



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

Beaufort Waterfront Operations & Finance Committee
1:00 PM Friday, May 08, 2026
Train Depot, 614 Broad Street

Call To Order

Roll Call

Agenda Approval

Minutes Approval

1. [BWO](#) Committee Meeting Minutes: March 5, 2026

Presentation of Proposed 2026-27 Budget for Beaufort Town Docks

Items for Discussion and Consideration by BWO

1. 2026-27 Budget and Rates/Fee Schedule
2. Marina Updates
3. Member Roundtable

Next Steps/Wrap Up

Adjourn



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Beaufort Waterfront Operations & Finance Committee
1:00 PM Thursday, March 5, 2026
Train Depot, 614 Broad Street

Call To Order

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

Roll Call

Members Present: Chair Sarah Spiegler, Vice Chair Paula Gillikin, Becky Bowler, Craig Souza, Mike Bradley, Weymouth Tillett, Barry Slade

Members Absent: Miriam Sutton (participated virtually but did not vote), Ted Morris, Vic Fasolino

Staff Present: Assistant Town Manager, Elizabeth Lewis. Lori Meehan and Bob Cole, F3 Marina.

Agenda Approval

Mr. Tillet requested to add discussion about flags to the question and answer session. Mr. Bradley requested adding a general question about parking during Big Rock to the same section. With these additions, the agenda was approved by unanimous consent.

Minutes Approval

The minutes from December 4, 2025, were approved by unanimous consent from the committee members present.

Project Updates

1. Introduce Bob Cole, F3 General Manager

Spiegler began with introductions around the table since many members had not yet met Bob Cole, the new F3 General Manager. She acknowledged founding committee member Dexter Matthews, who was no longer on the committee, as he was sworn in as a Commissioner in December 2025.

Lori Meehan (F3 Regional Operations Manager) introduced Bob Cole, explaining he had been on the job for about two and a half weeks. She shared that Bob had marine industry experience and a personal connection to Beaufort, having proposed to his wife on the docks 34 years ago when they were both stationed at Cherry Point. Bob recently completed training with other F3 general managers in Baltimore.

Bob Cole briefly addressed the committee, expressing appreciation for the warm welcome he had received from the community. He mentioned that after 25 years in the northeast, he was pleased to return to North Carolina.

2. F3 Marina Financial Report

Ms. Meehan presented a comprehensive financial report using F3's L10 format, which tracks key performance indicators (KPIs) for marina operations. She explained that Mr. Cole has specific KPIs to meet based on the original agreement when F3 took over operations.

The budget projections showed a goal of \$1.8 million in revenue from January through June 2026, with a target of 30% occupancy. Current performance was exceeding these targets significantly, with overall occupancy at 55.84% across all dock areas. The West Town docks (6 annual slips) were at 100% capacity, while other dock areas showed strong performance above projected levels.

Ms. Meehan reported that F3 currently has \$200,000 in the bank, having started with only \$70,000 in seed money from the town. A significant portion of the current balance consists of non-refundable Big Rock tournament reservations, totaling approximately \$191,000. Marketing efforts have been extensive but under budget. The website launch cost only \$2,000 of the budgeted \$10,000. Social media presence has grown to 461 Facebook followers and 142 Instagram followers since starting in mid-November. Monthly newsletters called "The Dock Docket" are being sent through Constant Contact.

The committee discussed the welcome bags being provided to transient boaters, which include local items such as pound cake from Beaufort Grocery and promotional materials from local businesses. Ms. Meehan emphasized the importance of creating memorable experiences.

Financial results for January showed the marina performed better than expected, achieving a net operating income of \$2,858 despite budget projections showing a loss for the first quarter. This positive variance was attributed to higher than expected transient revenue and controlled expenses.

3. Status of the Fuel Tank Installation Process

The fuel tank installation by Oakes Grading remains on time and on budget, with target completion of April 1, 2026. Thomas Simpson Construction is completing the roadway and parking lot paving work. Chair Spiegler praised the collaborative effort, noting the significant time investment by town staff in this project.

4. Fueling Cart Investment and Repayment Plan

The committee learned that the previous fueling carts did not remain with the facility as expected, requiring the purchase of new equipment. Four new carts are needed at \$20,000 each, though six in total would be ideal.

Jim Davis, the fuel supplier, agreed to purchase four carts and charge F3 fifty cents per gallon until they are paid back, rather than accepting a five cents per gallon fee in perpetuity. Laurie calculated that the perpetual fee would have cost approximately \$500,000 over ten years based on projected fuel sales. The carts should be paid off by the end of Big Rock tournament in July based on current fuel sale projections.

