

A work session meeting of the Beaufort City Council was held on October 9, 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, and 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.

CALL TO ORDER

The Mayor called the meeting to order at 5:00 p.m.

BOARDS AND COMMISSIONS INTERVIEWS

Michael Brock was interviewed for a position on the Tree Board.

DISCUSSION OF FLOOD DAMAGE PREVENTION ORDINANCE

Libby Anderson said the National Flood Insurance Program representative has recommended four changes to keep the city in the federal flood insurance program. The first is “the letter of map” revision; the second change is in regard to residential structures. The area below the can be used only for storage. They need to change this to make the ordinance consistent with national policy. Third, the area below the base flood elevation can be used under certain conditions like elevators, some components of which need to be under the base flood elevation. This will make it allowable. Finally, in regard to variations in the flood plain ordinance, this will allow exemptions for buildings that *need* to be near the water. Councilman O’Kelley asked if some areas that are at or below base flood elevation can be exempted, such as above-ground basements. Ms. Anderson said yes, they are.

Councilman Sutton asked if the changes weren’t made what would happen. Ms. Anderson said it could jeopardize participation in the National Flood Insurance program. Ms. Anderson said homeowners couldn’t get insurance federally, though they might be able to get it elsewhere. Councilman Sutton said the guidelines are followed now, so they will not build anymore like they did in the past. Rarely will anyone build at 13’ above base flood elevation now, he said. Also, he has faced issues with remodels and the need to put a hot water heater, for example, under the house, which can’t be done. Ms. Anderson agreed that this was the letter of the ordinance. Mayor Keyserling said Councilman Sutton seemed to be saying that if he wanted to put a hot water heater under a house, the ordinance shouldn’t stop him. Councilman McFee said from a permitting viewpoint, it can’t be done, anyway, so it’s that as much as the National Flood Insurance policy.

Councilman O’Kelley said things are better now than in the past; insurance companies send one adjustor out for flood, rain, wind, etc. damage and insurance coverage. Councilman O’Kelley said flood levels change, too. Councilman Sutton said it’s set at 13’ now. Councilman McFee said in regard to participation in the National Flood Insurance program, as a realtor, he has seen reduction of costs as much as 20% because of participation by the county. Residents who have

flood insurance get a 5% reduction in costs as the rating in the city's program goes up, Ms. Anderson said.

Mayor Keyserling said the opposite of what Councilman Sutton is saying is that they might be doing a disservice to the public by having a code that would then make a homeowner ineligible. Councilman Sutton said the best place for equipment in an elevated building is in a 6' crawl space. Ms. Anderson said that it's a dilemma living in a flood-prone area versus the need for reinvestment.

Mr. Dadson said it's also protection for those who underwrite the risk. These protections help lower rates. The variance section in the ordinance is the ability to handle situations that are unique to this area. Mayor Keyserling said the community as a whole benefits if the codes are matched with the federal rules. Ms. Anderson said yes, and they want to maintain their eligibility because so much property is in flood-prone areas.

DISCUSSION OF TDAC PLAN OF ACTION

Jeff Evans said that TDAC was asked to re-imagine the Accommodations Tax allocations and so a document was distributed that detailed the restructuring. He said they would look at Beaufort as a whole but break it down into "separate areas of concern": history and culture, events and festivals, the arts, and outdoor recreation. Those who work in each of these groups will be asked to collaborate and present a grant request that indicates that they are working together. Mr. Evans said that many of the groups have a predisposition *not* to work together now, so the way to make them cooperative "would be to force them to do it in the process." Mayor Keyserling said the designated marketing organization (DMO) and TDAC will help frame the focus.

Robb Wells said when the tax dollars are spent, they want there to be "a reciprocal back to the destination itself." Supplying brochures for fulfillment to the Chamber of Commerce, for example, and reciprocal web links will be a way to prove actual numbers of people viewing the marketing. He said the collaboration plan is "a sort of industry standard."

Mr. Evans said if a group receives a grant and doesn't comply with what they'd said would happen, there are penalties now. Mayor Keyserling said they are giving the DMO latitude with the branding efforts. He asked if there is anything the DMO can do to add further incentives for collaboration. If the Center for the Arts, the film festival, Short Story America, and ArtWorks all "carry one another in their literature," can the DMO organize itself to fit that, such as with links on their web site? Mr. Wells said they can determine the support mechanism for the program when they know what it is, such as support with a list of leads, fulfillment of leads, or research. The Chamber of Commerce is aiming to work with their partners to enhance their product. Mr. Evans said that kind of research should be available to every group making a grant request.

