

A work session of the Beaufort City Council was held on June 25, 2013 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, Mike McFee, and George O'Kelley, 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 work session to order at 5:00 p.m.

DISCUSSION WITH REDEVELOPMENT COMMISSION AND METROPOLITAN PLANNING COMMISSION CHAIRS

Jon Verity said the Civic Master Plan is being revised and updated. They expect to have that done and back in the Redevelopment Commission's possession before the end of July. They will review it and open it up to public comment before it comes to council.

The request for letters of interest for the marina received five responses, Mr. Verity said, all of which were "valid," and they decided on three that they would like to hear more about when they are met with on July 11, 15, 16. The goal of the meeting is to find out more about what the developers' thoughts are and to discuss what will work from various perspectives.

In regard to Lafayette Street, things are going slowly, Mr. Verity said, but pavement is being done. **Eric Brown** is still on target and happy with the project, Mr. Verity said.

The Redevelopment Commission is working with the Housing Authority to come up with a plan to work together to find more housing financing opportunities. The Housing Authority staff is fully occupied, currently, and the Redevelopment Commission has no staff, so it will be hard to do without a professional. When the city's budget is finalized, the Redevelopment Commission will look at the money available and perhaps do a 1-3 year seeding opportunity for a housing staffer. Lowcountry Housing Trust is helpful in getting developers in line and financing, Mr. Verity said. There is work on the trustee law happening as well.

Mr. Verity said that there is a lot of demand for the types of houses that **Steve Tully** built at Midtown, and Mr. Tully is "trying to get more lots to provide homes in that market." Three people applied to buy one lot near Midtown.

Developers have looked at the Coastal Contractors building as a possible general store, Mr. Verity said, but the Historic Beaufort Foundation will have to restore it before anyone is likely to make a significant investment.

Boundary Street is in process, Mr. Verity said.

Councilman Sutton asked what the next step on the marina is. Mr. Verity said the meetings are set. They want to meet the team that would be on the ground in Beaufort and the partners. All three are fully qualified, he said, from this point of view. Councilman Sutton asked if they will ask the developers to put together a package of possibilities. Mr. Verity said not in the first meeting. They want to narrow it first. This will be a meeting to determine their vision and what they think will work, as well as what questions they have for the Redevelopment Commission. They may get to two and want specifics, or one may stand out after these meetings. They “want people who can relate to the town and its people,” Mr. Verity said. Councilman Sutton said “this will take on a political realm as a city-owned lot.” Mr. Verity said they’re aware that there’s sensitivity in the community, but they believe this will be an opportunity.

Councilman Sutton asked if there was headway in housing incentives. Mr. Verity said they have a separate board at the Housing Authority, and they want to operate it through the CDC. The Redevelopment Commission knows what the plan looks like but doesn’t know where the money will come from.

Councilman Sutton said on Lafayette Street, the paving is happening, but he asked when they will break ground. Mr. Verity said he had asked **Lauren Kelly**, but she didn’t know. They are hoping for the fall.

Councilman Sutton said in regard to Midtown Square, Mr. Tully has said that people want to build housing, but he asked about doing that type of housing instead of workforce housing. Mr. Verity explained a potential opportunity. Councilman Sutton said he had inquired about building a commercial-to-residential, live-work as they wanted.

Councilman Sutton asked what level of restoration Historic Beaufort Foundation would do to the Coastal Contractors building. Mayor Keyserling said they are going to roof it, repair or replace siding, and shore up or replace the foundation. Councilman McFee added that they would remove the asbestos as well.

Mayor Keyserling said Mr. Dadson had said that they need to look at the financial implications of the tax credit. Mr. Dadson said if they are “in the game themselves,” the city will collect it, and if the county is involved, the county would collect it. Also, they need staff to run a return on investment on all the buildings that need it to see what the credit looks like. If it were only the city’s taxes, Mr. Dadson said, it would be detrimental, but there might be an acceptable return on investment. The taxes on residential are minimal. The big barrier to development is BJWSA’s capacity fee. The minute it’s “slightly commercial,” the fee “really kicks into high gear.” Utility fees, Mr. Dadson said, “are the main barrier to entry.” Taxes might be more marketable to developers, but they don’t offer as much bang for the buck as the utility fees. Mayor Keyserling said it would be an abatement. Councilman Sutton said the state would set the terms; the county auditor has to put it on the books, so the council has to put it into action.

