



Board of Commissioners Agenda

Town of Swansboro

Tuesday, January 13, 2026

Board Members

William Justice, Mayor | Jeffrey Conaway, Mayor Pro Tem | Douglas Eckendorf, Commissioner
Tamara Pieratti, Commissioner | Wayne Herbert, Commissioner | Timothy Vannoy, Commissioner

I. Call to Order/Opening Prayer/Pledge

II. Public Comment

Citizens have an opportunity to address the Board for no more than three minutes per speaker regarding items listed on the agenda. There is a second opportunity at the end of the agenda for the public to address the Board on items not listed on the agenda.

III. Adoption of Agenda and Consent Items

The Town Clerk respectfully submits to the Board, the Regular Agenda and the below consent items, which are considered to be of general agreement and little or no controversy. These items may be voted on as a single group without Board discussion "or" if so desired, the Board may request to remove any item(s) from the consent agenda and placed for consideration separately.

III. Consent Items:

- a. December 9, 2025, Regular Meeting Minutes
- b. December 10, 2025, Special Meeting Minutes
- c. December 10, 2025, Closed Session Minutes
- d. FY 26-27 Budget Schedule

IV. Appointments/Recognitions/Presentations

a. Board Appointments

Presenter: Alissa Fender, MMC – Town Clerk

Due to expiration of terms, board appointments are needed for the Planning Board, Tourism Development Authority, and the Historic Preservation Commission.

Recommended Action:

- 1. Consider appointments to the Planning Board.*
- 2. Consider appointments to the TDA.*
- 3. Consider appointments to the Historic Preservation Commission.*

V. Public Hearing – None

VI. Business Non-Consent

a. Ward Farm Village Preliminary Plat Modification

Presenter: Rebecca Brehmer, CFM, CZO- Town Planner

Ward Farm, LLC is requesting an amendment to the preliminary plat that was previously approved for Ward Farm Village Subdivision, located on Deer Island Road located within Swansboro town limits and zoned R-8 SF.

Recommended Action: Motion to approve or deny the Ward Farm Subdivision Preliminary Plat Modification.

b. Advisory Board Discussion/Direction

Presenter: Jonathan Barlow – Town Manager

Discussion related to the established ad-hoc EOC Site Selection Committee and Swimming Pool Committee was requested by the board.

Recommended Action: Discuss and provide directions to staff related to the EOC Site Selection Committee and the Swimming Pool Committee.

c. Future Agenda Topics

Presenter: Alissa Fender – Town Clerk

Future agenda items are shared for visibility and comment. In addition, an opportunity is provided for the Board to introduce items of interest and subsequent direction for placement on future agendas.

Recommended Action: Discuss and provide any guidance.

VII. Items Moved from Consent

VIII. Public Comment

Citizens have an opportunity to address the Board for no more than five minutes regarding items not listed on the Agenda.

IX. Manager's Comments

X. Board Comments

XI. Closed Session

XII. Adjournment