Mr. Cole expressed safety concerns about the older equipment on D dock, noting potential injury risks for staff members, particularly smaller employees like administrative manager Sarah Bell who would be required to handle heavy fuel lines.

5. Commercial Operator Area Improvement Plan

Chair Spiegler and Town Assistant Manager Elizabeth Lewis presented the need for upgrades to the commercial operator space east of the marina where vessels like the lookout, parasail boats, ferries, and other commercial operators dock.

The proposal involves installing new floating docks and gangways while demolishing existing structures to improve safety and functionality. Three quotes were received: C3 Scott Marine Contracting at \$68,500 (lowest), Carter Marine at \$80,100, and Coastal Classic Construction at \$95,000.

Staff recommended accepting the lowest bid from C3 Scott Marine Contracting. The CAMA permit was submitted the day of the meeting, with construction expected to begin in the third week of April and complete within two weeks, weather permitting.

Committee members expressed concern about accommodating commercial operators during construction. Laurie assured that operators would have access to better spaces during the construction period, utilizing inside dock areas and other available locations.

The improvements would justify rate adjustments for commercial operators, with Laurie calculating potential revenue of \$104,640 annually based on current linear footage and proposed rates. The committee noted that previous rate increases had already been approved by the Board of Commissioners to take effect January 2027.

Vice Chair Gillikin made a motion recommending support of the commercial operator area improvement plan to the Board of Commissioners, with the understanding that commercial operators would have adequate space during the construction phase. The committee approved the motion by unanimous consent.

BWOF Members Q/A

- Dock and Dine (3-hour time limit)

The committee discussed the proposed Dock and Dine program, which would allow boaters to dock free of charge for up to three hours with proof of insurance submitted through the DockWa reservation system. Under the proposal, six slips would be designated for Dock and Dine use.

Chair Spiegler shared the program would help maintain Beaufort's traditional access for visiting boaters while meeting insurance requirements associated with professional marina management.

Mr. Tillett expressed concerns regarding the limited number of designated slips, noting that during slower periods the marina may have vacant transient slips while the six Dock and Dine spaces remain occupied. He stated this could result in local boaters being turned away and could negatively impact waterfront businesses.

Ms. Meehan acknowledged the concern but explained that expanding the number of Dock and Dine slips would require amendments to the marina management agreement and could increase staffing needs during periods that have historically been low activity. She noted that additional transient slips remain available at the standard docking rate.

The committee also discussed the proposed insurance requirement.

Vice Chair Gillikin noted that North Carolina does not require boat insurance, which may present challenges for some recreational boaters. Mr. Cole explained that insurance verification is a

standard industry practice and necessary for marina operator liability coverage. He noted that the DockWa system allows users to upload and store insurance documentation for future visits.

Committee members discussed the need for public education and outreach regarding the new insurance requirements and possible options for obtaining coverage. Additional suggestions included evaluating docking availability during slower periods and reviewing the Dock and Dine program after implementation.

The committee agreed F3 should monitor usage data and revisit the program following the upcoming season to determine if adjustments are warranted. In the meantime, F3 staff would continue exploring ideas and potential solutions to help address Mr. Tillett's concerns.

Mr. Bradley had questions about parking during Big Rock. Ms. Lewis shared many boaters buy weekly parking passes during the event and did not anticipate it being a problem. It was also noted that there are many free on-street parking options available throughout the downtown area.

The committee also discussed the nautical flags displayed along the central boardwalk area. Mr. Tillett expressed concerns regarding the flags and requested that the current flag sizes remain unchanged.

Ms. Meehan expressed concern regarding the placement of the American flag, noting that while the current arrangement may be appropriate on a ship's mast, it may not be appropriate for a flag display on land.

Next Steps/Wrap Up

Chair Spiegler announced the next quarterly meeting is scheduled for June 4, 2026, though she acknowledged this conflicts with Big Rock activities. Additional meetings are planned for September and December 2026, with special meetings available as needed.

She thanked Ms. Meehan and Mr. Cole for their comprehensive presentation and expressed appreciation for all committee members and Town staff. The meeting concluded with recognition of the significant progress made since F3 began operations.

Adjourn

The meeting adjourned at 3:01 PM.