Councilman O'Kelley said this is a move in the right direction. Mayor Keyserling said the next step for council is to "really turn (TDAC) loose." Councilman Sutton asked how the board

“determines how to slice the pie.” Mr. Evans said it’s not been done before the way it will be done this time, so it will be “done by feel the first time out.” Traditionally, they have looked at the organizations, the percentage of the request they were making, and then moved money around until they reached “a good consensus.” Councilman Sutton said they have tried to appease each group each year by giving them something. Mr. Evans agreed and said in the last few years they have looked at the documentation and have thrown some applications out immediately because they didn’t provide the proper documentation. Councilman Sutton asked what rejection criteria were. Mr. Evans said other than not having proper documents, there are no other reasons they would be automatically rejected.

Councilman Sutton said festivals should have a time limit, i.e., a limited number of times that they can apply for Accommodations Tax grants. It should be made clear that they will have to be “weaned off” Accommodations Tax. Mr. Evans agreed that he believes in sustainability. Councilman Sutton said the DMO is the marketing arm, and these funds were designed for marketing. Councilman Sutton used as an example a limit on the percentage of postage. Mr. Wells said fulfillment requires postage, and he thinks that 30% is an appropriate number. Councilman Sutton said he is thinking of an entity that is requesting money for a new event, such as Historic Beaufort Foundation, and they would need to be specific about what they’re going to use the money for.

Councilman Sutton said he expects a score sheet that a board member could use to score the application. Mr. Evans said that’s a process that can be worked on within the board when they determine how they want to conduct the procedure. Councilman Sutton said this would be a good way to grade accountability.

Councilman Sutton asked if “transfer of funds” happens, and Mr. Evans said it *has* happened, but the board has never asked to have the money back when it does. Mr. Evans said for this to be implemented, the accountability has to be increased as well. They had a compliance meeting with TDAC recipients from the year before where they had to supply documentation of what they had done and some organizations didn’t have everything TDAC was looking for. So their ability to get a grant this year will be compromised because TDAC didn’t see it in the year before.

Councilman Sutton asked how to stop multiple dollars being spent on the same thing, such as guidebooks, of which there are now three. Mr. Evans said the board feels they are hitting three different constituencies, so they didn’t have a problem with it, but he can see that it seems redundant. He thinks because the process is changed, there will be more refinement each year, and in a few years, it will be more clearly defined. Councilman Sutton said he thinks the DMO should have the only guidebook, and Mr. Evans said it may end up that way. Councilman Sutton said there are a number of events now and more will be coming.

Mayor Keyserling asked **Maxine Lutz** about a collaboration between Historic Beaufort Foundation, St. Helena, and the Open Land Trust, suggesting that they could collaborate on

tours, for example. Ms. Lutz said “that would not be a problem at all for those groups.” She said she hopes that there will be “an orientation for applicants” including information such as which category Historic Beaufort Foundation falls into, and which groups they should collaborate with. Mr. Evans said it was suggested that the committee do something like that to show groups who they could work together with, based on the January marketing summit.

Ms. Lutz asked if they would get individual checks among the collaborators or as a group. Mr. Evans said he envisions it as going to a group. Mayor Keyserling said it will be a learning process, but the summit should be brought back together for a TDAC presentation of what is involved now. At the first summit, they found many people who were marketing something without knowing that someone else was doing something else like it. He used planned communities as an example. They could send a packet to their prospect list and would be a good partner. He agrees that how it’s worked out administratively may be bumpy. Groups can determine which would be the best criteria for them to choose who to collaborate with.

Mr. Evans said he can imagine how the process will work, but he doesn't know how the first year will go. Councilman Sutton said knowing which group an organization falls under is a good question. They should define themselves among the four groups, and now instead of each group getting a little slice of the pie, the groups can get enough money to actually help them with what they want to do. They should slice it four ways. Mr. Evans said that at the summit, they broke into five groups randomly, and it worked, and he sees this happening with Accommodations Tax, e.g., groups seeing which they fit into. Councilman Sutton said they will have to determine in a collaboration who will do the marketing materials, who signs the contracts, etc. Mayor Keyserling said he could see another summit providing a framework for defining which category a group goes to, and a group could be in multiple groups if they’re creative.

