1'	DATE: 11-28-2017	PROJECT: DOCK HOUSE RESTAURANT
RED = DOCK HOUSE PROPERTY GREEN = LEASED FROM TOWN OF CRAWFORD BLUE = LEASED TO TOWN OF CRAWFORD BATH PIT		



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

**Board of Commissioners
Worksession Meeting
4:00 PM – Monday, April 24, 2023**

AGENDA CATEGORY: Items for Discussion and Consideration
SUBJECT: Residential Solid Waste Fee Increase

BRIEF SUMMARY:

Per our residential service agreement, with Waste Industries (GFL) the monthly fee shall be adjusted on an annual basis to reflect the annual adjustment based on the Consumer Price Index for All Urban Consumers (CPI-U): South Region as published by US Department of Labor. Effective April 1, 2023, the rates will be increased by 7% for residential services. The notice from GFL is attached.

The term of contract for Residential Service with GFI is for 7 years, March 2017-February 2024. It can be extended for 5 years.

The term for the contract for WBD Service with GFI is for 7 years, July 2017 – June 2024. It can be extended for 5 years. The rate increase for the WBD district is 7% and will be effective July 1, 2023.

REQUESTED ACTION:

Approve the change in the residential solid waste fee from \$20.88 to \$22.34 (an increase of \$1.46 per month or \$17.52/annually).

EXPECTED LENGTH OF PRESENTATION:

5 mins

SUBMITTED BY:

Christi Wood – Finance Director

BUDGET AMENDMENT REQUIRED:

No



January 24, 2023

Christi Wood
 Finance Officer
 Town of Beaufort
 701 Front Street
 Beaufort, North Carolina 28516

Dear Ms. Wood,

Per our Residential service agreement, the monthly fee shall be adjusted on an annual basis to reflect the annual adjustment based on the Consumer Price Index for All Urban Consumers (CPI-U): South Region as published by US Department of Labor. Effective April 1, 2023, your rates will be increased by 7.0%. Please see attached.

Recycle processing charge will be \$105 per ton. It has gone back up but not as high as before.

As always, thank you for allowing Waste Industries dba GFL to provide these services. Please let me know if you have any questions or concerns.

Respectfully,

Norma Yanez
 Government Contracts Manager



January 24, 2023

Christi Wood
Finance Officer
Town of Beaufort
701 Front Street
Beaufort, North Carolina 28516

Dear Ms. Wood,

Per our Compactor/Front End service agreement, the monthly fee shall be adjusted on an annual basis to reflect the annual adjustment based on the Consumer Price Index for All Urban Consumers (CPI-U): South Region as published by US Department of Labor. Effective July 1, 2023, your rates will be increased by 7.0%.

As always, thank you for allowing Waste Industries dba GFL to provide these services. Please let me know if you have any questions or concerns.

Respectfully,

Norma Yanez
Government Contracts Manager



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

Board of Commissioners

Work Session

4:00 PM – Monday, April 24, 2023

Train Depot, 614 Broad Street

Beaufort, NC 28516

AGENDA CATEGORY: Items for Discussion and Consideration

SUBJECT: Financial Notes

BRIEF SUMMARY:

- Carteret County is currently submitting estimates for property tax collections. The estimate for February collections was \$103,559. This payment was received in March. Staff has received a few preliminary reports from the county for billing and collections and estimated values.
- MVT collected in February was received in April \$17,529.
- Sales and Use tax distribution for April is \$195,672 (January sales). This is a 30% increase from the distribution in April 2022.

- General Fund – Unrestricted Fund Balance

General Fund- Unrestricted Fund Balance	
Beginning Balance from FY 22 Audit	7,307,744.00
BA #2 SRO positions	(152,000.00)
BA #3 Projects budgeted in FY 22 complete in FY 23	(509,831.00)
BA #4 Projects budgeted in FY 22 complete in FY 23- PD Vehicle	(35,000.00)
BA #5 Oceanview Cemetery maintenance work	(39,740.00)
BA #6 CAMA plan additional work	(12,845.00)
BA #7 First Tryon Financial Advisors	(6,250.00)
Balance as of 04/13/2023	<u>6,552,078.00</u>

- Utility Fund Unrestricted Net Position

Utility Fund Unrestricted Net Position	
Beginning Balance from FY 22 Audit	3,420,023
BA #3 Projects budgeted in FY 22 complete in FY 23	(19,930)
BA #4 Projects budgeted in FY 22 complete in FY 23- Water Vehicle	(41,000)
BA #8 Chemicals, Meters, Concrete/Asphalt Repair	(120,500)
Balance as of 04/13/2023	<u>3,238,593</u>

- Capital Reserve Balances (No change)

Capital Reserve Balances 10/24/22	Current Balance	Contributions budgeted for FY 23	Total
Debt Service Payment for Fire Pumper @ Station 2	78,608		78,608
FCO- Bulkhead/Boardwalk	600,000		600,000
FCO - Street Project	140,768	239,639	380,407
FCO-Utility Line Project	85,134	355,855	440,989

REQUESTED ACTION:

No action requested/ review

EXPECTED LENGTH OF PRESENTATION: 5 minutes

5 minutes

SUBMITTED BY:

BUDGET AMENDMENT REQUIRED:

No

Comparison of FY 19-23 Sales and Use Tax Distributions									
Sales Month	Collection Month	Distribution Month	Distribution FY 2019	Distribution FY 2020	Distribution FY 2021	Distribution FY 2022	Distribution FY 2023	% change from PY	
July	August	October	\$102,279	\$154,624	\$198,338	\$228,391	\$264,635	16%	
August	September	November	\$118,261	\$147,895	\$158,529	\$217,102	\$249,919	15%	
September	October	December	\$104,910	\$132,455	\$173,832	\$205,782	\$225,122	9%	
October	November	January	\$113,279	\$130,905	\$162,919	\$194,343	\$218,710	13%	
November	December	February	\$118,047	\$116,991	\$155,965	\$191,363	\$181,677	-5%	
December	January	March	\$112,470	\$133,544	\$177,189	\$215,076	\$235,472	9%	
January	February	April	\$91,523	\$110,330	\$137,779	\$150,659	\$195,672	30%	
February	March	May	\$96,640	\$96,305	\$136,463	\$172,209		-100%	
March	April	June	\$127,685	\$127,868	\$191,746	\$217,795		-100%	
April	May	July	\$123,099	\$110,588	\$190,518	\$221,813		-100%	
May	June	August	\$145,214	\$158,801	\$210,430	\$232,434		-100%	
June	July	September	\$150,652	\$202,009	\$250,816	\$267,403		-100%	
Total			<u>\$1,404,059</u>	<u>\$1,622,314</u>	<u>\$2,144,525</u>	<u>\$2,514,371</u>	<u>\$1,571,208</u>		

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

7.

Revenue Account Range: 10-301-0000 to 60-307-0001 Include Non-Anticipated: Yes Year To Date As of: 03/31/23
 Expend Account Range: First to Last Include Non-Budget: No Current Period: 03/01/23 to 03/31/23
 Print Zero YTD Activity: No Prior Year: 03/01/22 to 03/31/22

