

**Town of Swansboro**  
**Board of Commissioners**  
**January 27, 2026**  
**Regular Meeting Minutes**

In attendance: Mayor William Justice, Mayor Pro Tem Jeffrey Conaway, Commissioner Douglas Eckendorf, Commissioner Tamara Pieratti, Commissioner Tim Vannoy, and Commissioner Wayne Herbert.

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**Call to Order/Opening Prayer/Pledge**

The meeting was called to order at 6:00 pm and Mayor Justice led the Pledge of Allegiance.

**Public Comment**

Citizens were offered an opportunity to address the Board regarding items listed on the agenda. No comments were given.

**Adoption of Agenda and Consent Items**

On a motion by Mayor Pro Tem Conaway, seconded by Commissioner Herbert, the agenda as prepared and the below consent items were unanimously approved.

- Budget Ordinance Amendment #2026-4
- Resolution Declaring Official Intent to Reimburse Expenditures-Police Interceptor Vehicles
- Resolution Dissolving the EOC/PSB Site Selection Committee
- Property Easement for 199 Williams Road/ONWASA Wastewater Treatment Facility
- Tax Refund Requests

**Appointments/Recognitions/Presentations**

*FY 2024-2025 Audit Report*

Gregory Redman, CPA, presented the audit report for the fiscal year ending June 30, 2025, confirming that the Town received an unmodified opinion, indicating that the financial statements were free of material issues. He outlined the general fund's strong financial position, including \$5.2 million in cash, \$133,000 in restricted Powell Bill funds, no general-fund debt, and an unassigned fund balance of \$3,673,757.

Revenues totaled \$6.1 million, and expenditures totaled \$6,522,480, resulting in a net decrease of approximately \$73,000 after accounting for a \$349,860 equipment loan. Despite the slight decrease, the town effectively broke even. The unassigned fund balance ratio stood at 56%, down from 74% the prior year due to \$1.2 million in capital asset purchases, but it remained well above the Local Government Commission's 34% benchmark and close to the 63% average for similar-sized municipalities.

Mr. Redman also reviewed the proprietary funds, reporting \$29,000 in stormwater income and a \$1,300 deficit in the solid waste fund, largely due to \$17,000 in depreciation. The town's property tax collection rate remained high at 98.57%, outperforming several comparable towns. He noted new loans related to equipment purchases, confirmed ongoing state-funded pension obligations, and reported an OPEB liability of \$374,194.

Mr. Redman shared that the town also received its 29th consecutive Certificate of Achievement for Excellence in Financial Reporting, reflecting the finance department's diligence and accuracy.

### **Public Hearing**

#### *UDO Text Amendment – Establishing §152.034 Appearance Commission*

Town Manager Jon Barlow presented the proposed ordinance to establish an Appearance Commission. The Board had previously discussed options for a beautification committee, and this ordinance was the option they wanted to consider. The draft ordinance proposed a 7-member commission appointed by the Board, with members required to be Swansboro residents, serving staggered 3-year terms with a limit of two consecutive full terms. The commission would select a chair and vice-chairman annually, the town clerk would serve as secretary, and meetings would be held monthly under open meeting laws.

Manager Barlow highlighted paragraph 5, which involved plans for improved appearance on both public and private property, and paragraph 7, which dealt with recommendations for ordinance amendments affecting zoning and subdivision changes. The Board's intent was to focus the commission's duties on beautification, landscaping, and signage, rather than expanding into broader regulatory powers.

The public hearing was opened at 6:19 pm then closed, no comments were offered.

Attorney Francis Rasberry noted the ordinance should include extraterritorial jurisdiction (ETJ) representation and that he had missed that detail in his review. After a discussion on Historic Preservation Commission (HPC) involvement, the Board agreed on some level of HPC liaison but would determine more details on that matter at a later time.

On a motion by Commissioner Pieratti, seconded by Commissioner Eckendorf, Ordinance 2026-O1 establishing the Appearance Committee as a Town Advisory Board was unanimously approved with the following amendments:

- 1) include ETJ representation in section (B) *Membership*
- 2) remove the term "and private" from section (E) *Powers and Duties (5)*
- 3) eliminate in its entirety, section (E) *Powers and Duties (7)*

*Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)*

Planner Rebecca Brehmer presented a rezoning request from Pinnacle Construction and Development LLC for a 1-acre property on Swansboro Loop Road. The request sought to change the zoning from RA (Residential/Agricultural) to R10SF (single-family residential). The applicant was under contract to purchase the property, contingent upon rezoning approval, with plans to subdivide the land and construct single-family homes.

Planner Brehmer highlighted that the current RA zoning requires 1-acre minimum lot sizes, thus hindering subdivision. An R10SF designation would allow 10,000 square-foot lots, permitting the potential creation of up to four lots on the acre. Although the CAMA Land Use Plan lists the area as RA to preserve agricultural lands, adjacent properties are currently zoned R10SF and R20SF residential. The Planning Board did not recommend approval due to inconsistency with the future land use plan.

In response to an inquiry from the board, Planner Brehmer shared that the adjacent property for the Sand Dollar Homes subdivision, was rezoned around 2023-2024. The R10 zoning of other properties predated her tenure.

The public hearing was opened at 6:28 pm and the following individuals spoke:

Vicki Brown of 601 West Broad Street opposed the rezoning, referencing the area's existing developments like a new housing project at the entrance and the approved 50-home Sand Dollar development. She worried about Loop Road becoming a detour for Highway 24 traffic and questioned continual ignorance of the land use plan and Planning Board recommendations, deeming four homes on one acre too dense.

Helen Cizerle of 303 River Reach Court also opposed, initially thinking it would be for one house, but objected to four. He expressed concerns over increased traffic problems, speeding, and red-light infractions, noting the town has higher priorities like the previous Flybridge project rezoning issue and school intersections.

Cynthia LeCorte of 220 Elm Street supported the request, stating living in a town like Swansboro, within an ETJ, means developing an area with expected noise and traffic—this isn't rural living. She recalled citizen demands during the Flybridge discussions for affordable single-family homes for EMS workers, police, teachers, and military families over apartments. She saw this as a chance to provide such homes and argued Swansboro should operate as the town it is.

The public hearing was closed at 6:34 pm.