Councilman Sutton said the council has the ultimate authority to determine how the money is used. Ms. Lutz said she feels Councilman Sutton is saying that it would be easier for someone like the DMO to say which groups should go together because they are professionals and know how to leverage things. It would be good to have their advice instead of “just fishing” among other organizations. Councilman McFee asked if she meant determining who makes the application or on an annual basis. Ms. Lutz said she would appreciate “advice on how to live up to these expectations.”

Councilman O’Kelley said this is a good start. He doesn't necessarily see the four groups as having “the same amount of pie.” One entity may be in one category and five or six in another. Mr. Evans said the categories are an example; there may be more room for definition. Councilman Sutton said when the applications come in, if they can find a way to put them into the category they fit, and then they can determine how much each category gets for distribution. Councilman McFee said they need to collectively serve the needs of the groups participating.

LaNelle Fabian said when she first applied for a city Accommodations Tax grant, she applied for three. She asked for clarification about how that would work with the distribution of money in categories. Councilman Sutton said that ultimately, there could be four applicants in a category and TDAC may decide to divide it four ways. What he thinks they should be stopping is groups getting far less than they need to market and being happy with that. Ms. Fabian said she recalls writing different grants for different categories, and she wonders if that's the process that is being gone back to. Councilman McFee said a group might qualify for more than one, and Councilman Sutton agreed.

Suzanne Larson said this has good potential, and in a down economy, groups tend to be drawn to working together. She used the most recent Lt. Dan event as an example; they collaborated with the film festival.

Ms. Lutz asked if there were a limit on how much can be applied for. Mr. Evans said no; they've had grant requests for \$80,000. Ms. Lutz asked why they didn't set limits. Mr. Evans said they never felt there was a need to set a limit; it's apparent in that they have a certain amount of money and no more. In the past, they have tried to be fair to the organizations that came to them and only one felt like they were short-changed. Most ask for more than they need with the assumption that they will get less.

Councilman Sutton asked council how it felt about putting limitations on the number of applications by one organization. Mr. Evans said it's "easy to put a sunset clause on some of this." Councilman O'Kelley said if a not-for-profit is trying to get people in, he feels three years of receiving grant money might be "arbitrary." Mayor Keyserling said he knows what Councilman Sutton is saying, but new festivals, if they want money after they have reached the designated limit, could "qualify to be part of a festival package." Councilman Sutton said he would like a sunset clause for events, but if they're successful, they should be able to join in the marketing. Councilman Sutton said he doesn't want to protect any event for its entirety. Festivals will come and go. Mr. Evans said some events will evolve. Mayor Keyserling said all the groups are not-for-profit and protective of what's theirs; Lt. Dan could ideally help everyone. And next year, they could turn their email list over to the DMO for exclusive use for the marketing of Beaufort. Mayor Keyserling said a database can be a huge resource: If you're funded, then you share your database with the DMO. That could be a "huge give-back for city marketing."

Councilman McFee said he sees some proprietary issues, but he also sees that the entire benefit outweighs those. The larger organizations can work together, but the smaller ones may feel dwarfed by the larger organizations in terms of marketing share.

Councilman Sutton asked what council wants TDAC to do. Mr. Evans said the board needs to get together and set up Summit 2. Mayor Keyserling said they will need to be able to answer the questions that might be asked and ensure that the board members can answer them. Mayor Keyserling said a logo has not been discussed, and council has consistently asked for

one. Mr. Evans said he has put information together about branding, which in the broader sense is marketing.

Ms. Fabian asked if Summit 2 meant applicants “wouldn’t be applying for money anyway soon.” Mayor Keyserling said it doesn’t have to take long to put Summit 2 together. Ms. Fabian said Main Street Beaufort is trying to put together its marketing for the year.