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
10-301-0000	AD VALOREM TAX - CURRENT YEAR	871,769.21	4,976,349.00	101,746.81	3,924,537.29	1,051,811.71-	79
10-301-0001	AD VALOREM TAX PRIOR YEAR	17,646.62	70,000.00	0.00	5,874.64	64,125.36-	8
10-301-0002	PENALTIES AND INTEREST	8,025.81	10,000.00	0.00	2,548.83	7,451.17-	25
10-301-0004	MOTOR VEHICLE TAX	34,918.46	273,213.00	0.00	202,336.15	70,876.85-	74
10-301-0006	PAYMENT IN LIEU OF TAXES	0.00	22,507.00	0.00	0.00	22,507.00-	0
10-303-0001	LOCAL OPTION SALES TAX	215,076.10	2,406,000.00	235,472.17	1,375,535.72	1,030,464.28-	57
10-303-0002	UTILITIES FRANCHISE TAX	97,325.69	380,000.00	96,954.56	226,070.27	153,929.73-	59
10-303-0003	BEER AND WINE TAX	0.00	18,382.00	0.00	0.00	18,382.00-	0
10-303-0004	POWELL BILL	0.00	137,385.00	0.00	138,792.26	1,407.26	101
10-303-0009	NC DOT	0.00	8,338.00	0.00	0.00	8,338.00-	0
10-303-0014	FEMA MITIGATION GRANT	0.00	84,650.00	0.00	0.00	84,650.00-	0
10-303-0016	GRANTS - SRO, CAD, School Safety	0.00	216,425.00	38,766.00	140,079.50	76,345.50-	65
10-304-0001	COUNTY ABC PROFIT DISTRIBUTION	0.00	225,000.00	0.00	158,283.00	66,717.00-	70
10-304-0002	FIRE DISTRICT AD VALOREM TAX	50,015.83	610,295.00	50,833.33	457,499.97	152,795.03-	75
10-304-0003	FIRE DISTRICT SALES TAX	10,833.33	150,000.00	12,500.00	112,500.00	37,500.00-	75
10-304-0004	HARLOWE DIST AD VALOREM TAX	5,674.58	69,175.00	5,742.65	51,683.85	17,491.15-	75
10-304-0005	HARLOWE FIRE DISTRCIT SALES TAX	1,669.33	22,435.00	1,869.70	16,827.30	5,607.70-	75
10-304-0020	MISC REVENUE-FIRE DEPARTMENT	0.00	0.00	150.00	2,011.00	2,011.00	0
10-305-0001	SOLID WASTE USER FEE (RES)	49,633.82	662,616.00	56,049.58	501,473.87	161,142.13-	76
10-305-0002	SOLID WASTE USER FEES (COMM)	1,166.40	14,902.00	1,316.79	11,572.22	3,329.78-	78
10-305-0003	STORMWATER	23,570.37	141,000.00	3,926.11	114,260.05	26,739.95-	81
10-305-0004	SOLID WASTE USER FEE -WBD	3,776.44	42,688.00	4,877.34	43,381.95	693.95	102
10-305-0005	BUILDING PERMITS	44,406.41	200,000.00	15,001.90	261,521.22	61,521.22	131
10-305-0006	PARKING METER	0.00	195,000.00	0.00	108,261.42	86,738.58-	56
10-305-0007	PARKING VIOLATIONS/PENALTIES	240.00	10,000.00	290.00	37,040.00	27,040.00	370
10-305-0008	COURT COSTS, FEES, CHARGES	317.50	750.00	76.50	512.90	237.10-	68
10-305-0010	LATE FEES - SOLID WASTE	4.08	0.00	2.09	2.09	2.09	0
10-305-0011	SPECIAL EVENT FEES	4,625.00	0.00	6,295.00	7,015.00	7,015.00	0
10-305-0013	TRAIN DEPOT RENTAL	15.00	0.00	15.00	1,490.00	1,490.00	0
10-306-0000	DREDGE FUNDS	0.00	60,000.00	14,861.34	30,277.32	29,722.68-	50
10-306-0001	PROPERTY LEASES	14,861.34	172,763.00	1,945.20	141,296.29	31,466.71-	82
10-306-0002	ANTENNA CONTRACT REVENUE	0.00	69,900.00	0.00	47,731.52	22,168.48-	68
10-306-0003	CEMETERY LOT SALES	1,377.00	3,500.00	25.00	1,825.00	1,675.00-	52
10-306-0006	SALE OF SURPLUS PROPERTY	36,839.55	0.00	0.00	0.00	0.00	0
10-307-0001	INVESTMENT EARNINGS	781.67	2,000.00	44,215.40	263,599.90	261,599.90	***
10-307-0002	MISCELLANEOUS REVENUE	4,725.00	7,725.00	17,425.00	55,249.27	47,524.27	715

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Statement of Revenue and Expenditures - Operating

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
10-307-0003	MISCELLANEOUS REVENUE - PD	1,155.00	232.00	500.00	7,918.18	7,686.18	***
10-307-0008	REIMBURSEMENT FROM INSURANCE	0.00	0.00	0.00	9,773.34	9,773.34	0
10-307-0009	APPROPRIATED FUND BALANCE	0.00	809,416.00	0.00	0.00	809,416.00-	0
10-307-0010	UTILITY FUND ADMIN EXPENSE REIMBURSEMENT	0.00	400,000.00	0.00	0.00	400,000.00-	0
10-900-9000	cancel revenue	0.00	0.00	0.00	60.00	60.00	0
10 General Fund Revenue Total		1,500,449.54	12,472,646.00	710,857.47	8,458,841.32	4,013,804.68-	68

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-410-0000	GOVERNING BODY:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-410-0200	SALARIES AND WAGES	4,014.21	50,786.00	4,214.85	40,154.13	0.00	10,631.87	79
10-410-0500	FICA	307.07	3,931.00	322.43	2,886.51	0.00	1,044.49	73
10-410-0800	WORKERS COMPENSATION	0.00	139.00	0.00	139.00	0.00	0.00	100
10-410-1130	POSTAGE	0.00	0.00	0.00	7.85	0.00	7.85-	0
10-410-1140	PUBLIC NOTICES/ADVERTISING	319.50	4,700.00	359.22	1,782.76	27.00	2,890.24	39
10-410-1141	NEWSLETTER	362.58	5,500.00	436.59	3,505.54	0.00	1,994.46	64
10-410-1210	OFFICE SUPPLIES	312.31	3,500.00	0.00	2,516.10	0.00	983.90	72
10-410-1250	DUES & SUBSCRIPTIONS	64.99	12,000.00	0.00	9,189.98	0.00	2,810.02	77
10-410-1430	TRAINING- REGISTRATION & CLASS MAT	1,970.00	9,800.00	97.00	7,650.40	3.65	2,145.95	78
10-410-1433	LODGING	2,824.72	0.00	0.00	0.00	0.00	0.00	0
10-410-4510	PROFESSIONAL SERVICES	0.00	6,000.00	24.34	24.34	2,264.04	3,711.62	38
10-410-4520	CODIFICATION	327.83	2,800.00	0.00	1,295.00	0.00	1,505.00	46
10-410-5400	INSURANCE	0.00	4,100.00	0.00	5,014.20	0.00	914.20-	122
410 GOVERNING BODY:		10,503.21	103,256.00	5,454.43	74,165.81	2,294.69	26,795.50	74

10-420-0000	ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-420-0200	SALARIES AND WAGES	28,828.38	373,347.00	29,915.51	296,819.95	0.00	76,527.05	80
10-420-0500	FICA EXPENSE	2,044.94	28,121.00	2,268.30	22,581.24	0.00	5,539.76	80
10-420-0600	GROUP INSURANCE EXPENSE	2,145.28	36,073.00	1,953.36	18,824.16	0.00	17,248.84	52
10-420-0700	RETIREMENT EXPENSE	4,350.04	60,108.00	5,075.66	49,715.46	0.00	10,392.54	83
10-420-0800	WORKERS COMPENSATION	0.00	770.00	0.00	769.00	0.00	1.00	100
10-420-0900	UNEMPLOYMENT INSURANCE EXPENSE	0.00	7,500.00	0.00	5,014.37	0.00	2,485.63	67
10-420-1110	TELEPHONE	146.20-	8,250.00	869.13	5,984.70	1,738.26	527.04	94
10-420-1120	INTERNET/CABLE	570.44	8,200.00	658.59	5,272.80	658.59	2,268.61	72
10-420-1130	POSTAGE	19.45	3,100.00	0.00	2,051.50	48.47	1,000.03	68
10-420-1210	OFFICE SUPPLIES	1,942.11	16,000.00	1,607.06	11,389.90	885.60	3,724.50	77
10-420-1220	OFFICE EQUIPMENT (NON-CAPITAL)	0.00	6,000.00	0.00	0.00	0.00	6,000.00	0
10-420-1221	OFFICE EQUIPMENT LEASES	521.76	8,100.00	529.64	8,272.24	0.00	172.24-	102
10-420-1230	OFFICE CONTRACT SERVICES	168.25	6,700.00	272.61	3,017.56	265.07	3,417.37	49