Mayor Keyserling said he was asking if the county could participate in the abatement. Councilman Sutton said for the buildings he’s thinking of, “the taxes are low because the

building is off the radar,” and the county isn’t getting anything now. Mayor Keyserling said they would be improving the neighborhood. Mr. Dadson said that when they apply a policy like that, it will apply everywhere, and the unintended consequences are his concern, so he’s asked staff to run the numbers. Mayor Keyserling said it’s reasonable to suggest that with infill, the cost to service of the capacity fee is diminished. So if it’s an infill project, they don’t have to put in a new line, they will pay to tap it, and the capacity and other fees could be 6-7% of the cost of the house. They are a revenue-, not a debt-organization, Mayor Keyserling said, but if they can come up with real costs, they might be able to make headway with BJWSA.

Mr. Verity congratulated council on EcoDual. He said it shows the vision that led to the commerce park purchase in the first place. Mayor Keyserling said that the company seems like a good group that is committed to Beaufort.

Alice Howard said that the zoning for the old Greene Street gym has been approved by the Metropolitan Planning Commission (MPC) to be changed so that it can be used for a possible school. Mayor Keyserling said that’s on the council agenda for tonight. He said the uncertainty is “the who.” When the MPC looked at it, Ms. Howard said, they kept the focus on the “what.” She said there was one written letter of concern, but it passed 4-1.

Mayor Keyserling asked if the MPC has started looking ahead in regard to the Civic Master Plan and the form-based code. Ms. Howard said they do updates on the form-based code at each meeting. One MPC member is on the Port Royal form-based code committee. She said she would take Mayor Keyserling’s idea back to MPC chair **Joe DeVito**.

BOATERS’ INFRASTRUCTURE GRANT UPDATE

Isaiah Smalls said they had received a Boaters’ Infrastructure Grant (BIG) for \$100,000. They had a \$33,000 local cash match from the marina. He presented the estimates for the improvements. The BIG is only for the transient part of the dock which limited where they can expend funds. They had an assessment done on the marina to determine options. After meeting with **Rick Griffin** and the city manager, Mr. Smalls said, they determined that there would be funds left after the moorings, permitting, and electrical work (which are what was targeted for the grant).

Mr. Smalls reviewed the numbers to date, and there’s a remainder of \$37,894.84. The current fire suppression system for the marina is essentially out of order and needs to be replaced, but adding in the expense of that is more than what was left from the grant plus Mr. Griffin’s match. They prioritized needs and determined that the super-structure of the dock, which holds it in place, is the highest priority due to deterioration since 1993. They can replace the fire suppression system with a mobile fire suppression system for \$9,577, and then they would need for the city to pay \$39,232 from the General Fund to reach the amount needed to replace the connectors on the dock’s transient part.

Mayor Keyserling asked Mr. Dadson to explain what the city and the tenant are required to do. Mr. Dadson said the owner (the city) applied for the grant, and the marina matched it to

\$33,000. Mr. Dadson said there was a list of capital improvements to be done, and “this isn’t in there.” Mayor Keyserling asked if they had been done, and Mr. Griffin said they’re “in process” and had renovated the buildings and put in a new roof. They are getting the moorings in as they had agreed to. He said there was to be a 5-year period until they “look at it and see where we are.” Mayor Keyserling said his layman’s observation is that “the place is in pretty tough shape.” Mr. Griffin said the boards were turned over on the transient dock. He said he’s down 40% on long term dockage and last year was the first time he’s made money in three years. Things would go faster if he had more cash flow.

