

A work session of Beaufort City Council was held on June 11, 2019 at 5:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Councilwoman Nan Sutton, Councilmen Mike McFee and Stephen Murray, and Bill Prokop, city manager. Councilman Phil Cromer was an excused absence.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

### **CALL TO ORDER**

Mayor Pro Tem McFee called the work session to order at 5:09 p.m. He said Mayor Keyserling was in a meeting and would join the work session when he was able.

### **EMPLOYEE NEW HIRE RECOGNITION**

**Neil Desai** introduced **Bryan Durrance**, the new streets and drainage supervisor in the Public Works department.

### **PRESENTATION: JOHNSON CONTROLS UPDATE**

**Kim Smith** said she'd make a presentation about the Johnson Controls energy savings project, which began with council approval in April 2017. She reviewed the improvements and the scope of the project in municipal buildings throughout the city.

**Seak-Hwa Tan** reviewed the "Contract Year 1" results. The project was completed early and within budget. Staff has been trained on all installed systems, he said, and the project savings exceeded expectations. The city received \$100,000 in utility rebates from SCE&G, which is the limit of the amount of allowed rebates from the utility. Mr. Tan reviewed some of the services that were provided (e.g., building preventative maintenance services).

Mr. Tan then reviewed Contract Year 1 financial savings. There were more savings than projected because of several factors, he said: the City of Beaufort and Public Works put in more rigorous building schedules; when there are no occupants, the equipment can shut down, which leads to more savings. Another reason for the savings was that there was more sunlight than was projected for the solar panels, which resulted in greater savings, Mr. Tan said.

Mr. Tan showed a chart comparing utility bills; the savings were \$178,000, with \$77,346 in savings for solar. Mr. Prokop said this total "doesn't include the \$100,000 grant that we got," and Mr. Tan said that's correct.

Mr. Tan discussed the challenges in the first year and how Johnson Controls resolved them. One example is that the utility meter at Fire Station 1 wasn't recording the power generation. Ms. Smith described how they discovered the problem and how it was corrected, including a credit for the amount if the meter had been working. Now it has

been replaced, she said.

Mr. Tan discussed Johnson Controls' Year 2 goals, including working with City of Beaufort staff to find low-cost and no-cost energy conservation projects; building scheduling at appropriate locations and maintaining them at optimum level, and continuing to monitor the performance of the solar photovoltaic systems.

Ms. Smith said the city is spending less than half of what it was spending on energy costs before the project. She said staff is to be credited for a lot of these "phenomenal results." Johnson Controls is going to continue to work to maintain these savings in Year 2, Ms. Smith said.

Councilman Murray asked if the rate reduction per kilowatt-hour from the Dominion buyout has been factored in. Mr. Tan said yes, and Mr. Prokop explained how that works.

Mr. Prokop said Johnson Controls guaranteed the city savings of 37.5%, and it's been more than 50%; Ms. Smith said it has been 50% to 60% in the first year.

#### **PRESENTATION: BEAUFORT DIGITAL CORRIDOR (BDC) MISSION** 11 SEP

Mayor Keyserling joined the meeting. **Kevin Klingler**, chairman of the board of directors, gave an update on the board; BDC has added a new board member, Dr. **Bob LeFavi**, the USCB Beaufort campus dean, who joined the board on May 1, 2019. Mr. Klingler said having Mr. LeFavi on the board would help BDC to tackle the workforce issue.

Mr. Klingler discussed the "mission critical goals" last year and which have been accomplished: 10 out of 10 BASEcamp offices are currently occupied – the previous number was 6 – and there are 5 monthly co-working subscriptions.

**Shelley Barratt**, BDC's program manager, said there are 30 current members and 5 current business-level or above sponsors. The Game On! program, which teaches coding to middle school and high school students, is currently happening, and another will be offered in August. The class is full now, she said. The camp costs \$109 for a 5-day week from 9 to 12 p.m., and there is an "early bird special" right now for the August session.

The BASEcamp gallery is another new feature; the art changes each month, Ms. Barratt said. These two programs "speak to our relationship with the community."

The programming "equals people," Ms. Barratt said. 350 people attended BDC programs in 2017 – 2018, and so far, more than 500 people have attended programs in 2018 – 2019.