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-420-1250	DUES AND SUBSCRIPTIONS	117.76	4,450.00	76.61	2,692.21	637.47	1,120.32	75
10-420-1310	ELECTRIC	1,154.21	18,000.00	1,159.00	11,276.28	0.00	6,723.72	63
10-420-1330	WATER/SEWER/SOLID WASTE	336.32	3,500.00	0.00	2,257.06	0.00	1,242.94	64
10-420-1430	TRAINING-REGISTRATION & CLASS MAT'	0.00	14,100.00	36.21	5,509.11	0.00	8,590.89	39
10-420-1432	MEALS	60.45	0.00	0.00	6.12	0.00	6.12-	0
10-420-1433	LODGING	0.00	0.00	390.64	843.20	0.00	843.20-	0
10-420-1630	EQUIPMENT MAINT. & REPAIRS	0.00	100.00	0.00	0.00	0.00	100.00	0
10-420-1710	AUTO FUEL	0.00	0.00	108.54	270.24	0.00	270.24-	0
10-420-1730	VEHICLE MAINT & REPAIRS	0.00	0.00	0.00	87.39	0.00	87.39-	0
10-420-5400	INSURANCE	0.00	61,175.00	0.00	60,338.83	0.00	836.17	99
420 ADMINISTRATION:		42,113.19	663,594.00	44,920.86	512,993.32	4,233.46	146,367.22	78
10-430-0000	FINANCE:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-430-0200	SALARIES AND WAGES	21,987.84	305,343.00	23,178.22	213,146.97	0.00	92,196.03	70
10-430-0500	FICA EXPENSE	1,569.16	23,570.00	1,695.20	15,586.49	0.00	7,983.51	66
10-430-0600	GROUP INSURANCE EXPENSE	3,561.72	45,092.00	2,630.64	25,255.92	0.00	19,836.08	56
10-430-0700	RETIREMENT EXPENSE	3,598.38	50,381.00	3,964.79	35,875.68	0.00	14,505.32	71
10-430-0800	WORKERS COMPENSATION	0.00	2,529.00	0.00	711.00	0.00	1,818.00	28
10-430-1230	OFFICE CONTRACT SERVICES	862.27	35,000.00	565.43	30,085.30	4,625.90	288.80	99
10-430-1250	DUES & SUBSCRIPTIONS	0.00	400.00	0.00	0.00	0.00	400.00	0
10-430-1430	TRAINING-REGISTRATION & CLASS MATE	0.00	5,100.00	0.00	215.00	0.00	4,885.00	4
10-430-1431	TRAVEL MILEAGE	291.33	0.00	0.00	0.00	0.00	0.00	0
10-430-1433	LODGING	299.64	0.00	0.00	0.00	0.00	0.00	0
10-430-1630	EQUIPMENT MAINT & REPAIRS	0.00	500.00	0.00	0.00	0.00	500.00	0
10-430-4510	PROFESSIONAL SERVICES	0.00	20,400.00	0.00	9,435.00	0.00	10,965.00	46
10-430-4520	TAX COLLECTION ADMIN EXPENSE PROP.	18,415.08	103,947.00	2,113.46	80,906.03	0.00	23,040.97	78
10-430-4525	TAX COLLECTION ADMIN EXPENSE MVT	2,118.47	14,000.00	0.00	14,823.90	0.00	823.90-	106
430 FINANCE:		52,703.89	606,262.00	34,147.74	426,041.29	4,625.90	175,594.81	71
10-450-0000	PARKING DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-450-0200	SALARIES AND WAGES	1,686.53	46,729.00	3,391.88	44,876.84	0.00	1,852.16	96
10-450-0201	OVERTIME	0.00	0.00	0.00	41.09	0.00	41.09-	0
10-450-0205	OTHER SALARIES - PART TIME	0.00	14,175.00	0.00	0.00	0.00	14,175.00	0
10-450-0500	FICA EXPENSE	129.03	4,742.00	209.10	3,131.66	0.00	1,610.34	66
10-450-0600	GROUP INSURANCE	0.00	9,019.00	648.12	4,435.52	0.00	4,583.48	49
10-450-0700	RETIREMENT EXPENSE	192.43	7,684.00	581.71	5,645.88	0.00	2,038.12	73
10-450-0800	WORKERS COMPENSATION	0.00	1,273.00	0.00	0.00	0.00	1,273.00	0
10-450-1210	OFFICE SUPPLIES	873.49	2,000.00	0.00	1,928.52	191.20	119.72-	106

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-450-1230	OFFICE CONTRACT SERVICES - SOFTWARE	912.00	12,387.00	992.00	8,928.00	0.00	3,459.00	72
10-450-1430	TRAINING -REGISTRATION AND CLASS MAT'L	0.00	3,130.00	0.00	0.00	0.00	3,130.00	0
10-450-1620	EQUIPMENT RENTAL - HANDHELDS	100.00	2,100.00	0.00	1,480.00	0.00	620.00	70
10-450-1630	EQUIPMENT MAINTENANCE AND REPAIRS	45.87	3,100.00	0.00	80.59	0.00	3,019.41	3
10-450-3901	PARKING METER CREDIT CARD PROCESSING FEE	0.00	22,440.00	82.48	13,368.11	0.00	9,071.89	60
10-450-3902	COLLECTION FEES	2.79	2,040.00	0.00	621.36	0.00	1,418.64	30
10-450-5730	CONTINGENCY	0.00	3,000.00	0.00	0.00	0.00	3,000.00	0
10-450-8010	DEBT SERVICE - PRINCIPAL	0.00	8,492.52	0.00	0.00	0.00	8,492.52	0
10-450-8011	DEBT SERVICE - INTEREST	0.00	310.80	0.00	0.00	0.00	310.80	0
450 PARKING DEPARTMENT:		3,942.14	142,622.32	5,905.29	84,537.57	191.20	57,893.55	59
10-510-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-510-0200	SALARIES AND WAGES	80,078.86	1,340,849.00	99,857.39	951,257.03	0.00	389,591.97	71
10-510-0201	OVERTIME	1,235.09	31,212.00	1,874.10	21,758.50	0.00	9,453.50	70
10-510-0203	SEPARATION PAY	3,567.22	46,374.00	3,567.22	35,672.20	0.00	10,701.80	77
10-510-0205	OTHER SALARIES-PARTTIME	112.51	16,830.00	515.50	6,478.42	0.00	10,351.58	38
10-510-0500	FICA EXPENSE	6,322.60	99,945.00	7,927.10	76,062.84	0.00	23,882.16	76
10-510-0600	GROUP INSURANCE EXPENSE	12,817.52	171,347.00	12,390.60	112,747.62	0.00	58,599.38	66
10-510-0700	RETIREMENT EXPENSE	13,758.73	213,994.00	18,178.51	171,755.81	0.00	42,238.19	80
10-510-0800	WORKERS COMPENSATION	438.93	34,765.00	0.00	28,000.00	0.00	6,765.00	81
10-510-1110	TELEPHONE	143.37-	7,500.00	681.21	4,510.80	1,294.18	1,695.02	77
10-510-1111	TELEPHONE-CELLULAR	1,668.76	12,200.00	898.63	9,205.50	898.83	2,095.67	83
10-510-1120	INTERNET/CABLE	411.47	6,100.00	410.20	3,589.40	418.97	2,091.63	66
10-510-1130	POSTAGE	15.26	500.00	1.98	344.93	0.00	155.07	69
10-510-1210	OFFICE SUPPLIES	517.63	2,500.00	247.75	829.97	188.33	1,481.70	41
10-510-1220	OFFICE EQUIPMENT (NON-CAPITAL)	137.84	2,000.00	1,059.70	1,934.94	1,024.71	959.65-	148
10-510-1221	OFFICE EQUIPMENT LEASES	374.25	4,200.00	226.53	3,304.19	0.00	895.81	79
10-510-1230	OFFICE CONTRACT SERVICES	556.79	61,000.00	2,060.23	35,351.64	50.00	25,598.36	58
10-510-1250	DUES AND SUBSCRIPTIONS	54.41	2,000.00	366.83	1,366.31	76.83	556.86	72
10-510-1260	MISC. ADMIN. EXPENSE	0.00	350.00	0.00	0.00	0.00	350.00	0
10-510-1310	ELECTRIC	434.66	7,000.00	442.00	4,566.28	0.00	2,433.72	65
10-510-1330	WATER/SEWER/SOLID WASTE	241.10	3,500.00	0.00	1,692.06	0.00	1,807.94	48
10-510-1420	OSHA/SAFETY COMPLIANCE	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0
10-510-1430	TRAINING- REGISTRATION &CLASS MAT'	10.75	20,000.00	240.74	7,802.80	1,513.91	10,683.29	47
10-510-1432	MEALS	331.90	0.00	0.00	0.00	0.00	0.00	0
10-510-1433	LODGING	700.56	0.00	0.00	0.00	0.00	0.00	0
10-510-1440	UNIFORMS	2,947.19	23,400.00	6,213.03	20,904.27	4,714.74	2,219.01-	109
10-510-1451	EMPLOYEE WELLNESS	500.00	11,800.00	528.00	4,673.00	0.00	7,127.00	40
10-510-1610	NON-CAPITAL EQUIPMENT PURCHASE	59,305.52	50,690.00	850.46	21,938.27	3,477.59	25,274.14	50