Commissioner Eckendorf raised a procedural issue, noting a Planning Board member had mention to him and other board members that he had “misvoted” due to confusion. If voted differently, it would have shifted the recommendation to a tie and that he supported sending it back to the planning board for review again. Commissioner

Eckendorf shared his support to approve the rezoning, noting its common-sense growth potential with possibly 2-4 houses, a minimal traffic effect, and catering to middle-income residents earning \$60,000-\$80,000 annually.

Commissioner Wayne Herbert questioned sending cases back to the Planning Board after a vote, worried about setting new precedents.

Mayor Justice confirmed past instances where matters had been sent back.

Mayor Pro Tem Conaway agreed with sending back to the planning board for reconsideration, noting there were absences and hopefully the planning board could vote again with all members present.

On a motion by Commissioner Eckendorf, seconded by Mayor Pro Tem Conaway, the rezoning request would be sent back to the Planning Board for reconsideration. The motion passed 3:2.

Ayes: Eckendorf, Conaway, and Pieratti

Noes: Herbert, Vannoy

### **Business Non-Consent**

#### *EOC/PSB Design-Build Firm Selection*

Town Manager Barlow reviewed that the Town solicited Requests for Qualifications (RFQ) for Design-Build services for the construction of the new Emergency Operations Center/Public Safety Center and staff interviewed two firms. Both applicants, Oakley Collier and Bobbitt had extensive experience, but Fire Chief Randall and Police Chief Taylor felt Bobbitt was a better fit. Manager Barlow proposed entering contract negotiations with Bobbitt.

In response to an inquiry from the board, Manager Barlow shared that those involved with interviews were, himself, Fire Chief Randall, and Police Chief Taylor.

On a motion by Commissioner Eckendorf, seconded by Commissioner Pieratti, with unanimous approval, staff was authorized to enter contract negotiations with Bobbitt for Design Build Services.

#### *Correction to Public Safety Salary Schedule FY 2025-2026*

Finance Director Sonia Johnson presented a correction to the public safety salary schedule that was adopted with the FY 2025-2026 budget. She explained that staff identified an administrative error where the minimum salary column didn't update correctly to reflect the Board-approved 1.5% cost of living adjustment. The formula error had been corrected in the revised schedules. She emphasized no employee salaries were affected, and the budgeted amounts were already included in the approved budget.

On a motion by Mayor Pro Tem Conaway, seconded by Commissioner Pieratti, the Amended Salary Schedule for Public Safety for FY 2025-2026 was unanimously approved.

#### *Monthly Financial Report as of December 2025*

Finance Director Sonia Johnson presented the December 2025 financial report. She highlighted the following points:

- The two-year comparison showed an excess of revenues over expenditures with encumbrances of \$514,007, and ad valorem tax collections were at 81.22% as of December 31.
- For actual revenues and expenditures (without encumbrances), the Town had an excess of \$705,325, with total expenditures at 43.09% of budget, which was 6.91% below the monthly projection of 50%.
- A few departments exceeded the 50% threshold—most notably Non-Departmental (65.9%), due to annual insurance and workers' compensation premiums paid upfront, and Emergency Management (63.8%), due to software costs—while most departments were near expected spending levels.
- The Stormwater Enterprise Fund showed an excess of revenues over expenditures of \$78,389; Finance Director Johnson noted that the continued absence of a Public Works Director was affecting spending, though stormwater project planning is underway.
- The Solid Waste Enterprise Fund showed a temporary deficit of \$4,865 due to the December-to-January payment lag, and Finance Director Johnson emphasized that she had no concerns about this timing issue.

Overall, Finance Director Johnson reported that one debt payment had been made in December on the jet-vac truck lease and that the TD Bank balance had decreased due to the recent land purchase for the EOC/PSB site.

Mayor Justice noted positively that approximately \$119,000 in debt related to fire trucks, sleeping quarters, and vehicle leases is expected to come off the books by year-end.

In response to an inquiry from the board, Finance Director Johnson confidently shared that she had no concerns, crediting strong department heads and staff, and assured the Board that she would immediately bring forward any issues.

#### *Future Agenda Topics*

Future agenda items were shared for visibility and comments. In addition, an opportunity was provided for the board to introduce items of interest and subsequent direction for placement on future agendas. No additional items were added.

## **Public Comment**

Citizens were offered an opportunity to address the Board for no more than five minutes regarding items not listed on the agenda. No comments were made.

## **Manager's Comments**

Town Manager Jon Barlow provided updates on several projects.

- Main Street Dock Replacement Project: Contracts from Coastal Management have been received and signed; the Town will now complete the CAMA permit, acquire a design firm, and bid the project. The full process—design, bidding, permitting, and construction—is expected to take about one year within the 18-month grant cycle ending June 2027.
- Public Safety Building Mold Remediation: Completed the week prior, under the \$11,500 estimate, and staff reported significant improvement in air quality.
- NCDOT Pedestrian Improvement Project: Surplus funds for small state-road projects; through JUMPO, were available and four pedestrian projects were submitted. The Hammocks Beach Road/West Corbett Avenue project was selected for preliminary design. Features include high-visibility crosswalks, ADA-compliant pedestrian signals, and illuminated signs.

In response to directions and/or comments from the board, Manager Barlow reviewed that he would be engaging Onslow County for potential grant support for the public safety building, gather additional details on the new Fire Commission being created by Onslow County securing representation for the Swansboro area, and shared that the revised/updated Personnel policy was currently with the Town Attorney for review.

## **Board Comments**

Commissioner Vannoy remarked that the town was in a strong position as it advances the public safety building project, he noted opportunities to learn from recently completed facilities in Onslow County. He offered to reach out to contacts to gather lessons learned. Commissioner Vannoy also complimented Finance Director Johnson and her team for their comprehensive financial package and thanked Town Clerk Fender and her staff for their excellent coordination of the recent Essentials of Municipal Government training that the commissioners recently attended.

Commissioner Eckendorf thanked attendees and reflected on a recent training exercise where commissioners listed why they ran for office, noting his own motivations: a desire to serve, represent residents, and protect individual liberties. He acknowledged that disagreements are inevitable but emphasized the Board's responsibility to make progress for the good of the town. Commissioner Eckendorf encouraged partnering with Onslow County on the public safety building, reminded members to stay focused on their elected purpose while leaving daily operations to the manager, and praised the Board for remaining respectful despite differences. He also announced the swimming pool

committee meeting the following evening at the recreation center for those interested in early survey results.