Councilman McFee asked about the difference between the current system and a mobile fire suppression system. Mr. Griffin said they have a dry system for fire suppression, and if there’s a fire, the truck connects to the hydrant and activates the system and then they can go to the hydrant closest to the fire. Mr. Smalls said the city of Charleston has replaced their fixed system with a mobile system. It has the ability to use foam, he added.

Councilman O’Kelley asked where the system would reside. Mr. Griffin said it can be rolled in and out of the dock house every night. Councilman O’Kelley asked if the machinery would succumb to the same fate as the galvanized metal, and Mr. Griffin said they hope not because they will take it in and out. Councilman O’Kelley said he believes that the fire department should have a key to the dock house. Mr. Griffin said the fire department and the police department have the codes to the gate and access to the dock house. They try to save the boats close to the boat on fire, Mr. Griffin said. The number of fires is very low. Councilwoman Beer said there was one on St. Helena a few years ago. Mr. Griffin said boat fires happen quickly.

Mr. Smalls said because there are residual costs, they could potentially not expend the full grant amount and turn it back in. Councilman Sutton said they have to spend more city money in order to spend the remaining BIG. Mr. Dadson said fixing the superstructure is important, and the connectors are in bad shape because of the salt water’s effect on the metal.

Councilman Sutton said he “won’t support the purchase of this type of (fire suppression) equipment for the marina.” The fire department has to train with the equipment that is there currently, which he hasn’t seen happening, and he feels “it’s a far stretch to assume that they will do so with new equipment.” Councilman Sutton said he has experience with this, and the best tool is a trained fire department and not mobile equipment. He asked if the rolling equipment they have now is for a first response for the dock hands, as opposed to the fire department, which would be different, he feels.

Councilman Sutton asked Mr. Griffin if they can sell fuel at the dock without a standpipe there. In the Coast Guard, he said, they had to have infrastructure to do hazardous operations. Mr. Griffin said they have had Coast Guard inspections. “They were more concerned about the fuel pumps than they were with the fire equipment,” he said. Councilman Sutton said that only the local fire department can be called if a boat comes in on fire. The lines can be cut to let it drift to the marsh. “You don’t put people on the boat to fight the fire,” Councilman Sutton said. He

said this new piece of equipment has a limited amount of foam, and it will have to be changed out periodically.

Councilman Sutton went on to ask “what the next generation of docks” is, and Mr. Griffin said cost considerations have led them to use wood. The newer concrete is better than wood but more expensive. Councilman Sutton said he’d like to see the costs to update the marina to be state of the art. Mr. Dadson said they have a \$100,000 grant and \$33,000 match. They can apply for another grant, but it’s only for the transient portion of the dock, and the next grant would also be for that portion. He explained that they would get for \$160,000 worth of work for \$39,000. If they didn’t do the fire suppression, they would leave \$30,000 on the table.

Kathy Todd said they don’t have to expend the full grant, or they could apply for BIG #2 and maybe get enough to cover the whole transient dock. Mr. Dadson said they understand that BIG #2 will be more competitive. They probably don’t want to leave the money on the table, Mr. Dadson said.

There was a general conversation about expenses and other ways to budget the money for repairs. Councilman Sutton said the fire suppression would be a good thing to write a grant for. If the system’s down, they need to get the fire chief to the marina to inventory what he needs in order to get the response they need. If that happened, they could then spend the excess \$37,000 on infrastructure repairs.

Mr. Smalls said BIG #2 is for “\$100,000 for the whole state.” Ms. Todd said they would have to prorate it if they don’t put in the fire suppression system. If they put in the fire suppression system, it wouldn’t be covered by the grant because it only covers the transient portion.

Mayor Keyserling asked the market for moorings, and Mr. Griffin said they need no more than 16 for transient space. The mayor left and passed the gavel to Councilwoman Beer. Councilman Sutton said the marina “needs so much work.” He doesn’t want to spend \$40,000 they don’t have to spend the \$30,000 they do have. Mr. Griffin said the issue isn’t with the existing line that feeds the transient dock.

