



# City Council Worksession

## Meeting Minutes – Planning Conference Room – 1<sup>st</sup> Floor

June 27, 2023

### I. CALL TO ORDER

5:01 PM

Stephen D. Murray III

Members of Council in attendance - Neil Lipsitz, Mike McFee, Mitch Mitchell, Josh Scallate and Mayor Murray.

### II. DISCUSSIONS

#### A. Beaufort Commerce Park Restrictive Covenants.

**Curt Freese, Community and Economic Development Director**, started off by saying that these were drafted by the MRB Group and the City Attorney, Bill Harvey in 2022. Covenants are important to ensure that the Commerce Park remains well maintained and attractive to both prospective and existing industries.

**John O' Toole, Beaufort County Economic Development Corporation**, stated there is a potential investor coming in, and he would like them to have an opportunity to review the covenants and give feedback before they are solidified.

**Mayor Pro Tem, McFee**, would like to see language included that grandfathers those that are already established in the Park.

**Mayor Murray** would like for the existing tenants to be notified about the covenants in advance. He also stated that the Commerce Park is hidden and that we should be a little more lenient on the design standards and landscaping.

**Mr. O'Toole and Mr. Freese** will get together and compare the existing requirements with those that are being proposed.

#### B. Flood Damage Ordinance Amendments.

**Bruce Skipper, Building Official**, started off by saying that basements are currently very restrictive in all flood zones. They would like to add some flexibility in Shaded X and X Zones that govern basements. He stated that the original intention when the flood ordinance was adopted, was to establish a minimum flood elevation of 13 feet across the board for simplification, but this did not account for the needs of some business types.

Council is supportive of proceeding with the suggested amendments for commercial properties and gave Mr. Skipper the option to also consider applying the same to residential properties in these zones.

Paul Trask, 608 Bladen Street, addressed Council.

#### C. Banking and Treasury RFP Recommendations.

Alan Eisenman, Finance Director, stated that a Request for Proposal for Banking and Treasury Services was sent out, and that the City had received seven sealed proposals. The Committee narrowed all candidates down to two. Ameris Bank and South Atlantic Bank. The committee then chose and recommends Ameris Bank for their competitive rates, fee structure, experience working with local governments, and their proven outstanding customer service. Their contract would be for 5 years.

The following addressed Council:

Christian Kata, South Atlantic Bank

Paul Trask, 608 Bladen Street

Graham Trask, 68 Fiddlers Bridge Rd, Staatsburg, NY. Secondary address 1211 Bay Street.

### III. EXECUTIVE SESSION

---

Councilman Lipsitz made a motion to go into Executive Session and seconded by Councilman Mitchell.

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (1) of the South Carolina Code of Law: Discussion regarding Personnel - Boards, Commissions and Committees.
- B. Pursuant to Title 30, Chapter 4, Section (70) (a) (2) of the South Carolina Code of Law: Receipt of Legal Advice regarding litigation.
- C. Pursuant to Title 30, Chapter 4, Section (70) (a) (1) of the South Carolina Code of Law: Discussion regarding personnel appointed by Council.
- D. Pursuant to Title 30, Chapter 4, Section (70) (a) (2) of the South Carolina Code of Law: Discussion regarding the proposed sale or purchase of property.

Councilman Lipsitz made a motion to postpone Executive Session and resume once the Regular meeting has concluded. The motion was seconded by Mayor Pro Tem, McFee. All were in favor, motion carried.

Councilman Lipsitz made a motion to resume Executive Session and seconded by Mayor Pro Tem, McFee. All were in favor, motion carried.

Motion to come out of Executive Session was made by Councilman Lipsitz and seconded by Councilman Mitchell. All were in favor, motion carried.

No actions from Executive Session.

### IV. ADJOURN

9:30 PM

---

Disclaimer: This document is a summary. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org).