

A work session meeting of the Beaufort City Council was held on January 10, 2012 at 5:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Council members Donnie Ann Beer, George O'Kelley, Mike Sutton, Mike McFee, and City Manager Scott Dadson.

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.

Mayor Keyserling called the work session to order at 5:00 p.m.

BTAG UPCOMING MEETING

Mayor Keyserling said this discussion is in anticipation of a meeting next week, hosted by the county. Mr. Dadson gave out a handout in regard to budget and status of projects and reviewed its contents. BTAG hasn't met in about a year and a half, he estimated. The City's project is the Boundary Street improvements, and Mr. Dadson went over those financials. In regard to the impact fees, he said, about half of the Boundary Street project had impact fees in it. There is about \$25 million of the one-cent tax money that is not under contract; the projects under it are about \$9 million for Boundary Street, the balance of the SC 170 project, and \$2.2 million for frontage roads. The \$12.6 million TIGER grant the city applied for has been received, which makes up for the shortfall in impact fees. The sales tax money makes it a \$21 million project.

Mr. Dadson said the staffs of the various jurisdictions have given advice as to where they think projects should be and presently are, and they think the path should remain as it is. The county has applied for money for projects primarily south of the Broad. The City staff is fine with that and just wants the \$9 million for Boundary Street. They want to make it as complete at the west end as it can possibly be.

County council has final say, no matter what BTAG says, Mr. Dadson pointed out. Boundary Street is a complicated project, Mr. Dadson said, in that it is atypical for a DOT project. Staff recommends staying the course. Mayor Keyserling said he would caution, though, against bringing up the shortcoming on the impact fees. The city went after the TIGER grant on its own with a match on its share of the penny sales tax, and if the county council doesn't give the city its share, they are threatening a \$12.6 million initiative the city made on its own.

Mayor Keyserling said the flyover was the county council chair's project, and when it didn't go over, Mayor Keyserling asked for more money for Boundary Street, but Tom Peebles advocated 6-laning those parts of Highway 278 that weren't yet done to facilitate evacuation off of Hilton Head Island. There were other advocates for money to four-lane Highway 170 to the traffic circle. So, Mayor Keyserling said, there is no point in asking for more money since there really isn't more money to be distributed.

Councilman Sutton asked about the cost to complete Boundary Street, and Mr. Dadson said they have \$22 million and would need \$32 million. Mayor Keyserling said he recalled an

estimate based on costs for the parallel road and knowing that they wouldn't get impact fees. Mr. Dadson said that number was in the area of the \$40 millions. The initial value in TIF2 was \$3.2 million and is now more than \$13 million.

Mayor Keyserling said the goal was to get the intersection done, to underground as many utilities as possible, and to incorporate the parallel to Hogarth; they need to at least finish whatever they start. Councilman Sutton said they're trying to do complete blocks. Mayor Keyserling said they didn't need to buy rights-of-way on those streets in the early phase of the plan.

Mr. Dadson described the plans for Boundary Street on the erase board. There was a discussion of the phases in which it was planned to be done. Mr. Dadson said two feasibility studies had been done; the second "has been worth its weight in gold." He described the "long slog" that has taken place up to this point. TIF 2 dollars are mixed into this, he said, for "the little extras." The city has been moving steadily on this.

Councilman O'Kelley asked if, as a PUD, the form-based code didn't apply to the Olive Garden / Red Lobster property, and several people told him it did not. Councilman Sutton said the planning has cost \$2.5 million thus far and asked how much more of that there would be; Mr. Dadson said they can do the project now and only need "a little bit of engineering." He described what can be done in the first phases with the money that is in hand now.

A general discussion ensued about the status of the cut-through in the aforementioned PUD. Mayor Keyserling described the issue and what the trade would be. At present, if it works, there would be a discussion of a trade based on the cut-through being a finished road.