Councilman O’Kelley said maybe they don’t need 16 moorings. Mr. Griffin said he feels that they need 16 transient moorings. Ms. Todd said that’s what they applied for in the grant, so they need to do that. Councilman O’Kelley said the damage to the transient dock seems more critical than mooring buoys. Mr. Dadson asked if they could spend \$40,000 on dock connectors. Mr. Smalls explained why that would be “unwise.” They should all be repaired together, he said, or the ones that aren’t repaired could fail. Councilman Sutton asked how the bidding is done. Mr. Smalls said an assessment is done. Mr. Smalls said the connectors are standard. There was a general discussion of the connectors.

Mr. Griffin said the pontoons are in good shape, but the connectors aren’t. The deck boards are “marginal,” and they “may get 10 years out of one side” since they got 20 years out of the other. His staff does this work. They ran into a problem with how the boards are put together.

They were pre-installed with 4 boards together with galvanized nails, and they rusted and the boards separated and curled up. Councilman O'Kelley said it looks like there's structural damage in the pictures in the packet given to council.

Councilman Sutton asked if the boards were built in place, and Mr. Griffin said no. Councilman Sutton said he doesn't know who would want to do the contracting work on an active dock. The grant was for the moorings, he said, and now it's being stretched into repairs to the docks that they have known about for years. He asked if they couldn't put \$40,000 into other mooring-related matters. They need "hundreds of thousands of dollars in repairs, and the money is going to parks." Councilman Sutton said they have a revenue source for a specific capital, "but it's not sourced to that cost center." He said there's a restricted fund. Councilman Sutton said they know the problem and asked what the solution is to create a sustainable stream of income to address these marina issues. Ms. Todd said they could create it under fund balance as committed money in the General Fund.

Councilman Sutton said they "should protect future councils" with a restricted fund for the marina to use for matches for grants, repairs, etc. Capitalizing the marina is not going to happen from a developer. Councilman Sutton said the money that's designated for the marina has to be used for the marina.

Mr. Dadson said there's an issue down at the marina, and he recommends that they put the \$40,000 on the table and get that much done for it. They can then apply for the next BIG and make it mostly for fire suppression and the decking to get to the dock.

Councilman O'Kelley said he agrees with Councilman Sutton about the fire suppression system if the department isn't trained to use it. Mr. Dadson said if council doesn't want to get the fire suppression system, that's fine, but they should replace the connectors, he reiterated, and not leave the money on the table. Mr. Smalls said it's been 8-10 months since the fire department has checked the fire suppression system, and Councilman Sutton asked if the fire department could do it again and then let council know the results.

Mr. Dadson asked if council is "okay with moving forward sans the fire suppression system." Councilwoman Beer and Councilman O'Kelley said that they feel they have no choice. Councilman Sutton said if the marina is spelled out as a protected item, it would make him feel more comfortable. He feels it needs to be clear that there's a funding stream set up to protect the marina. Mr. Dadson said "staff and council have been working on this to put the broader picture on the table." When they adopted previous tax structures, the millage rates were lowered, and Act 388 trapped them, as did devaluation. If they don't add fees or put a MID on it, "that's the reality of revenue streams." The city needs additional revenue streams to maintain the quality of town that they have. The state and prior councils have limited the ability to do this. Mr. Dadson said they could move around capital improvements and move the capitalization of the dock that is rented out privately to the top in lieu of other capital projects that are more used by the majority of taxpayers.

Councilman Sutton asked what was put into the marina last year, and Ms. Todd said “nothing.” Mr. Smalls said nothing other than minor repairs. Councilman Sutton said they haven’t been putting money into the marina, obviously. Councilman McFee said they can utilize the funding sources, but unless they steal from other capital projects, they can’t do it *now*. Mr. Dadson said they can put the marina in the capital improvement program as a priority. Councilman Sutton said they have done poorly in the past on protecting the city’s investments. Mr. Smalls told Councilman Sutton that until 3 years ago, the marina was a separate division of Public Works, and they did budget for it for things like security gates, lighting, etc. They might have been spending \$60,000 - \$70,000 a year, Mr. Smalls said.