**Jess O'Brien** presented an update on marketing efforts (e.g., press releases, media interviews, outreach events and presentations, and the marketing campaign rollout).

Mr. Klingler said they are judiciously using the marketing fund city council gave to BDC.

**Matt D'Angelo** said those who are working at BDC and the things that are happening there are "creating great buzz."

Mr. D'Angelo discussed the Live Work Mentor program, with ImpactX from College of Charleston, and the partnerships that work with the students whose team was chosen. He also discussed bringing people from other universities for what Ms. Barratt called "some kind of summit." He said the Live Work Mentor program is also creating great buzz (i.e., because of the business plans, about which BDC is mentoring not only the students, but also other BDC members).

Mr. Klingler discussed collaboration with BDC, TCL, and USCB. He has done 2 entrepreneurial classes with the USCB computer science department, first at the Bluffton campus, which 22 students attended, as well as faculty and others. At BASEcamp, the other entrepreneurial class brought 9 Bluffton campus students, and he was "really thrilled with the results."

Mr. Klingler said they are in early stages of working on an accredited entrepreneurial program with USCB. It will be housed at BASEcamp or at USCB, he said; there will be classes taught by experienced entrepreneurs at BDC and by USCB professors.

BASEcamp has reached full capacity, Mr. Klingler said, which is a key accomplishment and next steps are to focus on resident companies to grow to the next level; starting work on developing capital and investment resources, which he said he will be doing in a meeting next week in Atlanta. Also, there is growing talent development at USCB, hopefully at TCL, and at other schools as well, he said.

Mr. Prokop thanked those who serve on the board of directors at BDC because it is great to see people in the community working on workforce development and affordable housing, two of the city's most important goals. Ms. Barratt said they really are doing some amazing work, and she "couldn't ask for a better board." Councilman Murray said Ms. Barratt does the work of 3 people, and Ms. O'Brien's marketing plan is "great."

Mr. D'Angelo introduced College of Charleston students **Gabby, Alex, Peter, and Karl** from the ImpactX team, "Life Launcher." Gabby made a presentation about Life Launcher, a tool to provide students, parents, and high schools' college counseling centers with information to help them make decisions about college. The tool shows them the financial consequences of their choices, she said.

The team described the information that students put into the app, and Gabby said other apps that are Life Launcher's "competition" have only some of the features their app has. They plan to get their data out by the end of the summer, she said.

Mr. D'Angelo said the Life Launcher team has received awards from a sustainability competition at College of Charleston, and a lawyer who heard their pitch gave them \$5,000 to help develop the app. LifeLauncher.co has all the links, team members said, and they asked for people – parents and students looking at colleges – who would be “good beta testers” for the tool to check out the site.

#### **DISCUSSION: METROPOLITAN PLANNING COMMISSION (MPC) <sup>[L]</sup><sub>[SEP]</sub> INTERVIEW**

**Bill Bardenwerper** discussed his background and experience, and council members interviewed him for a position on the MPC.

#### **DISCUSSION: SPANISH MOSS TRAIL TO DOWNTOWN UPDATE <sup>[L]</sup><sub>[SEP]</sub>**

**Dean Moss** said the Friends of the Spanish Moss Trail have spent a lot of time talking to people in the vicinity of the proposed extension. The plan is for the connector to go no further than Bladen Street, and it may be somewhat short of Bladen. He feels council is “not uncomfortable with the concept” that has been proposed, and that is very important to him.

Mr. Moss said there have been a number of good meetings with citizens about the downtown connector, and some are enthusiastic, some feel “meh,” and some are opposed to it. There is not a detailed map yet, he said, and they don’t know other details, such as what might happen to some of the trees.

If council is comfortable enough with it, the Friends of the Spanish Moss Trail would like to go forward with creating a plan, Mr. Moss said, which he would then bring back to council. The planners in Atlanta will come here and “walk the section,” he said, and will meet with affected property owners. If adjustments need to be made to accommodate particular situations, they will make them, Mr. Moss said. They want this project to be as low-impact as possible.

The “wild card in this process is DOT” (Department of Transportation), Mr. Moss said, so they need “a plan out there” to get DOT’s reaction to it. In mid- to late July, or possibly August, he might come back to council.

