

A meeting of the Beaufort City Council was held on October 23, 2001 p.m. in County Council Chambers, 100 Ribaut Road beginning with a workshop at 5:00 p.m. on the improvements to the Waterfront Park and the regular meeting at 6:00 p.m. In attendance were Mayor Bill Rauch, Mayor Pro Tem Donnie Ann Beer, Councilmen Frank Glover, Gary B. Fordham, Billy Keyserling, and City Manager John F. McDonough. In accordance with 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 meeting was called to order at 5:00 p.m. by the Mayor.

WORKSHOP

The City Manager informed Council that a section of the walkway at the Waterfront Park, adjacent to the seawall, sunk approximately 35 to 40 feet this week; therefore, it is important to make some decisions so the plan can move forward. Reminding Council that during the workshop last week on Capital Projects, one item at the top of the list was the Waterfront Park, he said he would like Council to accomplish two things tonight, approve the list of priorities for improvements to the Park and adopt the City's portion of the financing. He pointed out staff met for two hours to go through the various items in the Sasaki report and their recommendations for Phase I are to improve the structural stability of the Park and to improve site features. The improvements to the structural stability include removal and replacement of the existing tabby along the sea wall and the trench drain, repairs to the expansion joints, storm drainage pipes and the broken bollards. The site feature improvements include replacing the Farmers Market structure, light fixtures, brick paving, plants and furniture, upgrade the pavilion, raise the pavilion lawn area, construct maintenance/restroom building at east end, relocate the playground to the east end, construct a shade structure next to the playground, add a fountain, improve the Scott Street entrance, and establish a picnic area next to the lawn area near the east end. Councilman Fordham expressed concerns with moving the playground since several parking spaces would have to be eliminated. The City Manager suggested reducing the number of reserved spaces or following Charleston's plan which designates a reserved area instead of an assigned reserved space, at least temporarily until plans for a parking garage can be determined. The cost for Phase I would be approximately \$6 million and the funding for \$3 million would come from the downtown TIF, G.O. Debt, P & T Revenue bond, and the hospitality/maintenance fund, according to the City Manager. He further stated he anticipates receiving Federal funds and hopefully some financial assistance from the County to fund the balance.

Councilman Fordham asked the cost to fund the immediate needs of the Park and eliminate relocating the playground, building the fountain, moving the Farmer's Market, and improve the Scott Street entrance from this phase. Councilman Keyserling agreed that the stabilizing and structural components should be addressed first. His concern is that it will be perceived that the entire project costs \$6 million and then the City will have difficulty obtaining funding for the remainder of the Park. The City Manager explained this will be a multi-phase project and it would be better, cost wise, if the repairs are done at one time. He pointed out, too, that

there is significant engineering work to be done, construction documents and bid packages have to be assembled. The Master Plan improvements would be added to the bid as options with the essential repair work being priority. He added that the \$3 million would address the existing deficiencies. During the construction period, hopefully additional funds will be collected from outside sources so the other items on the list can be implemented. Councilman Keyserling asked if the plans had been submitted to the Board of Architectural Review. The City Manager replied currently Phase I involves repairs, also, this is a preliminary Master Plan and not subject to their approval. The structures will have to be presented to the BOAR.

The workshop adjourned at 5:45 p.m.

INVOCATION/PLEDGE OF ALLEGIANCE

The meeting was opened with an invocation by Chaplain Lisa Bohannon, Naval Hospital Beaufort. The Pledge of Allegiance was led by the Mayor.

PUBLIC HEARING

A public hearing was held to receive comment on the proposed amendment to Section 5-6208(f) of the City's Zoning Ordinance regarding "Attached Signs," to allow the Corridor Development Board to permit wall signs on sides of the building which do not face a street. A Notice of Public Hearing was duly advertised in The Beaufort Gazette on October 8, 2001. The City of Beaufort - Town of Port Royal Joint Municipal Planning Commission recommended approval of the amendment.

Ms. Libby Anderson, City Planner, said currently wall signs in the Highway Corridor Overlay Ordinance are only permitted on the sides of the building that face the street. Recently the Corridor Development Board has encountered instances where the business entrance faces the parking lot and the sign cannot be permitted where it is most appropriate.

There being no other comments, the public hearing was closed at 6:07 p.m.

MINUTES: REGULAR MEETING

OCTOBER 9, 2001

The minutes of the regular City Council meeting of October 9, 2001 were deferred to the next meeting.

CONSENT ITEMS

On motion by Councilwoman Beer, second by Councilman Glover, Council voted to approve the following three (3) items presented on the Consent Items portion of the agenda.