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-510-1630	EQUIPMENT MAINT. & REPAIRS	684.21	4,000.00	551.00	2,230.43	0.00	1,769.57	56
10-510-1710	AUTO FUEL	3,007.34	37,000.00	2,755.35	29,065.00	0.00	7,935.00	79
10-510-1730	VEHICLE MAINT. & REPAIRS	1,903.34	16,000.00	2,888.56	15,037.70	419.05	543.25	97
10-510-3310	DEPARTMENT SUPPLIES & MATERIALS	2,020.73	20,000.00	359.85	6,042.54	1,536.78	12,420.68	38
10-510-4510	PROFESSIONAL SERVICES	0.00	2,000.00	0.00	179.93	0.00	1,820.07	9
10-510-4560	ABANDONED AND DERELICT VESSEL REMOVAL	0.00	12,000.00	0.00	3,734.82	0.00	8,265.18	31
10-510-4570	MARINE OPERATIONS	171.00	17,000.00	200.00	2,456.08	0.00	14,543.92	14
10-510-5400	INSURANCE AND BONDS	0.00	26,500.00	0.00	28,140.59	0.00	1,640.59-	106
10-510-5791	CRIMINAL INVESTIGATION	0.00	10,000.00	1,622.70	4,670.27	40.00	5,289.73	47
10-510-5793	CRIME PREVENTION	0.00	5,232.00	1,500.00	2,798.98	0.00	2,433.02	54
10-510-7430	CAPITAL OUTLAY - VEHICLES	15,889.90	271,226.00	60,070.30	101,346.90	172,804.13	2,925.03-	101
10-510-9020	GRANT EXPENDITURES	1,150.00	106,425.00	0.00	92,049.80	0.00	14,375.20	86
510 POLICE DEPARTMENT:		211,222.70	2,698,439.00	228,485.47	1,813,499.82	188,458.05	696,481.13	74
10-531-0000	FIRE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-531-0200	SALARIES & WAGES	72,219.80	1,328,977.00	92,543.81	989,129.79	0.00	339,847.21	74
10-531-0201	OVERTIME	1,815.64	42,272.00	2,514.39	22,777.18	0.00	19,494.82	54
10-531-0205	SALARIES-PARTIME/PRN	7,743.56	43,942.00	3,166.88	29,683.23	0.00	14,258.77	68
10-531-0500	FICA EXPENSE	6,041.15	110,329.00	7,289.34	77,712.04	0.00	32,616.96	70
10-531-0600	GROUP INSURANCE	12,151.70	184,382.70	12,997.42	124,258.09	0.00	60,124.61	67
10-531-0700	RETIREMENT EXPENSE	12,108.63	228,603.00	16,275.08	170,962.12	0.00	57,640.88	75
10-531-0701	FIREMAN'S PENSION FUND	1,810.00	2,203.00	1,910.00	1,910.00	0.00	293.00	87
10-531-0800	WORKERS COMPENSATION	0.00	57,763.00	0.00	39,336.42	0.00	18,426.58	68
10-531-1110	TELEPHONE	159.21-	7,589.00	636.31	8,139.13	1,272.62	1,822.75-	124
10-531-1111	TELEPHONE- CELLULAR	304.08	2,601.00	152.04	1,216.32	152.04	1,232.64	53
10-531-1120	INTERNET/CABLE	399.88	6,998.00	375.00	3,000.00	375.00	3,623.00	48
10-531-1130	POSTAGE	8.16	208.00	0.00	174.90	5.89	27.21	87
10-531-1210	OFFICE SUPPLIES	0.00	1,248.00	0.00	934.39	60.27	253.34	80
10-531-1220	OFFICE EQUIPMENT (NON-CAPITAL)	1,211.58	7,000.00	426.95	4,360.92	0.00	2,639.08	62
10-531-1221	OFFICE EQUIPMENT LEASES	239.94	3,152.00	264.82	2,477.91	0.00	674.09	79
10-531-1230	OFFICE CONTRACT SERVICES	0.00	2,737.00	0.00	2,128.00	0.00	609.00	78
10-531-1250	DUES & SUBSCRIPTIONS	99.00	2,132.00	183.00	1,596.99	75.00	460.01	78
10-531-1310	ELECTRIC	1,522.03	26,808.00	1,745.72	15,558.25	305.78	10,943.97	59
10-531-1320	LP GAS	35.55	520.00	0.00	78.30	0.00	441.70	15
10-531-1330	WATER/SEWER/SOLID WASTE	472.55	7,362.00	73.78	5,641.06	0.00	1,720.94	77
10-531-1420	OSHA/ SAFETY COMPLIANCE	2,300.00	14,090.00	3,255.00	13,141.72	635.00	313.28	98
10-531-1421	SAFETY EQUIPMENT	3,330.59	65,802.00	2,997.96	28,678.94	34,322.13	2,800.93	96
10-531-1422	SAFETY SUPPLIES & MATERIALS	175.94	3,121.00	1,076.15	2,199.00	37.29	884.71	72
10-531-1430	TRAINING- REGIST & CLASS MATERIAL	370.00	12,484.00	1,313.40	8,072.12	558.94	3,852.94	69

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-531-1432	MEALS	46.14	0.00	0.00	0.00	0.00	0.00	0
10-531-1433	LODGING	470.08	0.00	0.00	0.00	0.00	0.00	0
10-531-1440	UNIFORMS	1,235.80	17,076.00	120.00	9,449.28	2,990.50	4,636.22	73
10-531-1510	BUILDING MAINTENANCE	253.20	7,755.00	113.14	3,624.20	3,446.61	684.19	91
10-531-1511	GROUND MAINT	6.59	2,641.00	0.00	713.09	0.00	1,927.91	27
10-531-1512	JANITORIAL SUPPLIES	587.46	4,373.00	384.84	4,090.34	566.77	284.11-	106
10-531-1513	CONTRACTED SERVICES	56.00	8,843.00	1,056.00	2,582.00	4,035.71	2,225.29	75
10-531-1610	NON-CAPITAL EQUIPMENT PURCHASE	970.74	29,050.00	3,395.87	14,834.62	6,403.26	7,812.12	73
10-531-1630	EQUIPMENT MAINT & REPAIRS	331.37	16,230.00	2,441.37	5,644.26	1,651.19	8,934.55	45
10-531-1710	AUTO FUEL	1,562.43	25,102.00	2,385.91	23,370.17	0.00	1,731.83	93
10-531-1730	VEHICLE MAINT & REPAIRS	714.17	30,090.00	7,761.70	26,562.97	179.09	3,347.94	89
10-531-3310	DEPARTMENT SUPPLIES & MATERIALS	575.84	9,364.00	434.71	4,536.42	1,773.24	3,054.34	67
10-531-5400	INSURANCE & BONDS	0.00	45,316.00	0.00	45,276.38	0.00	39.62	100
10-531-7410	CAPITAL OUTLAY - BUILDINGS	7,061.04	29,975.00	0.00	26,399.00	0.00	3,576.00	88
10-531-7430	CAPITAL OUTLAY- VEHICLES	0.00	450,998.00	0.00	448,454.40	2,132.64	410.96	100
10-531-8010	DEBT SERVICE - PRINCIPAL	0.00	329,602.04	0.00	270,040.03	0.00	59,562.01	82
10-531-8011	DEBT SERVICE - INTEREST	0.00	86,832.94	0.00	63,593.00	0.00	23,239.94	73
10-531-9010	COVID-19 RESPONSE	740.76	0.00	0.00	419.87	0.00	419.87-	0
531 FIRE DEPARTMENT:		138,812.19	3,255,571.68	167,290.59	2,502,756.85	60,978.97	691,835.86	79
10-540-0000	PLANNING & INSPECTIONS:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-540-0200	SALARIES AND WAGES	26,195.11	352,760.00	23,488.99	264,793.11	0.00	87,966.89	75
10-540-0500	FICA EXPENSE	1,988.97	27,315.00	1,781.89	19,988.68	0.00	7,326.32	73
10-540-0600	GROUP INSURANCE EXPENSE	3,558.80	45,092.00	2,592.48	29,134.16	0.00	15,957.84	65
10-540-0700	RETIREMENT EXPENSE	4,266.62	58,385.00	4,003.50	44,443.54	0.00	13,941.46	76
10-540-0800	WORKERS COMPENSATION	0.00	6,870.00	0.00	6,500.00	0.00	370.00	95
10-540-1230	OFFICE CONTRACT SERVICES	18.14	20,000.00	76.83	371.30	20,076.83	448.13-	102
10-540-1250	DUES & SUBSCRIPTIONS	0.00	2,500.00	0.00	2,077.20	0.00	422.80	83
10-540-1420	OSHA/SAFETY COMPLIANCE	0.00	300.00	0.00	125.00	0.00	175.00	42
10-540-1430	TRAINING-REGISTRATION & CLASS MAT'	260.00	8,550.00	470.26	4,960.76	425.31	3,163.93	63
10-540-1610	NON-CAPITAL EQUIPMENT PURCHASE	0.00	2,000.00	0.00	2,517.82	0.00	517.82-	126
10-540-1710	AUTO FUEL	56.42	1,800.00	52.75	888.86	0.00	911.14	49
10-540-1730	VEHICLE MAINT & REPAIRS	123.23	500.00	0.00	517.03	0.00	17.03-	103
10-540-1810	PERMITS & FEES RECURRING	0.00	2,000.00	0.00	550.00	0.00	1,450.00	28
10-540-3510	HISTORIC COMM.EXPENSE	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0
10-540-3512	HISTORIC COMM-TRAVEL	0.00	1,800.00	0.00	409.85	0.00	1,390.15	23
10-540-7420	CAPITAL OUTLAY-PROFESSIONAL SERVICES	0.00	12,845.00	2,053.75	9,934.55	2,910.45	0.00	100
10-540-7440	CAPITAL OUTLAY - CONTRACTED SERVICES	0.00	124,000.00	20,000.00	20,000.00	0.00	104,000.00	16