Councilman Murray asked Mr. Moss to briefly describe where the connector would begin and end and the possible “new concept” for it. Mr. Moss said the concept is that it would start at the trail, then come down “the eastern-southern side of Depot Road,” where the lanes are 10-feet wide, and there’s 22-feet from the edge of the pavement to the edge of the right-of-way. Across Ribaut Road, he said, “that distance goes down to 18-feet of property between [the] edge of pavement and the right-of-way.” The lane widths also change, Mr. Moss said: On Bay Street, they are about 12.5-feet wide, while on Depot, they are 10-feet wide.

Mr. Moss said Mr. Bardenwerper has researched “the benefit of shrinking those lanes from 12.5-feet down to 10-feet,” in terms of traffic speed and “other things that might

be desirable.” 10-foot lanes could allow 5-feet of the existing road width to be used for part of the trail, which would mean “considerably less” impact on adjacent property owners, he said.

At the elementary school, Mr. Moss said, there are big trees in the way, and the Open Land Trust comes into the right-of-way at that point, so the engineering problem of staying off the road becomes much more complicated, but they think it can be done. “As we get closer to Bladen,” it gets more complicated still, Mr. Moss said. The intersection of Bladen and Bay Streets is where they would like to terminate the connector and make that the trailhead.

Mr. Moss described some of the issues they need to figure out as part of the planning and possible solutions to those issues. He said they could conceivably present council with multiple proposals for ways to handle these issues. He stated again that the connector would not go past Bladen Street.

Mr. Prokop described some data on traffic in the area from having the traffic trailer there for a period of time, and he passed the data on to Mr. Moss.

Mayor Keyserling said he feels this is headed in the right direction. They haven’t discussed funding yet, he said; he supports further exploration of the concept.

Councilman Murray said he has anecdotally seen evidence of the need for the connector. Bringing people from the trail to downtown and letting them navigate the rest is important, he said, but financing the project is still a concern. Mr. Moss said, “We had a very generous donor” who wants to see this connector happen.

Councilwoman Sutton said she feels that her primary problem with the connector – losing parking on Bay Street – seems to be resolved. Mr. Moss said he understands that concern. Councilwoman Sutton said she sees how many people park across the street there, so keeping the parking that is there is important.

**Joe MacDermant** said he owns a bicycle-related business in Beaufort. He described living in Portland, Oregon – where biking is extremely common – in the 1990s. He discussed the development of protected bike lanes in other cities and said, “We don’t want Beaufort to get left behind.” He said he and other people are interested in developing mountain biking opportunities in Beaufort. Charleston has 3 or 4 spots where people can mountain bike, Mr. MacDermant said; the city owns property in Summerville for this purpose. The group, “Beaufort Trail Heads,” is just getting started, he said. He is “not looking for money,” and the group does not own land, but if council were interested, the group would volunteer to do whatever needs to be done to bring mountain biking to Beaufort.

**EXECUTIVE SESSION**

Pursuant to Title 30, Chapter 4, and Section 70 (a) (2) of the South Carolina Code of Law, **Councilman Murray made a motion, seconded by Councilman McFee, to enter into Executive Session for a discussion of legal matters. The motion passed unanimously.**

There being no further business to come before council, the work session was adjourned at 6:37 p.m.

A regular session of Beaufort City Council was held on June 11, 2019 at 7:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Councilwoman Nan Sutton, Councilmen Mike McFee and Stephen Murray, and Bill Prokop, city manager. Councilman Phil Cromer was an excused absence.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

**Councilman McFee made a motion, second by Councilwoman Sutton, to adjourn the Executive Session. The motion passed unanimously.**

Councilman McFee read the following “joint statement to the press” about the resolution of issues with the Chamber of Commerce concerning Taste of Beaufort and the Shrimp Festival: “The City of Beaufort and the Beaufort Regional Chamber of Commerce have amicably resolved the litigation related to ownership of the trade/service marks for the “Beaufort Shrimp Festival” and “A Taste of Beaufort” festival. As part of the resolution, the city is returning the service marks it registered for both festivals to the Chamber, and the Chamber will continue to produce the festivals we have all come to know and love each year. The Chamber and the city look forward to a new chapter in their relationship, working together for the businesses and residents of this community.”

#### **CALL TO ORDER**

Mayor Keyserling called the regular council meeting to order at 7:05 p.m.

#### **INVOCATION AND PLEDGE OF ALLEGIANCE**

Councilman McFee led the invocation and the Pledge of Allegiance.