REQUEST TO HOLD VETERANS DAY CEREMONY

A request from the Director of the Department of Veterans Affairs to close the 1600 block of Boundary Street on November 12, 2001 from 11:00 a.m. to 12:00 noon during the Veteran's Day Ceremony.

ORDINANCE ANNEXING A 0.48 ACRE PARCEL ON LADY'S ISLAND

Second reading of the Ordinance annexing a 0.48 acre parcel of property on US Highway 21 business on Lady's Island identified as District 200, Tax Map 15, Parcel 591 (A/K/A 157 Sea Island Parkway). (Copy of Ordinance at end of October 9, 2001 minutes.)

ORDINANCE ZONING A 0.48 PARCEL ON LADY'S ISLAND

Second reading and adoption of the Ordinance zoning approximately a 0.48 acre parcel of property located on Lady's Island identified as District 120 (formerly 200), Tax Map 15, Parcel 591 as General Commercial. (Copy of Ordinance at end of October 9, 2001 minutes.)

MOTION TO CHANGE THE ORDER OF BUSINESS AND ADD AN ITEM

On motion by Councilwoman Beer, second by Councilman Glover, Council unanimously voted to change the order of business and to add an item.

WATERFRONT PARK IMPROVEMENTS

Councilwoman Beer moved to approve the priority list of projects for the Waterfront Park as presented at the workshop and to adopt the financing plan for improvements to the Waterfront Park. Councilman Glover seconded the motion. Council voted in favor of the motion.

WOODS MEMORIAL BRIDGE WALKWAY

An update on the Woods Memorial Bridge walkway was presented by Jim O'Conner of HNTB Services, the engineering firm designing the bridge walkway. The project is a design built joint venture between HNTB and TIC. The project which is being funded by the City, County, and grant money will be constructed on the Waterfront Park side of the bridge. The walkway is under the approval of the South Carolina Department of Transportation through an encroachment permit, which will be granted based on the final design. Mr. O'Conner said currently the bridge does not have a pedestrian friendly access from Lady's Island to Beaufort and does not meet the AASHTO Pedestrian Standards or the American with Disabilities Act standards for sidewalk height, railing height, and openness. The proposed details include a 5 foot wide side walk. There are two railing options for Council to consider, either reuse the existing aluminum rail or install a concrete wall with a railing, matching the new outside rail. The difference in cost is approximately \$100,000, or \$50,000 if the cost is split between the City and the County, he said. He further explained the traffic railing options in detail, the swing span walkway, the pedestrian railing, and that the traffic lane width will be reduced to accommodate the wider sidewalk. To ensure safety, SCDOT mandated that cameras and a public address system be connected to the bridge operator's house to be sure all pedestrians are clear of the swing span before it operates. The project should take four months to complete with most work being done during the day with some single lane closures between 9:00 a.m. and 3:00 p.m. and one weekend closing.

Councilman Keyserling moved to approve Option #1, the concrete wall with a railing that matches the new outside rail. Councilman Glover gave second. The motion passed unanimously.

PROPOSED CHANGES TO LADY'S ISLAND ZONING & DEVELOPMENT STANDARDS

Ms. Jane Frederick presented the proposed changes to the Lady's Island Zoning and Development Standards Ordinance. She said last year the Zoning Ordinance was adopted for the Community Preservation area for Lady's Island and, after a year, there are areas that needed to be revised. There are three changes for the Village Center Area or downtown Lady's Island; reuse of existing buildings, properties with easements and how that effects placement of a building, and split zoned property. In the Planned Community Area, seamstress and ice cream shops, and a few other extra commercial uses were added. In the Neighborhood Activity Center, boat and business storage was added with appropriate architectural guidelines and buffers. Also, the square footage was increased from 3000 to 3,500 square feet for a grocery store. Ms. Frederick explained in the split zoned areas where the village center is adjacent to residential areas, they want to prevent commercial intrusion into established residential areas. In trying to avoid that happening, the Committee suggested commercial traffic exit onto Highways 802 or 21 instead of the residential areas. The Mayor asked if this would cause traffic jams. Ms. Frederick said it could but they want to protect the residential communities and not have commercial traffic intruding. She added that in talking to many of the people in established neighborhoods, this was their wish.

ORDINANCE AMENDING PERSONNEL RULES & REGULATIONS

An Ordinance amending Section 1-6001 of the City's Code of Ordinances regarding personnel rules and regulations was presented to Council for first reading. The City Manager explained that a number of inconsistencies between current practices being followed in the City's Rules and Regulations over the last year have been brought to his attention. He asked the Human Resources Director to meet with the Department Heads to review the Policy and their recommendations are being presented in this Ordinance.