Mr. Smalls said Mr. Dadson had signed a contract to repair sinkholes today, and they will repair the most invasive one first. The project will last for a couple of days. The problem is in the decking, Mr. Smalls said. Ms. Todd said in the parks budget for 2013, they have \$13,500 for the marina. The amount of additional capital from fund balance will be reduced. Mr. Dadson said they will need that for something else. Mr. Smalls named annual expenses that that money will be used for.

REVISIONS TO PARK REGULATIONS

Libby Anderson said in April she had spoken with council specifically about Pigeon Point Park and discovered that they needed regulations for all of the city’s parks as well. The city code has a section that deals with parks and certain rules. They are suggesting making these rules apply to all city parks.

Proposed revisions to park regulations:

- E) Trash needs to be disposed of in trash cans or recycling bins. Special events in parks have to provide their own trash removal, Ms. Anderson said.
- F) Owners must remove animals’ “poop.” Ms. Anderson said this was part of another section, but they want it to be “part of a self-supporting, stand-alone section.”
- G) Grilling is not allowed, and the fire section is amended with an exception for special events.
- I) A new suggestion makes smoking unlawful in any park.
- J) It’s unlawful to drink alcohol in parks except for special events.
- K) There will be no parking in parks except in designated areas or for special events.
- L) No motorized vehicles are allowed except for motorized wheelchairs, maintenance equipment, or with the city’s permission.
- M) All animals must be on leashes that are no more than 6’ long.

A section is to be added on the Spanish Moss Trail:

- a) No motorized vehicles are allowed on the trail except for motorized wheelchairs and maintenance equipment.
- b) Trail hours are dawn to dusk.
- c) The speed limit for bikes on the trail is 15 mph.
- d) Animals must be on leashes.
- e) Fishing shall only be allowed in designated areas.
- f) It is unlawful to the trail to be used for events without prior city approval.

g) Horses are prohibited on the trail.

Councilman O’Kelley asked if the prohibition of alcohol would, in Waterfront Park, prohibit people from getting an alcoholic drink with a meal at a restaurant and then going into the park to consume it. He was told that this is currently the case.

Councilman O’Kelley said there are no penalties listed for violations of the ordinance. Mr. Dadson said it’s in the penalties section, and Councilman O’Kelley said he feels the sections should be linked or the penalties noted in this section. Ms. Anderson said she thought it was a good idea so this can be a stand-alone piece when they are questioned as to park regulations.

Councilman Sutton asked about smoking in the parks and what the city-wide regulations are, and Mr. Dadson explained. Councilman Sutton, Mayor Keyserling and Councilman O’Kelley agreed that this would present a problem at Water Festival. Mayor Keyserling said at big events, the smokers usually leave events and go away from crowds. Councilman Sutton said Section E covers the litter matter. Councilman O’Kelley said the bike and skateboard prohibitions “aren’t enforced in the parks to any extent.” There was a discussion of the need for more prohibition signs.

Councilman Sutton said he’d like Section H, in regard to balloons, stricken completely. He doesn't want balloons to be unlawful in the park. Ms. Anderson asked how council felt about prohibiting balloon release which is perhaps where this idea originated. Councilman O’Kelley said if people are planning to release balloons, they probably would have had to apply with the city for their event. Councilman Sutton said he’s okay with adding in prohibiting balloon release.

Councilman Sutton said he would like to regulate smoking in parks, but he doesn’t think that it’s possible in the parks. He suggested striking Section I. On Section J, he said he would like to open up the consumption of alcohol on the sidewalks in front of the bars downtown. The state statute mixes hard liquor and beer and wine, so it’s complicated, and police would have to ask what’s in someone’s cup. But Art Walk and other events are granted permission for outdoor alcohol use. He would like “to create a safe zone for alcohol use between the bars.”

