

A meeting of the Beaufort Redevelopment Commission was held on February 12, 2009 at 4:00 p.m. in the City Hall Conference Room at 302 Carteret Street. In attendance were Commissioners Bob Pinkerton, Donnie Ann Beer, Mike Sutton, Mike McFee, Billy Keyserling, James Bellew, Gary Fordhan, Gene Rugala, and City Manager Scott Dadson. Commissioner Martin Goodman was absent. Commissioner Donnie Beer arrived late due to a previous commitment. 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 4:00 p.m. by Chairman Bob Pinkerton.

BOUNDARY STREET FEASIBILITY STUDY

Larry Misner of Kimley-Horn and Associates, Inc. replying to Commissioner Keyserling's question about cost for both the parallel road and Boundary Street, said they are confident with the \$25 million amount for the Boundary Street Improvements. This amount includes Boundary Street east of Palmetto to Neil Road, the relocation of Robert Smalls Parkway/Hwy 170, the roundabout, the bike and pedestrian path that is separate from the street, includes 4-lanes of traffic, the median, some plantings, some street lighting, the duc bank, underground utilities, bike lanes on the road, and a couple of new traffic signals. He added that the cost of the roundabout is approximately \$2.5 million and the estimated cost of placing the utilities underground is \$3.4 million. If the City contributes \$700,000 towards the undergrounding of the utilities, obviously it will be less. Until the remaining 85% of the design plans are completed and the project is bid, it is not certain that all the elements can be done; therefore, the County needs to know what the priorities are. Mr. Keyserling said there isn't enough information to actually know what the priorities are and asked why all the engineering can't be completed then make that decision. Mr. Misner replied, knowing there isn't enough money to complete the entire length of Boundary Street, the County would like to use its resources most efficiently and know where to concentrate the design effort.

Commissioner Beer arrived at 4:12 p.m.

Dick Stewart said as a property owner he could support the concept of a reasonably priced municipal improvement district that would allow property owners to pay into a tax pool to make up the deficit to complete the parallel road and the condemnation issues that will occur. Mr. Trask said this is a viable proposal and should be explored. Mr. Misner agreed it will be good if money can be found to complete the project but the County is expecting him to provide the City's priority and direction at this time. The City Manager stated the engineering for the entire project should be done and with that in mind from a pricing perspective and a coordination of schedule perspective, if all the project can't be completed, they would have the city's priorities. In the meantime, this Commission can gather information for additional funding to complete all the elements. Commissioner Sutton agreed the first step would be to complete 100% of the engineering. Then consider which of the four alternatives/phases could be built.

Mr. Misner comparing the roundabout to the realignment at Robert Smalls Parkway said the roundabout would help traffic more but the realignment would help pedestrians. The major traffic and safety improvement will be the median. Mr. Keyserling pointed out the need for a traffic signal at the intersection of Boundary Street and Palmetto Street near the Police Department stating without

a light the public will be unable to get to the complex. Mr. Misner said a light at that intersection would create problems at Ribaut Rd. and Boundary Street whether a roundabout or a "T" is installed. Commissioner Sutton expressed his original concerns about the walkability of the roundabout so he suggested this be a lower priority and be revisited later.

Commissioner Keyserling pointed out five potential commercial nodes on the western side of the project. There are residential units within walking distance of that intersection and an opportunity of creating a village atmosphere and a place for Beaufort to grow. There would be a much greater chance of success and the parallel road could be considered because there is some right-of-way that would not have to be purchased. He said this would be more complete than just tearing up the road on the rest of the street. Mr. Misner said they estimate that by starting on the west end, the project could extend to Marsh Road.

The City Manager provided a staff recommendation that the project be engineered from end to end, he agrees with the southern multi-modal bike path, and then consider the option of whether the roundabout or the "T" intersection at Ribaut Road and Boundary Street should be built. If the \$500,000 can be better utilized to complete the project, the roundabout can be installed later. Mr. Misner stated roundabouts have been shown to be safer because they reduce serious accidents. Commissioner Beer said she is in favor of the roundabout because it is to slow traffic, help pedestrians cross the street and upgrade the intersection traffic wise. Commissioner Sutton noted that the multi-modal bike path was on the original plan. The on street bike path was added by staff as part of the design process so that lane was never approved in the Boundary Street Master Plan.

Commissioner Keyserling moved that the first priority is to complete the engineering for the entire project; (2) complete the undergrounding of the utilities; (3) use the original plan on the south side of the road with the multi-modal bike path and (4) start the project on the west side and move east excluding the parallel road. Commissioner Bellew seconded the motion.

During discussion, bike lanes were brought up and the City Manager pointed out that a bicycle is considered as a car and must adhere to the laws of South Carolina and ride with the traffic. Mr. Sutton repeated a statement about bike lanes made by the Planning Commission that the additional asphalt gives you a sense of safety level for the oversized vehicles and movement of emergency vehicles. The City Manager said the multi-modal will work for the 1.6 miles. Without the asphalt on the road section there are better arguments for 11 ft. lanes and future conditions on the north side. Ms. Anderson presented a counter point to the extra four feet of pavement stating it could increase the traffic speed because motorists are inclined to drive faster with larger lanes.

Commissioner Keyserling amended his motion to eliminate the roundabout but keep the option to add it later. Commissioner Rugala seconded the motion. Commissioners Keyserling, Rugala, Bellew, Pinkerton, Fordham, Sutton, and McFee voted in favor of the amendment. Commissioner Beer voted nay. The motion passed 7 to 1.

Commissioners Keyserling, Beer, McFee, Rugala, Bellew, Pinkerton, and Fordham voted in favor of the original motion. Commissioner Sutton voted nay. The motion passed 7 to 1.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 5:23 p.m.

BOB PINKERTON, CHAIRMAN

COMMISSIONER MARTIN GOODMAN

COMMISSIONER DONNIE ANN BEER

COMMISSIONER GARY B. FORDHAM

COMMISSIONER BILLY KEYSERLING

COMMISSISONER MIKE SUTTON

COMMISSIONER JAMES BELLEW

COMMISSIONER EUGENE A. RUGALA

COMMISSIONER MIKE McFEE

ATTEST:

BEVERLY W. GAY, CITY CLERK