	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27
Income							
4000 Sales - Rentals							
4010 Slip Rental - Annual	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	3,360.00
4020 Slip Rental - Monthly	19,407.00	19,407.00	19,407.00			19,407.00	19,407.00
4040 Slip Rental - Transient				181,617.60	181,617.60		
4050 Slip Rental - Commercial	7,626.25	7,626.25	7,626.25	7,626.25	11,878.75	7,626.25	11,100.00
Total 4000 Sales - Rentals	\$ 30,393.25	\$ 30,393.25	\$ 30,393.25	\$ 192,603.85	\$ 196,856.35	\$ 30,393.25	\$ 33,867.00
4100 Sales - Retail							
4120 Fuel Sales - Diesel	100,000.00	100,000.00	100,000.00	500,000.00	500,000.00	100,000.00	50,000.00
4140 Ice Sales	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Total 4100 Sales - Retail	\$ 100,200.00	\$ 100,200.00	\$ 100,200.00	\$ 500,200.00	\$ 500,200.00	\$ 100,200.00	\$ 50,200.00
4200 Sales - Services							
4210 Electricity Reimbursement	7,745.25	7,745.25	7,745.25	7,745.25	7,745.25	7,745.25	7,745.25
Total 4200 Sales - Services	\$ 7,745.25	\$ 7,745.25	\$ 7,745.25	\$ 7,745.25	\$ 7,745.25	\$ 7,745.25	\$ 7,745.25
4300 Sales - Other							
4330 Credit Card Surcharge Fees	4,150.16	4,150.16	4,150.16	21,016.47	21,144.05	4,150.16	2,754.37
Total 4300 Sales - Other	\$ 4,150.16	\$ 4,150.16	\$ 4,150.16	\$ 21,016.47	\$ 21,144.05	\$ 4,150.16	\$ 2,754.37
Total Income	\$ 142,488.66	\$ 142,488.66	\$ 142,488.66	\$ 721,565.57	\$ 725,945.65	\$ 142,488.66	\$ 94,566.62
Cost of Goods Sold							
5000 Cost of Goods Sold							
5020 COGS - Fuel Sales - Diesel	75,000.00	75,000.00	75,000.00	375,000.00	375,000.00	75,000.00	37,500.00
5040 COGS - Ice Sales	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Total 5000 Cost of Goods Sold	\$ 75,100.00	\$ 75,100.00	\$ 75,100.00	\$ 375,100.00	\$ 375,100.00	\$ 75,100.00	\$ 37,600.00
Total Cost of Goods Sold	\$ 75,100.00	\$ 75,100.00	\$ 75,100.00	\$ 375,100.00	\$ 375,100.00	\$ 75,100.00	\$ 37,600.00
Gross Profit	\$ 67,388.66	\$ 67,388.66	\$ 67,388.66	\$ 346,465.57	\$ 350,845.65	\$ 67,388.66	\$ 56,966.62
Expenses							
6000 Payroll Expenses							
6010 Payroll - Regional Manager	1,255.80	1,255.80	1,255.80	1,255.80	1,255.80	1,255.80	1,255.80
6020 Payroll - General Manager	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	10,020.83
6030 Payroll - Maintenance Supervisor	11,308.13	11,308.13	11,308.13	11,308.13	11,308.13	11,308.13	11,308.13
6040 Payroll - Administrative Assistant	5,633.33	5,633.33	5,633.33	5,633.33	5,633.33	5,633.33	5,633.33
6050 Payroll - Dockhands	7,967.79	7,967.79	7,967.79	7,967.79	7,967.79	7,967.79	7,967.79