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
540 PLANNING & INSPECTIONS:		36,467.29	667,717.00	54,520.45	407,211.86	23,412.59	237,092.55	64
10-550-0000	PUBLIC SERVICE ADMINISTRATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-550-0200	SALARIES AND WAGES	16,949.10	225,819.00	17,930.60	177,586.57	0.00	48,232.43	79
10-550-0500	FICA EXPENSE	1,214.62	17,864.00	1,286.36	12,828.92	0.00	5,035.08	72
10-550-0600	GROUP INSURANCE EXPENSE	1,425.46	18,037.00	1,296.24	12,441.48	0.00	5,595.52	69
10-550-0700	RETIREMENT	2,763.28	38,184.00	3,056.26	29,869.10	0.00	8,314.90	78
10-550-0800	WORKERS COMPENSATION	0.00	6,002.00	0.00	6,000.00	0.00	2.00	100
10-550-1230	OFFICE CONTRACT SERVICES	0.00	7,500.00	0.00	0.99	4,870.96	2,628.05	65
10-550-1250	DUES AND SUBSCRIPTIONS	68.24	1,000.00	68.19	1,106.59	52.21	158.80-	116
10-550-1420	OSHA/SAFETY COMPLIANCE	0.00	300.00	0.00	0.00	0.00	300.00	0
10-550-1430	TRAINING - REGISTRATION & CLASS MATERIAL	0.00	2,725.00	0.00	1,241.42	135.00	1,348.58	51
10-550-1440	UNIFORMS	0.00	300.00	0.00	0.00	0.00	300.00	0
10-550-1610	NON-CAPITAL EQUIPMENT PURCHASE	0.00	150.00	0.00	0.00	0.00	150.00	0
10-550-1710	AUTO FUEL	0.00	500.00	0.00	249.89	0.00	250.11	50
10-550-1730	VEHICLE MAINT. & REPAIRS	0.00	500.00	0.00	0.00	0.00	500.00	0
10-550-3310	DEPARTMENTAL SUPPLIES & MATERIALS	0.00	250.00	76.84	202.30	0.00	47.70	81
10-550-4510	PROFESSIONAL SERVICES	0.00	7,500.00	0.00	0.00	0.00	7,500.00	0
10-550-5730	CONTINGENCY	0.00	1,000.00	0.00	0.00	0.00	1,000.00	0
550 PUBLIC SERVICE ADMINISTRATION:		22,420.70	327,631.00	23,714.49	241,527.26	5,058.17	81,045.57	75
10-560-0000	PUBLIC WORKS:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-560-0200	SALARIES AND WAGES	43,919.99	597,480.00	43,270.67	435,769.72	0.00	161,710.28	73
10-560-0201	OVERTIME	708.77	5,307.00	594.30	7,414.62	0.00	2,107.62-	140
10-560-0500	FICA EXPENSE	3,181.64	47,667.00	3,112.56	31,810.77	0.00	15,856.23	67
10-560-0600	GROUP INSURANCE EXPENSE	9,261.88	117,237.00	7,129.32	73,724.50	0.00	43,512.50	63
10-560-0700	RETIREMENT EXPENSE	7,222.67	99,766.00	7,428.97	74,032.60	0.00	25,733.40	74
10-560-0800	WORKERS COMPENSATION	947.84	34,360.00	0.00	26,555.46	0.00	7,804.54	77
10-560-1110	TELEPHONE	137.25-	3,000.00	126.30	966.95	252.60	1,780.45	41
10-560-1111	TELEPHONE- CELLULAR	161.17	0.00	272.42	1,129.90	272.71	1,402.61-	0
10-560-1120	INTERNET\CABLE	450.16	4,900.00	443.60	3,552.88	443.60	903.52	82
10-560-1130	POSTAGE	474.01	4,500.00	539.98	4,188.45	0.00	311.55	93
10-560-1210	OFFICE SUPPLIES	0.00	2,125.00	439.93-	101.01	155.20	1,868.79	12
10-560-1220	OFFICE EQUIPMENT (NON-CAPITAL)	0.00	2,000.00	0.00	47.15	0.00	1,952.85	2
10-560-1221	OFFICE EQUIPMENT LEASE	266.30	3,350.00	435.13	2,910.34	0.00	439.66	87
10-560-1230	OFFICE CONTRACT SERVICES	202.70	2,350.00	191.17	1,856.05	0.00	493.95	79
10-560-1250	DUES AND SUBSCRIPTIONS	58.12	825.00	55.60	507.48	55.60	261.92	68
10-560-1310	ELECTRIC	711.70	7,125.00	835.27	6,721.68	0.00	403.32	94
10-560-1320	LP GAS	168.13	3,500.00	474.06	3,747.47	636.65	884.12-	125