John Dickerson asked, in regard to Dragon Boat Beaufort, which is a new organization and putting together its first festival, what the horizon looks like to apply for money for 2013. Mr. Evans said they can’t do that. The application process has “gotten pushed pretty far down the road.” Mr. Dadson said he didn’t know when they would get the funding announcement. Councilman McFee said they had pushed it back to the third-quarter so that they didn’t make an assumption of the money. Mr. Dickerson said if Dragon Boat Beaufort targets the date of the festival, they will miss the ability to market in the long-range; this will be a problem for organizations that have tiny budgets. Mr. Evans said if they are going to do their marketing in June – August 2013, they should apply for the grant for then.

Mayor Keyserling said there’s “nothing that says that they can’t hold the money.” Ms. Fabian said they have two years to spend it. Councilman Sutton said some events will fall outside the (time) range when this type of funding doesn’t match an event. Ms. Lutz said that’s happened to Historic Beaufort Foundation before. Mr. Dickerson said if they are “trying to market an annual event with a long horizon.” they need to be able to do a year-round plan and therefore fund year-round, not once a year. Councilman Sutton said an event has to have a business plan that “allows it to work absent free money.” There’s no guarantee that any event will get funding.

Ms. Lutz said that the tour of homes is that weekend, so maybe they should collaborate with Dragon Boat Beaufort. Councilman Sutton said the mission is marketing Beaufort, and any group may not be able to be funded in its first year. Mr. Dickerson said they can multiply the marketing budget with the Accommodations Tax funds. Councilman Sutton said no group should depend on the Accommodations Tax, and if they can’t work without it, they may not be able to succeed.

Ms. Lutz said Mr. Wells is helping with a central calendar and has been a big help to Historic Beaufort Foundation in planning their events. Councilman O’Kelley said that may be helpful in determining collaboration.

Ms. Fabian said Accommodations Tax money should only be used for festivals to market the event outside the immediate area. She asked Councilman Sutton if that meant that those festivals that are successful and build on the Accommodations Tax money shouldn’t be funded with Accommodations Tax money. Councilman Sutton said the city can’t have 15 players doing the same thing and then not know what the DMO is spending its money on. Councilman Sutton asked Mr. Wells if the water festival is in the brochures the Chamber of Commerce does, etc.

Mr. Wells said they have been in the past. Councilman Sutton said successful events should be marketed annually by the DMO, and the organizations putting those events on should not have to pay the DMO to be marketed. Mayor Keyserling said he gets an email every week for what's happening in Columbia and for Beaufort to have something like that would be huge.

Ms. Fabian said as long as what Councilman Sutton is saying takes place, it's good, but the Shrimp Festival has been asked to *buy* ads on the Chamber of Commerce's web site. Mayor Keyserling said the Chamber of Commerce is in a transition, and "the DMO is aware that they are more trustworthy every day to be helping partners." A central source with huge data would be an ultimate goal, and he thinks that's where the DMO is going, but it will be a few years for that "to get less bumpy." Ms. Fabian said that Main Street Beaufort thinks of itself as "the DMO of downtown" and publicize other downtown organizations' events. Mr. Evans said it's important for everyone who can to put out the word for all the things that can be done in this town. "Money shouldn't be changing hands for things like this," he feels. Councilman Sutton said one guidebook could help.

There being no further business, the meeting adjourned at 6:54 p.m.

A regular meeting of the Beaufort City Council was held on October 9, 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.

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

The Mayor called the meeting to order at 7:03 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Androula Weiland, the Main Street Beaufort events coordinator, thanked the City of Beaufort and everyone who helped with the Shrimp Festival.

Edie Rodgers said the City of Beaufort doesn't have their scheduled meeting listed in the Beaufort Gazette. She asked council and the mayor to look into why that is. Mr. Dadson said the internal policy has changed, and the announcement is going to the paper in time. The paper didn't put it in. Mayor Keyserling said council candidates can bring this up in their meeting with the editorial board. **Nan Sutton** said she finds out about meetings on the City of Beaufort web site, and she told people how to obtain that information. Ms. Rodgers said many senior citizens don't have computers, and it should be in the local newspaper. Councilman McFee said council agrees. Councilman O'Kelley said council gives the announcement to the Island Packet, but they don't publish it.