Mayor Pro Tem Conaway praised Finance Director Johnson for her consistent high-quality work and thanked Rebecca Brehmer for meeting with him on short notice to address questions. He recognized Parks and Recreation Director Anna for running a department that rarely draws complaints and acknowledged Police Chief Dwayne and his officers for their professionalism during a challenging week. He concluded by noting that staff contribute greatly to the Town's success.

Commissioner Herbert thanked those who attended in person and online, then reported on his first ONWASA meeting, outlining the board's structure and ongoing projects. He highlighted two projects affecting Swansboro: relocating a Mount Pleasant Road pump station to higher ground and continuing the Highway 24 project that will expand pumping capacity to Piney Green and Camp Lejeune. He also thanked Town Clerk Fender for coordinating the recent municipal government class in Wilmington and commended Parks and Recreation for their extensive lineup of winter fitness programs and February events.

Commissioner Pieratti thanked attendees and staff, expressed appreciation for their work, and acknowledged the complexity of the financial reports while expressing gratitude for Finance Director Johnson's efforts. She also thanked her fellow commissioners.

Mayor Justice reflected on the recent Essentials of Municipal Government training, noting that the issues discussed showed Swansboro shared many of the same challenges as other municipalities. He thanked Town Clerk Fender for preparing a thorough training notebook, observing they were the only town so well-prepared. He shared his own motivations for serving the community. He praised all departments and staff, reminded the public of the February 4 budget workshop, and thanked the town manager and attorney for their continued support and diligence.

### **Adjournment**

On a motion by Mayor Pro Tem Conaway, seconded by Commissioner Pieratti, the meeting adjourned at 7:19 pm.

# Regular Meeting January 27, 2026



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**1. Please turn cell phones to “off” or “vibrate”.**

**2. The Board offers the public three opportunities to speak during the meeting:**

**A comment period is offered at the beginning and end of the meeting.**

**Please note that a separate opportunity is provided for those items requiring a public hearing.**

**Public Hearing(s) – There are 2 (two) public hearings scheduled for this meeting.**

2

# PUBLIC COMMENT

Citizen opportunity to address the Board for items listed on the agenda.

3

# AGENDA AND CONSENT ITEMS

**Action Needed:** *Motion to Adopt the Agenda as prepared (or amended) and approval of the Consent Items*

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# Presentation

## FY 2024-2025 Audit Report

Presenter: Gregory T. Redman, CPA

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### Town of Swansboro Audit Report Presentation

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## Independent Auditor's Report

### Opinion

In my opinion, based on my audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Town of Swansboro, North Carolina as of June 30, 2025, and the respective changes in financial position and cash flows, where appropriate, thereof and the respective budgetary comparison for the General Fund for the year then ended **in accordance with accounting principles generally accepted in the United States of America.**

### “Unmodified Opinion”

Reference page 1 of the Audit Report

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### Balance Sheet-Governmental Funds

	Major Funds		Non-Major Funds	Total Governmental Funds
	General Fund	State Capital Infrastructure Fund	Other Governmental Funds	
<b>Assets</b>				
Cash and cash equivalents	\$ 5,264,302	\$ -	\$ -	\$ 5,264,302
Restricted cash	133,665	9,523,762	898,742	10,556,169
Receivables, net:				
Taxes	63,598	-	-	63,598
Accounts	343,970	-	-	343,970
Leases	282,748	-	-	282,748
Grants	64,378	-	49,108	113,486
Due from other funds	-	-	-	-
<b>Total Assets</b>	<b>\$ 6,152,661</b>	<b>\$ 9,523,762</b>	<b>\$ 947,850</b>	<b>\$ 16,624,273</b>
<b>Liabilities</b>				
Liabilities payable from restricted assets	\$ -	\$ 8,961,114	\$ 48,475	\$ 9,009,589
Accounts payable and accrued liabilities	618,943	6,000	51,617	676,560
Due to other funds	-	-	-	-
Other liabilities	197,948	-	-	197,948
<b>Total Liabilities</b>	<b>\$ 816,891</b>	<b>\$ 8,967,114</b>	<b>\$ 100,092</b>	<b>\$ 9,884,097</b>
<b>Deferred Inflows of Resources</b>				
Property taxes receivable	\$ 63,598	\$ -	\$ -	\$ 63,598
Leases	282,748	-	-	282,748
<b>Total Deferred Inflows of Resources</b>	<b>\$ 346,346</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 346,346</b>
<b>Fund Balances</b>				
Restricted:				
Stabilization by State Statute	\$ 408,348	\$ -	\$ -	\$ 408,348
Streets	133,665	-	-	133,665
Capital improvements	-	556,648	847,758	1,404,406
Assigned:				
Subsequent year's expenditures	773,654	-	-	773,654
Unassigned	3,673,757	-	-	3,673,757
<b>Total Fund Balances</b>	<b>\$ 4,989,424</b>	<b>\$ 556,648</b>	<b>\$ 847,758</b>	<b>\$ 6,393,830</b>
<b>Total Liabilities, Deferred Inflows of Resources, And Fund Balances</b>	<b>\$ 6,152,661</b>	<b>\$ 9,523,762</b>	<b>\$ 947,850</b>	<b>\$ 16,624,273</b>

Reference page 18 of the Audit Report

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**Statement of Revenues, Expenditures, and Changes in Fund Balance  
Governmental Funds**

