Carteret County-Beaufort Airport Authority

Board Meeting

September 24, 2026

Present: Chris Chadwick, Patrick Joyce, Dean Graham, Jimmy Falwell, Bucky Oliver

Zoom: Vann Parker, Randy Ramsey, Randy Fender – Talbert, Bright & Ellington, Chad Noble – FBO Manager

Others Present: Janie Mason – Airport Manager, Peggy Piner – Finance

Call to Order: Chairman Chadwick called the meeting to order, led the Pledge of Allegiance and read the conflict-of-interest statement.

Approval of Agenda: Add New Business regarding hangar construction to Agenda. A motion was made to accept the agenda as amended by Mr. Oliver, seconded by Mr. Falwell, and passed unanimously.

Approval of Consent Agenda: A motion was made to approve the consent agenda as presented by Mr. Graham, seconded by Mr. Falwell and passed unanimously.

Old Business: Talbert, Bright & Ellington Update – Randy Fender

Runway 3-21 Rehabilitation Construction

The FAA has notified the Airport of several off-airport obstructions found during the 18B survey process. TBE has had several discussions with the FAA, and it has been confirmed that only 20:1 obstructions are required to be addressed at this time. TBE is evaluating the proposed data to determine the extent of obstruction removal required and the means to address this removal.

TBE is working with the FAA to determine when Flight checks to chart Runway 4-22 are scheduled to be completed. PAPIs will remain out of service until this flight check has been completed. Last Update – April 2027

East Hangar Taxilanes, Apron and Site Work

No change. TBE is wrapping up the final design.

NC-101 Relocation

Design Recommendation Plan Set (60%) is complete. Comments were received from the NCDOT on 8/31 and responses to comments were expected to be submitted this week.

Hydrology design field work has been completed, and it is anticipated that a redline submittal for this will be submitted at the end of the month.

Runway 26 Extension Land Acquisition

457 NC 101 – At the direction of the Authority, the offer has been revised to $15,000. Property owner is reviewing the offer with their engineer.

R&L Beaufort – TBE is awaiting confirmation from the Airport and R&L Properties that the potential land swap limits and conditions are acceptable. If both parties agree, TBE will prepare a WA Amendment to complete the additional work required to facilitate a land swap.

Airport Road Rehabilitation

Project was advertised for bidding on 9/6, and a pre-bid meeting was held at the airport on 9/15. Bids will be opened at the Airport on 10/6.

TBE is preparing a CA work authorization for the construction phase of the project and will submit it to the Airport and NCDOA for review. Once all approvals have been received, a separate NPE application will be submitted for these costs.

Hangar Taxilane Extension – Phase 1

The Authority executed TBE's WA to complete the required Documented CATEX on 8/24.

The environmental site investigation was completed on 9/2, and TBE received the site report on 9/16. TBE is now drafting the Documented CATEX and will submit it to the NCDOA for review once completed.

Eventual full design scope, which will be funded with NPE funds, will also include survey of the surrounding infield areas, subsurface investigation for future taxilanes, a comprehensive stormwater and grading investigation of the infield hangar development, and permitting associated with the taxilane extension mentioned above.

NC-101 Relocation Land Acquisition

The Authority has requested TBE provide a WA to acquire the required ROW for the relocation of NC-101.

TBE is waiting for comments on the NC-101 Relocation 60% Design from the NCDOT to be addressed and, subsequently, ROW limits to be finalized before scoping the project out to ensure correct ROW is acquired.

New Business: Hangar Discussion

The Board discussed construction of a new airport-owned hangar. The size to be determined but most likely 100 x 100 with a single panel hydraulic door. There would have to be a firewall on the side close to another hangar. It would be adjacent to existing hangars with the site already bulldozed/prepared. It would be a common use hangar that the FBO could lease to store multiple planes for pilots who do not have a hangar, are passing through or do not want their aircraft left outside. The Board discussed design build vs design bid build. Mr. Fender has experience with this due to being involved in the construction of one recently in Greenville, NC.

The State has implemented a 6-30-2027 deadline for SCIF funds to be spent. There is hope of an extension, but the Board would like to get approval to use some of these funds for the airport owned hangar in lieu of returning funds to the State.

Mr. Fender will discuss how this was handled in Greenville more in depth at the next meeting.

Ms. Mason stated that the Fire Marshal had been out to inspect all hangars and all airport-maintained hangars passed with flying colors. There were four ground lease hangars that had minor deficiencies (mostly fire extinguishers) and nearly all corrective work has been completed.

A motion was made by Mr. Graham to go into closed session, seconded by Mr. Falwell and passed unanimously.

Returned from closed session.

A motion was made to ask Mr. Joyce to follow up with R&L of Beaufort to further clarify the status of the land swap. It was seconded by Mr. Falwell and passed unanimously.

A motion was made to adjourn the meeting by Mr. Oliver, seconded by Mr. Falwell, and passed unanimously.

Minutes presented by: Janie Mason