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**CITY OF BEAUFORT**  
1911 BOUNDARY STREET  
BEAUFORT MUNICIPAL COMPLEX  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7070  
**CITY COUNCIL REGULAR MEETING AGENDA**  
**September 10, 2024**

**STATEMENT OF MEDIA NOTIFICATION**

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

**REGULAR MEETING - Council Chambers, 2nd Floor - 7:00 PM**

**Please note, this meeting will be broadcasted via zoom and live streamed on Facebook. You can view the meeting at the City's page; City Beaufort SC**

**I. CALL TO ORDER**

A. Philip Cromer, Mayor

**II. INVOCATION AND PLEDGE OF ALLEGIANCE**

A. Councilman Neil Lipsitz

**III. PUBLIC COMMENT - AGENDA ITEMS**

A. PLEASE LIMIT YOUR REMARKS TO FIVE MINUTES - The Mayor may interrupt public comments that continue past five minutes, are not related to an agenda item, or are disruptive - Persons violating these rules may be required to leave the meeting

**IV. MEETING AGENDA APPROVAL**

**V. PRESENTATIONS**

A. City of Beaufort Municipal Achievement Award Presentation by Eric Budds, Municipal Association of South Carolina

**VI. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS**

A. Proclamation proclaiming September 15 - 21, 2024, as Constitution Week

**VII. CONSENT AGENDA**

- A. CIP Monthly Report
- B. Community Development Monthly Report
- C. Downtown Operations Monthly Report
- D. Finance Department Monthly Report
- E. Fire Department Monthly Report
- F. Human Resources Monthly Report
- G. Municipal Court Monthly Report

- H. Police Department Monthly Report
- I. Public Works Monthly Report
- J. Request from JP Signature Events for co-sponsorship, waiver of the noise ordinance, drinking in public, and a waiver of alcohol in the Henry C. Chambers Waterfront Park to host the second annual Beaufort Lowcountry Music Festival on Saturday, June 7, 2025, from 1:00 pm -10:00 pm
- K. The Beaufort History Museum requests permission to host the NY Highlanders Encampment on November 1-3, 2024, along with the request for parking spaces and trashcans

**VIII. MINUTES**

- A. Capital Projects Workshop - August 20, 2024
- B. Worksession and Regular Meeting - August 27, 2024

**IX. OLD BUSINESS**

- A. Ordinance approving the sale of real property located in the Beaufort Commerce Park and owned by the City of Beaufort, South Carolina to Dolnik Properties, LLC -Second Reading
- B. An ordinance to amend the Comprehensive Plan of the City of Beaufort, to add a Housing Impact Analysis as an Appendix Item to the Housing Chapter - Second Reading
- C. An ordinance to amend the Code of Ordinances for the City of Beaufort, South Carolina, Chapter 12, Sec. 7-12006, Permitted Uses of Fees- Second Reading
- D. An ordinance to amend the Code of Ordinances for the City of Beaufort, South Carolina, Chapter 12, Sec. 7-13006, Permitted Uses of Fees- Second Reading
- E. An ordinance approving the grant of a Utility Easement encumbering real property owned by the City Of Beaufort, South Carolina to Beaufort Jasper Water and Sewer Authority - Second Reading
- F. Ordinance to amend Fiscal Year 24 Budget for Revenues and Expenditures of General Fund and Parks and Tourism Fund- Second Reading
- G. Ordinance to Amend Fiscal Year 25 Budget for Revenues and Expenditures of General Fund, ARPA Fund and Capital Projects Fund - Second Reading

**X. NEW BUSINESS**

- A. An ordinance to amend the Code of the City of Beaufort, South Carolina, to add a new Section 8-1010, in Part 8, Chapter 1, to prohibit through truck traffic on certain roads and highways in the City of Beaufort, South Carolina - First Reading
- B. An ordinance to amend the Code of Ordinances for the City of Beaufort, South Carolina, to add a new Section 4-1002, in Part 4, Chapter 1, adopting regulations for the combined use of utility poles for electric and communication wires in the City of Beaufort, South Carolina - First Reading

**XI. PUBLIC COMMENT - NON-AGENDA ITEMS**

- A. PLEASE LIMIT YOUR REMARKS TO FIVE MINUTES - The Mayor may interrupt public comments that continue past five minutes, or are disruptive - Persons violating these rules may be required to leave the meeting

**XII. REPORTS**

- City Manager's Report
- Mayor Report
- Reports by Council Members

### **XIII. EXECUTIVE SESSION**

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (1) of the South Carolina Code of Law: Discussion regarding personnel - Boards, Commissions and Committees

### **XIV. ADJOURN**



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 7/18/2024  
**FROM:** Traci Guldner, City Clerk  
**AGENDA ITEM TITLE:** Proclamation proclaiming September 15 - 21, 2024, as Constitution Week  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** City Clerk

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*BACKGROUND INFORMATION:*

Proclamation is being requested by the Thomas Heyward Chapter of the Daughter's of the American Revolution.

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*PLACED ON AGENDA FOR: Action*

**REMARKS:**

**ATTACHMENTS:**

Description	Type	Upload Date
Proclamation	Backup Material	7/18/2024



## PROCLAMATION

**WHEREAS**, September 17, 2024, marks the two hundred thirty-seventh anniversary of the drafting of the Constitution of the United States of America by the Constitutional Convention; and

**WHEREAS**, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary; and to the patriotic celebrations which will commemorate the occasion; and

**WHEREAS**, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 15 through 21 as Constitution Week, and

**NOW, THEREFORE**, the City Council of the City of Beaufort, South Carolina, hereby proclaims the week of September 15 through 21 as

### CONSTITUTION WEEK

and ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

**IN WITNESS THEREOF**, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 10th day of September 2024.

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PHILIP E. CROMER, MAYOR

ATTEST:

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TRACI GULDNER, CITY CLERK



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/21/2024  
**FROM:** JJ Sauve  
**AGENDA ITEM TITLE:** CIP Monthly Report  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** City Managers Office

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*BACKGROUND INFORMATION:*

Monthly Report for July 2024.

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*PLACED ON AGENDA FOR:* Action

**REMARKS:**

**ATTACHMENTS:**

Description	Type	Upload Date
CIP August 2024 Monthly Report	Cover Memo	8/21/2024

Scott Marshall  
CITY MANAGER  
843-525-7070

John Sauvé  
ASSISTANT CITY MANAGER  
843-379-7525



**CITY OF BEAUFORT**  
1911 Boundary Street  
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:  
Philip E. Cromer, Mayor  
Mike McFee, Mayor Pro Tem  
Neil Lipsitz  
Mitch Mitchell  
Josh Scallate

Tuesday August 20, 2024

## MEMORANDUM

To: City Council

From: J.J. Sauvé, *Assistant City Manager*

Re: Capital Improvement Program Monthly Report

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### I. Summary Report

The CIP Team met weekly during the months of July and August. Preparation was done for the August 20, 2024, CIP Quarterly Council Worksession. The majority of updates for this month were covered at the August 20, 2024 Worksession, with the following key points noted:

- The Public GIS and CIP Airtable Portals are live
- Southside Park Phase I remains on schedule
- Allison Road remains on schedule; however the road closure has been extended to August 30 due to the rain during Debby
- The King St. design team will be meeting with neighborhood residents again this week or next to review and discuss rescoping
- Staff are working with RIA and SCOR to address potential funding changes to the various Downtown/Point Drainage Projects
- A panel interview of CIP Director candidates was conducted on August 14 and 15, and final interviews will occur in the coming weeks
- Staff are working to prepare ARPA funding recommendations in September
- Staff are finalizing an RFP/RFQ for Pigeon Point Landing
- The following projects are currently out for bid:
  - Washington St. Park
  - Carnegie Library Repairs
  - Waterfront Park Engineering

Scott Marshall  
CITY MANAGER  
843-525-7070

John Sauvé  
ASSISTANT CITY MANAGER  
843-379-7525



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Josh Scallate



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 9/4/2024  
**FROM:** Curt Freese, Community Development Director  
**AGENDA ITEM TITLE:** Community Development Monthly Report  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Community and Economic Development

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***BACKGROUND INFORMATION:***

Monthly report for July 2024.

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***PLACED ON AGENDA FOR:*** Action

***REMARKS:***

**ATTACHMENTS:**

Description	Type	Upload Date
Community Development Monthly Report	Backup Material	9/4/2024



# CURRENT PROJECTS

## AUGUST 1, 2024

### Issued Project Permits:

#### COMMERCIAL (Issued)

- Pine Court Apartments, 2305 - 2317 Pine Court S. – new 60-unit apartment complex (5 buildings) **issued – Resubmitted 8/2022 – Reissued 10/25/22- Reissued 7/25/24**
- New Commercial Shell Building – 3668 Trask Pkwy. (Unknown tenant) **Issued 1/10/22**
- Beaufort Station – 301 Robert Smalls Pkwy. – Site Work Only – **Issued 4/7/22**
- Tabby Place Expansion – 913 Port Republic St. – **Issued 12/20/22 (extended)**
- Site Work Only – 918 Craven St. – **Issued 12/20/22 (extended)**
- New Hotel – 800 Port Republic St. – **Issued 12/21/22 (extended)**
- Parking Garage – 918 Craven St. **Issued 12/21/22 (extended)**
- Gray Tract A Apt Bldgs. – 442 Robert Smalls Pkwy. – Site Work Only – **Issued 12/19/22**
- Gray Tract A Apt Bldgs. – 442 Robert Smalls Pkwy. – **Issued 1/31/23**
- Pintail Pointe Apts. – 2233 Boundary St. – 3 Apts. Buildings **Issued 5/23/23**
- South Atlantic Bank – 37 Robert Smalls Pkwy – New Building **Issued 12/19/23**
- BMH – 955 Ribaut Rd – Large Interior Renovations **Issued 12/19/23**
- Storage Facility – 1 Parris Island Gtwy. – **Issued 1/18/24**
- Carrington Manor - 2247 Boundary St. – Senior Living Bldg. **Issued 1/25/24**
- Commercial Use – 1401 Duke St – **Issued 2/20/24**
- Southside Park – 2614 Southside Blvd – **Issued 2/29/24**
- BMH Daycare – 5 Verdier Bluff Rd – **Issued 3/21/24**
- Hanover Park – 139 Robert Smalls Pkwy - Phase 1 Site Work Only **Issued 4/9/24**
- Hanover Park – 139 Robert Smalls Pkwy - Phase 2 Site Work Only **Issued 4/10/24**
- Pointe Grand Apts. – 135 Burton Hill Rd - Site Work Only **Issued 4/10/24**
- Parker’s Kitchen - 311 Robert Smalls Pkwy – New Building – **Issued 5/22/24**
- Old Navy - 367 Robert Smalls Pkwy – Tenant Upfit – **Issued 5/29/24**
- Books a Million – 11 Robert Smalls Pkwy (Unit A-1) – Tenant Upfit – **Issued 6/12/24**
- Americas Best – 341-C Robert Smalls Pkwy – Tenant Upfit – **Issued 6/17/24**
- Mattress Firm - 341-D Robert Smalls Pkwy – Tenant Finishes – **Issued 6/17/24**
- Panda Express - 341-A Robert Smalls Pkwy – Tenant Upfit – **Issued 6/21/24**

#### COMMERCIAL (Pending)

- Chambers Cottage – 809 Port Republic St. (**Outstanding items – been reviewed**) (**Extended**)
- Sweetwater at Battery Creek Apartments – Site & Buildings (**In review**)
- Watercrest Apartments – 211 Broad River Dr - Site Work Only (**Outstanding items – been reviewed**)
- 3-Story Apt Bldg. w/1<sup>st</sup> Floor as Comm'l – 211 Charles St. – (**In review**)
- ALDI – 361 Robert Smalls Pkwy - Site Work Only – (**in Review**)

**SF RESIDENTIAL (New Construction) ISSUED within the last month**

- 1143 Salty Hammock Ct (Salem Bay Subd)
- 1145 Salty Hammock Ct (Salem Bay Subd)
- 1147 Salty Hammock Ct (Salem Bay Subd)
- 1203 Cassander Creek Rd (Salem Bay Subd)
- 1204 Cassander Creek Rd (Salem Bay Subd)
- 1206 Cassander Creek Rd (Salem Bay Subd)
- 1207 Cassander Creek Rd (Salem Bay Subd)
- 1208 Cassander Creek Rd (Salem Bay Subd)
- 1209 Cassander Creek Rd (Salem Bay Subd)
- 1209 Windswept Oak Ln (Salem Bay Subd)
- 1211 Windswept Oak Ln (Salem Bay Subd)
- 2931 Marshfront Dr (Overlook Subd)
- 2933 Marshfront Dr (Overlook Subd)
- 149 Secession Dr (Blue Gray Estates)
- 3 Indigo Bay Ln (Camellia Banks Subd)
- 800 Distant Island Dr (Distant Island)
- 98 Grayson St (Hundred Pines)

**SF RESIDENTIAL (New Construction) SUBMITTED within the last month**

- 1143 Salty Hammock Ct (Salem Bay Subd)
- 1147 Salty Hammock Ct (Salem Bay Subd)
- 1212 Salty Hammock Ct (Salem Bay Subd)
- 1204 Cassander Creek Rd (Salem Bay Subd)
- 1206 Cassander Creek Rd (Salem Bay Subd)
- 1208 Cassander Creek Rd (Salem Bay Subd)
- 1210 Cassander Creek Rd (Salem Bay Subd)
- 1211 Windswept Oak Ln (Salem Bay Subd)
- 3 Indigo Bay Ln (Camellia Banks Subd)

**Staff-Level Review by Planning:**

**Historic Review:**

**HRB (Historic Review Board) Scheduled:**

- 801 Carteret Street – *USCB Sandstone Building Renovations*  
*August 14, 2024 Meeting*

**Staff-Level Review by Planning:**

- None

**Public Hearings:**

- None.

