

A work session of the Beaufort City Council was held on March 30, 2010 at 5:00 p.m. in the City Hall Conference room, 302 Carteret Street. In attendance were Mayor Billy Keyserling, Council members Gary Fordham, Donnie Ann Beer, Mike McFee, and Mike Sutton, and Shirley Hughes.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80(d) as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.

Mayor Billy Keyserling called the special meeting to order at 5:08 PM.

SPECIAL MEETING: ADOPTION OF RESOLUTION DESIGNATING APRIL AS FAIR HOUSING MONTH

Councilwoman Beer made a motion to adopt the resolution, second by Councilman McFee. The motion passed 4-0; Councilman Sutton was not yet at the meeting to vote.

Councilwoman Beer made a motion to move into the regular work session, second by Councilman Fordham. The motion passed 4-0; Councilman Sutton was not yet at the meeting to vote. Councilman Fordham asked why there was a special meeting on this matter. Mayor Keyserling said he didn't know but they could ask Mr. Dadson.

Renaming Pigeon Point Park

Ann Pollitzer said she has concerns with the park at the end of Pigeon Point Road. She gave some background on her family's history with the area. The park has been improved; it was named the Roger Pinckney the 10th Park and that disturbed her. Pigeon Point was purchased by her grandmother, Katherine Wales Stratton Christensen, in 1925 and all the streets were deeded in 1928. She set the park aside, though she could have made money off the lot. She provided history and photos to council members. She would like to have her grandmother recognized as the purchaser of that land by naming the park after her. Her relatives have been contacted and all are interested in this matter and are signing a petition. She plans to attend the homeowners' meeting to discuss this as well, and then she will attend a regular council meeting.

Councilman Fordham asked if Historic Beaufort Foundation has this information. Ms. Pollitzer said not that she knows of, as she has been remiss on this matter. She feels she "needs to get her family's name in the history books." She said the "big park" could be named after Mr. Pinckney, since that's near where he lived. Councilwoman Beer said the park was named after Mr. Pinckney about 6 years ago.

Mayor Keyserling said the family name can be recognized somehow. He feels it's difficult to take back an honor away that's been given. He doesn't know how the naming happened. He explained the purpose of the work session. He said she's brought to their attention a family that should be recognized.

Councilman Sutton said he felt like the neighbors should be a part of this decision. There was some debate, he recalled, at the naming meeting. Ms. Pollitzer said this would also provide

recognition for a woman who made the investment when women aren't often recognized. Mayor Keyserling recollected the history of the park and how Ms. Pollitzer had learned the name of the park. She said she was initially at a loss about what to do. Councilwoman Beer said the naming of the park after Mr. Pinckney was discussed at the neighborhood association meeting, at council, and in the papers. Discussion continued about the history of the area and the events leading to the naming. There was some consideration of naming the landing for Ms. Christensen. Councilman Sutton said she should remain open to various options.

DISCUSSION REGARDING STORMWATER REQUESTS FROM COUNTY STORMWATER MANAGEMENT

In an effort to implement some of the elements of the stormwater management plan, **Isaiah Smalls** presented to council the various elements of the plan. The city's plan must necessarily be different from the county's, and council reviewed the change Mr. Dadson had made. He said the costs are basically the same for the past and current fiscal years. This would be a joint effort for all the municipalities. Ms. Hughes asked if the education coats are taken before they submit. Mr. Smalls said no. The city's share for education in 2010 is \$3570 and for 2011 is \$3570. Beaufort, Port Royal, and Beaufort County will share monitoring; Hilton Head and Bluffton did their own.

Mayor Keyserling asked if it was based on residential rates. Mr. Smalls said yes. Mayor Keyserling asked if there's a way this could be used as an incentive for infill. Mr. Smalls said yes. Mayor Keyserling said maybe units aren't the right measure, and wondered if maybe acres are a better measure. Councilman Sutton said that would be the opposite, in that case. Mayor Keyserling said every time they can find something to be an incentive to density, they should do it. Councilman Sutton asked if a current undeveloped property pays the same stormwater collection fee as a residential unit paying 4% sales tax. Mr. Smalls said yes. Councilman Sutton asked how they pay it. Mr. Smalls said it's on the taxes of unincorporated residents. Hilton Head and Bluffton have increased their SFU's; he believes Hilton Head is nearly \$100 per SFU.

Reed Armstrong asked if there were not three tiers of divisions on SFU's. Mr. Smalls said mobile homes and other smaller homes pay a fraction, regular-sized homes pay more (in the middle) and commercial properties pay the most. He explained other variables to impervious surfaces. Less impervious surface = less payment. Mr. Armstrong said infill development with a smaller footprint comes in as less than a full SFU fee for stormwater.

Councilman Sutton said it seems backwards: infill and higher density means more use that has an impact on the environment, which is better in the city because there are controls for it, as opposed to rural development, where they would pay less. They don't cater to funding for stormwater measures for higher density. Mayor Keyserling said doing it by rooftops might be the solution; he feels sure Mr. Dadson and his "gurus" would think about it. Mr. Smalls indicated proposed regional locations for water quality controls, establishing them and gathering data to establish where large regional control production will go.