MINUTES

The minutes of the work session and regular meeting on September 25, 2012 were presented to council for review. Councilman O'Kelley noted that Yancey O'Kelley's first name was misspelled. On page 16 of the minutes, Councilman McFee said the reference to Edisto should have been to Audusta. **Councilwoman Beer made a motion, second by Councilman McFee, to approve the minutes as amended. The motion passed unanimously.**

ORDINANCE ADOPTING THE BEAUFORT MARINA RECREATIONAL DAY DOCK AND WATER SPORTS CENTER PLAN AS AN AMENDMENT TO THE SECTOR 1 CIVIC MASTER PLAN

Councilman Sutton made a motion, second by Councilwoman Beer, to adopt the ordinance on first reading. Mayor Keyserling requested that the ordinance be put on the overhead projector rather than the conceptual plans so that the focus will be on the actual amendment. Mayor Keyserling said the focus should be on the day dock, a water sports center driven by a private investor, more aggressive marketing, and a mooring field.

Steve Tully said he supports the ordinance. He was on the 2003 commission about getting a day dock, and then again in 2008 he chaired that committee. This is the fourth time this has come up, he said. Mayor Keyserling said people have questioned the location, design, etc. for 21 years. Mr. Tully said when people didn't want the day dock extended or built off the sea wall, council compromised on a "crab claw," but that wasn't popular either.

Chip Dinkins, chair of Main Street Beaufort, reiterated Main Street Beaufort's support of the ordinance as it stands.

Blakely Williams reiterated Beaufort Regional Chamber of Commerce's support of the day dock.

Charlie Williams, chairman of TMAC, said they fully support the day dock.

Paul Thompson, owner of Panini's Restaurant, said he supports the day dock for the downtown merchants and as a beautiful addition to the waterfront.

David Bowie urged council to pass the ordinance to create economic opportunities.

Mr. Dickerson said Dragon Boat Beaufort supports the ordinance and encourages its passage as written, and as a small business owner, he supports it for economic development.

Jason Bailey, owner of Q on Bay restaurant, is in support of the day dock and believes it will improve downtown businesses.

Walter Gay said he'd noted that when the facility is built, there's nothing for carriages. Mayor Keyserling said that was discussed in the Sector One discussion, and should it become a reality, the city would have contractual obligations, and they would determine a mutually acceptable location with the carriage companies. It has no direct impact on them now.

Polly Swenson asked for council to carefully consider proposals for the day dock. She feels amending the master plan is premature, and this project should have a feasibility study and financials. In regard to the water sports center, **Alan Dechovitz** had sent a memo to the Rowing Club, she said, which said that "if people showed up in force," for the council readings, "the ordinance would be approved." She also pointed out that Dragon Boat Beaufort had sent a memo to Mr. Dechovitz that had specifics for the water sports center, and they asked for it to be available at minimal or no cost to the users.

Mayor Keyserling said the Redevelopment Commission's opinion is that if the water sports center happens, it will be driven by the private sector. Ms. Swenson said she had also received Mayor Keyserling's email blast which contained hypothetical questions and answers. This generated more need for a business plan, she felt. Ms. Swenson asked if the Rowing Club and

Dragon Boat Beaufort have any idea what they would have to pay for storage, etc., and if they found it was beyond their means, what would happen. Rowers, Ms. Swenson continued, get up early in the morning to row on still water, and are will not have an economic impact downtown after rowing “because the town won’t be open yet.”

In regard to the regattas, Ms. Swenson said, the space that’s available is limited, and what’s required is much more than what’s available, as she knows from experience. An all-day event would effectively close the Intercoastal Waterway to activities. Factory Creek or Battery Creek would be more practical locations for a regatta, Ms. Swenson feels. Additionally, the horse carriages and parking would be displaced if the water sports center is built. Tour buses and carriages are important to tourists; shoppers and carriage riders come in on tour buses. She doesn’t feel this is ready for approval without a business plan and “input from all concerned stakeholders.”

Ken Maliken, president of Beaufort Rowing Club, said he attended a one-day regatta in Columbia on Saturday, and there were 100,000 people in attendance. The Rowing Club got involved because they believe a new day dock would help grow the economy.