## City Council:

- None.

## PC (Planning Commission):

### PC (Planning Commission)

- 23 Horton Drive – Annexation/Rezone  
*August 19, 2024 Meeting*
- 1140 Ribaut Road – Store & Go Self-Storage  
*August 19, 2024 Meeting*

## ZBOA (Zoning Board of Appeals):

### ZBOA (Zoning Board of Appeals) Scheduled:

- None.

## Tenant Change (Safety Inspections)

- 915 Bay St. Ste. 200– Proposed Bus: Tupper Grimsley& Canaday LLC
- 805 Bay St. Ste. 5 – Proposed Bus: Art Gallery on Second Floor
- 609 Carteret St – Proposed Bus: The Charcuterei Sip and Social
- 373 Robert Smalls Pkwy – Proposed Bus: Ulta Beauty Store and Beauty Bar (Prev. unoccupied)
- 365 Robert Smalls Pkwy – Proposed Bus: Five Below (Prev. unoccupied)
- 363 Robert Smalls Pkwy – Proposed Bus: Old Navy (Prev. unoccupied)
- 30 Robert Smalls Pkwy – Proposed Bus: Take -5 Oil Change Station (Prev. unoccupied)
- 11 Robert Smalls Pkwy – Proposed Bus: Books-A-Million (Prev. No Tenant)
- 149 Sea Island Pkwy – Proposed Bus: Automotive Maintenance/Lube Center
- 1609 North Street – Proposed Bus: Sharp Law Firm
- 1210 Greene Street – Proposed Bus: River Realty, Harolds R Us and Realst8
- 1215 Boundary Street – Proposed Bus: Chiropractic Business ( Prev. Chiropractor)
- 27 Johnny Morrall Circle – Proposed Bus: Daycare (Prev. Daycare)

## **New Construction - Residential Dwellings & Commercial Structures** **2024**

<b>Month</b>	<b>Single Family</b>	<b>Multifamily</b>	<b>Commercial</b>	<b>Permit Fees</b>
Jan	9	1 Bldg (64 Units)	1	\$97,492.70
Feb	15	0	3	108,909.68
Mar	10	0	1	40,491.70
Apr	23	0	0	68,641.30
May	12	0	1	44,063.70
Jun	10	0	0	30,085.20
Jul	15	5 (60 Units)	0	66,396.10
Aug				
Sep				
Oct				
Nov				
Dec				
<b>Totals</b>	<b>94</b>	<b>644</b>	<b>6</b>	<b>\$456,080.38</b>



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 9/4/2024  
**FROM:** Linda D. Roper  
**AGENDA ITEM**  
**TITLE:** Downtown Operations Monthly Report  
**MEETING**  
**DATE:** 9/10/2024  
**DEPARTMENT:** Downtown Operations

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*BACKGROUND INFORMATION:*

Monthly Report for July 2024.

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*PLACED ON AGENDA FOR:* Action

**REMARKS:**

**ATTACHMENTS:**

Description	Type	Upload Date
Downtown Operations July 2024 Report	Cover Memo	9/4/2024

**City of Beaufort Downtown Operations & Community Services**  
**Activity Report**  
**July 2024**

**DEPARTMENT OVERVIEW FOR THE MONTH**

Main Street Beaufort welcomed a few new businesses which opened in July to include Bodhi by the Bay, Hop Dog restaurant, and OG Fresh. Website and social media gained more traction since last month’s launch of the website. Downtown Operations staff assisted with the DBMA First Friday event as well coordination of Water Festival for most of the month.

Maintenance was conducted in Henry C. Chambers Park consisting of repair and staining of all 27 swings and playground repairs to the tower, rope bridge and swings.

The tour activity was a bit slower with both carriage companies on vacation beginning July 11. Fifteen (15) tour busses visited downtown during the month.

**Park Reservations**

Location	Wedding	Special Event	Birthday	Other	Festival	Attendance	
						-50	50+
Waterfront Park	0	0	0	0	1	0	1
Pigeon Point Park	0	0	4	0	0	4	0
Washington St. Park	0	0	0	4	0	0	4
Southside Park	0	0	0	0	0	0	0
Whitehall Park	0	0	0	0	0	0	0
The Bluff	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>4</b>	<b>5</b>

**Festival & Event Statistics**

Festival	Estimated Attendance	Dwell Time	Resident vs Visitor Ratio	Comments
First Friday 7/5	3.3K	81 min	90/10	Theme: Red, White & Brews
Water Festival	43K	Varied	70/30	Over the course of the festival



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/30/2024  
**FROM:** Alan Eisenman, Finance Director  
**AGENDA ITEM**  
**TITLE:** Finance Department Monthly Report  
**MEETING**  
**DATE:** 9/10/2024  
**DEPARTMENT:** Finance

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*BACKGROUND INFORMATION:*

Monthly report for July 2024.

---

*PLACED ON AGENDA FOR:* Action

**REMARKS:**

**ATTACHMENTS:**

Description	Type	Upload Date
Finance Department Monthly Report	Backup Material	8/30/2024

Scott Marshall  
CITY MANAGER  
843-525-7070  
FAX 843-525-7013



**CITY OF BEAUFORT**  
1911 Boundary Street  
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:  
Philip E. Cromer, Mayor  
Mike McFee, Mayor Pro Tem  
Neil Lipsitz  
Mitch Mitchell  
Josh Scallate

Dear Mayor, Members of City Council and City of Beaufort Stakeholders:

The City of Beaufort July 2024 financial statement is included in your agenda packet. This financial statement includes the City's Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balance (aka Income Statement). It also includes Budgetary Comparison Schedules for the City's fiscal year 2024 budgeted funds which include General Fund, TIF II Fund, Capital Projects Fund, Parks and Tourism Fund, American Rescue Plan Act (ARPA) Fund, Stormwater Fund, State Accommodations Tax Fund, and Fire Impact Fees Fund.

With July being the 1<sup>st</sup> month of the fiscal year 2025, recurring revenues and expenditures should be 8.3% of budget. General Fund revenues are at 2.5% of the budget while expenditures are at 6.2% of the budget.

I'll be happy to answer any questions that may arise as you review the City's July 2024 financial statement.

Thanks,

A handwritten signature in blue ink that reads "Alan R. Eisenman".

Alan Eisenman CPA CGFO  
Finance Director

**CITY OF BEAUFORT, SOUTH CAROLINA**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**JULY 31, 2024**

	General Fund	TIF II Fund	Capital Projects Fund	Parks and Tourism Fund	American Rescue Plan Act Fund	Stormwater Fund	Other Governmental Funds	Total Governmental Funds
<b>ASSETS</b>								
Cash and cash equivalents	\$ 14,079,194	\$ 189,372	\$ 2,364,601	\$ 3,824,073	\$ 4,746,235	\$ 119,239	\$ 1,766,892	\$ 27,089,606
Taxes receivable, net	112,236	-	-	-	-	21,142	-	133,378
Other receivables	954,099	-	287,801	40,755	-	-	305	1,282,960
Due from other funds	-	-	-	497,350	181,033	436,465	-	1,114,848
Inventories and other assets	14,914	-	-	-	-	-	-	14,914
Restricted cash and cash equivalents	-	3,648,967	-	6,242,198	-	1,095,040	25,072	11,011,277
Total assets	<u>15,160,443</u>	<u>3,838,339</u>	<u>2,652,402</u>	<u>10,604,376</u>	<u>4,927,268</u>	<u>1,671,886</u>	<u>1,792,269</u>	<u>40,646,983</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>								
Liabilities:								
Accounts payable	747,600	-	206,183	127,687	-	421,686	180,254	1,683,410
Due to other funds	-	-	1,114,848	-	-	-	-	1,114,848
Due to other governments	57,339	-	-	-	-	-	-	57,339
Unearned revenue	-	-	-	-	4,443,295	-	-	4,443,295
Accrued liabilities	105,607	-	-	38,013	-	3,679	3,142	150,441
Deposits and escrow	477,494	-	-	13,000	-	-	23,617	514,111
Total liabilities	<u>1,388,040</u>	<u>-</u>	<u>1,321,031</u>	<u>178,700</u>	<u>4,443,295</u>	<u>425,365</u>	<u>207,013</u>	<u>7,963,444</u>
Deferred Inflows of Resources:								
Unavailable revenue - property taxes	321,239	-	-	-	-	10,775	-	332,014
Total deferred inflows of resources	<u>321,239</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,775</u>	<u>-</u>	<u>332,014</u>
Fund balances:								
Nonspendable:								
Inventories	40,305	-	-	-	-	-	-	40,305
Cemetery	-	-	-	-	-	-	7,246	7,246
Restricted	1,268,700	3,838,339	1,331,371	4,183,478	483,973	419,732	1,547,387	13,072,980
Committed for:								
Land Acquisition	692,258	-	-	-	-	-	-	692,258
Vehicle and equipment replacement	1,269,000	-	-	-	-	-	-	1,269,000
Redevelopment	977,460	-	-	-	-	-	-	977,460
Capital Projects	651,791	-	-	6,242,198	-	1,222,921	-	8,116,910
Law enforcement	-	-	-	-	-	-	30,623	30,623
Assigned for:								
Subsequent year's budget	106,590	-	-	-	-	-	-	106,590
Unassigned	8,445,060	-	-	-	-	-	-	8,445,060
Total fund balances	<u>13,451,164</u>	<u>3,838,339</u>	<u>1,331,371</u>	<u>10,425,676</u>	<u>483,973</u>	<u>1,642,653</u>	<u>1,585,256</u>	<u>32,758,432</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 15,160,443</u>	<u>\$ 3,838,339</u>	<u>\$ 2,652,402</u>	<u>\$ 10,604,376</u>	<u>\$ 4,927,268</u>	<u>\$ 2,078,793</u>	<u>\$ 1,792,269</u>	<u>\$ 41,053,890</u>