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-560-1330	WATER/SEWER/SOLID WASTE	282.12	2,750.00	0.00	1,670.96	0.00	1,079.04	61
10-560-1420	OSHA/SAFETY COMPLIANCE	1,808.98	5,800.00	200.13	1,470.38	0.00	4,329.62	25
10-560-1430	TRAINING -REGISTRATION & CLASS	1,834.00	6,550.00	104.51	744.51	0.00	5,805.49	11
10-560-1440	UNIFORMS	256.05	7,350.00	445.17	6,074.82	0.00	1,275.18	83
10-560-1610	NON-CAPITAL EQUIPMENT PURCHASE	566.17	12,000.00	1,331.24	5,551.40	3,481.28	2,967.32	75
10-560-1630	EQUIPMENT MAINT. & REPAIRS	343.11	10,500.00	1,220.97	3,730.43	0.00	6,769.57	36
10-560-1710	AUTO FUEL	1,494.91	15,500.00	1,122.18	11,989.55	0.00	3,510.45	77
10-560-1730	VEHICLE MAINT. & REPAIRS	437.57	17,000.00	3,818.41	12,398.72	454.62	4,146.66	76
10-560-3310	DEPARTMENT SUPPLIES & MATERIAL	447.95	8,150.00	509.61	3,412.82	110.37	4,626.81	43
10-560-3811	STREET CONT. SERVICES	0.00	8,000.00	0.00	1,180.00	0.00	6,820.00	15
10-560-3812	STREET SUPPLIES & MAT'L	1,007.15	10,000.00	8,641.98	19,222.68	0.00	9,222.68	192
10-560-3814	SIDEWALKS & MULTI-MODAL	10.19	19,100.00	64.49	2,983.21	145.59	15,971.20	16
10-560-4550	CONTRACT SERVICES	0.00	12,000.00	2,793.00	2,793.00	0.00	9,207.00	23
10-560-4552	MOSQUITO CONTROL	0.00	2,500.00	0.00	1,064.59	129.96	1,305.45	48
10-560-4590	DREDGING EXPENSE	0.00	85,000.00	0.00	0.00	0.00	85,000.00	0
10-560-5400	INSURANCE	0.00	19,890.00	0.00	15,348.72	0.00	4,541.28	77
10-560-5900	STREET LIGHTS	1,418.32	147,750.00	11,078.02	97,445.13	0.00	50,304.87	66
10-560-7430	CAPITAL OUTLAY - VEHICLES	0.00	53,500.00	0.00	0.00	0.00	53,500.00	0
10-560-8010	DEBT SERVICES-PRINCIPAL	245,000.00	245,000.00	245,000.00	245,000.00	0.00	0.00	100
10-560-8011	DEBT SERVICES-INTEREST	41,846.00	77,714.00	38,857.00	77,714.00	0.00	0.00	100
560 PUBLIC WORKS:		364,350.35	1,701,546.00	377,214.19	1,184,831.95	6,138.18	510,575.87	70
10-570-0000	SANITATION:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-570-1310	ELECTRIC FOR COMPACTOR	44.70	1,020.00	45.71	412.17	0.00	607.83	40
10-570-1630	EQUIPMENT MAINT.	64.00	1,500.00	159.60	1,175.25	0.00	324.75	78
10-570-1710	AUTO FUEL	1,916.98	12,000.00	1,201.71	13,924.14	0.00	1,924.14	116
10-570-1730	VEHICLE MAINTENANCE	2,943.74	1,020.00	54.67	72.33	54.67	1,002.34	2
10-570-4520	COLLECTION CONTRACTED SV WBD ROLLOUT ONL	2,083.45	26,045.00	0.00	11,507.86	0.00	14,537.14	44
10-570-4521	COLLECTION CONTRACTSVC RESROLLOUT SW&RCY	38,440.98	466,766.00	38,503.37	307,981.02	36,597.37	122,187.61	74
10-570-4550	CONTRACTOR SERVICES	0.00	5,000.00	0.00	160.00	0.00	4,840.00	3
10-570-4560	RECYCLING DISPOSAL WBD CARDBOARD ONLY	636.72	7,500.00	0.00	3,432.00	0.00	4,068.00	46
10-570-4561	SOLID WASTE DISPOSAL RES BULK SERVICE	2,831.77	39,585.00	3,452.43	27,366.42	3,026.11	9,192.47	77
10-570-4562	YARD DEBRIS DISPOSAL FEE DEE GARNER	11,511.99	58,470.00	5,550.00	44,600.00	0.00	13,870.00	76
10-570-4563	SOLID WASTE DISPOSAL WBD COMPACTOR FEE	1,639.88	44,750.00	4,710.53	30,776.12	4,721.02	9,252.86	79
570 SANITATION:		62,114.21	663,656.00	53,678.02	441,407.31	44,289.83	177,958.86	73
10-580-0000	STORMWATER	0.00	0.00	0.00	0.00	0.00	0.00	0
10-580-1610	NON-CAPITAL EQUIPMENT PURCHASES	2,366.72	22,000.00	1,289.22	3,855.44	523.44	17,621.12	20

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-580-1630	EQUIPMENT MAINT & REPAIRS	0.00	15,500.00	10,034.23	14,204.57	0.00	1,295.43	92
10-580-1710	AUTO FUEL	0.00	10,800.00	0.00	868.07	0.00	9,931.93	8
10-580-3310	DEPARTMENT SUPPLIES & MATERIALS	0.00	7,500.00	0.00	6,281.11	447.50	771.39	90
10-580-4550	CONTRACT SERVICES	0.00	34,750.00	1,630.00	1,630.00	0.00	33,120.00	5
	580 STORMWATER	2,366.72	90,550.00	12,953.45	26,839.19	970.94	62,739.87	31
10-620-0000	FACILITIES & GROUND MAIN:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-620-0200	SALARIES AND WAGES	0.00	9,000.00	0.00	0.00	0.00	9,000.00	0
10-620-1510	TOWN HALL BLDG MAINT	3,539.89	64,100.00	95.56	6,647.73	398.65	57,053.62	11
10-620-1511	TOWN HALL GROUND MAINT	0.00	510.00	0.00	0.00	0.00	510.00	0
10-620-1512	TOWN HALL JANITORIAL SUPPLIES	202.76	0.00	0.00	0.00	0.00	0.00	0
10-620-1513	TOWN HALL CONTRACTED SERVICES	0.00	2,025.00	135.00	405.00	0.00	1,620.00	20
10-620-1520	TRAIN DEPOT BLDG MAINT	392.51	55,000.00	92.94	10,438.44	8,112.92	36,448.64	34
10-620-1522	TRAIN DEPOT JANITORIAL SUPPLIES	21.34	1,000.00	446.67	1,081.46	0.00	81.46	108
10-620-1530	POLICE DEPT BLDG MAINT	63.92	15,000.00	218.06	817.31	56.00	14,126.69	6
10-620-1532	POLICE DEPT JANITORIAL SUPPLIES	0.00	800.00	350.70	492.14	0.00	307.86	62
10-620-1533	POLICE DEPT CONTRACTED SERVICES	210.00	0.00	0.00	0.00	0.00	0.00	0
10-620-1540	PUBLIC WORKS BLDG MAINT	165.89	11,000.00	190.00	2,822.18	3,900.00	4,277.82	61
10-620-1541	PUBLIC WORKS GROUND MAINT	81.90	765.00	0.00	0.00	0.00	765.00	0
10-620-1542	PUBLIC WORKS JANITORIAL SUPPLIES	0.00	510.00	0.00	334.66	0.00	175.34	66
10-620-1550	CEMETERY MAINTENANCE	62.01	89,765.00	24,384.67	62,132.71	211.01	27,421.28	69
10-620-1560	PUBLIC RESTROOM BLDG MAINT	333.09	6,100.00	17.02	3,406.24	0.00	2,693.76	56
10-620-1562	PUBLIC RESTROOM JANITORIAL SUPPLY	556.31	10,000.00	0.00	7,355.25	0.00	2,644.75	74
10-620-1570	PARKS MAINTENANCE	1,027.05	20,000.00	778.03	13,887.91	0.00	6,112.09	69
10-620-1571	RJP PARK MAINTENANCE	629.61	17,000.00	2,281.12	10,535.35	120.63	6,344.02	63
10-620-1572	TOPSAIL PARK IMPROVEMENTS	3,000.00	2,500.00	3,500.00	3,500.00	0.00	1,000.00	140
10-620-1573	PARKS CONTRACTED SERVICE	1,505.87	58,500.00	115.37	1,420.70	47,250.00	9,829.30	83
10-620-1580	DOCKS AND BOARDWALK MAINT	668.24	5,600.00	77.79	1,543.10	0.00	4,056.90	28
10-620-1590	PUBLIC R.O.W. MAINT	1,792.25	15,750.00	59.99	8,236.63	0.00	7,513.37	52
10-620-1591	TREES	11,595.00	15,000.00	0.00	941.12	0.00	14,058.88	6
10-620-1610	NON CAPITAL EQUIPMENT PURCHASE	0.00	2,550.00	611.61	970.18	0.00	1,579.82	38
10-620-1630	EQUIPMENT MAINT & REPAIRS	72.52	2,550.00	612.40	1,881.98	422.92	245.10	90
10-620-3310	DEPARTMENTAL SUPPLIES & MATERIALS	0.00	4,200.00	0.00	138.46	0.00	4,061.54	3
	620 FACILITIES & GROUND MAIN:	19,920.16	409,225.00	33,966.93	138,988.55	60,472.13	209,764.32	49
10-700-0000	NON-DEPARTMENTAL:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-700-0200	GENERAL ADJUSTMENTS-FOR BUDGET PURPOSES	0.00	95,317.00	0.00	0.00	0.00	95,317.00	0
10-700-0206	MERIT AWARDS	0.00	81,372.00	0.00	0.00	0.00	81,372.00	0