Councilman Sutton said in regard to leashed animals, the length of the leash should not be detailed. Councilman McFee said the reason for the 6’ leash is because the extension leashes will go to 25’ and then the trail can be “immobilized by a leash” for others’ on it.

Don Starkey asked if they could say for the future that dogs must be on 6’ leashes except for in authorized places, considering that they are going to have the dog park at Southside Park. **Eddie Rodgers** said the reason for the 6’ thing is so other people can feel safe. Councilman O’Kelley said practically, a police person is not going to go looking for a 7 or 8’ leash, but if it’s on a 20’ leash and bites someone, the owner will be in violation, and this will protect the city. Mayor Keyserling said there will be a dog park, and rather than revisit the matter then, he agrees with saying “with the exception of in designated areas.”

EXECUTIVE SESSION

Councilman O'Kelley made a motion, seconded by Councilman McFee to move into Executive Session, Pursuant to Title 30, Chapter 4, Section 70(a) (2) of the South Carolina Code of Laws, for legal advice from the city attorney. The motion was approved unanimously.

Councilman McFee, seconded by Councilwoman Beer, made a motion to come out of Executive Session and resume the work session. The motion was approved unanimously.

There being no further business, the meeting adjourned at 6:59 p.m.

A regular meeting of the Beaufort City Council was held on June 25, 2013 at 7:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling and council members Donnie Ann Beer, Mike Sutton, Mike McFee, and George O’Kelley, 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

Mayor Keyserling called the meeting to order at 7:02 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was led by Councilwoman Beer and the Pledge of Allegiance by Mayor Keyserling.

PROCLAMATION OF JUNE 28, 2013 AS CAROLINA DAY

Councilwoman Beer made a motion, second by Councilman O’Kelley, to approve the proclamation. The motion passed unanimously. Councilwoman Beer read the proclamation. Mayor Keyserling presented the proclamation. **Jody Henson**, Sons of the American Revolution, explained the event and its history.

MINUTES

The minutes of the work session and regular meeting June 11, 2013 were presented to council for review. Councilman McFee said that the time council came in from Executive Session was 5:18 pm. **Councilwoman Beer made a motion, second by Councilman McFee, to approve the minutes as amended. The motion passed unanimously.**

FY 2014 BUDGET ORDINANCE

Councilman Sutton made a motion, second by Councilman McFee, to approve the budget ordinance on second reading. Mr. Dadson explained where the cuts have been made in the budget to make up for the deficit in the budget. The Redevelopment Commission will be reduced by \$60,000 and the budget for Waterfront Park by \$85,000. The cuts total \$180,000, “negate the need for a vehicle fee, and put the city in balance.”

Councilwoman Beer said she’d expressed her concerns previously, and she doesn’t want to pay more taxes and fees, but she’s concerned that they will fall back in service levels and not maintain the city’s assets as well as has been done if there’s unwillingness to pay the vehicle fee.

Councilman Sutton asked the specific things that are currently done that will be affected by reductions in service. Mr. Dadson said the park and downtown contract is a month to month contract now, and they will determine if the current contractor is willing to accept this cap. The decrease in service will likely be that the work is done with less frequency. Mr. Dadson explained the other cuts, including the Redevelopment Commission reduction which will give

them what they have in reserve and \$30,000 for staffing because the Office of Civic Investment contract is over. The level of service to maintain right-of-ways will be reduced, Councilman Sutton said. He said that the lack of immediate response to citizen requests will be the cost of reducing expenses in the budget. Councilman McFee said there's a level of what's palatable with what the public has become accustomed to. He feels confident that the contract can be negotiated, or if not, they can put out a request for bids from another contractor.