**CITY OF BEAUFORT, SOUTH CAROLINA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE MONTH ENDED JULY 31, 2024**

	General Fund	TIF II Fund	Capital Projects Fund	Parks and Tourism Fund	American Rescue Plan Act Fund	Stormwater Fund	Other Governmental Funds	Total Governmental Funds
<b>REVENUES</b>								
Property taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other taxes	-	-	-	390,787	-	-	-	390,787
Franchise fees	-	-	-	-	-	-	-	-
Fines and forfeitures	12,697	-	-	-	-	-	-	12,697
Licenses and permits	216,476	-	-	-	-	-	3,665	220,141
Intergovernmental	337,389	-	-	-	-	-	-	337,389
Charges for services	46,820	-	-	13,173	-	-	-	59,993
Investment earnings	-	-	-	-	-	-	-	-
Miscellaneous	15,197	-	-	-	-	-	-	15,197
Total revenues	<u>628,579</u>	<u>-</u>	<u>-</u>	<u>403,960</u>	<u>-</u>	<u>-</u>	<u>3,665</u>	<u>1,036,204</u>
<b>EXPENDITURES</b>								
Current:								
General government	227,977	-	-	-	-	-	136,250	364,227
Law enforcement	428,304	-	-	82,394	-	-	-	510,698
Fire and emergency	376,742	-	-	-	-	-	-	376,742
Public works	91,881	-	-	-	-	40,498	-	132,379
Culture and recreation	-	-	-	81,555	-	-	-	81,555
Streets	35,449	-	-	-	-	-	-	35,449
Community development	58,419	-	-	102,503	-	-	-	160,922
Debt Service:								
Principal	203,915	-	-	-	-	28,750	-	232,665
Interest and other charges	178,635	-	-	-	-	14,050	-	192,685
Capital Outlay								
Total expenditures	<u>1,601,322</u>	<u>-</u>	<u>-</u>	<u>266,452</u>	<u>-</u>	<u>83,298</u>	<u>136,250</u>	<u>2,087,322</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(972,743)</u>	<u>-</u>	<u>-</u>	<u>137,508</u>	<u>-</u>	<u>(83,298)</u>	<u>(132,585)</u>	<u>(1,051,118)</u>
<b>OTHER FINANCING SOURCES (USES)</b>								
Issuance of revenue bonds	-	-	-	-	-	-	-	-
Transfers in	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(972,743)	-	-	137,508	-	(83,298)	(132,585)	(1,051,118)
Fund balances - beginning	14,423,907	3,838,339	1,331,371	10,288,168	483,973	1,725,951	1,717,841	33,809,550
Fund balances - ending	<u>\$ 13,451,164</u>	<u>\$ 3,838,339</u>	<u>\$ 1,331,371</u>	<u>\$ 10,425,676</u>	<u>\$ 483,973</u>	<u>\$ 1,642,653</u>	<u>\$ 1,585,256</u>	<u>\$ 32,758,432</u>

**CITY OF BEAUFORT, SOUTH CAROLINA  
COMBINING BALANCE SHEET  
OTHER GOVERNMENTAL FUNDS  
JULY 31, 2024**

	<u>Special Revenue Funds</u>			<u>Permanent Fund</u>	<u>Total-Other Governmental Funds</u>
	<u>State</u>	<u>Fire Impact Fees Fund</u>	<u>Drug Control and Prevention Fund</u>	<u>Cemetery Fund</u>	
	<u>Accommodations Tax Fund</u>				
<b>ASSETS</b>					
Cash and cash equivalents	\$ 1,374,216	\$ 354,807	\$ 30,623	7,246	\$ 1,766,892
Other receivables	-	305	-	-	305
Restricted cash and cash equivalents	-	-	25,072	-	25,072
Total assets	<u>1,374,216</u>	<u>355,112</u>	<u>55,695</u>	<u>7,246</u>	<u>1,792,269</u>
<b>LIABILITIES AND FUND BALANCES</b>					
Liabilities:					
Accounts payable	180,254	-	-	-	180,254
Other accrued expenses	3,142	-	-	-	3,142
Deposits and escrow	-	-	23,617	-	23,617
Total liabilities	<u>183,396</u>	<u>-</u>	<u>23,617</u>	<u>-</u>	<u>207,013</u>
Fund balances:					
Nonspendable:					
Cemetery	-	-	-	7,246	7,246
Restricted	1,190,820	355,112	1,455	-	1,547,387
Committed for:					
Law enforcement	-	-	30,623	-	30,623
Total fund balances	<u>1,190,820</u>	<u>355,112</u>	<u>32,078</u>	<u>7,246</u>	<u>1,585,256</u>
Total liabilities and fund balances	<u>\$ 1,374,216</u>	<u>\$ 355,112</u>	<u>\$ 55,695</u>	<u>\$ 7,246</u>	<u>\$ 1,792,269</u>

**CITY OF BEAUFORT, SOUTH CAROLINA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**OTHER GOVERNMENTAL FUNDS**  
**FOR THE MONTH ENDED JULY 31, 2024**

	<u>Special Revenue Funds</u>			<u>Permanent Fund</u>	<u>Total-Other Governmental Funds</u>
	<u>State</u>	<u>Fire Impact Fees Fund</u>	<u>Drug Control and Prevention Fund</u>	<u>Cemetery Fund</u>	
	<u>Accommodations Tax Fund</u>				
<b>REVENUES</b>					
Other taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	3,665	-	-	3,665
Intergovernmental	-	-	-	-	-
Investment earnings	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Total revenues	<u>-</u>	<u>3,665</u>	<u>-</u>	<u>-</u>	<u>3,665</u>
<b>EXPENDITURES</b>					
Current:					
General government	136,250	-	-	-	136,250
Law enforcement	-	-	-	-	-
Debt Service					
Principal	-	-	-	-	-
Interest and other charges	-	-	-	-	-
Total expenditures	<u>136,250</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>136,250</u>
Excess of revenues over expenditures	<u>(136,250)</u>	<u>3,665</u>	<u>-</u>	<u>-</u>	<u>(132,585)</u>
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers out	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(136,250)	3,665	-	-	(132,585)
Fund balances - beginning	1,327,070	351,447	32,078	7,246	1,717,841
Fund balances - ending	<u>\$ 1,190,820</u>	<u>\$ 355,112</u>	<u>\$ 32,078</u>	<u>\$ 7,246</u>	<u>\$ 1,585,256</u>

**CITY OF BEAUFORT, SOUTH CAROLINA  
BUDGETARY COMPARISON SCHEDULE  
GENERAL FUND  
FOR THE MONTH ENDED JULY 31, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final			
<b>Revenues:</b>					
Property taxes	\$ 9,598,632	\$ 9,598,632	\$ -	\$ (9,598,632)	0.0%
Franchise fees	2,258,000	2,258,000	-	(2,258,000)	0.0%
Fines and forfeitures	56,000	56,000	12,697	(43,303)	22.7%
Licenses and permits	6,870,000	6,870,000	216,476	(6,653,524)	3.2%
Intergovernmental	3,854,181	3,854,181	337,389	(3,516,792)	8.8%
Charges for services	2,064,665	2,064,665	46,820	(2,017,845)	2.3%
Investment earnings	550,000	550,000	-	(550,000)	0.0%
Miscellaneous	110,000	110,000	15,197	(94,803)	13.8%
Total revenues	<u>25,361,478</u>	<u>25,361,478</u>	<u>628,579</u>	<u>(24,732,899)</u>	<u>2.5%</u>
<b>Expenditures:</b>					
Current:					
General government					
City council	345,321	345,321	6,959	338,362	2.0%
City manager	952,161	952,161	45,317	906,844	4.8%
Finance	1,000,850	1,000,850	36,979	963,871	3.7%
Human resources	554,368	554,368	18,079	536,289	3.3%
Information technology	1,025,621	1,025,621	8,577	1,017,044	0.8%
Court and legal	637,050	637,050	21,806	615,244	3.4%
Non-departmental	822,823	822,823	90,260	732,563	11.0%
	<u>5,338,194</u>	<u>5,338,194</u>	<u>227,977</u>	<u>5,110,217</u>	<u>4.3%</u>
Law enforcement					
Police	5,703,134	5,703,134	399,189	5,303,945	7.0%
School resource officers	624,561	624,561	24,795	599,766	4.0%
Crossing guards	23,470	23,470	806	22,664	3.4%
Victims rights	113,246	113,246	3,514	109,732	3.1%
	<u>6,464,411</u>	<u>6,464,411</u>	<u>428,304</u>	<u>6,036,107</u>	<u>6.6%</u>
Fire and emergency					
City of Beaufort fire	6,773,028	6,773,028	376,742	6,396,286	5.6%
	<u>6,773,028</u>	<u>6,773,028</u>	<u>376,742</u>	<u>6,396,286</u>	<u>5.6%</u>
Public works					
Administration	503,580	503,580	34,644	468,936	6.9%
Maintenance	828,479	828,479	56,622	771,857	6.8%
Solid waste	1,401,015	1,401,015	615	1,400,400	0.0%
	<u>2,733,074</u>	<u>2,733,074</u>	<u>91,881</u>	<u>2,641,193</u>	<u>3.4%</u>

**CITY OF BEAUFORT, SOUTH CAROLINA  
BUDGETARY COMPARISON SCHEDULE  
GENERAL FUND  
FOR THE MONTH ENDED JULY 31, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)	
	Original	Final			
Streets	1,035,281	1,035,281	35,449	999,832	3.4%
	<u>1,035,281</u>	<u>1,035,281</u>	<u>35,449</u>	<u>999,832</u>	<u>3.4%</u>
Community development	1,455,846	1,455,846	58,419	1,397,427	4.0%
	<u>1,455,846</u>	<u>1,455,846</u>	<u>58,419</u>	<u>1,397,427</u>	<u>4.0%</u>
Total current	<u>23,799,834</u>	<u>23,799,834</u>	<u>1,218,772</u>	<u>22,581,062</u>	<u>5.1%</u>
Debt service:					
Principal	1,541,915	1,541,915	203,915	1,338,000	13.2%
Interest	303,438	303,438	178,635	124,803	58.9%
Total debt service	<u>1,845,353</u>	<u>1,845,353</u>	<u>382,550</u>	<u>1,462,803</u>	<u>20.7%</u>
Total expenditures	<u>25,645,187</u>	<u>25,645,187</u>	<u>1,601,322</u>	<u>24,043,865</u>	<u>6.2%</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(283,709)</u>	<u>(283,709)</u>	<u>(972,743)</u>	<u>(689,034)</u>	
<b>Other financing sources (uses):</b>					
Transfers in	70,416	70,416	-	(70,416)	0.0%
Transfers out	-	-	-	-	0.0%
Total financing sources (uses)	<u>70,416</u>	<u>70,416</u>	<u>-</u>	<u>(70,416)</u>	<u>0.0%</u>
Net change in fund balance	(213,293)	(213,293)	(972,743)	(759,450)	
Fund balance, beginning of year	14,423,907	14,423,907	14,423,907	-	
Fund balance, end of year	<u>\$ 14,210,614</u>	<u>\$ 14,210,614</u>	<u>\$ 13,451,164</u>	<u>\$ (759,450)</u>	

**CITY OF BEAUFORT, SOUTH CAROLINA  
BUDGETARY COMPARISON SCHEDULE  
TAX INCREMENT FINANCING DISTRICT II – SPECIAL REVENUE FUND  
FOR THE MONTH ENDED JULY 31, 2024**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>	<u>Variance with Final Budget Percentage</u>
	<u>Original</u>	<u>Final</u>			
<b>Revenues:</b>					
Investment earnings	\$ 180,000	\$ 180,000	\$ -	\$ (180,000)	0.0%
Total revenues	<u>180,000</u>	<u>180,000</u>	<u>-</u>	<u>(180,000)</u>	<u>0.0%</u>
<b>Expenditures:</b>					
Current:					
Capital Outlay	109,000	209,000	-	209,000	0.0%
Total expenditures	<u>109,000</u>	<u>209,000</u>	<u>-</u>	<u>209,000</u>	<u>0.0%</u>
Excess of revenues over expenditures	<u>71,000</u>	<u>(29,000)</u>	<u>-</u>	<u>(389,000)</u>	
<b>Other financing (uses):</b>					
Transfers out	(100,000)	(100,000)	-	(100,000)	0.0%
Total other financing uses	<u>(100,000)</u>	<u>(100,000)</u>	<u>-</u>	<u>(100,000)</u>	<u>0.0%</u>
Net change in fund balance	(29,000)	(129,000)	-	(129,000)	
Fund balance, beginning of year	3,838,339	3,838,339	3,838,339	-	
Fund balance, end of year	<u>\$ 3,809,339</u>	<u>\$ 3,709,339</u>	<u>\$ 3,838,339</u>	<u>\$ (129,000)</u>	

**CITY OF BEAUFORT, SOUTH CAROLINA  
BUDGETARY COMPARISON SCHEDULE  
CAPITAL PROJECTS FUND – SPECIAL REVENUE FUND  
FOR THE MONTH ENDED JULY 31, 2024**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>	<u>Variance with Final Budget Percentage</u>
	<u>Original</u>	<u>Final</u>			
<b>Revenues:</b>					
Intergovernmental	\$ 11,162,332	\$ 11,162,332	\$ -	\$ (11,162,332)	0.0%
Investment earnings	-	-	-	-	100.0%
Total revenues	<u>11,162,332</u>	<u>11,162,332</u>	<u>-</u>	<u>(11,162,332)</u>	<u>0.0%</u>
<b>Expenditures:</b>					
Current:					
Capital Outlay	21,649,789	22,715,309	-	22,715,309	0.0%
Total expenditures	<u>21,649,789</u>	<u>22,715,309</u>	<u>-</u>	<u>22,715,309</u>	<u>0.0%</u>
Excess of revenues over expenditures	<u>(10,487,457)</u>	<u>(11,552,977)</u>	<u>-</u>	<u>(33,877,641)</u>	
<b>Other financing sources:</b>					
Transfers in	9,787,457	10,739,777	-	(10,739,777)	0.0%
Total other financing sources	<u>9,787,457</u>	<u>10,739,777</u>	<u>-</u>	<u>(10,739,777)</u>	<u>0.0%</u>
Net change in fund balance	(700,000)	(813,200)	-	(813,200)	
Fund balance, beginning of year	1,331,371	1,331,371	1,331,371	-	
Fund balance, end of year	<u>\$ 631,371</u>	<u>\$ 518,171</u>	<u>\$ 1,331,371</u>	<u>\$ (813,200)</u>	