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
10-700-1000	PUBLIC INFORMATION/PARKS	0.00	10,500.00	187.77	362.25	700.78	9,436.97	10
10-700-1120	INTERNET- FIBER HUB CONNECTION	606.23	8,400.00	629.52	5,041.32	629.52	2,729.16	68
10-700-1130	INFORMATION TECHNOLOGY SERVICES	4,603.99	64,200.00	0.00	36,442.41	0.00	27,757.59	57
10-700-1250	EURY'S LANDING CONDOMINIUM ANNUAL DUES	800.00	800.00	800.00	800.00	0.00	0.00	100
10-700-1410	HUMAN RESOURCES - EMPLOYMENT	100.00	23,000.00	215.00	23,896.40	530.00	1,426.40-	106
10-700-1420	HUMAN RESOURCES - TRAINING	0.00	7,500.00	0.00	3,485.00	201.65	3,813.35	49
10-700-1430	HUMAN RESOURCES- EMPLOYEE ADVERTISING	0.00	2,500.00	32.00	1,720.80	0.00	779.20	69
10-700-1440	HUMAN RESOURCES- EMPLOYEE ASSITANCE PROG	0.00	1,800.00	581.40	881.40	0.00	918.60	49
10-700-1450	EMPLOYEE ENGAGEMENT	0.00	30,000.00	0.00	8,396.33	35.80	21,567.87	28
10-700-1592	WBD PROJECTS	1,453.06	72,550.00	7,575.76	34,104.72	1,971.15	36,474.13	50
10-700-4510	PROFESSIONAL SERVICES	4,922.09	210,550.00	14,004.37	142,019.72	4,225.00	64,305.28	69
10-700-4530	LEGAL SERVICES	23,717.32	181,000.00	9,968.00	164,570.31	0.00	16,429.69	91
10-700-8010	DEBT SERVICE - PRINCIPAL	0.00	100,000.00	0.00	100,000.00	0.00	0.00	100
10-700-8011	DEBT SERVICE - INTEREST	0.00	13,448.00	0.00	13,447.08	0.00	0.92	100
700 NON-DEPARTMENTAL:		36,202.69	902,937.00	33,993.82	535,167.74	8,293.90	359,475.36	60
10-800-0000	GENERAL FUND TRANSFERS:	0.00	0.00	0.00	0.00	0.00	0.00	0
10-800-8000	TRANSFER TO CAPITAL RESERVE	0.00	239,639.00	0.00	0.00	0.00	239,639.00	0
10 General Fund Expend Total		1,003,139.44	12,472,646.00	1,076,245.73	8,389,968.52	409,418.01	3,673,259.47	71

10 General Fund

	<u>Prior</u>	<u>Current</u>	<u>YTD</u>
Revenues:	1,500,449.54	710,857.47	8,458,841.32
Expended:	1,003,139.44	1,076,245.73	8,799,386.53
Net Income:	497,310.10	365,388.26-	340,545.21-

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
40-303-0009	GRANTS NC	22,250.00	225,000.00	0.00	0.00	225,000.00-	0
40-305-0001	REVENUE ACCOUNT REGULAR - WATER USAGE	87,799.42	1,303,046.00	88,835.33	1,008,115.19	294,930.81-	77
40-305-0002	REVENUE ACCOUNT REGULAR - SEWER USAGE	228,812.89	3,138,579.00	227,413.46	2,417,146.68	721,432.32-	77
40-305-0003	WATER TAP IN FEES	21,700.00	56,000.00	2,100.00	50,500.00	5,500.00-	90
40-305-0004	SEWER TAP IN FEE	13,500.00	60,000.00	2,250.00	38,250.00	21,750.00-	64
40-305-0005	ACCOUNT SERVICE CHARGES	2,440.00	10,000.00	1,645.00	15,865.00	5,865.00	159
40-305-0008	LATE FEES - WATER	3,369.73	40,000.00	3,591.31	40,869.93	869.93	102
40-305-0009	LATE FEES - SEWER/GREASE	18.92	0.00	17.96	83.02	83.02	0
40-305-0010	RETURNED CHECK FEES - WATER	100.00	0.00	100.00	675.00	675.00	0
40-305-0012	TEMPORARY UTILITY USE CHARGE	0.00	1,000.00	300.00	1,550.00	550.00	155
40-305-0013	SPRINKLER FEES	0.00	4,000.00	0.00	4,178.00	178.00	104
40-305-0014	SEWER ALLOCATION REQUEST FEE	50.00	0.00	50.00	150.00	150.00	0
40-307-0011	APP.UNRESTRICTED FUND BALANCE	0.00	60,930.00	0.00	0.00	60,930.00-	0
40-329-0065	TRANSFER FROM CRF	0.00	60,000.00	0.00	0.00	60,000.00-	0
40 Utility Fund Revenue Total		380,040.96	4,958,555.00	326,303.06	3,577,382.82	1,381,172.18-	72

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-800-0032	TRANSFER TO FUND EQUITY	0.00	54,361.00	0.00	0.00	0.00	54,361.00	0
40-800-0206	MERIT AWARDS	0.00	20,250.00	0.00	0.00	0.00	20,250.00	0
40-800-1240	CONTRIBUTION TO GF FOR ADMIN SERVICES	0.00	400,000.00	0.00	0.00	0.00	400,000.00	0
40-800-8000	TRANSFER TO CAPITAL RESERVE	0.00	355,855.00	0.00	0.00	0.00	355,855.00	0
800 Total		0.00	830,466.00	0.00	0.00	0.00	830,466.00	0

40-810-0000	SEWER DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
40-810-0200	SALARIES AND WAGES	37,218.31	505,447.00	40,343.21	390,486.72	0.00	114,960.28	77
40-810-0201	OVERTIME	2,935.23	50,141.00	5,853.01	49,789.61	0.00	351.39	99
40-810-0500	FICA EXPENSE	2,911.72	42,559.00	3,389.50	32,371.73	0.00	10,187.27	76
40-810-0600	GROUP INSURANCE EXPENSE	5,694.08	72,146.00	5,181.82	46,824.98	0.00	25,321.02	65
40-810-0700	RETIREMENT EXPENSE	6,536.70	91,545.00	7,867.76	73,995.27	0.00	17,549.73	81
40-810-0800	WORKERS COMPENSATION	0.00	14,072.00	0.00	14,072.00	0.00	0.00	100
40-810-1110	TELEPHONE	1,424.37	9,300.00	229.40	5,834.02	458.80	3,007.18	68
40-810-1111	TELEPHONE-CELLULAR	116.72	741.00	97.37	777.90	97.37	134.27-	118
40-810-1120	INTERNET/CABLE	374.87	5,200.00	373.60	2,992.88	373.60	1,833.52	65
40-810-1130	POSTAGE	814.50	4,800.00	940.54	4,811.28	0.00	11.28-	100
40-810-1210	OFFICE SUPPLIES	396.75	1,500.00	198.53	235.88	285.48	978.64	35
40-810-1230	OFFICE CONTRACT SERVICES	202.71	2,000.00	191.17	3,295.19	0.00	1,295.19-	165
40-810-1250	DUES & SUBSCRIPTIONS	395.97	1,300.00	145.48	680.20	504.34	115.46	91
40-810-1310	ELECTRIC	16,975.62	203,796.00	18,237.84	149,929.46	647.71	53,218.83	74