Mr. Evans said the economics of more boat traffic are obvious. He’s not as concerned about the look of the structure because he believes it will be consistent with the look Beaufort expects in their public buildings. He feels it’s hard to argue against the fact that the marina parking lot is the most desirable piece of dirt in downtown Beaufort. He hopes council will work out a developer who will also create a parking structure for that parking which is displaced. He believes it will be a structure that benefits the citizens of Beaufort and also adds to the amenities that Beaufort has to offer visitors. He feels that, in the long-term, this is important to Beaufort.

Ms. Rodgers said she’s aware that she’s beating a dead horse. She said she always knew this would pass, but her conscience demanded that she tell why she feels it’s a big mistake. She feels a day dock will not increase sales in downtown Beaufort. It’s unsafe to put the paddle boats that near motor boats. This proposed day dock is near the marina, so it’s not safe in that respect. Ms. Rodgers read from a memo from Dragon Boat Beaufort. She also raised the matter of the unlikelihood of the water sports center “being used at little or no cost.” She objects to the potential of a dry rack storage building in the middle of the Historic District. She thinks it’s the wrong location for the planned activities by these groups. Two active boaters at the public hearing had agreed, she said. Not enough appropriate locations have been explored for this. Ms. Rodgers predicted that city taxpayers would end up subsidizing the water sports center, and this would become known as “Billy’s Folly.”

Councilman Sutton said Ms. Rodgers had made a comment about the “dry stack”; he said he is concerned that she feels like it might look like the one in Port Royal, and he wanted to reassure her that it would not. Councilman Sutton said the Waterfront Park had “erased Beaufort’s maritime history.” At one point, boats were built there. To him, an argument to do nothing

there is “sad.” He feels this is a waterfront town, and he can’t fathom why Beaufort wouldn’t welcome a chance to open up the waterfront. Through history, there have been yacht races, vessels moored everywhere, etc. in the exact spot where the Waterfront Park is. They don’t want to change something, Councilman Sutton feels, that he feels was not built correctly in the sense of “embracing what Beaufort is, which is a maritime, waterfront community.” He said that the National Park Service would not allow that park to be built today because of it erasing history.

Ms. Rodgers said that the sea wall was designed to offer entry to the park. That which was built “should not have the vista destroyed.” Mayor Keyserling said he agrees with Councilman Sutton that it’s being “repaired,” not destroyed. There’s nothing to tie up to now, and it’s prohibited from use by its unsafeness.

Everett Ballenger said he owns commercial businesses in downtown Beaufort. He expects to see boats in the marina in Beaufort. He lives on Bay Street and trusts the city and the HDRB with ensuring that a building will fit in with Beaufort architecture.

Kevin Cuppia said he feels that Beaufort has been trying for 21 years to have the sea wall be accessible from the water. He feels they need to look to the future. The sea wall was meant to be an economic driver to get people off the Intercoastal Waterway and into Beaufort in order to bring an economic boom to downtown Beaufort; that’s where the federal funding came from. It was not built just for people to sit on the swings and look at the water. They need to bring other boating people into the Beaufort community.

Councilman O’Kelley said he realizes that “this plan has been billed as conceptual-only.” He is ambivalent about the 250’ day dock. He was on council when they approved the “crab claw.” He was also on council when the Waterfront Park was first being built. He said in 1993, Henry Chambers said in a letter that a dock would obstruct the view. Councilman O’Kelley had measured off where the day dock will be at 250’. The water sports center building concerns him, as does the displacement of the carriages. A 3000 – 7000 square foot building is “not the idea of where this council should be going.”

Mayor Keyserling asked if Councilman O’Kelley had voted in favor of the Sector One master plan. Councilman O’Kelley said yes, but he would not be voting for this. **Jon Verity** said they didn’t specify the number of square feet the building might be in the master plan, but it was bigger than in this proposal.

Councilwoman Beer said she remembers arguments that the Waterfront Park wasn’t needed and was too expensive. She is glad they got it and that she was wrong. She will support the water sports center and the day dock for economic reasons; she feels people will come to Beaufort to eat and shop and enjoy the park.

Councilman Sutton said Councilman O'Kelley had commented on the size of the building, and Councilman Sutton feels that the city is lucky to own that land. A 3000 square foot storage building is no larger than a medium-sized building on Bay Street. Beaufort "has been beat up about parking," and he doesn't feel ready for a parking structure. The city needs "all the components to increase economic vitality." The day dock will enhance the cumulative effort to make Beaufort a waterfront town that is accessed by the water.