**CITY OF BEAUFORT, SOUTH CAROLINA  
BUDGETARY COMPARISON SCHEDULE  
PARKS AND TOURISM – SPECIAL REVENUE FUND  
FOR THE MONTH ENDED JULY 31, 2024**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>	<u>Variance with Final Budget Percentage</u>
	<u>Original</u>	<u>Final</u>			
<b>Revenues:</b>					
Other taxes	\$ 4,375,000	\$ 4,375,000	\$ 390,787	\$ (3,984,213)	8.9%
Charges for services	855,500	855,500	13,173	(842,327)	1.5%
Investment earnings	250,000	250,000	-	(250,000)	0.0%
Miscellaneous	-	-	-	-	0.0%
Total revenues	<u>5,480,500</u>	<u>5,480,500</u>	<u>403,960</u>	<u>(5,076,540)</u>	<u>7.4%</u>
<b>Expenditures:</b>					
Current:					
Law enforcement	1,611,454	1,611,454	82,394	1,529,060	5.1%
Culture and recreation	1,865,718	1,865,718	81,555	1,784,163	4.4%
Community development	1,032,461	1,032,461	102,503	929,958	9.9%
Debt Service:					
Principal	603,858	603,858	-	603,858	0.0%
Interest and other charges	365,743	365,743	-	365,743	0.0%
Capital Outlay	195,600	195,600	-	195,600	0.0%
Total expenditures	<u>5,674,834</u>	<u>5,674,834</u>	<u>266,452</u>	<u>5,408,382</u>	<u>4.7%</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(194,334)</u>	<u>(194,334)</u>	<u>137,508</u>	<u>331,842</u>	
<b>Other financing sources (uses):</b>					
Issuance of revenue bonds	-	-	-	-	#DIV/0!
Transfers out	(5,733,016)	(5,833,016)	-	(5,833,016)	0.0%
Total financing sources	<u>(5,733,016)</u>	<u>(5,833,016)</u>	<u>-</u>	<u>(5,833,016)</u>	
Net change in fund balance	(5,927,350)	(6,027,350)	137,508	6,164,858	
Fund balance, beginning of year	<u>10,288,168</u>	<u>10,288,168</u>	<u>10,288,168</u>	<u>-</u>	
Fund balance, end of year	<u>\$ 4,360,818</u>	<u>\$ 4,260,818</u>	<u>\$ 10,425,676</u>	<u>\$ 6,164,858</u>	

**CITY OF BEAUFORT, SOUTH CAROLINA  
BUDGETARY COMPARISON SCHEDULE  
AMERICAN RESCUE PLAN ACT (ARPA) – SPECIAL REVENUE FUND  
FOR THE MONTH ENDED JULY 31, 2024**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>	<u>Variance with Final Budget Percentage</u>
	<u>Original</u>	<u>Final</u>			
<b>Revenues:</b>					
Intergovernmental	\$ -	\$ -	\$ -	\$ -	0.0%
Investment earnings	302,306	302,306	-	(302,306)	0.0%
Total revenues	<u>302,306</u>	<u>302,306</u>	<u>-</u>	<u>(302,306)</u>	<u>0.0%</u>
<b>Expenditures:</b>					
Current:					
General government	208,973	208,973	-	208,973	0.0%
Capital Outlay	143,333	143,333	-	143,333	0.0%
Total expenditures	<u>352,306</u>	<u>352,306</u>	<u>-</u>	<u>352,306</u>	<u>0.0%</u>
Excess of revenues over expenditures	<u>(50,000)</u>	<u>(50,000)</u>	<u>-</u>	<u>(654,612)</u>	
<b>Other financing (uses):</b>					
Transfers out	(2,643,960)	(3,412,280)	-	(3,412,280)	0.0%
Total other financing uses	<u>(2,643,960)</u>	<u>(3,412,280)</u>	<u>-</u>	<u>(3,412,280)</u>	<u>0.0%</u>
Net change in fund balance	(2,693,960)	(3,462,280)	-	(3,462,280)	
Fund balance, beginning of year	483,973	483,973	483,973	-	
Fund balance, end of year	<u>\$ (2,209,987)</u>	<u>\$ (2,978,307)</u>	<u>\$ 483,973</u>	<u>\$ (3,462,280)</u>	

**CITY OF BEAUFORT, SOUTH CAROLINA  
BUDGETARY COMPARISON SCHEDULE  
STORMWATER – SPECIAL REVENUE FUND  
FOR THE MONTH ENDED JULY 31, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final			
<b>Revenues:</b>					
Charges for services	\$ 1,288,717	\$ 1,288,717	\$ -	\$ (1,288,717)	0.0%
Investment earnings	80,000	80,000	-	(80,000)	0.0%
Total revenues	<u>1,368,717</u>	<u>1,368,717</u>	<u>-</u>	<u>(1,368,717)</u>	<u>0.0%</u>
<b>Expenditures:</b>					
Current:					
Public works	855,117	855,117	40,498	814,619	4.7%
Debt Service:					
Principal	345,000	345,000	28,750	316,250	8.3%
Interest and other charges	168,600	168,600	14,050	154,550	8.3%
Total expenditures	<u>1,368,717</u>	<u>1,368,717</u>	<u>83,298</u>	<u>1,285,419</u>	<u>6.1%</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>-</u>	<u>(83,298)</u>	<u>(2,654,136)</u>	
<b>Other financing (uses):</b>					
Transfers out	(1,310,480)	(1,364,480)	-	1,364,480	0.0%
Total other financing (uses)	<u>(1,310,480)</u>	<u>(1,364,480)</u>	<u>-</u>	<u>1,364,480</u>	<u>0.0%</u>
Net change in fund balance	(1,310,480)	(1,364,480)	(83,298)	(1,281,182)	
Fund balance, beginning of year	1,725,951	1,725,951	1,725,951	-	
Fund balance, end of year	<u>\$ 415,471</u>	<u>\$ 361,471</u>	<u>\$ 1,642,653</u>	<u>\$ (1,281,182)</u>	

**CITY OF BEAUFORT, SOUTH CAROLINA  
STATE ACCOMMODATIONS TAX SPECIAL REVENUE FUND  
BUDGET TO ACTUAL  
FOR THE MONTH ENDED JULY 31, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final			
<b>Revenues:</b>					
Other taxes	\$ 933,333	\$ 933,333	\$ -	\$ (933,333)	0.0%
Investment earnings	36,000	36,000	-	(36,000)	0.0%
Total revenues	<u>969,333</u>	<u>969,333</u>	<u>-</u>	<u>(969,333)</u>	<u>0.0%</u>
<b>Expenditures:</b>					
General government	875,437	875,437	136,250	739,187	15.6%
Law enforcement	23,480	23,480	-	23,480	0.0%
Total expenditures	<u>898,917</u>	<u>898,917</u>	<u>136,250</u>	<u>762,667</u>	<u>15.2%</u>
Excess of revenues over expenditures	<u>70,416</u>	<u>70,416</u>	<u>(136,250)</u>	<u>(206,666)</u>	
<b>Other financing uses:</b>					
Transfers out	(70,416)	(100,416)	-	(100,416)	0.0%
Total other financing uses	<u>(70,416)</u>	<u>(100,416)</u>	<u>-</u>	<u>(100,416)</u>	<u>0.0%</u>
Net change in fund balance	-	-	(136,250)	(136,250)	
Fund balance, beginning of year	854,371	854,371	854,371	-	
Fund balance, end of year	<u>\$ 854,371</u>	<u>\$ 854,371</u>	<u>\$ 718,121</u>	<u>\$ (136,250)</u>	

**CITY OF BEAUFORT, SOUTH CAROLINA  
 FIRE IMPACT FEES SPECIAL REVENUE FUND  
 BUDGET TO ACTUAL  
 FOR THE MONTH ENDED JULY 31, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final			
<b>Revenues:</b>					
Licenses and permits	\$ 100,000	\$ 100,000	\$ 3,665	\$ (96,335)	3.7%
Investment earnings	5,000	5,000	-	(5,000)	0.0%
Total revenues	<u>105,000</u>	<u>105,000</u>	<u>3,665</u>	<u>(101,335)</u>	<u>3.5%</u>
<b>Expenditures:</b>					
Debt Service:					
Principal	52,358	52,358	-	52,358	0.0%
Interest and other charges	11,296	11,296	-	11,296	0.0%
Total expenditures	<u>63,654</u>	<u>63,654</u>	<u>-</u>	<u>63,654</u>	<u>0.0%</u>
Net change in fund balance	41,346	41,346	3,665	(37,681)	
Fund balance, beginning of year	<u>393,941</u>	<u>393,941</u>	<u>393,941</u>	<u>-</u>	
Fund balance, end of year	<u>\$ 435,287</u>	<u>\$ 435,287</u>	<u>\$ 397,606</u>	<u>\$ (37,681)</u>	



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/28/2024  
**FROM:** Tim Ogden, Fire Chief  
**AGENDA ITEM TITLE:** Fire Department Monthly Report  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Fire

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**BACKGROUND INFORMATION:**

Monthly Report for July 2024

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**PLACED ON AGENDA FOR:** Action

**REMARKS:**

**ATTACHMENTS:**

Description	Type	Upload Date
Fire Department Monthly Report	Backup Material	8/28/2024



## City of Beaufort/Town of Port Royal Fire Department

# July 2024 Report

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### Public Events

The Fire Department held several public education events throughout July.

- Therapy dogs visited our Headquarters Fire Station
- Sands Beach Fireworks display
- Participated in the Cottage Farms 4<sup>th</sup> of July Parade
- Beaufort Water Festival Parade
- Public education event in Shadow Moss for a Boston Butt cookoff
- Public education event at the Foundry Gym Summer Camp
- YMCA Wet Down
- Beaufort Memorial Hospital – Rising Star Youth Program
- Blood Pressure Checks at the Port Royal Senior Center
- Wet Down at Port Royal Elementary School
- Back to School Bash – Downtown Beaufort

### Fire Training

The Training Division conducted 981 hours of fire training and 38 hours of multi-agency training.

We installed 4 car seats.

We participated in Active Shooter Training with local law enforcement and mutual aid partners at Whale Branch Middle School and Bluffton Middle School. We also participated in an Active Shooter drill at the Naval Hospital with local law enforcement and military police.

The Training Division conducted officer development with the company officers. This was conducted to give our officers the tools necessary to perform their job when encountering the public and other employees. Companies also started their required HAZMAT Training by conducting tabletop scenarios with the Training Division on target hazards within the districts.

## **Medical**

We provided medical staff for events including the Sands Beach 4<sup>th</sup> of July and Beaufort Water Festival.

The Medical Division held 3 regular CPR classes.

Medical continuing education training was conducted for every shift on medical equipment use and maintenance. Three personnel attended Tactical Emergency Casualty Care class in Charleston.

## **Fire Marshal**

The Fire Marshal Division completed 82 fire inspections, 23 new construction inspections, and 33 Engine Company pre-plan inspections. The division also completed 4 food truck inspections.

The Fire Marshal division has had multiple meetings and training sessions with APX City Scape for the new software being implemented for preplans and inspections.

## **Personnel**

Hired 1 firefighter in July. Firefighter Casey Phelps promoted to Firefighter I. We had 3 firefighters start Paramedic class and 1 start Advance EMT class.

Deputy Chief Ross Vezin and Firefighter Brain Hakes served as Camp Counselors at the annual South Carolina Firefighters Burned Children's Fund Burn Camp in Columbia, SC.

## **Apparatus**

Ladder truck had a major hydraulic leak fixed for aerial device. Engine 3 had steering pump replaced, new tires, and A/C system rebuilt.

