

A special meeting of the Beaufort City Council was held on June 17, 2003 at 5:00 p.m. in the City Hall Conference Room, 302 Carteret Street. In attendance were Mayor Bill Rauch, Mayor Pro Tem Donnie Ann Beer, Councilmen Frank Glover, Gary B. Fordham, Billy Keyserling, and Assistant City Manager Ross Jones. 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 opened at 5:00 p.m. by the Mayor.

### **WATERFRONT PARK DESIGN PRESENTATION**

Jimmy Thomas, architect, presented the conceptual drawings of the Farmers Market, Marina Store/facilities, pavilion, shade structures on the east side of the Park, service building/restroom on the east end, and the bus drop/gateway for the Waterfront Park. Beginning with the Farmers Market, he pointed out this will be designed to serve as a multi-service structure. Councilman Keyserling questioned the necessity of the amount of steel used in the design. Mr. Thomas explained vines are to cover the structure like a trellis. The mayor asked if the tresses are for support of the roof or decorative. Mr. Thomas replied they stabilize the structure and create a stable and light structure.

The Marina together with the Farmers Market creates a definition of space, he said. The Farmers Market, in his opinion, signifies the end of Bay Street which is commercial and the beginning of the west entry of the Waterfront Park and the residential area. The Marina will consist of two buildings; the store and the facilities and will be approximately 7 feet higher than the Farmers Market. A shade will protrude from the facilities building for the bus/carriage waiting area. Both buildings will be covered with trellis and plants. A ramp to the next elevation will be between the buildings as required by FEMA. A cupola will be on the top of each of the two buildings. The dock master's office will be in the one over the store allowing him to view the boats. The cupola on top of the bathroom facility provides light and ventilation into the toilets. The Marina Dock Master, Rick Griffin, commented he is comfortable with the design as long as there is no reduction in square footage. He is concerned that the store is shrouded and may not be visible to the public and pedestrian traffic. Brian Jenest of Colejenest & Stone, asked whether the two buildings could be interchanged to make it more visible. Mr. Thomas gave three reasons for the store to remain where it is; wheelchair access, the Harbor Master's view of the water, and more visibility to boaters. The Public Works Director stated his concern with the increased maintenance of plants.

Mr. Thomas referred to an area for embarking/disembarking the buses, a bus port, as a sense of entry and a transition from the water, to be located near the current Marina and Farmers Market. This structure will have plantings on either side to disguise the restroom entries. The center of the bus port will be a large open, covered area with seating and will allow the sun to shine through the roof. Councilman Fordham stated it appears to be a massive structure and out of keeping with the area. Mr. Thomas replied it is designed to be light and airy and not feel like a massive piece of structure.

The exact design of the shade structure on the east end of the Park near the playground was unclear to the architect and consultant. Isiah Smalls, Public Works Director, explained staff envisioned covered benches back to back where parents could watch the children in the playground on one side and people could sit on the other side and fish. Mr. Thomas will work on the design within the next two weeks.

Mr. Thomas said the maintenance/office facility and restroom at the east end of the Park near the playground should be worked into a land form. He proposed connecting the two buildings. Since the restrooms have to be higher for the flood plain elevation, a wheel chair ramp will separate the buildings. If a variance can be obtained, possibly they won't have to be raised. Mr. Keyserling suggested instead of an office, it could be a maintenance shed which would reduce the cost if the ramp is not needed.

Since Mr. Thomas found the piers and the foundation of the pavilion to be solid, he recommended examining each beam, replacing and restoring if needed, thereby saving the superstructure. He further recommended enlarging the sky light in the center, rebuild the lattice so it resembles louvers and have them swing out like shutters.

The mayor questioned the structures not being similar throughout the Park. Mr. Thomas commented that the pavilion was built twenty years ago and doesn't have to resemble the other buildings. Councilman Keyserling pointed out that it is the only building that doesn't have a new use; therefore, this would be a signature of the original design. Replying to the concerns regarding the width and height of the Farmers Market structure presented in the sketches, Mr. Thomas said the existing roof is flat and 9 ft. high. The proposed roof will be 8 feet high at the lowest point and 15 ft. high at the highest point. The width of the new structure will be the same 24 ft across as the current building.

The mayor said before presenting these designs to the Historic Review Board, Council should be comfortable with the presentation. The items were discussed one by one. The Marina store will be part of Phase II and will be more open and not hidden by plants. The FEMA regulations need to be worked out to determine the final design for the restroom/substation. The shade structure near the playground should resemble the bridge and Farmer's Market. The height of the entrance gate on the west end was a concern being 19 feet high. But Mr. Thomas stated it mimics the Woods Memorial Bridge and is fresh and contemporary not historic. Council decided to present the conceptual design to the HRB in July at a special meeting.

Council will receive a report at the July 8, 2003 council meeting.

### **DRUG COURT**

Drug Court Judge, Manning Smith, appeared before Council at the June 25, 2002 meeting requesting financial assistance for city residents participating in the Drug Court Program since the Federal grant ended in June and the program was not funded by the State. During the budget discussions, Council voted 3 to 2 to budget \$30,000 for the six people in the program. The City Manager was to determine a funding source.

Linda Roper, Clerk of Court, briefed Council on the City's participation in drug court. Municipal

Court handles misdemeanors and the only drug issues they deal with is simple possession of marijuana. Drug cases are referred to a higher court and are not heard in municipal court. Drug court is designed to help people with addictions and is an alternative to serving time in jail. The program is difficult and if a person defaults, the money reverts to the court where they were sentenced and that person serves time in jail. Police Chief Jeff Dowling said once a case is referred to general sessions court, the municipal court is no longer involved. Of the 45 drug cases last year, 13 were city residents and are currently involved in the program. To fund the amount requested by Judge Smith last year, the finance director suggested taking it from this year's fund balance. He added the judge is also asking for funding for next year's program.

Councilman Keyserling said Council voted in June of 2002 to assist with the funding for the drug court and the City needs to live up to that commitment. He added that before granting additional funding next year, the Judge should make a presentation to Council to be included in the budget. Also, he wondered if this will be an ongoing request. The finance director was directed to forward a check for \$30,000 to the Drug Court and consider the additional request at a later date.

**FY04 BUDGET DISCUSSION**

Councilman Fordham asked how much money was budgeted for Pigeon Point Park. The finance director replied \$50,000. Mr. Fordham recommended waiting a year work on Pigeon Point Park and use that money now for stormwater drainage. Councilwoman Beer commented money from the stormwater drainage program is available and possibly BSBAC funds to do those projects. According to the finance director, the BSBAC fund of \$500,000 has not been used but the City Attorney will research the use of the monies, give his opinion, and Council will determine whether to continue the stormwater drainage program for another year. Councilman Fordham expressed his concerns for delaying the repair of the drainage problems and asked for a time period. The mayor stated the process can be explained in a week but it cannot be accomplished within a week. Council asked for a report at the June 24, 2003 meeting.

**EXECUTIVE SESSION**

On motion by Councilman Glover, second by Councilwoman Beer, Council voted to move into executive session to discuss a contractual matter, a land acquisition and an appointment to the Beaufort Housing Authority.

**ADJOURNMENT**

Upon returning to open session and there being no further business to come before Council, the meeting was adjourned at 8:00 p.m.

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BILL RAUCH, MAYOR

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COUNCILWOMAN DONNIE ANN BEER

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COUNCILMAN FRANK GLOVER

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COUNCILMAN GARY B. FORDHAM

COUNCILMAN BILLY KEYSERLING

ATTEST:

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BEVERLY W. GAY, CITY CLERK