Councilman Sutton said the completion of Boundary Street is probably 20 years in the future. Mayor Keyserling said he hopes receiving the grant makes it clear that BTAG and the county would be taking federal money out of Beaufort's pocket if they don't approve it. Councilman McFee said the projects and amounts were decided as a group, and "nothing changes that." Mr. Dadson said there are some concerns, though, that there might be some question about Beaufort needing the money since the city has received a federal grant. Councilman Sutton said on review of the information, most of the projects have cost overruns. Mayor Keyserling said only one project on Hilton Head Island is running to budget, and Hilton Head Island has been very supportive of Boundary Street.

There was a brief discussion about a joint council meeting about the Lady's Island Airport. Mayor Keyserling said he's been discouraging spending money on a study. There followed a discussion of the Northern Bypass. The Bellamy Curve plan was strictly an economic one, Mr. Dadson said, and Mayor Keyserling said it's not going to be that once they have "Baby Boundary." Then a discussion followed about the expansion of the McTeer Bridge and the need for maintenance of it.

Mr. Dadson said the TIGER grant has to be spent, and he's very encouraged about the Boundary Street project. In regard to issues with the DOT, council was encouraged to contact legislators to encourage them to help.

In regard to the Rail to Trail, Mr. Dadson said the county is to do engineering and design. Mayor Keyserling said the plans don't need to be too "fancy."

APPOINTMENTS TO VARIOUS BOARDS

Mayor Keyserling said council has been remiss and slow on this; they need to fill positions on the Design Review Board, Planning Commission, Tree Board, TMAC, and the Beaufort Housing Authority as well as TDAC. **Ivette Burgess** said that there are also many positions that will be expiring at the end of the year. There was a discussion as to who might be suitable and qualified to serve on the Planning Commission. Councilman McFee suggested moving Alice Howard from ZBOA to the Planning Commission, and Mayor Keyserling said he'd talk to her. There was general discussion of various potential candidates for various positions.

Mayor Keyserling said he has invited about 80 people to a branding summit. The speaker will be from Greenville. He believes it's to take place January 21, 2012.

Mr. Dadson said for the retreats, they are looking at the dates of February 8 – 10.

Mr. Dadson said Legislative Day is February 15, and Mayor Keyserling said he'll attend. Councilman McFee said he might go up after the council meeting on February 14. Councilwoman Beer said she'd go up with him that night.

LaNelle Fabian of Main Street Beaufort said the organization is giving back some of its parking money by using \$7500 of it to create Main Street Beaufort Dollars to sell at half-price, redeemable at full-price. The businesses will get their money in full; if the merchant gives Main Street Beaufort receipts for "Dollars" totaling \$1000, Main Street Beaufort will give the merchant \$1000. They will be able to track the uses the "Dollars" at which businesses. One can purchase a maximum of \$100 worth of "Dollars" for \$50, and they're available for cash only. They are good at Main Street Beaufort members' businesses only. They will be for sale at 10 a.m. on February 18 and are good February 18 – March 31.

Ms. Fabian went on to describe a historic color theory workshop Main Street Beaufort had hosted. She said Design Review Board and Historic District Review Board members were there. Efforts are proceeding to get new awnings for a dozen or so buildings. Ms. Fabian said when asked that the colors of nature are Beaufort's historic colors.

Ms. Fabian discussed a national Main Street concert; a band from England is touring for them and four communities are being chosen for it. However, the event is too big for Waterfront Park. She contacted Mr. Dadson and Mayor Keyserling to determine if it is able to be done here. Ms. Fabian said it's a type of music festival, and they have their own acts – there would be a

main venue but then the other acts could go to bars, etc. at night. Mayor Keyserling said there's no way downtown could handle it. As a kick-off to Rail to Trail and the Boundary Street improvements, he thinks they could use Paul Trask's lot or the OC Welch lot. Though it would not take place on "Main Street," it could be a "second" Main Street. Ms. Fabian said national Main Street had suggested it could be on a field or farm near downtown. The city's name is in the hat, she said.

