

A work session meeting of the Beaufort City Council was held on June 26, 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, Mike Sutton, and Mike McFee, and Finance Director Kathy Todd.

Councilman O'Kelley 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**

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

### **REDEVELOPMENT COMMISSION**

Mr. Verity brought up the form-based code meeting to be held in Council Chambers on June 28.

He said there has been a lot of time and effort put into the Depot and the Rail Trail. They have decided to do an RFP on the Depot building. The neighborhood and others have concerns and they want to be open about it. He said they're in a second draft stage at this point. The mayor said he had not yet heard anything except for comments from the neighborhood. He doesn't know what their issues are. Mr. Verity said the neighborhood is concerned about the plan; they have organized themselves as "100 Pines." They are concerned that neighborhoods are being connected that aren't connected now. Mr. Verity said not all that was planned initially may be done, owing to these concerns. He said they welcome the feedback and getting people involved. **Craig Lewis** is currently re-working the Sector Two and Sector Three plan to be presented in mid-July, Mr. Verity said. The concerns about the Depot building are whether it will be a nightclub or not. Mr. Verity said anything that will be done to the building will require rezoning.

Mayor Keyserling asked if they want the whole Depot area redeveloped or not. Mr. Verity said he didn't know. They are excited about the Rail Trail, he said. He feels they can be calmed by taking another look at the plan. Now they know, he said, that the neighborhood has concerns. Rezoning is likely to be part of the RFP, Mr. Verity said.

Councilman Sutton said the easements were in line with the needs of the city; they didn't have ways to cross the trail before. They need to protect the rights to connect those neighborhoods. There was talk about connecting Marsh to Bay and Ribaut, for example, Mr. Verity said, and that should be looked at. Councilman Sutton said the roads were being used on private property for years and that "had to be straightened out." Councilman Sutton said he just wants people to know that there's more to the story than people may know.

Mayor Keyserling asked if they have said how they plan to use the easements that were given to them. Councilman Sutton said there were current use patterns, some of which were

inappropriate. When the right-of-way on the rail bed was sold, the rights to cross the tracks had to be protected. To his knowledge how the easements are to be used was never decided.

**David Tedder** said he agrees that there are issues down there, but there has been work done with the Office of Civic Investment and there's a concerted, coordinated effort to make it all work. Mr. Verity said the trail *will* run through the building and the RFP will assume that. He said there's a lot of ground to cover before November.

Mr. Verity said a lot of activity has been going on about the day dock. They have seen numerous drawings, and they hope that by July there will be a more concrete plan to share. Mayor Keyserling asked if they know about DNR acknowledging holding the money that they had left. Mr. Verity said he doesn't know. The marina itself is the centerpiece, Mr. Verity said, and they have talked to Mr. Lewis about what they want there. They also want to know what it means if someone comes in to develop it. They need an appraisal for the parking lot and the marina itself, Mr. Verity said. They also need to determine the pre-approval process; there's been a suggestion that the design of the old Sea Island Motel might be good to replicate. People who are here to look at the Port Royal port should look at the marina in the city, too. They are talking to developers about ideas to see what they might do with the space. A group is coming in with some interesting ideas who have done waterfront development before.

Mr. Verity said the Von Harten project has had some financing issues but will hopefully be back on track soon.

Lafayette Street is moving forward, according to Mr. Verity. They need to do financing, and there was a question about a dirt road. They have informed the winning bidder and are moving forward.

The Northwest Quadrant benefitted from the National Historic Trust being here, Mr. Verity said. They are pushing to develop those buildings there.

Mayor Keyserling said he doesn't know what the Palmetto Trust is doing; he was told there was interest in some of the buildings on Duke Street's last block. If there was ever a time to leverage a million dollars to do the vertical repairs and/or demolition and replacement, it's there, he feels, and they should look for those opportunities. He said there must be something that is similar to the CDBG but for vertical growth. Councilman Sutton said Renaissance is one; another is a component of housing i.e., repairs. Mayor Keyserling said Lowcountry Housing Trust might help. He feels there should be some place that gives money because they see how much work has been done, so the city can continue to do more. Ms. Todd said she and **Scott Dadson** have had such a conversation with Mr. Lewis. Councilwoman Beer said there must be something out there to enable people to make repairs. Ms. Todd said there are various components of CDBG that might be used that way.