Total 6000 Payroll Expenses	\$ 36,185.88	\$ 36,185.88	\$ 36,185.88	\$ 36,185.88	\$ 36,185.88	\$ 36,185.88	\$ 36,185.88	\$ 36,185.88
6100 Utilities								
6110 Electricity	6,735.00	6,735.00	6,735.00	6,735.00	6,735.00	6,735.00	6,735.00	6,735.00
6130 Water	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00
6140 Sewer								
6150 Trash & Recycling	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00
6160 Internet	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
6170 Telephone								
Total 6100 Utilities	\$ 8,735.00	\$ 8,735.00	\$ 8,735.00	\$ 8,735.00	\$ 8,735.00	\$ 8,735.00	\$ 8,735.00	\$ 8,735.00
6200 Insurance	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33
6300 Repairs & Maintenance								
6310 R&M - Docks	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00
6360 Grounds / Landscaping	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
6390 R&M - Other								
Total 6300 Repairs & Maintenance	\$ 2,483.00	\$ 2,483.00	\$ 2,483.00	\$ 2,483.00	\$ 2,483.00	\$ 2,483.00	\$ 2,483.00	\$ 2,483.00
6500 General & Administrative								
6520 Credit Card Processing Fees	4,150.16	4,150.16	4,150.16	21,016.47	21,144.05	4,150.16	2,754.37	
6530 Software	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33
6540 Licenses & Permits								
6550 Membership Dues								
6570 Uniforms	102.08	102.08	102.08	102.08	102.08	102.08	102.08	102.08
6580 Travel	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
6590 Office Supplies	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00
Total 6500 General & Administrative	\$ 5,410.57	\$ 5,410.57	\$ 5,410.57	\$ 22,276.88	\$ 22,404.46	\$ 5,410.57	\$ 4,014.78	
6600 Marketing	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	2,083.00
6700 Legal & Professional Fees								
6740 Management Fees	4,042.30	4,042.30	4,042.30	21,414.61	21,546.01	4,042.30	2,604.64	
Total 6700 Legal & Professional Fees	\$ 4,042.30	\$ 4,042.30	\$ 4,042.30	\$ 21,414.61	\$ 21,546.01	\$ 4,042.30	\$ 2,604.64	
Total Expenses	\$ 72,273.08	\$ 72,273.08	\$ 72,273.08	\$ 106,511.70	\$ 106,770.68	\$ 72,273.08	\$ 69,439.63	
Net Operating Income	-\$ 4,884.42	-\$ 4,884.42	-\$ 4,884.42	\$ 239,953.87	\$ 244,074.97	-\$ 4,884.42	-\$ 12,473.01	
Other Expenses								
8100 Capital Expenditures								
8110 CAPEX - WIFI								
8120 CAPEX - WEBSITE								

8130 CAPEX - DREDGING	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	10,416.00
8190 CAPEX - OTHER							
Total 8100 Capital Expenditures	\$ 10,416.00	\$ 10,416.00	\$ 10,416.00	\$ 10,416.00	\$ 10,416.00	\$ 10,416.00	\$ 10,416.00
8200 Debt Service	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	24,000.00
Total Other Expenses	\$ 34,416.00	\$ 34,416.00	\$ 34,416.00	\$ 34,416.00	\$ 34,416.00	\$ 34,416.00	\$ 34,416.00
Net Other Income	-\$ 34,416.00	-\$ 34,416.00	-\$ 34,416.00	-\$ 34,416.00	-\$ 34,416.00	-\$ 34,416.00	-\$ 34,416.00
Net Income	-\$ 39,300.42	-\$ 39,300.42	-\$ 39,300.42	\$ 205,537.87	\$ 209,658.97	-\$ 39,300.42	-\$ 46,889.01