#### **PROCLAMATION OF GULLAH/GEECHEE NATION APPRECIATION WEEK**

**Councilman Murray made a motion, second by Councilman McFee, to approve the proclamation. The motion passed unanimously.** Councilman McFee read the proclamation, and Mayor Keyserling presented it to **Queen Quet**, who thanked Mayor Keyserling and city council.

#### **PUBLIC HEARING: FY 2020 BUDGET ORDINANCE**

**Mayor Keyserling opened this public hearing. Kathy Todd** said the city manager’s budget recommendations and department budgets had been reviewed during council work sessions. She reviewed the budget numbers for each department and the total FY 2020 budget.

There was no public comment. **Mayor Keyserling closed this public hearing.**

## **MINUTES**

**Councilman McFee made a motion, second by Councilman Murray, to approve the minutes of the council work and regular sessions on April 23, 2019. The motion to approve the minutes as submitted passed unanimously.**

**Councilman Murray made a motion, second by Councilman McFee, to approve the minutes of the council work and regular sessions on May 14, 2019. The motion to approve the minutes as submitted passed unanimously.**

## **ORDINANCE REPEALING AND AMENDING CERTAIN EXISTING ORDINANCES TO ADDRESS AND/OR CURE CONSTITUTIONAL, ENFORCEMENT AND OTHER CONCERNS**

**Councilman McFee made a motion, second by Councilman Murray, to approve the ordinance on second reading. There was no public comment. The motion passed unanimously.**

## **REQUEST FROM THE BAPTIST CHURCH OF BEAUFORT TO USE THE DOWNTOWN MARINA BOAT RAMP FOR RIVER BAPTISM AND FOR CO-SPONSORSHIP FOR USE OF WATERFRONT PARK FOR A SOCIAL EVENT AFTER THE BAPTISM** <sup>[L]</sup><sub>[SEP]</sub>

**Councilman Murray made a motion, second by Councilman McFee, to approve the requests for the June 30, 2019 event. Rhonda Carey said this is a semi-annual event hosted at Waterfront Park, and Baptist Church of Beaufort is request that they be allowed to access the river via the boat ramp, so they can baptize congregants and any members of the public who'd like to be baptized; a social event will follow. The Downtown Operations department is in full support of the request, she said. The motion passed unanimously.**

## **REQUEST FOR CO-SPONSORSHIP FOR USE OF WATERFRONT PARK FROM THE FRIENDS OF LIBRARY FOR ITS ANNUAL BOOK SALE EVENT**

**Councilman Murray made a motion, second by Councilman McFee, to approve the request for the October 31 - November 3, 2019 event. Lolita Watson said the event would be the same as in years past, but they are holding it in October this year in the hope the weather will be cooler. Ms. Carey said she wanted to bring council's attention to an additional request for 10 parking spaces for volunteers. It was concluded that this was done last year. The motion passed unanimously.**

## **AUTHORIZATION TO ALLOW THE CITY MANAGER TO ENTER INTO CONTRACT ON THE RELIEVING PLATFORM PROJECT** <sup>[L]</sup><sub>[SEP]</sub>

**Councilman McFee made a motion, second by Councilman Murray, to authorize the city manager to enter into the contract. Ms. Todd described the city's RFP process for the relieving platform. The city received 3 proposals; she listed the companies and the amounts of their bids. The selection committee, whose members she listed, recommended that Cape Romain Contractors be chosen to do the repairs on the relieving platform. This work would complete all of the platforms that need repair, Ms. Todd said. Cape Romain is the contractor that did the earlier work on the platforms, she**

said. There was no public comment. **The motion passed unanimously.**

**Linda Roper** said the work should start in early September.

#### **FY 2020 BUDGET ORDINANCE**

**Councilman Murray made a motion, second by Councilman McFee, to approve the ordinance on first reading.** Councilman Murray said council has gone through the budget over 3 months of work sessions. Ms. Todd said there is a 1.18 mil increase (2.2%).