## **Major Incidents**

- Vehicle fire on construction site at base of Broad River Bridge
- Overturned 18-wheeler on Paris Island Causeway
- Four cooking fires that were contained to the cooking area
- Three brush fires and one dumpster fire
- Two gunshot wounds with fatality

<b>PERSONNEL</b>		
Part-Time		9
Personnel Assigned		55
Volunteer Personnel		18
<b>TOTAL PERSONNEL</b>		<b>82</b>

<b>INCIDENT SUMMARY</b>	<b>BFT</b>	<b>P.R.</b>
Structural Fires	4	1
Vehicle Fires	0	2
Brush, Trash Fire	4	2
Medical Calls	189	112
Vehicle Accident	13	7
Extrication (350-357)	0	1
Hazardous Condition	7	1
Service Calls (500)	31	25
Good Intent Calls (600)	24	16
False Calls (700)	40	12
Water Rescue	0	0
EMS Standby	0	1
<b>Month</b>	312	180
<b>Total Month</b>	492	

<b>TRAINING/EDUCATION</b>		
Local Instruction		1049
<b>TOTAL</b>		<b>1049</b>

<b>VOLUNTEER</b>		
Local Instruction		
Monthly Station Standby		66
<b>TOTAL</b>		<b>66</b>

<b>AID SUMMARY - ALL</b>	<b>LI</b>	<b>BUR</b>	<b>PI</b>	<b>other</b>
<b>BEAUFORT</b>				
Aid Given	1	2		2
Aid Received				
Mutual Aid Given				
Mutual Aid Received				
<b>PORT ROYAL</b>				
Aid Given			2	
Aid Received				
Mutual Aid Given				
Mutual Aid Received				

<b>FIRE PREVENTION</b>	<b>BFT</b>	<b>P.R.</b>
Inspections Conducted	62	20
Violations Noted		
Violations Corrected		
Knox Box Installations	0	0
Fire Plans Reviewed	8	1
Burning Permits Issued	1	0
Permission to Burn Given	0	0
Public Education Events	14	2
Public Edu. Man Hours	39	5
# of Adults	117	17
# of Children	143	50
Car Seats Installation	4	
Smoke Detectors	4	4
CPR Certifications	8	



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/26/2024  
**FROM:** Ivette Burgess, Human Resources Director  
**AGENDA ITEM**  
**TITLE:** Human Resources Monthly Report  
**MEETING**  
**DATE:** 9/10/2024  
**DEPARTMENT:** Human Resources

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*BACKGROUND INFORMATION:*

Monthly report for July 2024.

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*PLACED ON AGENDA FOR:* Action

**REMARKS:**

**ATTACHMENTS:**

Description	Type	Upload Date
Human Resources Monthly Report	Backup Material	8/26/2024

# Memorandum

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**To:** Scott Marshall, City Manager  
**From:** Ivette Burgess, Human Resources Director  
**Date:** 8/26/2024  
**Re:** Department Update – July 2024

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## *New Hires and Onboarding*

4 New Hires:

- Christopher Horkan, PD Patrolman III – PT
- Eric Hayes, PD Patrolman III – PT
- Peter Williams, FD Firefighter – PT
- Maeve McDonough, FD Firefighter Recruit

## *Curalinc EAP Services*

Worked with EAP provider to recruit area psychologist for in person visits.

## *Event(s)*

Brian and Ivette attended Back to School Bash, July 27, 2024, hosted by Battery Creek High School.

## *Interview Panels*

All members of the HR team participated in interview panels for several departments.



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/23/2024  
**FROM:** Sarah Farrow, Municipal Court Administrator  
**AGENDA ITEM TITLE:** Municipal Court Monthly Report  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Municipal Court

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**BACKGROUND INFORMATION:**

Monthly report for July 2024.

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**PLACED ON AGENDA FOR:** Action

**REMARKS:**

**ATTACHMENTS:**

Description	Type	Upload Date
Municipal Court Monthly Report	Backup Material	8/23/2024

**City of Beaufort Municipal Court  
Monthly Department Report  
July 2024**

**DEPARTMENT OVERVIEW:**

Bench trials are held every Monday and Thursday at 3:00pm. Five sessions of bench trials were held in July 2024 and 252 cases were tentatively scheduled.

**CASE OVERVIEW:**

- New cases filed: 222 (178 traffic/44 criminal)
  - 5 cases remanded from General Sessions
- Cases disposed: 106 (77 traffic/ 29 criminal)

**DISPOSED CASES BREAKDOWN:**

- 77 traffic cases
  - 36 guilty indicators (forfeiture, plea, or trial)
  - 41 not guilty indicators (dismissal by officer, Judge, or trial)
- 29 criminal cases
  - 8 guilty indicators (by plea or trial)
  - 21 not guilty indicators (through plea agreement or trial)

**ARREST WARRANTS OVERVIEW: 66 ISSUED**

- 1 arrest warrant issued for a traffic offense
- 65 arrest warrants issued for criminal offenses

**JURY TRIAL OVERVIEW:**

- 2 jury trial requests received in July (1 traffic case/ 1 criminal case)
- 47 current pending cases
  - 20 criminal cases
  - 27 traffic cases

Next session of jury trials to be held in September 2024.

**TRAINING:**

Court Administrator participated in the annual conference of the National Association for Court Management alongside other Summary Court Clerks and Administrators.



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/23/2024  
**FROM:** Stephenie Price, Police Chief  
**AGENDA ITEM TITLE:** Police Department Monthly Report  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Police

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**BACKGROUND INFORMATION:**

Monthly Report for July 2024.

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**PLACED ON AGENDA FOR:** Action

**REMARKS:**

**ATTACHMENTS:**

Description	Type	Upload Date
Police Department Monthly Report	Backup Material	8/23/2024

# BEAUFORT POLICE DEPARTMENT

1901 Boundary St. Beaufort, SC 29902

843-322-7900



Stephenie Price  
Chief of Police

## July 2024 Monthly Report

### Part-1 Crimes Statistics

	Arson	Aggravated Assault	Burglary B/E	CSC	Homicide	Larceny	Mv Theft	Robbery
January	0	4	8	0	0	44	1	6
February	0	3	3	2	0	27	2	2
March	0	2	2	0	1	38	1	0
April	0	11	4	0	0	36	2	2
May	0	8	0	1	0	39	1	0
June	0	6	3	1	0	52	1	2
July	0	9	10	0	0	50	2	2

### Total Calls for Service: 4,624

- Officer Initiated: 3,342
- 911 Line: 459
- Non-Emergency: 823
- TT911 SMS: 0

### Community Events Attended: 8

- C.R.A.S.E Training for City of Beaufort Staff, July 11, 2024
- Protective Services Career Fair on Parris Island, July 6, 2024
- Water Festival July 12-21, 2024
- Water Festival Parade, July 20, 2024

### Chief's Updates:

- MPO Wadman awarded State FOP recognition for Parents Against Drugs Program
- Flock Safety Camera orientation meeting
- PowerDMS meeting for Early Intervention and Field Training modules

### Upcoming Events:

- Back to School Bash at Spanish Trace Apartments August 2, 2024
- Blood Drive August 9, 2024
- Parents Against Drugs Meeting August 21, 2024



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 9/4/2024  
**FROM:** Nate Farrow, Public Works Director  
**AGENDA ITEM TITLE:** Public Works Monthly Report  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Public Works

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***BACKGROUND INFORMATION:***

Monthly report for July 2024.

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***PLACED ON AGENDA FOR:*** Action

***REMARKS:***

**ATTACHMENTS:**

Description	Type	Upload Date
Public Works Monthly Report	Backup Material	9/4/2024



CITY OF BEAUFORT PUBLIC WORKS DEPARTMENTS  
MONTHLY ACCOMPLISHMENTS

MONTH OF: September Council Meeting, with July 2024 Accomplishment

EVENTS: **Beaufort Water Festival / Assist DTO**  
**Traffic Control issues @ Allison/Ribaut and Lady's Is/Ribaut**  
**Recognized Jamie Daniel 20 years of service to COB PW w/ "Paver"**

Weekly Safety Briefs: Miguel Canela-Pena - Cell Phone Usage/self Safety Officer

See/Click/Fix: Reported: 72

Resolved to date: 477

811 Locates Reported & Reviewed 124

PO's (PR's) Created and Processed 58

Banners Reserved and Hung 07

PW Weight Ticket Landfill dumps 17

On-Call: Traffic Signal: N Farrow/B Durrance/ B Durrance/F Mueller/N

Farrow

Weekend Parks: E Major/B Glover/M Heru/D Morrell/ D Morrell/C Moultrie

Standards:

*Meetings:* Daily Staff / Weekly Supervisor / Weekly Review of  
FY25 Budget/Department Head/City Boards

*Update to reports:* Drainage / Tree / Street / Banner / Credit Card / Budget  
Spread Sheet / Payroll / Daily Weight Tickets

*Stormwater/Street:* Routine Easement maintenance / Flap Gate inspection &  
Maintenance / inspection and maintenance all  
Equipment / routine drainage maintenance

Maintenance of open land trust areas and large park/city owned  
Area (Commerce Park)

*Parks:* Inspection and maintenance to all Parks & playgrounds,  
restrooms,  
buildings, benches, etc; along with all ground maintenance  
(cutting, weed eating, weed maintenance, plantings, tree

trimming, etc)  
Routine restroom cleaning in multiple parks  
Routine full upkeep of Spanish Moss Trail litter control/water  
fountains / cross walks weekly/bollards  
City wide trash run all parks weekly  
Watering for beds and areas without irrigation

### **Administration:**

- Met with Nate and Norie concerning pipe inspection on N. Hermitage Road.
- Filed with Beaufort County Solid Waste and picked up Hauler permits.
- (1) Drainage inspection at Cat Island.
- (2) Drainage inspections at Salem Bay.
- Assisted with resecuring the Flag to the swing bridge.
- Assisted reinstalling the streetlight in front of Take 5 Oil Change.
- Called KTC Enterprises for quote on North St. Connector.
- Completed (1) employee evaluation.
- Check beehive activity at Pickney Park.
- Met with SCDOT concerning assisting them with some tree trimming near traffic signals.
- Purchased hardware to mount a knock box at 500 Carteret and installed.
- Responded to and assisted with a tree down at Wilson Park.
- Responded to and assisted with garbage spill on Robert Smalls Parkway.
- Attended a Pre-job meeting at WFP playground.
- Attached plaque to bench at Bay Street Bluff.
- Responded to, cut up, and removed fallen tree leader at Fire Station 1.
- Attended a zoom meeting about playground equipment with OMNIA.
- Checked on and assisted crews.
- Completed (4) drainage inspections at Salem Bay.
- Attended chainsaw safety at Public Works.
- Attached plaque to bench at Pigeon Point Boat Landing.
- Worked with Kimley-Horn engineers to upgrade traffic controllers.
- Responded to and cleaned up fallen tree at 1200 block of Ribaut Rd.
- Picked up supplies from Wynn Electric.
- Met with Brush Hawg vendor at Public Works.
- Assisted Traffic department with (2) traffic signal PM'S.
- Cut up and removed fallen tree leader at Bladen Street and Congress Street.

- Re-installed parking stop at Pigeon Point boat landing that had been flipped over and moved by a vehicle.
- Took truck 703 to Butler Dodge for PM.
- Picked up and disposed of cardboard debris on Robert Smalls Pkwy.
- Assisted multiple crews at WFP leveling pavers.
- Responded to report of manhole cover tipped up at Mossy Oaks Road and Ribaut Road. Found BJWSA there working in that manhole.
- Recognized Jamie for 20 years of service by placing a paver with her name on it by the flagpole at Public Works.
- Attained a PO# for Boot Jack and confirmed that they will be here 07/19/2024.
- Attained a PO# and purchased two emergency lights for traffic callouts.
- Changed battery in u-dump trailer.
- Assisted Fleet Supervisor with clutch install on zero-turn mower.
- Met with KTC concrete concerning North Street Connector job.
- Responded to and repaired an uneven paver at WFP.
- Checked Pigeon Point Park, Southside Park, and Whitehall Park and bathrooms for the weekend.
- Contacted Brightspeed concerning the tree at 1265 Ribaut Road.
- Emailed Inkdropz and asked for a quote for hats for employees.
- (1) Drainage Inspection on Grayson Drive.
- Responded to (2) Traffic Signals in flash after hours Friday evening.
- Responded to (1) Traffic Signal in flash after hours Saturday evening.
- Responded to and reset Chiller after hours on Sunday evening.
- Sit in on employee counseling concerning call in procedures by Director.
- Responded to a traffic light malfunction at Marsh Rd. and Boundary Street.
- Attended a pre-job meeting at Commerce Park.
- Responded to and assisted with tree branches knocked down by a semi at WFP.
- Responded to a report that the flag on the swing bridge was ripped and torn.
- Responded after hours to a Traffic Signal in flash in Bluffton.
- Responded after hours to a Traffic Signal out at Snake Road in Okatie.
- Remove flag and supports from swing bridge and moved them back to storage.
- Completed (3) drainage inspections in Salem Bay.
- Attended a meeting at Pigeon Point Park with Kompan and Cunningham concerning playground equipment.
- Responded to a complaint of concrete chunks on Rhett Street.
- Responded to a complaint of a broken utility box lid on West Street. Notified Dominion Energy.
- Attended a project update meeting in Director's office.
- Went to West Street to confirm that Dominion Energy replaced the utility box lid.