Councilman Sutton encouraged a boat ride to see that it's a city based on the water, yet the prime economic center can't be gotten to by water. People who live on the water can get downtown by water *if* it's accessible from the water which would help with the downtown parking problem among other things. He described the history of water sports evolution in Beaufort. Councilman Sutton said "council's job is not to design a dock but to look ahead and guide the city."

This plan is a master plan like the airport's, Councilman Sutton said, which council supported. The Sector One planning was done to dust off the binders of the plans done every ten years. The comprehensive look at the waterfront was missed in the original Sector One planning, so it was revisited to ensure that nothing was missed in this ten-year cycle. This is "adding in a piece for citizens and councils of the future." The "entire dynamic of the current day dock will be solved by the mooring field," Councilman Sutton said, and will potentially solve problems of boats sinking, etc.

In regard to the charge for using the water sports center for storage, Councilman Sutton said there's no charge to use Waterfront Park, and "it's the most expensive property in town." Council should *enhance* waterfront access, not *design* it, he feels. They're not asking citizens to pay for any of this; it's "about connecting to Beaufort's history."

Councilman McFee said the driver for this is "economic development to make the city more sustainable and vibrant." His mother and Mr. Chambers were dear friends but didn't speak for two years when Mr. Chambers built Waterfront Park. Beaufort is blessed with visionaries and the need for economic diversity. He said this isn't a vote about a 7000 square foot building tonight. Also, Councilman McFee said, he didn't come to the meeting with a preconceived notion about how he would vote. There have been no "behind closed doors" meetings about this. There have been many public meetings, however. There have been efforts made by many groups, including council, to "city build" Beaufort to make it sustainable in the 21st century and beyond.

Mayor Keyserling said it's been 21 years of discussion of this, and he's stuck to it because he has a passion for his hometown. He was prepared to be mayor in part, he said, when he started working on the Beaufort Three Century project and he looked at what Beaufort has been and thought about what Beaufort can be. When he chaired the Main Street parking committee and came to an impasse, he said "they were neglecting a whole entrance to Beaufort on the water." He sees this as a benefit to the locals as much as to those coming in from elsewhere.

Looking back, Mayor Keyserling realized that “Beaufort has really lost the potential to bring up the next generation and for Beaufort to be used as a waterfront community.” Part of the magic of the Lowcountry, he said, is that there are no hard edges between the water and the land except in downtown Beaufort at the park. He doesn’t see how they can have a Waterfront Park that is unsafe and unfriendly for boaters to come there. He wants the community to be known as a friendly and water-driven character. Few towns have a waterway as the center of the downtown.

Mayor Keyserling described other events in Beaufort’s past when the water was tied back to the mainland and said he doesn’t want to miss this “huge opportunity.” Also, he said, they could’ve had a discussion just of the day dock, but too often “pieces are looked at instead of the whole,” and he’d asked the Redevelopment Commission “to look at the whole of what it could be.” The rest will be driven by the private sector, including the parking. He feels this is what this amendment does in the future: to make Beaufort more water-friendly for those who live here and for visitors.

Councilman O’Kelley said he’s not against the day dock, but “this conceptual thing really bothers (him).” **The motion passed 4-1, O’Kelley opposed.**

RESOLUTION REVISING THE CITY OF BEAUFORT BUILDING CODES FEE SCHEDULE TO INCREASE THE COST OF TREE REMOVAL PERMITS

Councilman Sutton moved to table this, second by Councilwoman Beer, because “there is further work to be done.” The motion passed unanimously.

REQUEST REMOVAL OF STREETS FROM STATE HIGHWAY SYSTEM - NAIRNE, RODGERS AND LAFAYETTE STREETS

Councilman Sutton made a motion, second by Councilwoman Beer, to approve the request.

Mr. Dadson showed Basil Green Park on a map. He said they have gone to the county in regard to the PARD grant about coordinating efforts. In the Sector One master plan, they reconfigured the park including the parking at Basil Green Park which has always been an issue. The first phase is coordinating parking with the county; they need more control of the streets to have on-street parking. SCDOT has said that the city would have to accept the streets, Mr. Dadson said, and the city sent a list of requirements to do so. The city has had a conversation with the state highway commissioner about what the city will get in exchange for taking the roads, i.e., funding for maintenance. Council crafted its conditions; **Isaiah Smalls** did a presentation last week. SCDOT may or may not approve this, Mr. Dadson said.

