

A work session of the Beaufort City Council was held on August 20, 2013 at 5:00 p.m. in the City Hall Planning Conference Room, 1911 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.

The mayor called the work session to order at 5:00 p.m.

DISCUSSION ITEMS: BOARDS AND COMMISSIONS

Chip Dinkins needs to be put on the list, Mayor Keyserling said, to be brought in to talk to about serving on TDAC again. **Ivette Burgess** said **Jack Reynolds’** term has expired, and he said he has someone who could replace him, but she doesn’t know who it is. She said she would talk with him.

There was a discussion as to how many representatives on the committee need to be in the hotel business. It was determined to ask Mr. Reynolds who he would suggest and find someone else. **Mary Ann Solem** can be reappointed, but there needs to be someone to replace **Jeff Evans**. Mayor Keyserling said he would like to find someone with “business sense” and “the ability to crunch numbers” for the committee. **John Dickerson** suggested **Bill Robinson**.

Mr. Dadson asked what social media could be used to advertise the need for people to fill positions and Mayor Keyserling said he would send out a release to his email list if Ms. Burgess would provide it to him. Councilman Sutton said he would ask a CPA he knows, too.

In regard to the Tree Board, Mayor Keyserling said they want to re-appoint **Barb Farrior**. Ms. Burgess said she understands that all of the board members up for reappointment want to be reappointed.

In regard to the DRB, Libby Anderson said she would check on whether **Chuck Rushing** and **David Karlyk** want to be reappointed.

For the HDRB, **Erica Dickerson** indicated that she would like to be reappointed, and Mayor Keyserling asked if she should be invited for an interview before council. Councilwoman Beer said if they do an interview of one candidate, they should do them all. There is still a vacancy on the HDRB, and Ms. Anderson said it “can be a resident position or a design professional.” The spot was formerly filled by **Bill Chambers**, an architect. Mr. Dickerson said multiple architects are a good idea on the HDRB. Councilman O’Kelley indicated an application for **Michele Knoll**. Ms. Anderson elaborated on what professions qualify as a “design professional.” It was decided to invite Ms. Knoll and **Michele Noel** for interviews for HDRB. Councilman O’Kelley said other HDRB applicants could be invited to participate on other boards or commissions.

Ms. Burgess said she would also call in **Richardson LaBruce**, who is willing to work on other committees, though he applied for HDRB. There was a discussion of **Buffy Computaro**, and it was decided to have her come in for an interview to see where else she might be interested in serving. Councilman McFee detailed what he knows about **Rev. Cleveland Cohen, Jr.**

Mayor Keyserling said he would like to put **David Easton** to work, but he doesn't feel the HDRB is the right place for him, and Councilman McFee suggested having him come in and see if he is interested in serving elsewhere than on the HDRB.

Ms. Anderson said **Rod Mattingly** is only a part-time resident now, so he should be replaced at some point on the ZBOA.

Ms. Burgess said the Metropolitan Planning Commission members in Port Royal have been contacted. Ms. Anderson said she will contact **Robert Semmler**, who's the county representative.

In regard to the Redevelopment Commission, Mr. Dadson clarified for Mayor Keyserling that the terms are staggered and had been "re-set." Councilman McFee said he would be happy to be reappointed. Mayor Keyserling said he's inclined to reappoint **Mike McNally**, and Mr. Dadson said all of the reappointments can be brought in and interviewed for the Redevelopment Commission at the same time. There was a discussion of whether **Keith Waldrop** wanted to be reappointed. Councilman McFee said they can ask people when they come in. **Henrietta Goode** needs to be checked with, and then everyone brought in for that meeting.

On the Election Commission, **Gail Fontenot** needs to be replaced, and Ms. Burgess said **Bill Mitchell** doesn't really want to serve but will if necessary. Mr. Dadson said they "need good, strong, confident people in case an issue needs to be corrected and dealt with."

George Post wants to be replaced on the Beaufort Housing Authority. **John Gadsden** needs to be replaced.

All TMAC members need to be reappointed, and Ms. Burgess said **Chris Hewitt** needs to be replaced because he doesn't have the time to make meetings. Ms. Burgess said everyone else is interested in reappointment, and they have an additional vacancy, as well as filling Mr. Hewitt's spot.

Ms. Burgess asked if the Redevelopment Commission members could come in to talk with council next Tuesday. It was agreed that they could, and that as any others who could make it should be invited as well.

Councilman Sutton asked if there was a way to merge TDAC and TMAC. Mayor Keyserling said they're different, but it could be possible. Mr. Dadson said TMAC currently has a project, working on the guidebook for carriage drivers. He said that's on their "to do" list, and he knows

they're committed to that. Councilman Sutton said one group administers grants once a year, and the other deals with issues when council feels they need reviewing. He feels the process could be streamlined. Mr. Dadson said they could write a memo to each of the chairs and get their input. Councilman Sutton said they need to look at the charters for both committees at a workshop as a first step. Councilman Sutton said the committee members "need to be given specific tasks and then they're done."

Mayor Keyserling said he likes some of the young people's applications. Mr. Dadson said they should get this information to the monthly Neighborhood Association meetings. Councilwoman Beer said she would be there the following morning and would discuss it. Ms. Burgess said she would bring applications to the meeting.

Mayor Keyserling asked **Maxine Lutz** about two Historic Beaufort Foundation projects. Ms. Lutz said in regard to 1407 Duke Street, they got notice from the state that they are getting matching grants, and they need to get bids. At 702 Bladen Street, they are starting asbestos abatement next week. Mayor Keyserling said he will put pictures of the projects they are seeking money for in his email blast.