Mayor Keyserling clarified that the highest level of service in the blocks that comprise downtown includes picking up cigarette butts and emptying trash twice a day. They had decided that with the Visitors' Center downtown, they needed that, and he emphasized that this is not just in the Waterfront Park. He said they need to look for long-term solutions. People have suggested to him that The Greenery could not to plant annuals, and some people feel that they could be assessed a fee for Waterfront Park maintenance even though they don't live in the city, Mayor Keyserling said. Additionally, on the road right-of-ways, "it's not as simple as making them look pretty." When the right-of-ways have trash or extra grass and it goes into the stormwater system, it creates problems. Finally, Mayor Keyserling said, with the county, they are taking on the development of the Rail To Trail and that will take some maintenance. Council will consider what other ways there are to do this. He feels that coming up with fees when there's a lack of clarity as to what a fee is paying for is what was problematic about the fees.

Councilman O'Kelley said in regard to the budget, he sees council receiving the information at the end of the fiscal year, and they "try to put a Band-Aid on it" when they need to find long-term solutions. He feels council members could be assigned a department and work with the department head on the budget in its formative stages. Mayor Keyserling said there should be a workshop on this idea. The motion passed **4-1, Councilwoman Beer opposed.**

REFUSE COLLECTION FEE INCREASE FOR FY 2014 BUDGET ORDINANCE

Councilman Sutton made a motion, second by Councilman McFee, to approve the fee increase on second reading. This is to bring the revenue in line with the costs. The contract was a gradual contract when it was first done, and the fee was initially \$3. This brings the revenues up to pay the costs. **The motion passed unanimously.**

ORDINANCE REZONING A PARCEL OF PROPERTY LOCATED AT 1001 HAMAR STREET FROM CONSERVATION PRESERVATION DISTRICT TO NEIGHBORHOOD COMMERCIAL DISTRICT

Councilwoman Beer made a motion, second by Councilman O'Kelley, to approve the ordinance on second reading. Mayor Keyserling said there are discussions with Beaufort County and Bridges Charter School about leasing the building. This isn't about the use of the building, he said. The issue is the zoning of this particular property, Mayor Keyserling said. Councilman O'Kelley pointed out that "nothing surrounds the gym that is occupied as a residence." Mayor Keyserling asked Ms. Anderson about the basketball court. Ms. Anderson said it's across the street. **The motion passed unanimously.**

STREET CLOSURE REQUEST FROM HISTORIC BEAUFORT FOUNDATION TO HOST COOKOUT

Councilwoman Beer made a motion, second by Councilman Sutton, to approve the request for the June 27, 2013 event. Councilman O’Kelley asked if this is on Prince Street between Bladen and Adventure Streets, and **Maxine Lutz** said it will only be a portion of that block. The event was to include people in the Midtown neighborhood, and they suggested closing the street for a party. It’s a restoration kick-off and will probably last only a couple of hours. **The motion passed unanimously.**

WATER FESTIVAL 2013 ANNUAL REQUESTS

Councilwoman Beer made a motion, second by Councilman McFee, to approve the requests. **Dan Thompson** said that the requests are the same as in years past. **Ivette Burgess** said that staff recommends approval. Councilman McFee said he had noticed that they are having a Dragon Boat event. Mr. Thompson said yes. Mayor Keyserling said the Water Festival has been much more visible outside of Water Festival season in the community, e.g., the Tricentennial First Night event, a scholarship to USCB arts students, contributions to the Beaufort 300, etc. **The motion passed unanimously.**

AMEND FY 2013 BUDGET

Councilman Sutton made a motion, second by Councilman McFee, to amend the budget on first reading. Ms. Todd said the first item is for the acquisition of land for the fire station. The amended budget would increase by \$320,000 to transfer the money out of the General Fund to the capital projects fund. The second is in regard to Bladen Street Phase 2, and the underground electrical work was shared with SCE&G. It’s restricted in fund balance each year; the city’s share will increase the transfer from the General Fund to the capital projects fund. Third is for a request from the Spanish Moss Trail for \$50,000, and the money would come out of a committed fund for land acquisition. Mayor Keyserling said the Rail To Trail amount is matched dollar for dollar by the PATH Foundation. Beaufort County is giving \$200,000+ in-kind, and Port Royal is giving \$50,000, too. This will get them close to completing Phase 3 of the trail.