- Responded to and changed a green ball out at Ribaut Road and Johnny Morrall Cr.
- Assisted the Traffic Department with installing a streetlight pole on Port Republic St.
- Attended a meeting with Director on Bay Street concerning a bent sign pole.
- Coordinated the repair of sunken pavers at the WFP.
- Facilitated the employees getting new boots from the Boot Truck.
- Reported meter reading to BJWSA for the Hydrant Meter.
  - 7/25/24: PW Director and Traffic Control staff responded to issues with traffic signals @ Allison Rd/Ribaut Road, and Lady's Is/Ribaut Road.
    - Allison Rd @ Ribaut: Loops were cut by new hydrant install. PW Director set signal to cycle without detection until new loops will be cut by
    - Lady's Is @ Ribaut: Light kept going into flash for clearance. Staff worked throughout evening of 7/25/24, into morning of 7/26/24 until about 5:00 a.m.
- Responded to a complaint of a mess on the front steps at City Hall that Miguel and I cleaned up and sprayed off with water.
- Followed up with quote request for the North Street Connector from KTC Concrete.
- Install (4) extension cords on streetlights on Bay and West Streets for First Friday.
- Inspected the traffic signal infrastructure at (10) intersections in the City.
- Ordered 1000 sandbags to add to our stock for possible storms.
- Picked up debris at Evergreen Cemetery with the knuckle boom.

### **Office Administration:**

- Tree reports: follow up w/ **Heyward/King**; and new **Ribaut Rd @ Barnwell** down tree over weekend. Logged in.
- Reviewed and finalized final invoices to be paid to **Sunrise Sanitation**.
- Met w/ Cintas referencing change out of uniforms for employees (incorrect sizing for pants)
- **REVIEW MUNIS FUNDS FOR FY25, changes found with overtime.**
- Met w/ Admin Asst for annual evaluation review.
- Research and discussion of setting up Janitorial Service for monthly payments w/ “draw down” encumbered funds from department 15-506
- Training w/ staff on report presentation for multiple Management Reporting.
- Weekly review of MUNIS for Finance Dept withdrawal of funds to pay monthly debts; use to update daily log of Public Works FY25 Budget funds Spread Sheet.

- Reviewed “carry over” PO’s from FY23 / FY24. Confirm outstanding funds / follow up on parts and work to be completed with due date either for delivery or completion.
- Created FY25 Public Works Weight Ticket Template for Reporting.
- Re-worked “approved” line-item list in each division of Public Works to use for FY25 budget year. \*Several line items in division 15-506 were removed (M1001 and M1006).
- Set up “Capital Expenditures” listing for FY25 budget; along with Draw Down PO’s established for monthly continuous billings. (IE: Janitorial in 15-506-M1002 and M1003)
- “Planted” Jamie Daniel 20 years Paver @ PWC.
- Worked w/ and completed FY24 accounting research w/ Terminix for all outstanding invoices, paid and closed out.
- Processed payroll (2).
- Assisted PW employee w/ direct deposit.
- Updated authorized personnel for “purchases” for the City at Lowes.
- Review Munis payments and updated FY25 spread sheet.
- Documents: Southside Park Upgrades/Renovations.
- Updated PW Director’s “board” listing for Parks and StrmWtr/Streets divisions for Fy25
- “Bootjack” truck for employees purchases of required safety shoe. Gathering and processing of all invoices for city and listing of all additional funds paid by employees.
- Research for Pigeon Point layout from last renovation
- PW rec’d billing for White Hall pest control.
- Completed a third “how to” for “Standard Operation” manuals of items that are completed in Public Works offices (Admin).
- Assisted staff with two (2) other “how to” manuals for “Standard Operation” of processes done in the Public Works Department (Admin).
- Office Clean – file cabinets/counter tops/doors and light switch/keyboards/phones/carpet/etc.
- Interviews for two (2) vacant positions
- Research for set up of “porta potty” system along SMT. Removed old company, research for new company meeting PW needs.
- PW Alarm Sys company bought out by another company; gathering of information to set up correctly in system and confirm cost and current amount due.
- Southside Grant funding from Parks Department.
- Assisted w/ reporting and setting schedule for removal of down tree on East Street.
- PW rec’d replacement “leased” veh: 2024 Dodge Ram 1500. Processed with register in PW log/reports, insurance requested, assigned veh number, applied city seal and number, requested fuel key and log in of veh w/ Fire Dept for Public Works, etc.
- Follow up with update to “Director’s Board”. Adjust due dates, “who”, and reviewed schedules.
- Interviews for open positions

- Payroll processed
- Asst w/ work order for irrigation repairs @ Logan Park.

### **Facility Maintenance Division:**

- Removal and installation of new HVAC at 500 Carteret Street.
- Repaired electronic entrance door at City Hall.
- Worked on commercial chiller with JCI
- Escorted Southeastern Fire protection
- Escorted Advance Locksmith to repair non-working door at City Hall
- Escorted Schindler Elevator for PD and Courts
- Worked on Public Works security alarm
- Escorted Beaufort Air for HVAC for Public works
- Work order to repair WFP sink faucet repair
- Came in on annual leave to work on chiller shutting down.
- City hall exterior door repaired
- ADT alarm at PW repaired
- Fuller Parkway tree limb fell, cleared up
- Escort JCI for Chiller repair
- Follow up Tile repair WFP marina restroom
- HVAC PW Water damage repair
- Chainsaw training attended
- City hall conference room light 8 fixture repaired
- Escort Terminix pest control
- Responded to Tree limb down Fripp Street, Hermitage road area
- Hang Writing board PD Officer room
- Chiller call out 5/15/24 crash and restored
- Follow up WFP toilet issue
- Follow up sink repair
- Follow up Hand Dryer repaired WFP Marina RR
- WFP tree limb pick up
- Tile work completed at Marina Restroom
- WFP women restroom light repair
- WFP women restroom 4 toilet repairs
- WFP mens urinal repair
- Chiller repair at PD building
- Arsenal HVAC Repaired
- Repaired Exhaust fans at mens and womens WFP restroom

- Repaired Down marina store HVAC
- Repaired station 2 Water condensation leak
- Install signage at Washington St. park
- Install signage at Pigeon Point Park
- Replace ceiling tiles at PD building squad room
- Lighting repaired at WFP playground restroom
- Test run City Generators
- Repaired toilets at WFP restrooms (4)
- Repaired men's urinal at WFP
- Repairing 2 complete windows at PW
- Quoting out total kitchen cabinet upgrade for PW
- Repaired elevator at PD building
- Replace complete door lock at CH
- Scheduled multiple meetings with Neals Construction
- Arsenal HVAC repaired
- Worked with JCI on repairing chiller at PD
- Fire Station walkthrough and maintenance evaluation
- Gathering and ordering materials from Win Electric
- Worked on windows at PW and place order
- Moved PD trailer out of Southside Park
- Repair roof top solar inverter at PW
- Ordered bollards for Spanish Moss Trail
- Repairing HVAC rooftop exhaust fan for city hall
- Irrigation repair at PD building
- Fire Station walk through maintenance monthly
- Delivered Blueprints to 500 Carteret ST
- Chiller repaired at PD
- Meet with general contractor Neals Construction
- Arsenal HVAC repair
- Meet with Penders brothers

**Stormwater / Street Division:**

- Performed easements maintenance on Mossy Oaks Rd and Southside Blvd areas.
- Met with Beaufort County Public Works (Stormwater Dept) to have drainage system videoed at 120 N. Hermitage.

- Bush hogged Dog Park area located at Southside Blvd, and other hot spots on bush hogging list.
- Weekend duty cleaning and maintenance performed at Pigeon Point Park and Whitehall Park.
- Street Sweeping done at Bladen and Duke St.
- Hauling debris from Public Works debris staging area to the landfill.
- Responded to and closed out See Click Fix complaint requests.
- Performed easements maintenance at Southside Blvd area and Battery Shores/ Otter Circle.
- Removed and reinstalled rusted/ damaged fence post from the playground area at the Waterfront Park.
- Attended chainsaw safety class.
- Repaired trip hazards, filled in sinkholes, and replaced broken pavers on the seawall at the Waterfront Park. (Stayed late/ overtime).
- Bush hogged the Spanish Moss Trail N. Hermitage Rd.
- Teamed up with the Parks Department to cut all the City's parks.
- Teamed up with the Traffic Division to help with tree trimming around traffic lights/ mast arms at Highway 170, Paris Island Gateway, Boundary St across from Outback Steakhouse, Fire Station 2, and the intersection of Bay St and Depot Rd. (Sunday/ Overtime).
- Performed easements maintenance at Boundary St area, The Core District area, Hundred Pines area, and on Battery Creek Rd.
- Bush hogged on the Spanish Moss Trail from Broad River Rd to Highway 170 near Publix.
- Bush hogged Outfall Ditch in Commerce Park behind the Fire Department.
- Cleaning Outfall Ditch in Commerce Park behind the Fire Station.
- Assisted with removing the flag from the Woods Memorial Bridge.
- Installed water meter for usage at the Water Festival.
- Assisted with graffiti removal from playground at Waterfront Park.
- Repaired trip hazard/ unlevel pavers at the corner of Bay & West St.
- Performed easements maintenance at Battery Creek Rd area and Southside Blvd.
- Removed a pile of debris from the intersection of Scott and Prince St.
- Bush hogging around the ponds at Commerce Park and the outfall ditches at Southside Park.
- Cleaning outfall ditch at Commerce Park behind the Fire Station.
- Cut up and hauled away fallen tree located on East St in the Old Point.
- Responded to and closed out See Click Fix complaint requests.
- Used sweeper truck to sweep Harrington, Morris, and North St.

## Parks Division

- Worked alongside Robby Drake to repair a broken post to the gate at the Waterfront Park Playground, it took three days to fully repair, a new post, gate hinges, and concrete support were replaced for this project.
- Repaired Pavers inside the Waterfront Park before Water Festival, the 6 members of Parks Department worked alongside Stormwater from Tuesday Afternoon until Thursday Evening working on the large tabby pavers and red bricks.
- Parks and Stormwater cut the three large parks Pigeon Point, Southside, and Whitehall before the weekend to prepare for the incoming visitors for Water Festival
- Sprayed Two Hornets Nests on Crab Dock at Pinckney Park and removed nests
- Trimmed Growth around Pond attached to Charlie Knott Park
- Picked up piles with the Knuckle Boom from Tidal Pond at King and East, corner of Hancock and Hamilton,
- Pilot St and King St, Congress and Church St, and Commerce Park
- Met with playground vendors to discuss design and needs for Pigeon Point Park
- Repaired Paver Trip Hazards on crosswalk at Bay St and West St with Norris Bloodsaw, Repaired small electric outlet at same location
- Removed graffiti on sidewalk inside Waterfront Park Playground with Norris Bloodsaw
- Cut back limbs hanging over trestle on Boundary St
- Sprayed Fence Line at Public Works
- Full Inspection of Barnwell Bluff
- Escorted Hargray at Whitehall Park to trouble shoot internet issues
- Met with Cunningham Recreation at Pigeon Point Park answering questions for design team
- Troubleshoot Bladen St Irrigation
- Cleared Fence line at Southside Dog Park (Large and Small Park)
- Sprayed Walkways at Pigeon Point Park with Herbicides
- Raised Canopy at Whitehall Park
- Assisted Traffic Department with moving Stairs from Waterfront Park back to Southside Park
- Inspected Waterfront Parks Irrigation for possible damage after Water Festival
- Installed New Bollards on Spanish Moss Trail from Hermitage Rd to Broome Ln (8 Total)
- Trimmed Podocarpus on Bladen St in front of Evergreen Cemetery
- Sprayed Poison Oak around Trees at Whitehall Park
- Installed 8 Post and installed hardware for the Shade Sails inside Southside Large and Small Dog Park

- Installed New Irrigation Clock at Bladen St (Old One Shorted Out)
- Repaired Broken Nozzle Tips for PD/Courts Irrigation System