There was a general discussion of sinkholes. Councilman Sutton said they need to put on a future work session agenda the need for funding for "the sort of issues going on down there" at Waterfront Park and the marina. This is connected to rain and possibly water depth off the seawall.

Councilman Sutton suggested talking about street paving. Paving Charles Street is on the list, as is North Street; both are bad in regard to stormwater water. There is some redevelopment happening, and Councilman Sutton asked if they would have to dig up the paving at some point. Mr. Dadson said he didn't think so, and said **Isaiah Smalls** was most concerned about getting it done in time for the street lights, etc. Councilman Sutton said he's concerned "the typical way of doing it may make things much worse." Councilman Sutton said the post office "is possibly 80% of the problem." Mayor Keyserling said it seems like grading or a retention pond would help. Councilman Sutton jokingly speculated that "the original contractor was dyslexic and read the plan upside down."

Councilman Sutton asked if they had noticed the lack of maintenance at the post office lately, and Councilman O'Kelley said someone at the post office had said it was because their lawn wasn't being mowed. Ms. Lutz said they have an interim postmistress, and Ms. Lutz has been told that the postmistress has said that she refuses to get the mower fixed because she doesn't have the money. Mr. Dadson said they will get Code Enforcement on the matter. Ms. Lutz said the last time the post office lawn was mowed, the postmistress brought her own mower in, but "now her husband won't let her do that."

Mayor Keyserling asked if there were items that they wanted to get on future workshop agendas. Councilman Sutton said they have to discuss future financial matters for Waterfront Park and also where they are with The Greenery because he has seen a decrease in quality of

the care of the streets, and he doesn't know if they are passing it by because of the renegotiation of the contract with The Greenery. Mr. Dadson said they have a list of what The Greenery is to do and not do, and he can present that to council. Councilman Sutton said he now sees cigarette butts on the ground again after the weekend, which hadn't been the case before. Mr. Dadson said 50% has been cut in their contract, and he will let council know what has and hasn't been cut.

Councilman Sutton suggested council take a field trip to Waterfront Park and look at businesses that cause problems there, like the fountain at the Longo Gallery, which is backed up and causes a maintenance issue for the park in the long term.

Councilman Sutton said the parking lot issues are another future workshop discussion. He "would like feedback on the letters that were sent," and he wondered if, in regard to parking, the not-for-profits had all been sent letters. Some of the lots have been there for a very long time, Councilman Sutton said, and some of them are quite small. Mayor Keyserling agreed that *all* of the lots should be getting letters. Councilman O'Kelley said he has a problem with telling people they can't park on their own property, and Mayor Keyserling said it's a matter of how many cars are parked there. Councilman Sutton said what they don't want to do is let lots be purchased and become parking lots, not vertical buildings just because property values are low at this time. If there are no regulations, this can happen. Mayor Keyserling said they need to clarify this mission. When the marina development was first discussed, St. Helena's Church has told him that they had an idea in regard to their parking spaces. They never got around to a meeting.

Councilman Sutton said another topic might be "a report from Dawn's department." After heavy rains, they should see if they are being more aggressive on abandoned building issues. There's one on the corner of Charles and Craven which is slowly degrading. There are reports of homeless people staying there. There was speculation as to whether the church owns it, and whether it's on the market. Mr. Dickerson said if they want to see redevelopment occur on such properties, there are incentives on the books for developers. But if they're not encouraging redevelopment, they are not getting the action they want. The city has to move forward with incentives, he feels. Mr. Dadson said they will bring the tax credit information before council in September.

Ms. Anderson said Tabernacle owns the two-story building they were discussing, and they have met with them, putting them in touch with the Lowcountry Housing Trust, and "they were told that (the city needs) to see action." Councilman Sutton asked if it's on the tax rolls; he feels "it's not right if it's not." The City of Beaufort should create an ordinance if a lot is not being used for the mission of the church; "if they had to pay taxes on it, it would be a different discussion." Mayor Keyserling said that church has other rental properties. Councilman Sutton said this is a prime example of his issue; the building under discussion has full garbage cans that have never been emptied in 4 years. He'd like the property to be back on the tax rolls so that "they will feel the pinch." He feels that they would love to have the property as a parking lot and are waiting for the building to deteriorate to the point where they can use it for that.

Mayor Keyserling said he would like a discussion of the condition of the marina. He didn't know if the Redevelopment Commission was formally asked to look at the contract, and Mr. Dadson said that council had asked staff to do it, and "it should be a review on the council level." Mayor Keyserling described an issue someone had who had parked their boat at the day dock because they got there after 6 p.m., so they couldn't park at the marina and not get locked out by the gate. They then received a large ticket for being in the day dock overnight. He suggested that they might need to talk about extending the marina hours. Councilman Sutton said a harbormaster should be available 24 hours a day, if possible. They will eventually change everything in that regard, he said. Council should review the contract and then invite **Rick Griffin** to talk with council.

Mayor Keyserling asked about Highway 21; Mr. Dadson said "it goes out to bid next month." They "have had to amend to make sure that it's all afloat." Councilman McFee asked about "resolve on SCE&G," and Mr. Dadson said no, but they have a strategy that fits the timeframe. Mr. Dadson said they all meet weekly to make sure they're on top of all issues, and it's "an administrative nirvana."

ADJOURNMENT

There being no further business to come before city council, the meeting was adjourned at 6:04 p.m.

ATTEST: _____
IVETTE BURGESS, CITY CLERK