The bond for the fire station, Mayor Keyserling said, has to stay on schedule and can’t be paid down. He explained what has been done by the city in the last year and a half so that they wouldn’t put money into a station that doesn’t raise the ISO rating or serve the partnership with Port Royal. The money was borrowed, can’t be paid down, and it took so long so that they could ensure these issues were covered. Ms. Rodgers asked why they had gotten the bond so early compared to it being built now. Mayor Keyserling said they had waited so that they could make the right decision. **The motion passed unanimously.**

RESOLUTION TO RELEASE COMMITTED FUNDS

Councilman Sutton made a motion, second by Councilman McFee, to approve the resolution. Ms. Todd said council had approved fund balance policy and part of that was to commit funds for some purposes, and it would then take a resolution from council to release those funds. So with the transfers above, they would come out of committed fund balance, so city council has to approve that transfer. Councilman O’Kelley said the fire station and the Spanish Moss Trail

are in the resolution; he asked if the Bladen Street Phase 2 doesn't need to be in resolution. Ms. Todd said no, because it's restricted fund balance. **The motion passed unanimously.**

ORDINANCE REVISING SECTION 7.5 OF THE UDO, "OFF-STREET PARKING AND LOADING STANDARDS," TO EXEMPT CERTAIN USES FROM PARKING REQUIREMENTS AND FROM OFF-STREET LOADING REQUIREMENTS

Councilwoman Beer made a motion, second by Councilman Sutton, to approve the ordinance on first reading. Ms. Anderson said this amendment would exempt certain small commercial, single-family and two-family uses from on-site parking requirements where there is on-street parking available. It simplifies the loading requirements as well. There is currently a minimum size for parking spaces, and they are changing that to a maximum size. Trailers and recreational vehicles need to be accounted for as requiring larger spaces and that will be determined during site review. **The motion passed unanimously.**

ORDINANCE REVISING SECTION 8.2.A OF THE UDO, "SUBDIVISION DESIGN/IMPROVEMENTS; SUBDIVISION DESIGN STANDARDS; STREETS; SIDEWALKS," TO CLARIFY THE REQUIREMENTS FOR CONSTRUCTION OF NEW SIDEWALKS

Councilman Sutton made a motion, second by Councilwoman Beer, to approve the ordinance on first reading. Councilman McFee said in regard to the development industry: there's a cost addition with larger sidewalks and he asked if there's been any feedback from them. Ms. Anderson said she's not received any yet. The Civic Master Plan calls for sidewalks at a minimum of 5' wide. Councilman McFee said there are also 4' planted sections in new developments. **The motion passed unanimously.**

RESOLUTION REVISING THE LOWCOUNTRY AREA TRANSPORTATION POLICY BOARD

Councilwoman Beer made a motion, second by Councilman McFee, to approve the resolution. Mayor Keyserling said that when they became a metro planning area with other municipalities and Beaufort and Jasper Counties, they were at a different level with state and federal planning. When the bylaws were created, the Lowcountry Regional Transportation Committee wasn't included. **The motion passed unanimously.**

MAYOR'S REPORT

Mayor Keyserling said that when he left the work session, he went to the Beaufort County Legislative Delegation meeting. They have gone to the delegation for help about "the terrible parking problem" at Basil Green and Pigeon Point Parks. Families of kids playing ball are parking in people's yards and in such a manner that endangers children. The most efficient parking is not permitted in the easement, and he asked the delegation to intervene on the city's behalf to create a better environment around the parks. Mayor Keyserling said they have agreed to try to help.

Mayor Keyserling told the public how someone who's interested in a job with EcoDual could find out about the jobs online.

Mayor Keyserling said the Knights of Columbus had a good event that he and Councilwoman Beer had attended.

ADJOURNMENT

There being no further business to come before City Council, **Councilwoman Beer made a motion to adjourn, seconded by Councilman Sutton. The motion was approved unanimously,** and the meeting was adjourned at 7:54 p.m.

ATTEST: _____
IVETTE BURGESS, CITY CLERK