Feb-27	Mar-27	Apr-27	May-27	Jun-27	Budget FY2027	Budget FY2026	\$ Change	% Change
3,360.00	3,360.00	3,360.00	3,360.00	3,360.00	40,320.00	20,160.00	20,160.00	1.00
19,407.00	19,407.00				135,849.00	47,250.00	88,599.00	1.88
		181,617.60	181,617.60	284,382.60	1,010,853.00	611,187.51	399,665.49	0.65
11,100.00	11,100.00	11,100.00	11,100.00	11,100.00	116,610.00	46,447.50	70,162.50	1.51
\$ 33,867.00	\$ 33,867.00	\$ 196,077.60	\$ 196,077.60	\$ 298,842.60	\$ 1,303,632.00	\$ 725,045.01	\$ 578,586.99	\$ 5.04
50,000.00	50,000.00	300,000.00	300,000.00	600,000.00	2,750,000.00	1,200,000.00	1,550,000.00	1.29
200.00	200.00	200.00	200.00	1,000.00	3,200.00	1,750.00	1,450.00	0.83
\$ 50,200.00	\$ 50,200.00	\$ 300,200.00	\$ 300,200.00	\$ 601,000.00	\$ 2,753,200.00	\$ 1,201,750.00	\$ 1,551,450.00	\$ 1.29
7,745.25	7,745.25	7,745.25	7,745.25	7,745.25	92,943.00	56,350.00	36,593.00	0.65
\$ 7,745.25	\$ 7,745.25	\$ 7,745.25	\$ 7,745.25	\$ 7,745.25	\$ 92,943.00	\$ 56,350.00	\$ 36,593.00	\$ 0.65
2,754.37	2,754.37	15,120.69	15,120.69	27,227.64	124,493.29	59,494.35	64,998.94	1.09
\$ 2,754.37	\$ 2,754.37	\$ 15,120.69	\$ 15,120.69	\$ 27,227.64	\$ 124,493.29	\$ 59,494.35	\$ 64,998.94	\$ 1.09
\$ 94,566.62	\$ 94,566.62	\$ 519,143.54	\$ 519,143.54	\$ 934,815.49	\$ 4,274,268.29	\$ 2,042,639.36	\$ 2,231,628.93	\$ 1.09
37,500.00	37,500.00	225,000.00	225,000.00	450,000.00	2,062,500.00	900,000.00	1,162,500.00	1.29
100.00	100.00	100.00	100.00	500.00	1,600.00	875.00	725.00	0.83
\$ 37,600.00	\$ 37,600.00	\$ 225,100.00	\$ 225,100.00	\$ 450,500.00	\$ 2,064,100.00	\$ 900,875.00	\$ 1,163,225.00	\$ 1.29
\$ 37,600.00	\$ 37,600.00	\$ 225,100.00	\$ 225,100.00	\$ 450,500.00	\$ 2,064,100.00	\$ 900,875.00	\$ 1,163,225.00	\$ 1.29
\$ 56,966.62	\$ 56,966.62	\$ 294,043.54	\$ 294,043.54	\$ 484,315.49	\$ 2,210,168.29	\$ 1,141,764.36	\$ 1,068,403.93	\$ 0.94
1,255.80	1,255.80	1,255.80	1,255.80	1,255.80	15,069.60	5,670.10	9,399.50	1.66
10,020.83	10,020.83	10,020.83	10,020.83	10,020.83	120,250.00	63,000.00	57,250.00	0.91
11,308.13	11,308.13	11,308.13	11,308.13	11,308.13	135,697.54	35,380.80	100,316.74	2.84
5,633.33	5,633.33	5,633.33	5,633.33	5,633.33	67,600.00	19,656.00	47,944.00	2.44
7,967.79	7,967.79	7,967.79	7,967.79	7,967.79	95,613.44	83,538.00	12,075.44	0.14

\$ 36,185.88	\$ 36,185.88	\$ 36,185.88	\$ 36,185.88	\$ 36,185.88	\$ 434,230.58	\$ 207,244.90	\$ 226,985.68	\$ 1.10
6,735.00	6,735.00	6,735.00	6,735.00	6,735.00	80,820.00	49,000.00	31,820.00	0.65
1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	15,000.00	6,000.00	9,000.00	1.50
					0.00	1,500.00	-1,500.00	-1.00
500.00	500.00	500.00	500.00	500.00	6,000.00	6,000.00	0.00	0.00
250.00	250.00	250.00	250.00	250.00	3,000.00	4,200.00	-1,200.00	-0.29
					0.00	1,500.00	-1,500.00	-1.00
\$ 8,735.00	\$ 8,735.00	\$ 8,735.00	\$ 8,735.00	\$ 8,735.00	\$ 104,820.00	\$ 68,200.00	\$ 36,620.00	\$ 0.54
13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	160,000.00	80,000.00	80,000.00	1.00
2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	24,996.00	25,000.00	-4.00	0.00
400.00	400.00	400.00	400.00	400.00	4,800.00	3,000.00	1,800.00	0.60
					0.00	8,621.74	-8,621.74	-1.00
\$ 2,483.00	\$ 2,483.00	\$ 2,483.00	\$ 2,483.00	\$ 2,483.00	\$ 29,796.00	\$ 36,621.74	-\$ 6,825.74	-\$ 0.19
2,754.37	2,754.37	15,120.69	15,120.69	27,227.64	124,493.29	59,494.35	64,998.94	1.09
708.33	708.33	708.33	708.33	708.33	8,499.96	7,850.67	649.29	0.08
					0.00	1,000.00	-1,000.00	-1.00
					0.00	499.98	-499.98	-1.00
102.08	102.08	102.08	102.08	102.08	1,224.96	900.00	324.96	0.36
250.00	250.00	250.00	250.00	250.00	3,000.00	3,000.00	0.00	0.00
200.00	200.00	200.00	200.00	200.00	2,400.00	6,000.00	-3,600.00	-0.60
\$ 4,014.78	\$ 4,014.78	\$ 16,381.10	\$ 16,381.10	\$ 28,488.05	\$ 139,618.21	\$ 78,745.00	\$ 60,873.21	\$ 0.77
2,083.00	2,083.00	2,083.00	2,083.00	2,083.00	24,996.00	28,833.33	-3,837.33	-0.13
2,604.64	2,604.64	15,341.95	15,341.95	27,812.11	125,439.75	61,279.18	64,160.57	1.05
\$ 2,604.64	\$ 2,604.64	\$ 15,341.95	\$ 15,341.95	\$ 27,812.11	\$ 125,439.75	\$ 61,279.18	\$ 64,160.57	\$ 1.05
\$ 69,439.63	\$ 69,439.63	\$ 94,543.26	\$ 94,543.26	\$ 119,120.37	\$ 1,018,900.54	\$ 560,924.15	\$ 457,976.39	\$ 0.82
-\$ 12,473.01	-\$ 12,473.01	\$ 199,500.28	\$ 199,500.28	\$ 365,195.12	\$ 1,191,267.75	\$ 580,840.21	\$ 610,427.54	\$ 1.05
					0.00	10,000.00	-10,000.00	-1.00
					0.00	10,000.00	-10,000.00	-1.00