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-810-1330	WATER/SEWER/SOLID WASTE	95.71	1,000.00	0.00	1,075.54	0.00	75.54-	108
40-810-1420	OSHA/SAFETY COMPLIANCE	1,416.16	3,100.00	0.00	1,044.19	0.00	2,055.81	34
40-810-1430	TRAINING - REGISTRATION & CLASS MA	1,788.18	3,700.00	570.00	1,957.65	0.00	1,742.35	53
40-810-1432	MEALS	136.25	0.00	0.00	121.64	0.00	121.64-	0
40-810-1440	UNIFORMS	381.39	5,100.00	408.75	4,628.77	0.00	471.23	91
40-810-1510	BUILDING MAINT	720.36	15,500.00	910.00	2,792.23	56.00	12,651.77	18
40-810-1512	JANITORIAL SUPPLIES	83.24	1,000.00	0.00	331.17	72.01	596.82	40
40-810-1610	NON-CAPITAL EQUIPMENT PURCHASE	0.00	52,300.00	0.00	394.65	26,364.06	25,541.29	51
40-810-1630	EQUIPMENT MAINT & REPAIRS	3,108.89	101,163.00	944.78	37,178.97	34,992.24	28,991.79	71
40-810-1710	AUTO FUEL	908.16	17,600.00	944.22	9,145.68	0.00	8,454.32	52
40-810-1730	VEHICLE MAINT & REPAIRS	717.06	6,000.00	2,445.34	10,656.34	278.73-	4,377.61-	173
40-810-1810	PERMITS & FEES - RECCURING	0.00	8,260.00	0.00	7,310.00	0.00	950.00	88
40-810-1830	COMPLIANCE TESTING	724.00	10,000.00	0.00	4,560.00	0.00	5,440.00	46
40-810-3310	DEPARTMENT SUPPLIES & MATERIALS - SEWER	855.39	34,000.00	670.48	13,207.93	21.91	20,770.16	39
40-810-3311	DEPARTMENT SUPPLIES & MATERIALS -WWTP	4,452.49	46,725.00	3,567.81	48,718.32	0.00	1,993.32-	104
40-810-4510	PROFESSIONAL SERVICES	13,735.00-	310,000.00	27,560.00	36,310.00	214,150.00	59,540.00	81
40-810-4550	CONTRACT SERVICES	432.07	143,290.00	516.78	70,483.36	38,307.92	34,498.72	76
40-810-4560	STREET PATCHING FOR UTILITY REPAIRS	0.00	10,000.00	0.00	0.00	0.00	10,000.00	0
40-810-5400	INSURANCE	0.00	64,000.00	0.00	58,731.43	0.00	5,268.57	92
40-810-5730	CONTINGENCIES	0.00	0.00	0.00	480.00	0.00	480.00-	0
40-810-7420	CAPITAL OUTLAY - EQUIPMENT	0.00	80,000.00	0.00	0.00	0.00	80,000.00	0
40-810-7430	CAPITAL OUTLAY - VEHICLES	0.00	49,200.00	0.00	0.00	49,575.00	375.00-	101
40-810-7440	CAPITAL OUTLAY - CONTRACTED SERVICES	0.00	50,000.00	0.00	0.00	0.00	50,000.00	0
40-810-8010	DEBT SERVICE-PRINCIPAL	0.00	1,029,525.00	0.00	0.00	0.00	1,029,525.00	0
40-810-8011	DEBT SERVICE-INTEREST	0.00	146,158.00	0.00	73,078.67	0.00	73,079.33	50
	810 SEWER DEPARTMENT	78,081.90	3,192,168.00	121,587.39	1,158,303.66	365,627.71	1,668,236.63	48
40-812-0000	WATER DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0.00	0
40-812-0200	SALARIES AND WAGES	18,932.16	231,200.00	19,194.40	193,065.87	0.00	38,134.13	84
40-812-0201	OVERTIME	0.00	16,979.00	0.00	0.00	0.00	16,979.00	0
40-812-0500	FICA EXPENSE	1,441.94	19,050.00	1,453.02	14,625.66	0.00	4,424.34	77
40-812-0600	GROUP INSURANCE EXPENSE	2,847.04	36,073.00	2,592.48	24,147.92	0.00	11,925.08	67
40-812-0700	RETIREMENT EXPENSE	3,076.42	40,962.00	3,260.12	32,398.09	0.00	8,563.91	79
40-812-0800	WORKERS COMPENSATION	0.00	7,567.00	0.00	7,297.00	0.00	270.00	96
40-812-1110	TELEPHONE	150.26-	2,040.00	123.81	868.05	247.62	924.33	55
40-812-1111	TELEPHONE-CELLULAR	130.86	800.00	65.92	526.58	65.92	207.50	74
40-812-1120	INTERNET/CABLE	324.88	3,700.00	323.61	2,592.96	323.61	783.43	79
40-812-1130	POSTAGE	730.21	4,600.00	539.97	3,670.89	0.00	929.11	80
40-812-1210	OFFICE SUPPLIES	104.49	1,000.00	0.00	23.97	0.00	976.03	2

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

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Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Encumbered	Balance	% Used
40-812-1230	OFFICE CONTRACT SERVICES	146.70	3,000.00	695.61	2,850.09	0.00	149.91	95
40-812-1250	DUES AND SUBSCRIPTIONS	27.84	2,000.00	0.00	1,132.91	0.00	867.09	57
40-812-1310	ELECTRIC	3,249.18	48,300.00	3,403.96	34,222.94	0.00	14,077.06	71
40-812-1320	LP GAS	0.00	1,000.00	0.00	105.70	141.38	752.92	25
40-812-1330	WATER/SEWER/SOLID WASTE	62.77	750.00	0.00	428.57	0.00	321.43	57
40-812-1420	OSHA/SAFETY COMPLIANCE	0.00	1,500.00	0.00	78.06	0.00	1,421.94	5
40-812-1430	TRAINING -REGISTRATION&CLASS MAT'L	0.00	3,000.00	405.00	718.72	0.00	2,281.28	24
40-812-1434	EMPLOYEE DEVELOPMENT	0.00	3,000.00	0.00	0.00	0.00	3,000.00	0
40-812-1440	UNIFORMS	142.19	2,600.00	124.64	1,247.16	0.00	1,352.84	48
40-812-1510	BUILDING MAINT	0.00	2,000.00	0.00	2,050.45	56.00	106.45-	105
40-812-1512	JANITORIAL SUPPLIES	0.00	250.00	0.00	0.00	0.00	250.00	0
40-812-1610	NON-CAPITAL EQUIPMENT PURCHASES	1,612.70	3,000.00	0.00	0.00	0.00	3,000.00	0
40-812-1630	EQUIPMENT MAINT. & REPAIRS	160.00	20,000.00	27.99	21,864.86	0.00	1,864.86-	109
40-812-1710	AUTO FUEL	787.13	7,500.00	588.40	10,751.25	0.00	3,251.25-	143
40-812-1730	VEHICLE MAINT. & REPAIRS	143.98	4,000.00	118.40	1,615.17	1,351.45	1,033.38	74
40-812-1810	PERMITS & FEES - REOCCURING	0.00	4,575.00	0.00	3,565.00	0.00	1,010.00	78
40-812-1830	COMPLIANCE TESTING	710.00	13,000.00	300.00	8,060.00	0.00	4,940.00	62
40-812-3310	DEPARTMENT SUPPLIES & MATERIALS - METERS	193.65	57,000.00	555.95	10,675.09	33,120.00	13,204.91	77
40-812-3311	DEPARTMENT SUPPLIES & MATERIALS -PLANTS	6,298.72	80,000.00	8,672.07	69,862.72	76.26	10,061.02	87
40-812-4550	CONTRACT SERVICES	44.37	61,442.00	0.00	27,352.70	18,000.00	16,089.30	74
40-812-4560	STREET PATCHING FOR UTILITY REPAIRS	0.00	23,000.00	0.00	17,500.00	0.00	5,500.00	76
40-812-4570	COUNTY WATER PURCHASE	4,200.14	43,120.00	4,017.33	40,450.49	0.00	2,669.51	94
40-812-5400	INSURANCE	0.00	23,184.00	0.00	22,993.12	0.00	190.88	99
40-812-5730	CONTINGENCIES	0.00	0.00	0.00	150.00	0.00	150.00-	0
40-812-7430	CAPITAL OUTLAY-VEHICLES	0.00	41,000.00	39,870.19	39,870.19	1,201.90	72.09-	100
40-812-8010	DEBT SERVICE - PRINCIPAL	0.00	97,311.00	0.00	0.00	0.00	97,311.00	0
40-812-8011	DEBT SERVICE - INTEREST	0.00	26,418.00	0.00	13,208.86	0.00	13,209.14	50
812 WATER DEPARTMENT		45,217.11	935,921.00	86,332.87	609,971.04	54,584.14	271,365.82	71
40 Utility Fund Expend Total		123,299.01	4,958,555.00	207,920.26	1,768,274.70	420,211.85	2,770,068.45	44

40 Utility Fund		Prior	Current	YTD
Revenues:		380,040.96	326,303.06	3,577,382.82
Expended:		123,299.01	207,920.26	2,188,486.55
Net Income:		256,741.95	118,382.80	1,388,896.27

TOWN OF BEAUFORT
Statement of Revenue and Expenditures - Operating

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
60-305-0000	WATER CAPACITY FEES	1,745.00	0.00	476.00	20,297.00	20,297.00	0
60-305-0001	SEWER CAPACITY FEES	16,572.00	0.00	5,524.00	127,655.00	127,655.00	0
60 Impact Fee Fund Revenue Total		18,317.00	0.00	6,000.00	147,952.00	147,952.00	0

60 Impact Fee Fund		Prior	Current	YTD
Revenues:		18,317.00	6,000.00	147,952.00
Expended:		0.00	0.00	0.00
Net Income:		18,317.00	6,000.00	147,952.00

Grand Totals		Prior	Current	YTD
Revenues:		1,898,807.50	1,043,160.53	12,184,176.14
Expended:		1,126,438.45	1,284,165.99	10,987,873.08
Net Income:		772,369.05	241,005.46	1,196,303.06