Councilman Sutton said from what he read, it doesn't sound like Beaufort is the kind of place they're looking for, which seems to him to be more of a "Wild West" town. He feels like it's not a fit for downtown, but there are parking lots they could use. Mayor Keyserling said a festival would be a good kick-off. Councilman McFee said if they filtered off to other venues at night, it would have no impact on the city's infrastructure. Councilman Sutton said there are a limited number of times Beaufort can accommodate big events in the downtown area.

Ms. Fabian said this event is different than "Lt. Dan," because the group putting it on has staff and funds, and they are willing to pay for overtime police, etc. Councilman Sutton said he'd be swayed if there were some money spent from the ticket sales to give back to the community, e.g., buying some property for Habitat for Humanity. Mr. Dadson said there are few big venues anymore; huge concerts are at football stadiums, so few Main Street towns will have that big of a venue.

There being no further business to come before council, the work session adjourned at 6:41 p.m.

A regular meeting of the Beaufort City Council was held on January 10, 2012 at 7:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Council members Donnie Ann Beer, George O’Kelley, Mike Sutton, Mike McFee, and City Manager Scott Dadson.

CALL TO ORDER

The Mayor called the meeting to order at 7:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Councilwoman Beer, and the Pledge of Allegiance was led by the mayor.

PROCLAMATION OF JANUARY 11 AS HUMAN TRAFFICKING AWARENESS DAY

Councilwoman Beer made a motion, second by Councilman McFee to approve the proclamation. The motion passed unanimously. Councilwoman Beer read the proclamation, and Mayor Keyserling gave it to **Dorothy Hodges**, from the Lowcountry Coalition Against Human Trafficking who shared statistics on human trafficking. She described incidents with young children and students; she said people may not be aware that these things could happen in this area. The US has the highest incidence of trafficking in the world. She went on to discuss the group’s efforts and upcoming events.

The mayor requested that the following statistics be entered into the record:

- Trafficking is the world’s fastest growing criminal industry, bringing in \$32 billion in annual profits.
- In 2010 the US State Department’s Trafficking in Persons Report estimated that 12.3 million adults and children are in forced labor and prostitution.
- Especially heinous is the global buying and selling of children: as many as 1.2 million every year.
- A state Department report states that both the US and Canada are “source, transit, and destination” countries for this slave trade.
- An estimated 14,500 – 17,500 people are trafficked into the US every year, with more than half of them children.
- Up to 300,000 child victims annually are US residents.

MINUTES

The minutes of the work session and regular meeting on December 13, 2011 were presented to council for review. **On motion by Councilwoman Beer, second by Councilman McFee, council voted unanimously to approve the minutes as submitted.**

ORDINANCE REZONING A PARCEL OF PROPERTY LOCATED AT 1403 LAFAYETTE STREET, FROM R-2 MEDIUM DENSITY SINGLE – FAMILY RESIDENTIAL DISTRICT TO GENERAL RESIDENTIAL DISTRICT

Councilman Sutton, second by Councilman McFee, made a motion to approve the ordinance on first reading. The members of council deferred a presentation. Mayor Keyserling said Planning Commission member **Robert Semmler** had let him know that the Planning Commission's decision was split, and Mr. Semmler had wanted to share his concerns, which were basically those of the neighborhood. Mayor Keyserling said he felt Mr. Semmler was reassured.

Councilman Sutton said he won't support General Residential and asked about R-4. **Libby Anderson** said it allows single-family dwellings. If it were General Residential, it would allow a variety of types of homes; it could be General Residential with strictly the R-4 standard, which is higher density than is there currently. Councilman Sutton clarified what that entailed.