	Major		Non-Major Funds	Total Governmental Funds
	General Fund	State Capital Infrastructure Fund	Other Governmental Funds	
<b>Revenues</b>				
Ad valorem taxes	\$ 2,568,734	\$ -	\$ -	\$ 2,568,734
Other taxes and licenses	123,191	-	-	123,191
Unrestricted intergovernmental	1,979,668	-	-	1,979,668
Restricted intergovernmental	650,528	19,367	654,649	1,324,544
Permits and fees	456,028	-	-	456,028
Sales and services	460	-	-	460
Investment earnings	272,846	381,092	-	653,938
Miscellaneous	108,192	-	-	108,192
Contributions	18,309	-	-	18,309
<b>Total Revenues</b>	<b>\$ 6,177,956</b>	<b>\$ 400,459</b>	<b>\$ 654,649</b>	<b>\$ 7,233,064</b>
<b>Expenditures</b>				
<b>Current:</b>				
General government	\$ 1,047,419	\$ -	\$ -	\$ 1,047,419
Public safety	3,059,304	-	-	3,059,304
Transportation	1,072,453	-	-	1,072,453
Economic development	358,311	18,805	748,494	1,125,610
Cultural and recreational	327,350	-	-	327,350
General services	299,493	-	-	299,493
<b>Debt service:</b>				
Principal	340,118	-	-	340,118
Interest and other charges	24,032	-	-	24,032
<b>Total Expenditures</b>	<b>\$ 6,572,480</b>	<b>\$ 18,805</b>	<b>\$ 748,494</b>	<b>\$ 7,339,779</b>
Excess (Deficiency) Of Revenues Over Expenditures	\$ (344,524)	\$ 381,654	\$ (93,845)	\$ (56,715)
<b>Other Financing Sources (Use)</b>				
Loan issuance	\$ 349,860	\$ -	\$ -	\$ 349,860
Contribution from Swansboro Tourism	-	-	15,950	15,950
<b>Transfers in:</b>				
Capital projects	-	-	-	-
General fund	-	-	78,500	78,500
<b>Transfers out:</b>				
Capital projects	-	-	-	-
Other	(78,500)	-	-	(78,500)
<b>Total Other Financing Sources And Uses</b>	<b>\$ 271,360</b>	<b>\$ -</b>	<b>\$ 94,450</b>	<b>\$ 365,810</b>
<b>Net Change In Fund Balance</b>	<b>\$ (73,164)</b>	<b>\$ 381,654</b>	<b>\$ 605</b>	<b>\$ 309,095</b>
Fund balances, beginning	5,067,588	1,74,924	847,153	6,084,735
Fund balances, ending	\$ 4,994,424	\$ 556,548	\$ 847,758	\$ 6,398,730

Reference page 20 of the Audit Report

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**Unassigned Fund Balance as a  
Percentage of Total General Fund Expenditures**

	2025	2024
Unassigned fund balance	\$ 3,673,757	\$ 3,852,321
Total General Fund expenditures	6,522,480	5,198,882
<b>Unassigned fund balance as a Percentage of Total General Fund expenditures</b>	<b>56%</b>	<b>74%</b>
Unassigned fund balance at 6/30/24 as a percentage of 2024/2025 budgeted expenditures (\$7,498,704)	51%	51%
LGC recommended amount	34%	34%
Average of similar-sized towns	63%	63%

Reference page 18 and 20 of the Audit Report

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## Statement of Net Positions Proprietary Funds

	Major Enterprise Funds:		
	Stormwater Fund	Solid Waste Fund	Totals
<b>Assets</b>			
<b>Current assets:</b>			
Cash and cash equivalents	\$ 193,184	\$ 278,239	\$ 471,423
Accounts receivable (net)	178,476	-	178,476
Due from other funds	-	-	-
<b>Total Current Assets</b>	<b>\$ 371,660</b>	<b>\$ 278,239</b>	<b>\$ 649,899</b>
<b>Noncurrent assets:</b>			
<b>Capital assets:</b>			
Land and other non-depreciable assets	-	-	-
Other capital assets, net of depreciation	169,115	183,730	352,845
<b>Capital assets (net)</b>	<b>\$ 169,115</b>	<b>\$ 183,730</b>	<b>\$ 352,845</b>
<b>Total Assets</b>	<b>\$ 540,775</b>	<b>\$ 461,969</b>	<b>\$ 1,002,744</b>
<b>Deferred Outflows of Resources</b>			
Pension deferrals	\$ 29,436	\$ 29,436	\$ 58,872
<b>Liabilities</b>			
<b>Current liabilities:</b>			
Accounts payable - trade	\$ 7,690	\$ 54,825	\$ 62,515
Due to other funds	-	-	-
Customer deposits	-	-	-
Compensated absences - current	534	534	1,068
Current portion of long-term liabilities	18,456	18,456	36,912
<b>Total Current Liabilities</b>	<b>\$ 26,680</b>	<b>\$ 73,815</b>	<b>\$ 100,495</b>
<b>Noncurrent liabilities:</b>			
Compensated absences	\$ 2,136	\$ 2,136	\$ 4,272
Long-term liabilities	91,614	91,614	183,228
Net pension liability	48,664	48,663	97,327
Total OPEB liability	9,847	9,847	19,694
<b>Total non-current liabilities</b>	<b>\$ 152,261</b>	<b>\$ 152,260</b>	<b>\$ 304,521</b>
<b>Total Liabilities</b>	<b>\$ 178,941</b>	<b>\$ 226,075</b>	<b>\$ 405,016</b>
<b>Deferred Inflows of Resources</b>			
Pension deferrals	\$ 12,116	\$ 12,116	\$ 24,232
<b>Net Position</b>			
Net investment in capital assets	\$ 59,045	\$ 73,660	\$ 132,705
Restricted net position	-	-	-
Unrestricted net position	320,109	179,554	499,663
<b>Total Net Position</b>	<b>\$ 379,154</b>	<b>\$ 253,214</b>	<b>\$ 632,368</b>

Reference page 23 of the  
Audit Report

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## Statement of Revenues, Expenses, And Changes in Fund Net Position Proprietary Funds

	Major Enterprise Funds		
	Stormwater Fund	Solid Waste Fund	Totals
<b>Operating Revenues</b>			
Charges for services	\$ 157,779	\$ 481,582	\$ 639,361
Other operating revenues	5,143	-	5,143
<b>Total Operating Revenues</b>	<b>\$ 162,922</b>	<b>\$ 481,582</b>	<b>\$ 644,504</b>
<b>Operating Expenses</b>			
Administration	\$ -	\$ -	\$ -
Storm water operations	116,418	-	116,418
Solid waste operations	-	465,360	465,360
Depreciation	17,119	17,562	34,681
<b>Total Operating Expenses</b>	<b>\$ 133,537</b>	<b>\$ 482,922</b>	<b>\$ 616,459</b>
<b>Operating income (loss)</b>	<b>\$ 29,385</b>	<b>\$ (1,340)</b>	<b>\$ 28,045</b>
<b>Non-operating Revenues (Expenses)</b>			
Investment earnings	\$ -	\$ -	\$ -
State and local grants	-	-	-
<b>Total Non-operating Revenues (expenses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Income (loss) before contributions and transfers</b>	<b>\$ 29,385</b>	<b>\$ (1,340)</b>	<b>\$ 28,045</b>
Capital contributions	-	-	-
Transfers from other funds	-	-	-
Transfers to other funds	-	-	-
<b>Change in net position</b>	<b>\$ 29,385</b>	<b>\$ (1,340)</b>	<b>\$ 28,045</b>
Net position, beginning	349,769	254,554	604,323
<b>Net position, ending</b>	<b>\$ 379,154</b>	<b>\$ 253,214</b>	<b>\$ 632,368</b>