Mrs. Linda Schweitzer, Human Resources Director, said that because of the confusion of how the longevity system is being administered, the Committee wanted to ensure the day to day practice matched what was in the Policy. She explained the DMG Study that was performed in 1999 changed several employee's step and grade and therefore did not match years of service. She added that the emphasis of the Study may have been the integrity of the pay grade and not necessarily the longevity system. The proposed revision being presented recommends continuing the longevity system with the same term of service plateaus, continuing the same percentage increases at each term of service plateau, and maintaining the overall increase over twenty-five years of service of 34.61%.

Councilman Glover made a motion to approve the Ordinance on first reading. Councilman Keyserling gave second. Council voted to approve the Ordinance on first reading. (Copy of Ordinance at end of these minutes.)

ORDINANCE ADDING REQUIREMENT FOR INSTALLATION OF KEY BOXES

An Ordinance amending Chapter 4 of the City's Code of Ordinances by adding Section 2-4031 requiring the installation of key boxes on properties protected by an automatic fire alarm system and/or an automatic fire sprinkler within the City was presented for first reading.

Sammy Breland, Fire Marshall, noted that a key box, would be installed on a building, containing keys to the electrical room and the room where the sprinkler system is located in the event the establishment is unoccupied during a fire. Only the Fire Department would have a key to the box. Presently, the Fire Department has to wait for a key holder to arrive or the firemen have to force entry into the building causing damage and loss. There is no cost to the Fire Department; the business owner bears the expense of placing the box on their building, he said. The cost ranges from \$130 to \$500 depending on how many keys are kept in the box.

In response to Council's questions as to whether the merchant's were aware of this Ordinance, the City Manager suggested holding a public hearing at the November 13, 2001 Council meeting.

Councilman Glover moved to approve the Ordinance on first reading. Councilwoman Beer gave second.

Councilman Glover suggested contacting the Chamber of Commerce and Main Street and have them notify their members of the public hearing.

Council unanimously approved first reading of the Ordinance. (Copy of Ordinance at end of these minutes.)

ZONING ORDINANCE AMENDMENT - ARTICLE K, "HIGHWAY CORRIDOR OVERLAY ZONING"

An Ordinance amending Section 5-6208(f) of Article K of the Zoning Ordinance, "Highway Corridor Overlay Zoning," revising wall sign requirements was presented for first reading.

Councilman Fordham moved to approve the Ordinance on first reading. Councilwoman Beer seconded the motion.

Councilman Keyserling asked if the placement of these signs would require approval by the Board of Architectural Review. Ms. Libby Anderson, City Planner, said this Ordinance would only impact businesses outside the Historic District but that area also needs to be addressed.

Council voted to approve the Ordinance on first reading. (Copy of Ordinance at end of these minutes.)

CITY MANAGER'S REPORT

The City Manager's Report was presented to Council. (A copy is attached to the end of the minutes.)

REPORTS BY COUNCIL

BEER: Councilwoman Beer stated she attended the County Council meeting last night along with others who tried to change County Council's minds regarding redistricting. However, County Council did the City a disservice last night when they did not consider the request to

vote for a plan that would give both the City of Beaufort and the Town of Port Royal their own representative, she said.

EXECUTIVE SESSION

On motion by Councilwoman Beer, second by Councilman Glover, Council voted to move into Executive Session for a personnel matter, a legal update, and appointments/reappointments to Boards and Commissions.

WORKSHOP SCHEDULED

A workshop on the Waterfront Park Master Plan is scheduled for Wednesday, October 31, 2001 at 5:00 p.m. in the Beaufort County Library.

OPEN SESSION

100 Pines Property

Upon returning to Open Session, Councilman Keyserling made a motion to instruct the City Manager to prepare a proposal for a plan to maximize the density, possibly a PUD, for the 8.08 acres of property located on Elliott, Joyner, and Wigg Streets, also known as 100 Pines. Councilman Glover gave second. The motion passed unanimously.

City Manager's Compensation Package

On motion by Councilwoman Beer, second by Councilman Glover, Council voted unanimously that the City Manager's compensation package be effective retroactive to September 1, 2001 and his present contract be extended to 2004.

ADJOURNMENT

There being no further business to come before Council, the meeting was adjourned at 7:57 p.m.

BILL RAUCH, MAYOR

COUNCILWOMAN DONNIE ANN BEER COUNCILMAN FRANK GLOVER

COUNCILMAN GARY B. FORDHAM COUNCILMAN BILLY KEYSERLING

ATTEST:

BEVERLY W. GAY, CITY CLERK