### **Traffic Control / General Support:**

- Moved manlift from Pigeon Point Park to 500 Carteret St.
- Retied American flag on Woods Bridge
- Re-installed Holophane light on Robert Smalls Parkway, raise electrical pull box
- Retrieved stage power cord from Downtown Operations
- Replaced photocells on 4-day burners
- Reset camera at day dock, trouble shoot, switch failed
- Cleaned gutter at Playground restroom WFP
- Knox box installation at Downtown Operations
- Assisted SCDOT with litter clean-up on SC 170 at Longhorn
- Remove fencing and electrical panel from WFP (after Water Festival Event)
- Remove refrigerator for PD from Waterfestival building, take to PWC
- Store parade float at South Side
- Cut and clear trees for right away in the Point
- Inspect electrical panel at Marina
- Location marking for 811, review 26 locations, we marked 18 locations with paint
- Remove dragon boat step from WFP, move to storage at South Side Park
- Reset 5 cameras downtown over a two-day period
- Replace traffic signal head at Castle Rock and Robert Smalls PRKWY
- Remove streetlight from Bay St after vehicle accident
- Check Holophane light poles recently received Southside Park
- Assist traffic signal contractor with signal at Sea Island PRKWY and Ribaut 1200 to 0430
- Preliminary draft incident report, streetlight struck at Bay and Charles.
- Solicit quotes for area lights and other parts to replace damaged ones in WFP

### **Fleet / Equipment:**

- Scheduled 2 PM'S on lease vehicles
- Made repairs on riding mowers
- Replaced clamps on Turbo on big dump truck
- Weekly inspection on old knuckle boom

- Replaced battery on small u-dump
- Help coordinate pick-up of 2 PD vehicles for Enterprise Auction
- Got necessary quote for purchase for a Skyjack trailer from SC State contact
- Unclogged PW'S A/C drain
- Assisted Park's Dept. in getting quote for Waterfront Park playground gate
- P/U tree debris from Wilson Pk using Knuckle Boom
- Annual Inspection on Vehicle-506 on Old Bucket Truck done by Altec
- Chainsaw Safety Class done at PW by Stihl
- Assisted in repair of Waterfront playground gate
- Set repair on new Bucket Truck Vehicle 24-002
- Replaced missing bolt on Mower Max cutting motor
- Replaced battery in U-Dump
- Went to land fill with Knuckle Boom to off load debris
- Repaired 3 trimmers with new bump heads
- Replaced blades on riding mower
- Went to commerce park to top of Mower Max with anti-freeze
- Started setting up classes for CDL Class A training
- Took Cat 308 to commerce park
- Replaced belt Idler pulley on street department riding mower
- PM done on vehicle 542 at Butler Dodge
- Recall on vehicle 704 done at Butler Dodge
- Cut grass at PW
- Got updated quote for purchasing of manlift trailer
- Change two tires on Parks Dept. Bobcat Gator
- Repaired flat tire, replace 2 cutting deck rollers, and replaced nut and bolt on cutting deck
- Oil change and filter on vehicle – 24-002 New bucket truck
- Replaced cutting deck belt on Parks Dept. mower
- Went to Randles and Carquest for parts
- Tractor supply for shop supplies
- Cut grass at PW compound
- Went to Southside Pick to repair hydraulic oil leak on Mower Max
- Replaced tire on landscape trailer
- Replace 3 sets of cutting blades on riding mowers
- Replace jack on utility trailer
- Replaced hitch receiver on small water buffalo trailer
- Made appointment and had service on new Bucket Truck – vehicle 24-002 Issues with PTO control. Parts order
- Repaired 2 trimmers with new eyes and new bump head
- Replaced tire on Parks Dept. riding mower

- Research accessories for new vehicle
- Cut grass at PW (3 times)
- Replaced tire on Bobcat A300 with spare
- Removed cylinder on Bobcat mini-ex to be rebuild at Savannah Driveline
- Started all light towers, 4inch and 6-inch pumps, backhoe Knuckle boom
- Serviced stand on blower
- Drop cylinder at Savannah Driveline in Savannah
- Drop off Bobcat A300 tire to be repaired. Also had 2 new tires put on vehicle 702
- Drop off old tires to County Public Works. Drove around Commerce Park to inspect, found damage to entrance sign. Then repaired it.
- Pick up Vat. 308 at Commerce Park. Return it to PW
- Pick up debris at Evergreen Cemetery Then went to landfill to empty debris.
- Start researching and get quotes for emergency strobe lights for new vehicle



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 9/4/2024  
**FROM:** Ashley Brandon  
**AGENDA ITEM TITLE:** Request from JP Signature Events for co-sponsorship, waiver of the noise ordinance, drinking in public, and a waiver of alcohol in the Henry C. Chambers Waterfront Park to host the second annual Beaufort Lowcountry Music Festival on Saturday, June 7, 2025, from 1:00 pm -10:00 pm  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Downtown Operations

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*BACKGROUND INFORMATION:*

Request from JP Signature Events for co-sponsorship, waiver of the noise ordinance, drinking in public, and a waiver of alcohol in the Henry C. Chambers Waterfront Park in order to host the second annual Beaufort Lowcountry Music Festival on Saturday, June 7, 2025, from 1:00 pm -10:00 pm

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*PLACED ON AGENDA FOR: Action*

**REMARKS:**

Staff recommends approval

**ATTACHMENTS:**

Description	Type	Upload Date
Co sponsor form Music fest	Cover Memo	9/4/2024
Letter Music Festival 25	Cover Memo	9/4/2024

# REQUEST FOR CO-SPONSORSHIP

## Henry C. Chambers Waterfront Park

Name of Event Music Festival of the Lowcountry

Date of Event: June 7, 2025

Contact person: Jamie Peart

Telephone: 951-852-5487 OR

Brittany Underwood | 678-654-8006

Please check all that apply.

	Yes	No
<i>Are you a "For Profit" entity?</i>	Yes	***
<i>Is this a fund-raising event?</i>		No
<i>Is this event open to the public?</i>	Yes	
<i>Is there a required fee / donation to attend this event?</i>		No
<i>Are you requesting more than two (2) park areas for this event?</i>	Yes	
<i>Will there be any type of "sales" for this event?</i>	Yes	
<i>Will this event require more than four (4) hours (includes setup &amp; take down)? This is a multiple day display</i>	Yes	
<i>Will alcohol be sold / served?</i>	Yes	

\*\*If you answered "no" to the first question, what is your non-profit status? (501 (C) (3), (4) or (6))? \_\_\_\_\_

**Request for waivers/co-sponsorship of events must be approved by City Council prior to the event.**

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Events Coordinator Recommendation:      Approved: \_\_\_\_\_      Denied: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

Forward for Council Deliberation: \_\_\_\_\_

Date of Council Meeting

Council:      Approved: \_\_\_\_\_      Denied: \_\_\_\_\_

Explanation: \_\_\_\_\_

\_\_\_\_\_

Jamie Peart  
J.P. Signature Group  
Keller Williams  
1011 Bay St,  
Beaufort, SC 29902  
[jamiepeart.realtor@gmail.com](mailto:jamiepeart.realtor@gmail.com)  
(951) 852-5487

07/29/2024

City of Beaufort - City Council  
1911 Boundary Street  
Beaufort, South Carolina 29902

Subject: Letter of Intent the Music Festival of the Lowcountry 2025

Date of Event: 6/7/2025

Date of Setup: 6/6/2025

Date of Takedown: 6/8/2025

Time of Event: Event will be live from 1:00 PM – 10:00 PM

Dear Members of the City Council,

I am writing to express our sincere intent to organize the second Music Festival of the Lowcountry, a free family event aimed at building community spirit, diversity, and showcasing the remarkable talent that our local low country has to offer.

#### Event Overview:

The Music Festival of the Lowcountry is designed to bring together residents of Beaufort and surrounding areas for a day of musical celebration, fostering a sense of community and pride. Our primary goal is to create a vibrant and inclusive atmosphere that highlights the rich cultural heritage and artistic talent present in the Lowcountry. The tentative date is Saturday, June 7<sup>th</sup>, 2025, located in The Henry C. Chambers Waterfront Park on Bay Street in the heart of historic downtown Beaufort.

#### Key Features:

- Community Engagement:** The festival will serve as a platform to showcase local talent, encouraging a sense of community pride and supporting the region's artists.
- Security:** We plan to collaborate with the Beaufort Police Department to ensure the safety and well-being of all attendees. Their expertise will be instrumental in maintaining order and providing a secure environment for the festival.
- Medical Services:** The Beaufort Fire Department will be engaged to provide necessary medical services, ensuring prompt response and assistance in case of emergencies.
- Liability Insurance:** We understand the importance of safety and are committed to securing liability insurance coverage of 1 million dollars to address any unforeseen circumstances that may arise during the event mitigating any risk for the city.

5. **\*\*Power and Electrical:\*\*** The Beaufort Public Works Department will play a crucial role in facilitating power and electrical requirements for the festival, ensuring a smooth and reliable setup.

6. **\*\*Sanitation and Clean-Up:\*\*** The Greenery will help maintain and protect the grounds. Capital Waste Services (CSW) will provide trash and waster services. We intend to work with On-site Porta Potties for Restroom and hand washing station.

7. Food Vendors: We intend to reach out to local food trucks and vendors and work with public works to protect the grounds from their stations.

8. Alcohol: We are discussing partnerships and sponsorships with Lee Distributors for wine and beer only. We are prepared to obtain a license, purchase additional insurance, and will have stations setup to check IDs and provide bracelets.

**City Hall Waiver Requests:**

1. Noise
2. Alcohol in the Park
3. Fees to use the Park

We believe that the Music Festival of the Lowcountry aligns with the values and spirit of our community, offering a wholesome and entertaining experience for all attendees. **Our inaugural event proved to provide a fun, safe environment and celebrated music from all genres. The Music Festival of the Lowcountry on June 8<sup>th</sup>, 2024 invited and hosted more than 5,000 people in the park, a 102% increase in guests to the Waterfront Park when compared to June 8<sup>th</sup>, 2023. These statistics were collected and shared by Visit Beaufort.**

We kindly request your support, sponsorship and collaboration in obtaining the necessary authorizations and approvals to host this event successfully. This is a not-for-profit event executed and sponsored by, volunteer, local businesses and business professionals. We respectfully ask for waivers of park rental and parking space fees. We are eager to work closely with the City of Beaufort to address any concerns or requirements that may arise during the planning process.

Thank you for your time and consideration. We look forward to the opportunity to contribute positively to the cultural vibrancy of Beaufort through the Music Festival of the Lowcountry.

Sincerely,

Jamie Peart  
J.P Signature Group – Keller Williams of the Lowcountry  
951-852-5487



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 9/4/2024  
**FROM:** Ashley Brandon  
**AGENDA ITEM TITLE:** The Beaufort History Museum requests permission to host the NY Highlanders Encampment on November 1-3, 2024, along with the request for parking spaces and trashcans  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Downtown Operations

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*BACKGROUND INFORMATION:*

The Beaufort History Museum requests to host the NY Highlanders Encampment on November 1-3, 2024, and will need parking spaces and trash cans.

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*PLACED ON AGENDA FOR: Action*

**REMARKS:**

Staff recommends approval

**ATTACHMENTS:**

Description	Type	Upload Date
BHM NY Highlanders Encampment Nov 2024	Cover Memo	9/4/2024



**BOARD MEMBERS**

John Warley  
*President*

Amelie Cromer  
*Vice President*

Donna L. Altman  
*Treasurer*

Lewis Tabb  
*Secretary*

Emily May

Katherine Lang

Fred Channels

Alan Lehman

Patricia Lehman

David Russell

Gene Grace

Deborah Martin

Miles Montgomery

Kathryn S. Mixon  
*Past President*

**EX-OFFICIO MEMBER**

Josh Scallate

**MUSEUM ADVISORS**

Lawrence Rowland, Ph.D

Stephen Wise, Ph.D

September 4, 2024

Linda Roper  
Downtown Operations  
500 Carteret St. B2  
Beaufort SC 29902

Dear Linda,

The Beaufort History Museum (BHM) is hosting their annual NY Highlanders Encampment November 1-3, 2024 (Friday afternoon thru Sunday morning). To make this a successful event, we are requesting parking (see below) and a few items from the city.

**Requests:**

- We need 3 parking spaces in front of the Museum to unload and reload gear Friday afternoon (Nov. 1) and Sunday morning (Nov. 3).
- Friday afternoon, all day Saturday, and Sunday morning (Nov. 1-3) we need 10 free spaces and 5 paid spaces at the Digital Corridor.
- We need 2 trash cans delivered to the arsenal Friday and picked up Sunday afternoon or Monday morning.
- And, we would like the use of a 10x10 tent all day Saturday, delivered Friday afternoon.