Councilman O’Kelley said this was done with the idea that the city won’t have to be the ones to maintain the streets. Some are in bad condition, and he would vote against taking them over in their current state. Councilman Sutton said Mr. Smalls in the last work session had discussed funding and the paving schedule. Lafayette Street is on the paving schedule for next spring. Mr. Dadson said that’s the worst road.

Councilman Sutton asked what hinges on the city taking the roads now as opposed to next year. Mr. Dadson said the way this would be affected is that the PARD money may be jeopardized. The city is better off taking the roads while they have access to the PARD grant dollars which is in combination of the city's and the county's money. Mr. Dadson said the city can't get an access easement. Councilman Sutton said they'll lose the county and the park board as partners. Mr. Dadson said the arrangement of the sports facility is oddly organized, and these plans would better coordinate the space for the many activities there.

Councilman Sutton said the long-range planning in this neighborhood is in transition. As shown in the master plan, the houses there are smaller and on large lots. Councilman Sutton said he agrees with Councilman O'Kelley that they don't want roads without getting anything from SCDOT, but he also doesn't want SCDOT "dictating the way the city grows." Mr. Dadson said they only asked for the area immediately around the park. Councilman McFee said he has concerns with BCTC and BTAG funds paving Lafayette Street which is to be done in the spring. It's not being done by the state, so Beaufort is doing their work. Councilman Sutton said ownership is valuable when it comes to redevelopment, which is part of the master plan.

Mayor Keyserling said he's in "a conundrum about how we keep bowing to the state." There was a recent workshop about a public entity creating problems on North Street, etc., and he feels it's the same thing with Basil Green Park. The neighborhood has been burdened by the public asset of the park. The state is inflexible, but the city has to do what's right for safety and growing amenities partnering with the county. Mayor Keyserling said he agrees with Councilman O'Kelley but also feels that SCDOT will do everything they can to push the roads off on others.

Mr. Dadson agreed that council should invite the highway commissioner to a workshop. They could table this vote until he comes in and they discuss the conditions. Mayor Keyserling said the commissioner's asked the city to take roads; he "would get them into a condition and then provide a revenue stream." Mr. Dadson said they need to act on the PARD grant, but he feels this is a necessary step. **Councilwoman Beer made a motion to table the vote, Councilman McFee seconded. The motion passed unanimously.**

REQUEST FOR STREET CLOSURE FROM MAIN STREET BEAUFORT FOR TRICK OR TREAT DOWNTOWN AND CO-SPONSORSHIP OF THE USE OF WATERFRONT PARK

Councilwoman Beer made a motion, second by Councilman O'Kelley, to approve the requests for the October 25, 2012 event. Ms. Weiland described the normal route, but said this year, they are including Newcastle (adding a block) to make it safer for the children and allow games for them. Councilman Sutton said Newcastle is the main artery for the buggies, and they stop at 5:30 p.m. Newcastle would only be blocked at the Best Western. **Officer Hope Able** said in the past the buggies shut down early for this event. Councilman Sutton said to make sure the carriage operators are fully notified about this change and what's going to happen. A discussion

ensued of what would be closed, where parking could be, etc. **The motion passed unanimously.**

BOARD AND COMMISSION APPOINTMENTS

Councilman McFee made a motion to appoint Laura McAlheny to TDAC, second by Councilwoman Beer. The motion passed unanimously.

REPORTS BY COUNCIL MEMBERS

Councilman O’Kelley said Bladen Street was supposed to be open by now, and he has heard that the low-voltage providers are the hold-up. He stressed that they “need to get those providers off the poles.”

Councilwoman Beer said the CAPA ghost tours begin on October 12th and run for three weekends.

Mayor Keyserling thanked Main Street Beaufort for the Shrimp Festival.

ADJOURNMENT

There being no further business to come before City Council, **Councilman O’Kelley made a motion to adjourn, seconded by Councilwoman Beer. The motion was approved unanimously** and the meeting was adjourned at 8:49 p.m.

ATTEST: _____
IVETTE BURGESS, CITY CLERK