Reference page 24  
of the Audit Report

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## Changes in Long-term Liabilities

	Beginning			Ending		Current
	Balance	Increases	Decreases	Balance	Balance	Portion of Balance
Governmental Activities:						
Notes from direct placements	\$ 916,182	\$ 349,860	\$ 301,726	\$ 964,316	\$ 287,501	
Subscription liability	38,392	-	38,392	-	-	
Total pension liability (LEO)	79,936	18,547	-	98,483	1,966	
Net pension liability (LGERS)	1,605,827	243,378	-	1,849,205	-	
Total OPEB liability	372,326	1,868	-	374,194	8,694	
Compensated absences	877,923	52,586	199,293	731,216	135,583	
Total	<u>\$ 3,890,586</u>	<u>\$ 666,239</u>	<u>\$ 539,411</u>	<u>\$ 4,017,414</u>	<u>\$ 433,744</u>	

	Beginning			Ending		Current
	Balance	Increases	Decreases	Balance	Balance	Portion of Balance
Business-type Activities:						
Notes from direct placements	\$ -	\$ 226,172	\$ 6,032	\$ 220,140	\$ 36,912	
Net pension liability (LGERS)	84,517	12,810	-	97,327	-	
Total OPEB liability	19,596	98	-	19,694	-	
Compensated absences	7,177	-	1,837	5,340	1,068	
Total	<u>\$ 111,290</u>	<u>\$ 239,080</u>	<u>\$ 7,869</u>	<u>\$ 342,501</u>	<u>\$ 37,980</u>	

Reference page 56-58 of the Audit Report

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## Analysis of Current Tax Levy

	Town-wide			Total Levy	
	Property	Rate	Amount	Registered	Registered
	Valuation		of Levy	Motor	Motor
Original levy:					
Property taxed at current year's rate	\$ 675,311,714	0.35	\$ 2,363,591	\$ 2,363,591	\$ -
Registered motor vehicles taxed at current rate	65,458,571	0.35	229,105	-	229,105
Total property valuation	<u>\$ 740,770,286</u>				
Net levy			\$ 2,592,696	\$ 2,363,591	\$ 229,105
Unpaid (by taxpayer) at June 30, 2025			(36,960)	(36,960)	-
Current year's taxes collected			<u>\$ 2,555,736</u>	<u>\$ 2,326,631</u>	<u>\$ 229,105</u>
Current levy collection percentage			<u>98.57%</u>	<u>98.44%</u>	<u>100.00%</u>

Reference page 91 of the Audit Report

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**Report on Internal Control Over Financial Reporting and on  
Compliance and Other Matters Based on an  
Audit of Financial Statements Performed in Accordance with  
“Government Auditing Standards”**

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Town of Swansboro, North Carolina’s financial statements are free of material misstatement, I performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of my audit and, accordingly, I do not express such an opinion. The results of my tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Reference page 111 of the Audit Report

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## PUBLIC HEARING

### UDO Text Amendment – Establishing §152.034 Appearance Commission

At its August 26, 2025, and October 28, 2025, meetings, the Board discussed options for formalizing the Appearance Commission, including private nonprofit status and formation of a Town advisory body. The Board expressed support for an advisory commission, provided staff involvement remained minimal, and the commission served in an advisory capacity only.

Recommended Action: 1. Hold a public hearing

2. Motion to adopt Ordinance 2026-O1 establishing the Appearance Committee as a Town advisory committee.

**Presenter: Jon Barlow – Town Manager**

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# PUBLIC HEARING

## Rezoning Request- Parcel ID 012535 (Swansboro Loop Road)

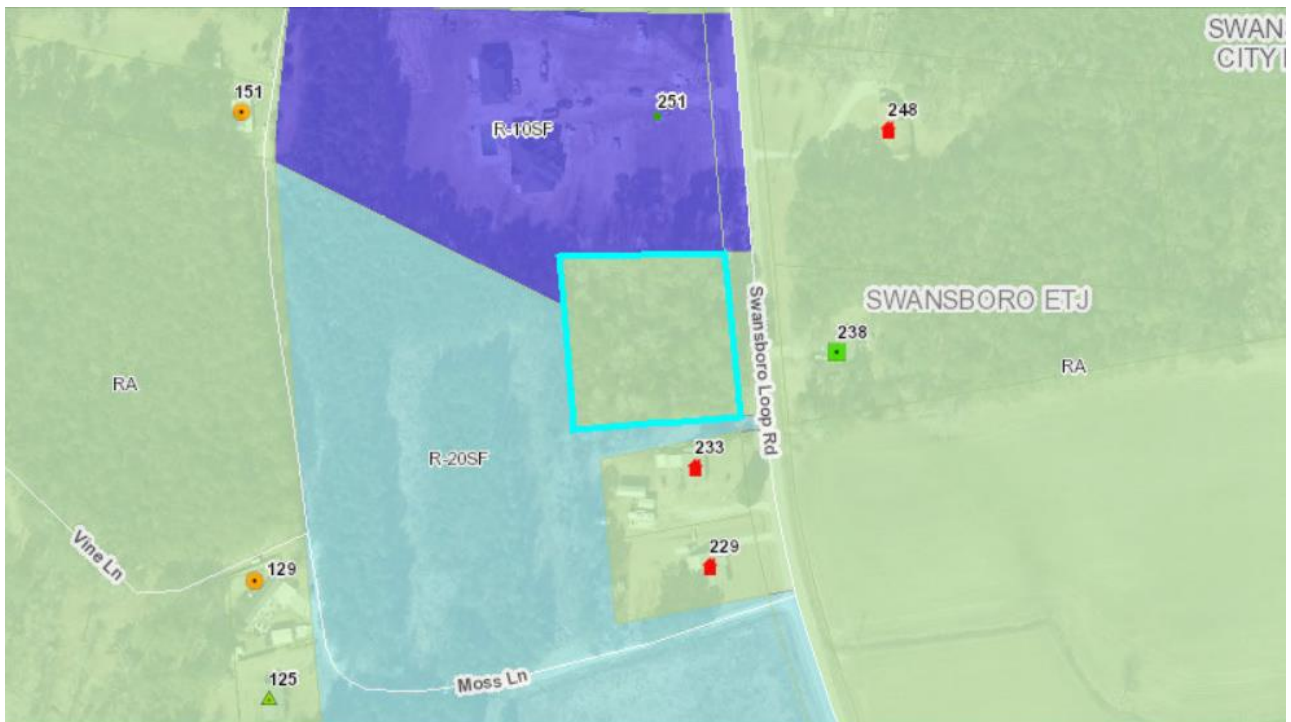
Pinnacle Construction and Development, LLC, on behalf of property owners, Family Freedom, LLC has submitted a rezoning request for a property on Swansboro Loop Road from RA - Residential/Agricultural to R10SF - Residential. The property is located in Swansboro's ETJ, and is further identified as tax parcel ID 012535, and the total acreage requested for rezoning is +/- 1 acre.