Ms. Hughes asked if council has to approve this and then the city will get a bill. Mr. Smalls said they won't get a bill until council and Mr. Dadson approve it. Ms. Hughes confirmed that if council approves, the \$31,256 is a combo of \$3,570 under public education, the revised number under monitoring of \$13,406, and \$14,280 under water quality. Mr. Smalls said yes, adding that the money will eventually go to the monitoring contractor. Ms. Hughes said what happens now is that when one gets a tax bill, they remit the stormwater fee to the city in the same way they remit taxes. It doesn't go into a fund. Ms. Hughes said when it was originally discussed, the air station was expected to pay, but that's never happened and is unlikely to ever happen. The estimated revenue was close to \$600,000+. The differential is close to the amount that would have been billed to the air station. She said the city property bill runs around \$5300 a year. That money goes to stormwater projects such as Depot Road. Councilman Sutton said when council agrees to it, they're giving that up. Ms. Hughes said it will be 10% of the \$315,000.

Councilman Sutton asked Mr. Smalls to define "existing development." Mr. Smalls said that's a misnomer: the committee is looking at locations that can be developed with regional detention ponds. They're already developed ponds; they'll monitor and control the outflows of those ponds. Councilman Sutton said that money would be in a fund to go to those targets. Mr. Smalls said it will go to the analytical data to determine the best place to put it. Councilman Sutton said maybe part of the education monies can be teaching citizens not to put leaves in ditches. There was general agreement to put this on the next council meeting agenda.

DISCUSSION REGARDING ACCEPTANCE INTO CITY SYSTEM CERTAIN DOT ROADS

Libby Anderson joined the table. Mr. Smalls said there's a desire to acquire part of a DOT right-of-way to accomplish the underground utilities they need to do on Greenlawn. They have to request it from DOT but not pay them. Councilwoman Beer said "they don't mind giving back roads." The city then has the maintenance and liability in perpetuity. Councilman Sutton asked if they could request that what the city takes be put back into drivable condition at the point it's acquired. Then when the utilities are buried and the curbs set, the asphalt is put in, and then the city takes the road. Mr. Smalls said the onus is put on the contractor. He'd propose that the way to get it paved is to acquire it and then put it on a paving list and use the CTC funds to resurface it. Mayor Keyserling asked what the developer's responsibility is. Councilman Sutton said the new code pertaining to Greenlawn requires the purchase or donation of 7' of land on each side of the road bed, so there's got to be middle ground. Utility company won't move until they have easement to put the utilities in and that can't be acquired until the landowner gives it up. Mayor Keyserling asked if the landowner is going to go vertical with a building to get this started. Ms. Anderson said there's been no definite commitment yet. The city manager had sent a letter saying that before spending the money to put the utilities underground, there needs to be a plan. The order of actions should be to get the right-of-way from DOT, get the additional right-of-way from the landowner, then one thing leads to another and this would be a first step.

There was then some discussion about the property owner and where the utility easement parameters would be. Councilman Fordham asked how many of the lots were not owned by this property owner. Ms. Anderson said there are 3 that are not in the city limits; Dick Stewart

owns 2 of those. Ms. Anderson said to her knowledge the property owner has not been contacted about this. The utility easement will go back between the house and Mr. Stewart's vacant property. There was further discussion of where the corridor would be and how it would be configured. Councilman Fordham asked how many are still outside of the city limits, and Mayor Keyserling replied that 3 lots are. There are 7 lots owned by Mr. Stewart that aren't in the target area that aren't in the city; 2 lots in the target area that are owned by Mr. Stewart; and 1 owned by another owner (the house that sits in back of the liquor store). Mr. Smalls confirmed that there are three lots in the target area that aren't in the city. Councilman Sutton said there's only one house in that area and it's not in the city limits currently. Ms. Anderson explained what would be involved in getting that house into the city limits. Councilman McFee said they've been resistant. There was extensive further discussion of the options in the area. Mr. Smalls said he'd send a letter to the DOT to see if they would pay to pave the road.

REPORTS

Councilman McFee offered some updates on the Tricentennial committee. Mayor Keyserling said he feels a Sunday event is more of a family event; to share it with Martin Luther King's birthday doesn't suit him. The ministerial alliance is willing to share but amicably declined to postpone. Mayor Keyserling recommends doing a Sunday event and looking for something else ceremonial to do on that day. Councilman McFee said he had forwarded the information to the parade and events committee to find alternatives.

Mayor Keyserling said council has been remiss in appointing a candidate for the Historic District Review Board; he said he'd talk to Historic Beaufort Foundation about the candidate they endorsed who council wasn't able to build consensus about. Mayor Keyserling said he'd follow through in the next day or so with Historic Beaufort Foundation.

Mayor Keyserling met with the 2011 rising Grand Potentate of the Shriners who would like to have their 2011 event in Beaufort during the Water Festival. They would like the city's support. Mayor Keyserling had suggested meeting with Jeff Evans about the Accommodations Tax. Mayor Keyserling said hotels are generally full at that time. He said they might be able to make an arrangement with the Water Festival. Myrtle Beach pays them through Accommodations Tax, according to Mayor Keyserling. They have already booked the hotel rooms during Water Festival. Councilman Sutton said he doesn't want to pay to get an entity to come here, and there was general agreement.

Councilman Sutton said he noticed the Chamber of Commerce moving in to their new space, and he thinks it will be a good fit.

Councilman Sutton mentioned an article in the newspaper about the federal government regulating lead paint. There was some discussion of the regulation. He said South Carolina licensing won't manage and test contractors, so the city won't have anything to do with lead abatement requirements, but it's a relevant matter to the city. The measure is meant to protect children; contractors can go anywhere in the country to get the 8 hours of training. He said it's not as bad as it sounds.

ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

ATTEST: _____
SHIRLEY HUGHES, ACTING CITY CLERK