## **MILITARY ENHANCEMENT COMMITTEE – SEQUESTRATION RESOLUTION**

Mayor Keyserling said the city manager has said that sequestration was a larger issue than what the group had conveyed to Sen. Lindsey Graham. Mayor Keyserling called sequestration “BRAC on steroids.” It puts an additional burden on this constituency that the defense community thought they had avoided. Sequestration doubles the numbers and can be crippling, Mayor Keyserling said.

**Col. John Payne** said that they had already agreed to about \$500 billion in Defense Department cuts over a 10 year period. Sequestration adds another 15% which is \$600 billion from the Defense budget. He said that budget is not the only place that cuts can be made. If it takes effect, the Navy will have the same number of ships it had in 1915. The Air Force will be smaller than it’s ever been. Army troop levels will be about the level they were in 1940. “The military would not be able to go in and help out anywhere,” he said. Col. Payne said it’s more than just a loss of local jobs. Sequestration should go away in the interest for the whole nation, he feels. He said people need to make everyone aware of this issue.

**Col. Jack Snyder** said the Super Committee was to reduce the budget and failed to, so that’s where this came from. It’s not a scalpel for selective cuts; it is across the board. Even if it doesn’t go the full ten years, the first year is \$50 billion across the board; this could mean a million jobs. In South Carolina, the total was \$13,666 in FY2013, **Jayson Gardner** said. It would affect local bases, Col. Snyder said; one example is how the loss of the joint strike fighter will affect the Air Station. He said the key is for the community to know the negative impact on the communities, not just bigger businesses. This community will feel the effects by January, according to Col. Snyder.

Mayor Keyserling said it’s a matter of the federal government finding ways to raise revenue. Col. Payne said it affects everything that’s not mandated, i.e., Social Security. 62% of the federal budget is mandated. Defense is about half of that. Mayor Keyserling asked what can be done to stop sequestration. There is a philosophical lockdown in an election year. Col. Snyder said they have to find a solution and a plan. Mayor Keyserling said he agrees but asked how to get that message across. There was general conversation about the state of things in Washington.

Mayor Keyserling said they need to send the message which will force the leadership of both parties to lead. Col. Payne showed an ad that John Williams had created for the newspaper. Councilwoman Beer said they could send that to the legislators. Col. Payne said that’s what it does: urges people in the community to write a letter from what is in the ad.

Councilman Sutton said this is obviously a problem, and they need to send a signal to the Washington legislation to stop it. Councilman McFee asked if the language was strong enough in the resolution, and Mayor Keyserling said they need to make that decision. **Blakely Williams** said the resolution has been passed by other municipalities and the county. Councilman Sutton asked about other municipalities around the country. Col. Payne said North Carolina is “pushing really hard.” He presented articles about what other states and municipalities have done.

Col. Payne said there's a governor's task force which is trying to move forward with little money to make sure South Carolina is seen and heard. Ms. Williams said the governor is set to have a tour of the installations because she is not aware of what goes on. Col. Payne said they need to determine what it takes to get the governor here and who issues the invitation.

Col. Snyder said there will be a BRAC at some point, no matter what happens. Long-term, he said, the community needs to prepare for the fight. North Carolina wants the same aircraft. Councilwoman Beer said people don't understand that if the Air Station is closed, it will be locked down, not able to be developed by the public.

**Jon Rembold** said the resolution is important so that the whole area comes together with one voice. People at the state level haven't gotten it; municipalities have and the military task force has, so they have more muscle to deal with the state legislators. The state representatives and the federal delegation need to know that the municipalities are engaged, he said.

There being no further business, the meeting adjourned at 6:10 p.m.

A regular meeting of the Beaufort City Council was held on June 26, 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 Finance Director Kathy Todd.

Councilman O’Kelley 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**

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.

### **PUBLIC COMMENT**

**Dwayne Poovey** said that the Historic District representatives had petitioned council to split the form-based code group into two groups. He went on to enumerate the reasons that they feel this is important. A packet including the comments were given to council and the recorder.