Recommended Action: 1. Hold a public hearing

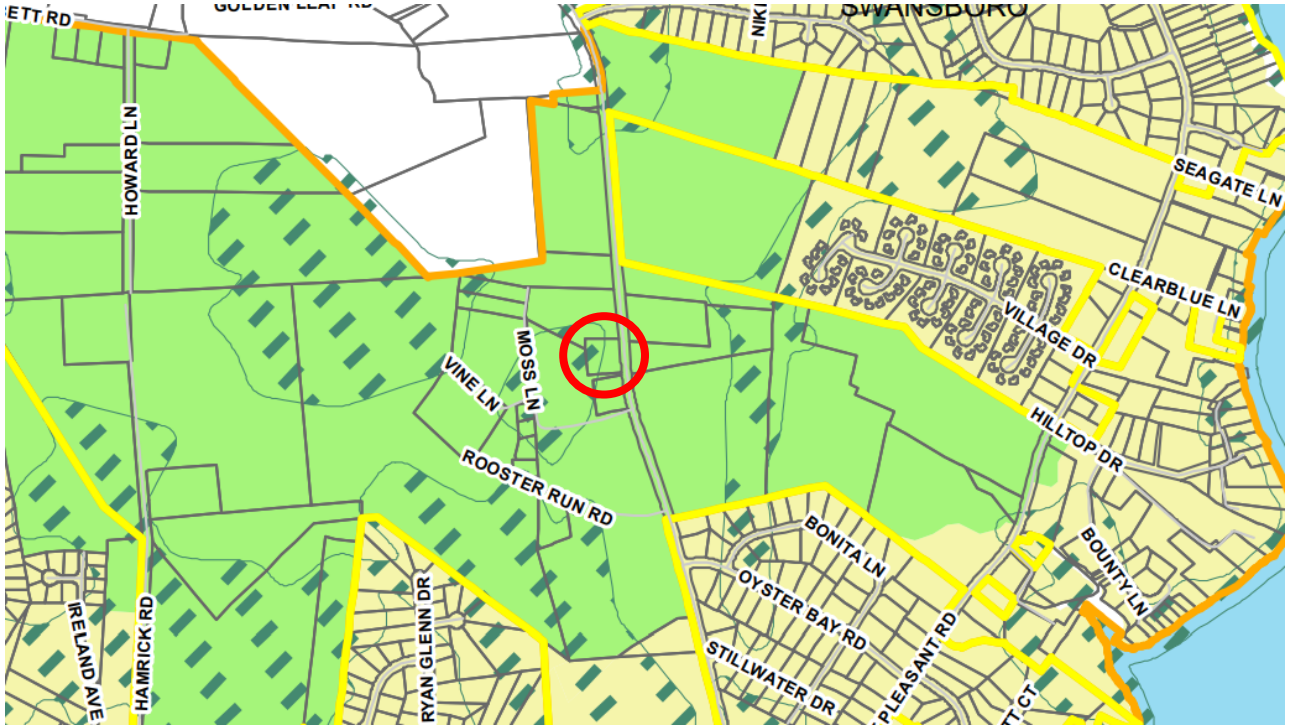
2. Motion to approve or deny Ordinance 2026-O2 to rezone parcel ID 012535 (Swansboro Loop Road) from RA - Residential/Agricultural to R10SF – Residential.

**Presenter: Rebecca Brehmer – Planner**

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## NEW BUSINESS/NON-CONSENT EOC/PSB Design-Build Firm Selection

The Town solicited Requests for Qualifications (RFQ) for Design-Build services for the construction of the new Emergency Operations Center/Public Safety Center.

*Recommended Action: Authorize staff to enter into contract negotiations with Bobbitt for Design Build Services.*

**Presenter: Jon Barlow – Town Manager**

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## **NEW BUSINESS/NON-CONSENT**

### **Correction to Public Safety Salary Schedule FY 2025-2026**

An amendment is requested to the salary schedule approved on June 10, 2025, to reflect the corrected minimum salary amounts, with the effective date remaining July 1, 2025.

*Recommended Action: Motion to approve the Amended Salary Schedule for Public Safety for FY 2025- 2026*

**Presenter: Sonia Johnson – Finance Director**

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## **NEW BUSINESS/NON-CONSENT**

### **Monthly Financial Report as of December 2025**

**Presenter: Sonia Johnson – Finance Director**

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**TOWN OF SWANSBORO  
FINANCIAL REPORT  
(AS OF DECEMBER 31, 2025)**

REVENUES

EXPENDITURES

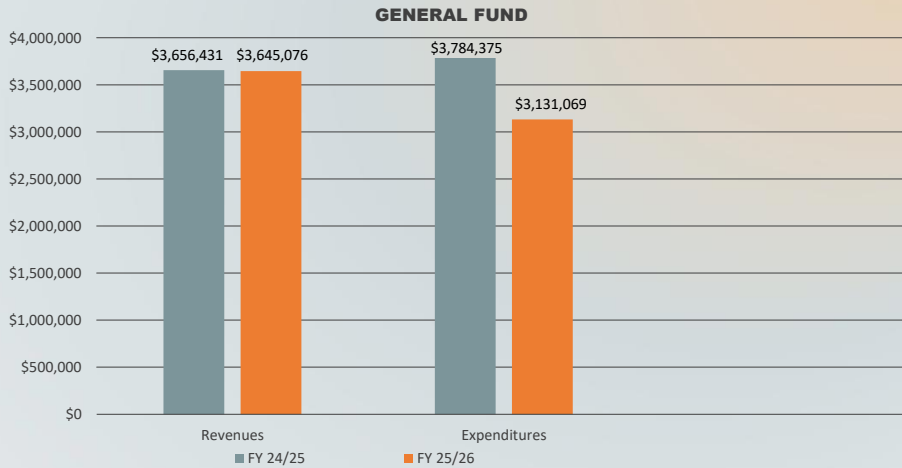
LOAN PAYMENTS

INVESTMENTS

GRANT UPDATE

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**TOWN OF SWANSBORO  
REVENUES/EXPENDITURES  
TWO YEAR COMPARISON  
(AS OF DECEMBER 31, 2025)**