Mayor Keyserling said he will support it with the caveat that council heard the neighborhood clearly, but the Redevelopment Commission is charged with looking for opportunities for infill, and this can be a model of creativity for this neighborhood and other neighborhoods in the city. He believes there are creative approaches that should be explored. Councilman McFee agreed and said as a Redevelopment Commission member, he can assure council that the Redevelopment Commission has made it clear that this is to be for home ownership – not rentals – and for affordable housing. Councilman O'Kelley said he supports it with the mayor's caveat. Councilwoman Beer agreed. Councilman McFee said the RFP makes it clear for the developers that it's for home ownership, not rentals, which is what the neighborhood largely objects to.

Councilman Sutton said looking at where multi-family housing fits on the parcel is difficult for him to see, and it's also difficult to see how the city can allow the subdivision of the lots to do multi-family housing. Even duplexes, he said, will not create home ownership beyond the first purchase. He feels the owners can't be restricted for the life of the property from doing what they want to do with it. He said single-family homes not involving a developer, like those Habitat for Humanity builds, should be explored but they haven't been. Mayor Keyserling said there are duplexes and triplexes in Pigeon Point presently. Councilman Sutton argued that they are not owner-occupied.

The motion passed 4-1 with Councilman Sutton opposed. Councilman McFee said covenant restrictions can be made legally to ensure that the homes are owner-occupied. Councilman Sutton said he promotes efforts at vertical growth, but he doesn't think this is the right way to go. There was brief discussion about the second reading on the matter.

REQUEST FROM BEAUFORT COUNTY MINISTERIAL ALLIANCE TO HOST ANNUAL MLK PARADE
Councilwoman Beer, second by Councilman O'Kelley, made a motion to approve the request for the January 16, 2012 event. The motion passed unanimously.

NOISE ORDINANCE WAIVER REQUEST FROM THE BEAUFORT MOOSE LODGE

Councilwoman Beer, second by Councilman O’Kelley, made a motion to approve the request for their March 31, 2012 event. Jimmie Woods, governor of the Royal Order of the Moose, said that the group is a not-for-profit that supports children and seniors. They are proposing a community service event at Beaufort Town Center that is family-friendly and covered by sponsors. Proceeds will go to Friends of Caroline Hospice and to Moose Charities, which funds charitable efforts worldwide. The event will be a Beatles tribute band called “1964.” Dennis Topcik, vice-president, said tickets are available online at moosefriends1964.eventbrite.com and at other locations locally. Tickets are \$50. They don’t know if the show will exceed noise ordinance levels, but they want to be sure; they expect it may run until 10 p.m. or a little after. **The motion passed unanimously.**

REPORTS BY COUNCIL MEMBERS

Councilman O’Kelley said he was downtown through the holidays, and the two hours of free parking worked very well with few glitches. He feels they might try putting the sign on the same side as the coin slot in the future instead of on the street side.

Councilwoman Beer said she felt the holiday season looked good downtown. The end of the 300th anniversary celebration was a great event.

Mayor Keyserling said he was given a check for \$100 for Founders’ Night 3. Councilman McFee said “that’s not happening.” He said he’d asked Bishop Hathaway about getting a copy of his very eloquent statement at the event. Councilman McFee thanked all of the many people involved in getting the Founders’ Night events together. Councilman Sutton thanked the city for the fireworks display on his wedding anniversary.

EXECUTIVE SESSION

On motion of Councilwoman Beer, seconded by Councilman Sutton, council voted to move into Executive Session pursuant to Title 30, Chapter 4, Section 70(a) (2) of the South Carolina Code of Laws for receipt of legal advice from the city attorney due to pending litigation. The motion was approved unanimously.

Councilwoman Beer made a motion to end the Executive Session and resume the regular council session, seconded by Councilman McFee. The motion was approved unanimously.

ADJOURNMENT

There being no further business to come before City Council, **Councilman Sutton made a motion to adjourn, seconded by Councilman O’Kelley. The motion was approved unanimously, and the meeting was adjourned at 8:41 p.m.**

ATTEST: _____
IVETTE BURGESS, CITY CLERK