

A meeting of the Beaufort Redevelopment Commission was held on February 5, 2009 at 4:00 p.m. in the City Hall Conference Room at 302 Carteret Street. In attendance were Commissioners Bob Pinkerton, Donnie Ann Beer, Mike Sutton, Mike McFee, Billy Keyserling, James Bellew, and City Manager Scott Dadson. Commissioners Martin Goodman, Gary Fordham, and Gene Rugala were absent. In accordance with 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**

The meeting was called to order at 4:00 p.m. by Chairman Bob Pinkerton.

### **MINUTES**

Commissioner Beer moved to approve the minutes of both the January 8, and the January 22, 2009 meeting. Commissioner McFee seconded the motion. The minutes were approved unanimously.

### **EXECUTIVE SESSION**

Commissioner Beer made a motion to go into executive session to discuss negotiations incident to proposed contractual matters regarding the fire station. Commissioner McFee seconded the motion. The vote was unanimous.

### **OPEN SESSION**

Upon returning to Open Session, Chairman Pinkerton explained the discussion pertained to the fire station. Based on the current economic situation, the Redevelopment Commission has chosen to reject all bids on the fire station project as currently submitted. Further, the Commission has chosen to put the fire station project on hold with the understanding that it will be revisited in the future.

Commissioner Sutton made a motion to place the fire department project on hold and reject all bids as currently submitted. Commissioner Beer seconded the motion. The vote was unanimous.

### **BOUNDARY STREET FEASIBILITY STUDY**

The City Manager stated that in 2006, City Council adopted the Boundary Street Master Plan. As a result of that Plan, Council adopted several documents: prioritization of transportation needs in Northern Beaufort County that was placed on a one cent ballot; a formed base code which is zoning text for the development of private property and the standards for the public infrastructure; and a redevelopment plan. This Board is charged with the execution of and carrying out of the redevelopment plan. He said the one cent referendum was passed which meant a road network was funded to some extent which includes Boundary Street, Ribaut Road and Robert Smalls Parkway. Some revisions were included in the Boundary Street layout as well as a parallel street for interconnectivity.

Larry Misner of Kimley-Horn and Associates, Inc. was hired to do the feasibility study for the actual ground truthing of the engineering, according to the City Manager. They included input from stakeholders, the public, the City, the County, and SCDOT. It was determined, from a design perspective and with the money available, the important thing was to set both ends of the project or "bookends", create the success on Boundary Street, create the access points and decide where that parallel road could be. The original design of the plan was drawn through existing buildings and one of the biggest issues is that some buildings have franchises claiming the large parking lots in front of

their store. Because plans to build are made over time, the City needed to be able to guide developers in their decision making. The City had an Intergovernmental Agreement with the County to carry out the Dover Kohn Plan that was paid for by impact fees. The document was forwarded to the County; however, it was never signed or returned.

Mr. Misner said the original budget of \$22 million was supposed to have covered Boundary Street and the parallel street. Currently, 15% of the engineered plans have been completed. Based on the latest cost estimates, the \$22 million is not enough to build all the features of Boundary Street. So, the County has asked the City to decide what parts of the plan they would like as a first stage.

Mr. Misner discussed four alternatives as to what could be built. Starting on the west side, there is enough money based on the current cost to begin at Robert Smalls Parkway going east to approximately Marsh Road. Another option would be to build everything on the east side, including the roundabout, extending to Hogarth Street. This would create a gateway at the new City Hall Complex beginning at an urban area moving outward. The third option is to build the middle section from Marsh Road to Hogarth Street with the two intersections remaining as they are now. The fourth option would be to go from Ribaut Road to the Outback Steakhouse and starting at Robert Smalls Parkway to Hogarth Street.

Commissioner Keyserling asked if there are any projects planned along that corridor that would be impacted. The City Manager stated there are two active applications, one at the corner of Robert Smalls Parkway and Highway 21 and another at Lovejoy and Sycamore streets. He added that the Municipal Complex has been designed for either the roundabout or the "T" intersection. Mrs. Beer pointed out that the roundabout was to help alleviate the traffic. Mr. Keyserling said public safety and traffic movement are his priorities and of course to be sure there are no commitments with businessmen who plan to invest in projects. The City Manager replied that the safety and efficiency are combined in the median and the intersection management. Mr. Misner agreed that the medians are the main element that controls where the turns will be made. Referring to traffic signals, the existing one will remain at Robert Smalls Parkway, Hogarth Street, Beaufort Town Center, and Marsh Road. A signal is proposed at Carolina Cove and Beaufort Plaza; however, they are closer together than SCDOT would like. An encroachment will be applied for with SCDOT and with their permission place those signals where they are warranted.

A lengthy discussion regarding details of the project ensued in an effort to determine which option would be best to recommend to the County that would be most accepted by the public.

Commissioner Donnie Ann Beer and Attorney William B. Harvey left at 4:55 p.m.

Commissioner Keyserling suggested placing this item on the Joint Planning Commission's agenda for their review on Monday. Chairman Pinkerton added that the Redevelopment Commission could call a special meeting for next Thursday to make a final decision to provide the County.

Connector roads and placement of traffic lights were a concern to the Commission along with whether to have a "T" intersection or roundabout at the intersection of Ribaut Road and Boundary Street in front of the City Complex. The fact that eliminating the roundabout would be a savings of \$500,000 was a consideration. Neither one would provide an access into the Complex.

The City Manager suggested the Commissioners consider all the information and ask the City Planner to amend the Planning Commission's agenda to include a discussion with the Redevelopment Commission and Larry Misner of Kimley Horn to discuss construction and elements of the Boundary Street Master Plan on Monday. He said he will also ask the County for a copy of the Intergovernmental Agreement. Then Thursday, February 12<sup>th</sup>, the Commission will meet again at 4:00 p.m. to make a decision.

**NEIGHBORHOOD STABILIZATION PROGRAM**

Commissioner Sutton thanked the Commissioners for participating in the program. He said the municipalities joined together which has helped to open doors. Now the process is in place for next time.

**ADJOURNMENT**

There being no further business to come before the Commission, the meeting was adjourned at 5:40 p.m.

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BOB PINKERTON, CHAIRMAN

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COMMISSIONER MARTIN GOODMAN

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COMMISSIONER DONNIE ANN BEER

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COMMISSIONER GARY B. FORDHAM

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COMMISSIONER BILLY KEYSERLING

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COMMISSIONER MIKE SUTTON

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COMMISSIONER JAMES BELLEW

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COMMISSIONER EUGENE A. RUGALA

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COMMISSIONER MIKE McFEE

ATTEST:

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BEVERLY W. GAY, CITY CLERK