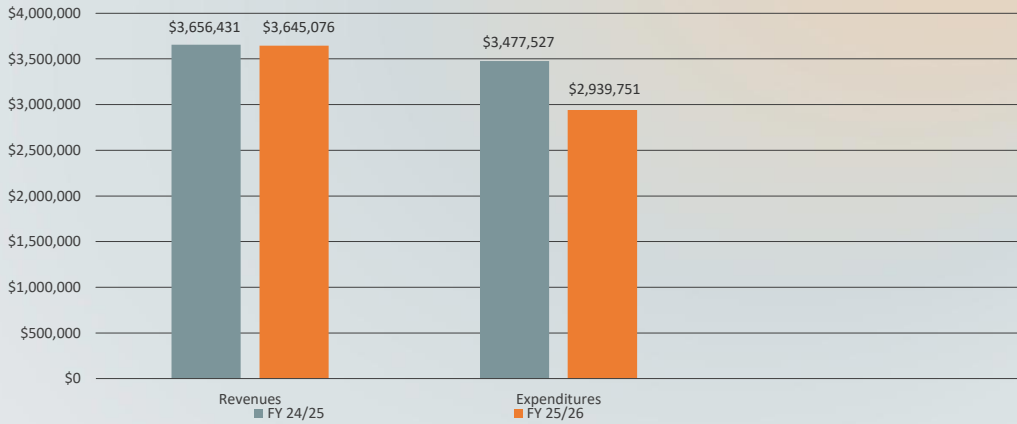
**ENCUMBRANCES INCLUDED**  
Total Excess of Revenues Over Expenditures-\$514,007

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**TOWN OF SWANSBORO  
REVENUES/EXPENDITURES  
TWO YEAR COMPARISON  
(AS OF DECEMBER 31, 2025)**

**(ACTUAL)**

**GENERAL FUND**



**(ENCUMBRANCES NOT INCLUDED)**

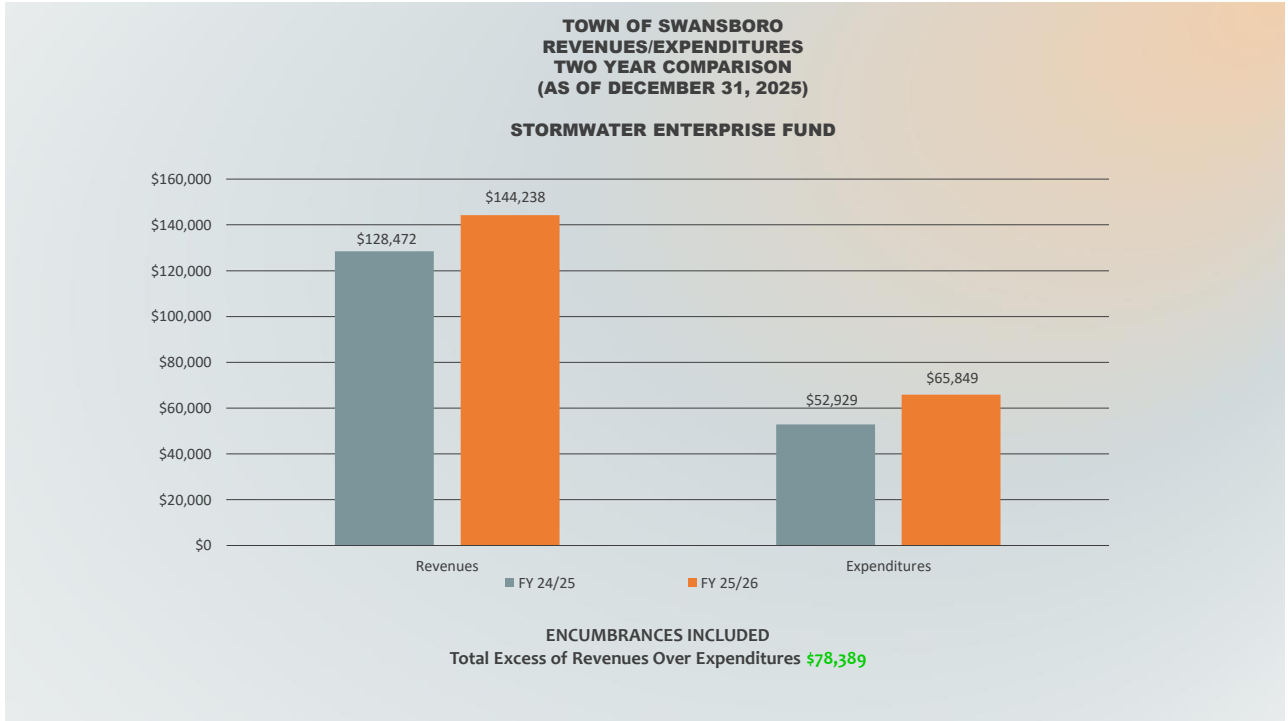
**Total Excess of Revenues Over Expenditures- \$705,325**