10,416.00	10,416.00	10,416.00	10,416.00	10,416.00	124,992.00	50,000.00	74,992.00	1.50
					0.00	50,000.00	-50,000.00	-1.00
\$ 10,416.00	\$ 10,416.00	\$ 10,416.00	\$ 10,416.00	\$ 10,416.00	\$ 124,992.00	\$ 120,000.00	\$ 4,992.00	\$ 0.04
24,000.00	24,000.00	24,000.00	24,000.00	24,000.00	288,000.00	143,000.00	145,000.00	1.01
\$ 34,416.00	\$ 34,416.00	\$ 34,416.00	\$ 34,416.00	\$ 34,416.00	\$ 412,992.00	\$ 263,000.00	\$ 149,992.00	\$ 0.57
-\$ 34,416.00	-\$ 34,416.00	-\$ 34,416.00	-\$ 34,416.00	-\$ 34,416.00	-\$ 412,992.00	-\$ 263,000.00	-\$ 149,992.00	\$ 0.57
-\$ 46,889.01	-\$ 46,889.01	\$ 165,084.28	\$ 165,084.28	\$ 330,779.12	\$ 778,275.75	\$ 317,840.21	\$ 460,435.54	\$ 1.45

Beaufort Town Docks Proposed Fee Schedule July 2026 – June 2027

	Current 2026	Proposed 2027
Transient Slips	\$1.95 – \$3.95per foot (per night) 35 foot minimum	\$1.95 – \$3.95per foot (per night) 35 foot minimum
	\$3.75 - \$5.75 per foot (per night) 50 foot minimum	\$4.00 - \$6.50 per foot (per night) 50 foot minimum
	\$4.95 – \$6.95 per foot (per night) linear feet T head up to 80’	\$5.00 – \$7.00 per foot (per night) linear feet T head up to 80’
	\$5.95 - \$7.95 per foot (per night) linear feet T head 81-99’	\$6.00 - \$8.00 per foot (per night) linear feet T head 81-99’
	\$6.95 - \$8.95 per foot (per night) linear feet T head 100’ and greater	\$7.00 - \$9.00 per foot (per night) linear feet T head 100’ and greater
	Catamarans inside of D dock pay for two slips: \$3.75 - \$5.75 per foot (per night) 50-foot minimum x 2	Catamarans inside of D dock pay for two slips: \$4.00 - \$6.50 per foot (per night) 50-foot minimum x 2
Existing Commercial Operators	\$13.50 per foot (monthly)	\$20.00 per foot (monthly)
New Commercial Operators	\$16.00 per foot (monthly)	\$20.00 per foot (monthly)
Annual Slip rental	\$16.00 per foot (monthly)	\$20.00 per foot (monthly)
Winter Dockage January 1 – April 1	\$10.50 per foot (monthly) with a minimum of 50 feet	\$11.00 per foot (monthly) with a minimum of 50 feet
Day Dock Fee	Free up to 3-hours \$1.95 - \$3.95 per foot (per night) if they remain docked	Free up to 3-hours \$1.95 - \$3.95 per foot (per night) if they remain docked
Daily Electric Panel Charges 30 amp	\$15 per night per cord	\$15 per night per cord
50 amp	\$30 per night per cord	\$30 per night per cord
100 amp	\$60 per night single phase / \$120 per night 3-phase	\$60 per night single phase / \$120 per night 3-phase
Monthly Electric Panel Charges 30 amp	\$125 per month per cord	\$125 per month per cord
50 amp	\$250 per month per cord	\$250 per month per cord
100 amp	\$500 per month single phase / \$1000 per month 3-phase	\$500 per month single phase / \$1000 per month 3-phase