Mayor Keyserling said the budget process is “grueling” for department heads, but it has been “productive” and informative for council. **The motion passed unanimously.**

#### **ORDINANCE AUTHORIZING THE CITY MANAGER TO PURCHASE PROPERTY (TAX MAP PARCEL R120 029 00C 0171) FOR THE PURPOSES OF STORMWATER INFRASTRUCTURE REPAIR IN BATTERY SHORES**

**Councilman McFee made a motion, second by Councilman Murray, to approve the ordinance on first reading.** Mr. Prokop said there are probably more city roads in Battery Shores than anywhere else in the city, and it’s been years since maintenance has been done on them. He described city efforts to work on improving stormwater there and shared what residents have told the city. As a result of these conversations, he said, the city is purchasing a lot that was appraised for \$73,000, which was what the city had planned to offer. When the stormwater work is done, the city will put the property back on the market. It will only be off the tax rolls for “a very short time,” Mr. Prokop said.

Mr. Prokop said the plan is to use \$23,000 from the stormwater project fund and \$50,000 from the land fund. **The motion passed unanimously.**

#### **CITY MANAGER’S REPORT**

Mr. Prokop said hurricane season has begun; the city and county are preparing, and citizens should also prepare. 60% of people surveyed said they have no intention of evacuating if a mandatory order is issued, but emergency services won’t be available to them if they stay, he said.

The City of Beaufort received \$148,793 from a 2015 FEMA grant for shuttering The Arsenal, Mr. Prokop said. Congress only 2 months ago approved the FEMA recovery money from 2015, he said.

Mr. Prokop said there is talk that the federal FEMA share is to be reduced, with state and local shares increasing, and he feels that in 5 to 10 years, there will be no federal FEMA reimbursement after storms.

So far this year, the city’s “team has gotten \$1,700,000 in grant monies,” Mr. Prokop said.

Azalea Drive drainage and the Jane Way canal are the first two stormwater projects in the Mossy Oaks area, Mr. Prokop said; he then read a letter from a resident whose property the Azalea Drive drainage project had passed through. Mr. Prokop said the Jane Way ditch water was as high as the podium where he was speaking, and he suggested imagining what it would have been like before the canal project began.

On the Greenlawn Drive project, the duct bank work is done, Mr. Prokop said, and the Allison Road project is in its final stages and should be done in the next few months.

Beaufort was among the top contenders in a contest with 161 cities for a flood adaption assessment. Though the city didn't win, Mr. Prokop said the team must be doing something right to have gotten so far.

At next week's work session, there will be a Mossy Oaks stormwater project update, Mr. Prokop said.

Mr. Prokop said everyone is looking forward to the DragonBoat Beaufort races at the end of this month, followed by Water Festival in July.

### **MAYOR'S REPORT**

Mayor Keyserling said he thinks the community should be talking about whether the courthouse should become a county administration building, which the county is "seriously considering." He feels it is "more of a public building that should be used for more than" county offices.

Last week, Mayor Keyserling said he met with 2 representatives of the Pugh Charitable Trust who were "cruising to see what people were doing with sea-level rise."

Mayor Keyserling said State Senator **Chip Campsen** introduced a bill prohibiting the petroleum industry from building infrastructure that would support seismic testing or oil drilling. The bill passed "overwhelmingly" in the Senate and the House, he said, and the governor signed it. Then, early last week, another company applied for a testing permit through DHEC "while the others are being held up" that would allow the company to say that "it doesn't violate the intentions of the Coastal Zone Management Act," Mayor Keyserling said.

### **COUNCIL REPORTS**

Councilman Murray thanked legal counsel for coming to a resolution of the lawsuit with the Chamber of Commerce.

Councilman Murray congratulated the mayor for his part in engaging students with the use of technology to make movies about Reconstruction.

This Friday at noon at BDC's BASEcamp, "Fridays at the Corridor" will feature a free lecture on cybersecurity, Councilman Murray said. Also, Code Camp is going on now and will be again in August.

Councilman Murray said he attended the executive committee meeting of county council as the representative for Beaufort County Economic Development Corp. (EDC). County council voted to move it out of committee and into first reading. In the Finance Committee, there is support for fully funding the EDC, he said.

"We're at \$54 million capital investment year-to-date," Councilman Murray said. Economic development is "firing on all cylinders," he said, and they hope to have some important economic development announcements in the next few months.

**There being no further business to come before council, Councilman Murray made a motion, second by Councilwoman Sutton, to adjourn the regular council meeting. The motion passed unanimously, and the meeting was adjourned at 7:52 p.m.**