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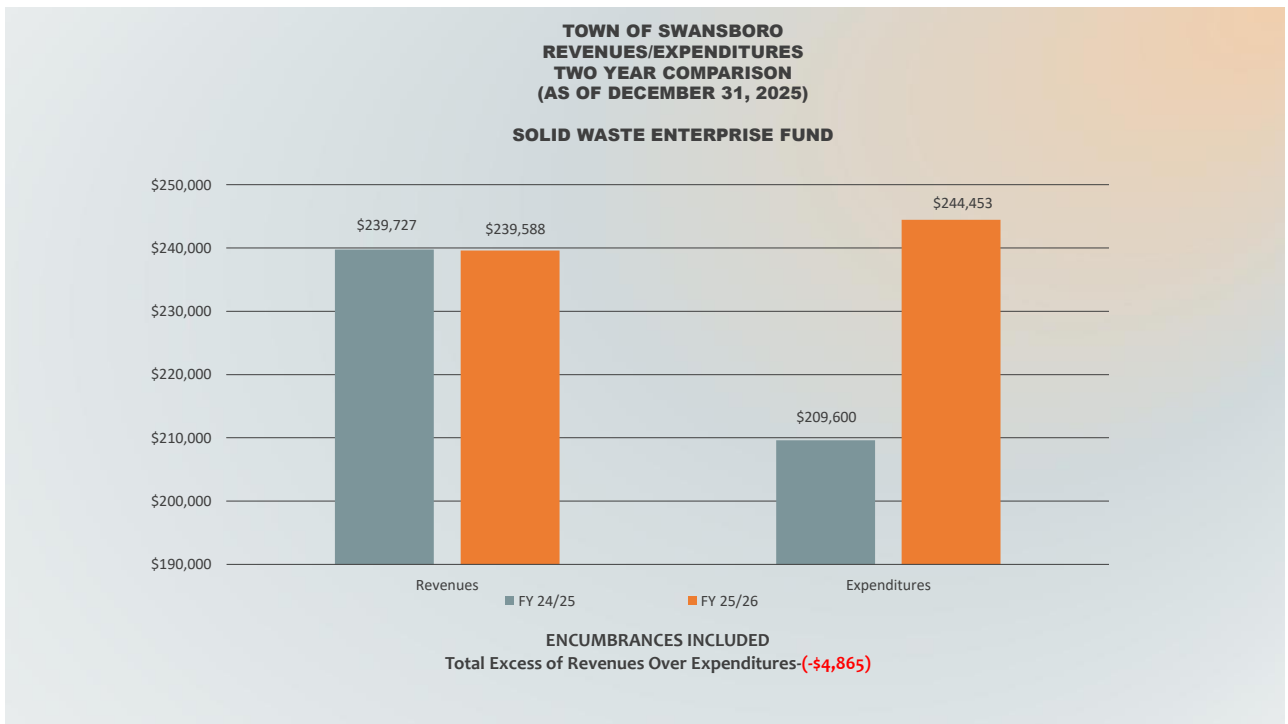
DEPT.	BUDGET	YTD ACTUAL	(PURCHASE ORDERS) ENCUMBERED BALANCE	SPENT % December 31, 2025
NON DEPARTMENTAL	581,365	382,256	589	65.9%
GOVERNING BODY	297,004	25,458	2,104	9.3%
ADMIN SERVICES	445,135	202,377	1,828	45.9%
FINANCE	337,748	155,044	1,199	46.3%
LEGAL	59,300	17,945	-	30.3%
PUBLIC BUILDINGS	300,115	87,973	15,558	34.5%
FIRE	1,607,343	830,895	26,251	53.3%
PERMITTING	301,128	137,855	2,120	46.5%
PLANNING	92,066	53,866	-	58.5%
POLICE	1,429,971	544,291	108,071	45.6%
PUBLIC WORKS-STREETS	840,983	187,702	1,954	22.6%
POWELL BILL-STREETS	126,580	4,148	367	3.6%
PARKS & RECREATION	573,067	171,585	20,217	33.5%
DOWNTOWN FACILITIES	108,451	57,963	1,235	54.6%
FESTIVALS & EVENTS	154,689	73,477	9,084	53.4%
EMERGENCY MANAGEMENT	12,000	6,915	740	63.8%
<b>TOTAL</b>	<b>7,266,945</b>	<b>2,939,751</b>	<b>191,318</b>	<b>43.09%</b>

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**TOWN OF SWANSBORO  
LOAN REPORT  
(AS OF DECEMBER 31, 2025)**

<b>Item</b>	<b>Principal Balance</b>	<b>Interest Rate</b>	<b>End Date</b>	<b>Annual Debt Service</b>
<b>Town Hall/Tanker</b>	\$241,087	2.69	03/21/2028	\$84,724
<b>Fire Truck</b>	\$46,544	2.08	11/01/2026	\$47,512
<b>Sleeping Quarters</b>	\$50,000	2.43	12/14/2026	\$26,823
<b>Vehicles(Police &amp; Fire Department) &amp; Software</b>	\$22,955	1.84	7/15/2026	\$23,377
<b>Cab Tractor/Dump Truck</b>	\$208,276	4.82	4/3/2029	\$58,491
<b>Jet Vac Truck, Police Vehicle, (2) Fire Chief Vehicles</b>	\$474,425	4.40	12/1/2029	\$131,934
<b>Total Debt</b>	<b>\$1,043,287</b>			<b>\$372,861</b>

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**TOWN OF SWANSBORO  
CASH & INVESTMENTS REPORT  
(AS OF DECEMBER 31, 2025)**

**CASH & INVESTMENTS**

<b>BANK</b>	<b>BALANCE</b>	<b>INTEREST RATE</b>
<b>First Citizens Bank</b>	\$387,550	.05%
<b>NC CMT-General</b>	\$6,729,209	3.74%
<b>TD Bank (SCIF Funds for EOC &amp; Sidewalks)</b>	\$8,377,446	3.50%

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## GRANT UPDATE

	Budget	YTD Expenditures	Encumbrances	Unencumbered
American Rescue Plan Act Fund	\$1,102,599	\$1,100,792	\$1,807	\$0.00
Swansboro Bicentennial Park Boardwalk Extension	\$386,650	\$384,314	\$0	\$2,336
Emergency Operation Center	\$9,739,695	\$1,562,744	\$0	\$8,176,951
Emmertton School Repairs	\$499,000	\$326,578	\$0	\$172,422
Stormwater Master Plan	\$400,000	\$334,886	\$0	\$65,114
Main Street Dock Replacement	\$170,164	\$9,541	\$0	\$160,623
<b>Total Outstanding Grants</b>	<b>\$12,298,108</b>	<b>\$3,718,855</b>	<b>\$1,807</b>	<b>\$8,577,446</b>

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*Any Questions*

?

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# NEW BUSINESS/NON-CONSENT

## Future Agenda Items

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.*

**Presenter: Alissa Fender – Town Clerk**

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# PUBLIC COMMENT

Citizen opportunity to address the Board.

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# MANAGER'S COMMENTS

Jon Barlow, Town Manager

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# BOARD COMMENTS

Mayor William Justice  
Mayor Pro Tem Jeffrey Conaway  
Commissioner Douglas Eckendorf  
Commissioner Tamara Pieratti  
Commissioner Wayne Herbert  
Commissioner Tim Vannoy

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ADJOURN