### **MINUTES**

The minutes of the work session and regular meeting on June 12, 2012 were presented to council for review. Councilman McFee pointed out on page 8 of the minutes that the street referred to as “Chelsea” should be “McChesney.” **Councilwoman Beer made a motion, second by Councilman Sutton, to approve the minutes as amended. The motion passed unanimously.**

### **FY 2013 BUDGET ORDINANCE**

Ms. Todd said that at the regular council meeting on June 12, the first reading of the recommended budget was approved but during the meeting, there was a discussion about fees, and Mr. Dadson had suggested that council pass it on first reading and then instruct staff to come back with more information about those fees.

Ms. Todd said staff had determined a way to balance the budget without adding fees. Some items removed were a \$400,000 fire truck and a street sweeper. They have eliminated the vehicle fee and have postponed a discussion of stormwater fees. Councilman Sutton said they can revisit the budget and consider these at a later date; Ms. Todd said yes. Ms. Todd said staff has been instructed to put public notice in the newspaper to allow public comment on the stormwater fee. **Councilman Sutton made a motion, second by Councilman McFee to approve the amended budget as presented in the packet on second reading. The motion passed unanimously.**

### **FY 2013 LEVY OF TAXES ORDINANCE**

**Councilwoman Beer made a motion, second by Councilman Sutton to approve the budget ordinance on second reading. The motion passed unanimously.**

### **ORDINANCE REVISING BATTERY POINT PLANNED UDO PERTAINING TO THE FRESHWATER WETLAND BUFFER**

**Councilman Sutton made a motion, second by Councilwoman Beer, to approve the budget ordinance on second reading. Ms. Anderson summarized the issue for council and the public. The motion passed unanimously.**

### **RESOLUTION DECLARING INTENT TO REIMBURSE**

**Councilwoman Beer made a motion, second by Councilman McFee, to approve the resolution. Ms. Todd said this is a resolution in order to reimburse costs from bonds for the Commerce Park. The motion passed unanimously.**

### **ORDINANCE AMENDING PART 5, CHAPTER 1, OF THE CODE OF ORDINANCES PERTAINING TO LOUD AND UNSEEMLY NOISE**

**Councilwoman Beer made a motion, second by Councilman Sutton, to approve the ordinance on first reading. Libby Anderson said this applies first to the Commerce Park which could include industries that produce noise during non-typical hours. Secondly, the changes were drafted by city attorney Bill Harvey as a result of Councilman O'Kelley's comments during a recent meeting about revving motorcycles. This was also recommended by the Police Department, Ms. Anderson said. The motion passed unanimously.**

### **ANNUAL REQUESTS FROM WATER FESTIVAL COMMITTEE REGARDING WATER FESTIVAL 2012**

**Ivette Burgess said staff had no objections to the Water Festival's requests, which are the same as in previous years. The Water Festival Commodore spoke and introduced some of his volunteers. Mayor Keyserling complimented the Water Festival for supporting the community through Beaufort 300 and other contributions. Councilwoman Beer made a motion, second by Councilman Sutton to approve the request for the event, slated for July 13 – 22, 2012. The motion passed unanimously.**

### **REAPPOINTMENTS TO BOARDS AND COMMISSIONS**

**Councilman McFee made a motion to renew Brad Hill's and Eric Powell's appointments for the ZBOA and John Dickerson's for the DRB. Councilman Sutton seconded the motion. The motion passed unanimously.**

### **REPORTS BY COUNCIL MEMBERS**

Councilman McFee said the National Trust's Preservation Leadership Training in Beaufort was featured in "Forum," the National Trust for Historic Preservation journal.

Councilwoman Beer mentioned that Lt. Dan would be back in September and the money raised will go to veterans to make their lives better.

Mayor Keyserling said council had met with the Military Enhancement Committee, and he told the public about sequestration which he said “will cause dire consequences.”

**ADJOURNMENT**

There being no further business to come before City Council, **Councilwoman Beer made a motion to adjourn, seconded by Councilman McFee. The motion was approved unanimously** and the meeting was adjourned at 7:24 p.m.

ATTEST: \_\_\_\_\_  
IVETTE BURGESS, CITY CLERK