If we need to actually pick up the trash cans or tent, please let me know. The Museum greatly appreciates your help in preparing for these events.

Thank you,

*Amelie Cromer*  
Amelie Sams Aimar Cromer, MEd  
Beaufort History Museum Board, VP & Ed. Chair



# City Council Capital Projects Workshop Meeting Minutes – Council Chambers – 2nd Floor

August 20, 2024

## I. CALL TO ORDER

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5:00 PM

Philip Cromer, Mayor

Members of Council in attendance - Philip Cromer, Neil Lipsitz, Michael McFee, Mitch Mitchell, Josh Scallate.

## II. DISCUSSION ITEM

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### A. Sons and Daughters of the American Revolution Memorial Bench placement in the Henry C. Chambers Waterfront Park.

Linda Roper, **Downtown Operations and Community Services Director**, stated that the organizations wished to place engraved stone benches in the waterfront park. The benches are 4 feet long and will celebrate 250 years of American Freedom. After meeting with all the parties involved, the agreed upon location was the contemplative garden. The Historic District Review Board gave approval during their meeting on July 10, 2024. Representatives from the organizations, Randy Atkins, and Dian Brownfield, thanked Council for their consideration.

Council is supportive of the benches being placed in the park.

## III. PRESENTATION ITEMS

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### A. American Rescue Plan Act (ARPA) obligation deadline and financial update.

Alan Eisenman, **Finance Director**, started off by stating that 350 billion dollars was delivered to state and local governments across the country. The Treasury released an interim final rule in August 2023. Under the program, recipients must obligate funds by December 31, 2024, and expend funds by December 31, 2026. The city received \$6,689,031.00 from the Treasury in two payments. One in September 2021, and the other in September 2022. The city received \$1,000,000.00 in funds from Beaufort County between June 2022, and April 2023. These funds were for Cyber Security and the Good Neighbor Program. The city earned \$483,973.00 from interest on investments of these funds as of June 30, 2024. He then went over the Treasury Obligation definition and deadlines. He stated that an obligation is not an adopted budget or budget amendment. All funds not obligated by December 31, 2024, must be returned. He then went over a recommended path moving forward. We must identify use of the remaining funds of \$813,869.00 and ensure they are appropriately obligated by December 31, 2024.

Council members gave their recommendations as to where they would like to see the extra funds go.

Mayor Cromer mentioned capital projects that are shovel ready. Would like to see \$150,000.00 for the Neighborhood Revitalization Program, and \$600,000.00 for the Duke Street Drainage

project. Any remaining funds could go towards the Battery Shores Drainage project, or Waterfront Park engineering.

**Councilman Lipsitz** mentioned the Neighborhood Revitalization Program, radios for the Police Department, fire station upgrades, and the Battery Shores Drainage project.

**Councilman Mitchell** asked staff where they thought the funds should go. **Scott Marshall, City Manager**, spoke about upcoming infrastructure needs and mentioned the Waterfront Park, road paving needs, and drainage improvements. Would rather see these funds spent on projects that deal with public safety. He stated that there are other funds that can be tapped into for the Neighborhood Revitalization Program.

**Councilman Scallate** would like to see \$100,000.00 go towards the Neighborhood Revitalization Program. He stated that it makes sense to move forward with Phase A of the Duke Street Project for \$300,000.00. Would like to see funds put into the 2 Explorer Programs. Regarding the \$55,000.00 Security Camera Upgrades, he would like to see more added. If it is supported, he would like to see a study done to better understand the opportunity for a parallel road from Neil Road to Depot Road/North Street.

**Mayor Pro Tem, McFee**, inquired if ARPA funds can be put into some type of a revolving fund. He asked about the Neighborhood Revitalization Program. He believes the funds must actually be identified and go towards specific projects within the program itself by December 31, 2024. He agrees that this is a great location for the funds, but unless we have a list of \$200,000.00 worth of repairs that can be committed by December 31, 2024, we could potentially lose the funds. **Mr. Marshall** said that based on his understanding of the rules, he believes you have to obligate them against a specific project and not a program.

From the information that was gathered, staff will move forward with some budget amendments and bring them back to Council for approval.

B. Quarterly Capital Improvements Program (CIP) Presentation.

**JJ Sauve, Assistant City Manager**, stated that it is his expectation, that as we talk through this, and we adopt some of the new processes that have been spoken about recently, it will be easily understood by all. He thanked the Capital Projects Team for all their hard work. He stated that staff has begun an ongoing assessment of internal processes to compare them with industry best practices and legal requirements.

**Justin Juraidini**, the Geographical Information Systems (GIS) analyst, presented an overview of the GIS Geohub on the city's website.

**Mr. Sauve** provided an overview of Airtable. This is where you will be able to find information on all city projects.

**Mr. Sauve** detailed the Capital Improvements Planning Process. He stated that staff will work directly with the Planning Commission and City Council, to develop a formal process that will clearly define capital projects and develop community input and prioritize processes for planning a ten-year capital improvements outlook. The plan will be used for strategic and long-term city infrastructure and financial planning. This will ultimately be adopted as a replacement to the current "Priority Investment" section of the Comprehensive Plan. He then went over the proposed planning process. This approach adopts best practices from the Municipal Association of South Carolina (MASC), the Government Finance Officers Association (GFOA), the International Municipal/County Management Association (ICMA), the University of North Carolina School of Government (UNC SOG) and various other public sector industry leaders.

**Mr. Sauve** questioned Council to see if they were opposed to Design Build Contracts for the ARPA funded projects, since time is crucial. Council is in favor of this where permitted.

He then went over the project summaries for all current projects. Questions received from Council were answered by members of the CIP team.

As part of the deep dives, there was a discussion on the Pigeon Point Boat Landing. **Mr. Sauve** stated that there was a huge response to the survey. He stated this is a project that has the potential for a Design Build if allowed with ARPA funding, and they will pursue that based on feedback previously received from Council. He proceeded to go over the key themes and statistics, and the staff recommendations that were identified.

**Councilman Scallate** stated if we are to enhance and accommodate for more launching, he would like to see the needs of the Department of Natural Resources (DNR) taken into consideration in regard to emergency response.

**Mayor Cromer** would like to see the landing itself extended.

**Brian Webb and Michael Horton with Davis and Floyd** went over a preliminary analysis summary for the Duke Street Streetscape and Drainage Project. The study focused on the area between Ribaut Road and Bladen Street. They identified 3 phases for the project. Phase A is between Bladen and Adventure Street. Estimated cost of construction for drainage and streetscape is \$300,000.00. Phase B is between Adventure and Hamar Streets. Estimated cost of construction for drainage and streetscape is \$300,000.00. Phase C is between Hamar Street and Ribaut Road. Estimated cost for streetscape improvements is \$1,000,000.00.

There was discussion about the dip on Duke Street between Bladen and Adventure Streets. Repairing the dip in the road was not addressed in the preliminary analysis. Eliminating the dip would be more about aesthetics. Eliminating the dip would not create any negatives in terms of drainage, but it could create negatives in terms of impacts to the surrounding properties, as you would need to bring in some type of fill, and possibly retaining walls.

General consensus is that Council would like to see the dip be repaired as well.

**Mr. Sauve** stated that the Point/Downtown Stormwater Projects discussion was mainly about funding. The four projects are King Street, Port Republic Street, Charles/Craven Streets and Bayard Street. He stated that the King Street project is being re-scoped. This should significantly reduce the cost of the project. The other projects are moving along and are in the 90 percent design stage. On August 1, 2024, there was a South Carolina Office of Resiliency (SCOR) meeting to gather public input. The biggest challenge is logistically coordinating them for construction. He reported that the SCOR projects were originally estimated to cost \$7.5 million, and now will cost approximately \$15 million. They will be able to provide some additional grant funding, but not sure of the amount. He reported that during conversations with Rural Infrastructure Authority (RIA) and SCOR, there are several ways in which they believe funding can be transferred from the King Street Project into these other drainage projects. He then went over staff recommendations for all the projects.

Council agrees that funds from the King Street Project be reallocated to the other projects if allowed.

Lastly, a progress report on Southside Park was given.

The following addressed Council on the various topics discussed.

Dan Blackmon, 1010 Duke Street.  
Graham Trask, 1211 Bay Street.  
Paul Trask, 610 Bladen Street.  
Rob Cahill, 608 Water Street.  
Dianne Farrelly, 2415 Oak Haven Street.  
Edie Rodgers, Ribaut Island.  
Eileen White, 521 New Street.  
Kay Merrill, 813 Audusta Place  
Darolyn Augusta, 1606 Duke Street.  
Christopher Augusta, 1606 Duke Street.

#### **IV. ADJOURN**

**8:32 PM**

Disclaimer: This document is a summary of discussions. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org).

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the City's bulletin board and website [www.cityofbeaufort.org](http://www.cityofbeaufort.org) twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.



# City Council Worksession

## Meeting Minutes – Planning Conference Room – 1<sup>st</sup> Floor

August 27, 2024

### I. CALL TO ORDER

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5:00 PM

Philip Cromer, Mayor

Members of Council in attendance - Philip Cromer, Neil Lipsitz, Mitch Mitchell, Josh Scallate.

Absent - Michael McFee

### II. EMPLOYEE NEW HIRE RECOGNITION

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#### A. Police Department - Eric Hayes, Christopher Horkan, Dan Thompson.

Stephenie Price, Police Chief, introduced Eric Hayes, Christopher Horkan, and Dan Thompson. Mr. Thompson was presented with a plaque for his 25 years of service as a Reserve Police Officer.

### III. DISCUSSION ITEMS

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#### A. Parks and Tree Advisory Commission.

This discussion is being postponed until Barbara Fariior, Chairwoman, has a chance to discuss the recommended changes with the newest members of the board.

#### B. 2024 Transportation Sales Tax Referendum.

**Scott Marshall, City Manager**, introduced **Jared Fralix, Assistant County Administrator - Engineering and Infrastructure**, and **Beaufort County Councilwoman Alice Howard** who went over the Transportation Sales Tax Referendum and answered questions from Council. He started off by stating that there were 3 other Transportation Sales Tax Referendums that were successfully passed in 1998, 2006 and 2018. This one in 2024 would be a 10-year program to collect \$950 million. He went over the break down of what the funds would be used for, which included some projects to be carried over from the Transportation Sales Tax Referendum of 2018 that were underfunded. He spoke briefly about Ribaut Road and stated that it has gone back to design after hearing all the public input and will be brought back in a public form hopefully before November. He mentioned that whatever Ribaut Road ends up being, which does not have to be fully defined right now, we need to ensure funds are available. Also included is \$10 million for the city.

There was discussion about Ribaut Road, how unfavorable the original designs were with roundabouts and narrowing down to one lane in each direction. Underground utilities and improved sidewalks were a positive. **Mr. Fralix** stated plans are being redone and will be brought back in future public forums. **Councilwoman Howard** stated they had a meeting with Beaufort Memorial Hospital and heard them loud and clear about no roundabouts.

Mr. Fralix, then went over some of the project costs, statuses and construction timelines for the Hwy 278 Corridor Project, Lady's Island, and Pathway Projects. He went over some statistics that were given during a recent Lowcountry Area Transportation Study (LATS) Policy Meeting.

More information can be found at [www.beaufortcountypenny.com](http://www.beaufortcountypenny.com).

**Councilman Lipsitz** wants to see the county put together a taskforce to try and move ahead the possibility of a third crossing. Wants the project to be funded. Three studies have been done already, with no movement. We need to move this forward. Mr. Fralix stated this discussion would be deferred to LATS as the regional planner, since it contains members of local jurisdictions.

**Councilman Scallate** is in support of making the third crossing discussion a priority. He inquired about what actions can the city take to better determine where our safety needs are, so they can be presented. How can we prepare to ensure that those priorities are engaged. He also inquired about the shortfalls from the 2018 Referendum and what precautions are being taken to try and safeguard that this does not happen again.

Mr. Fralix, spoke about the standing up of an Oversight Committee and stated that it will be similar to that of the Beaufort County School District. There would be 7 members. One from each municipality, and three from the county. If the referendum is approved, they will work to get that stood up as soon as possible.

A copy of the presentation is attached.

C. Wrecker Rotation Fee Schedule Discussion.

**JJ Sauve, Assistant City Manager**, started off by saying on April 9, 2024, Council heard from city staff and wrecker professionals regarding the City of Beaufort's wrecker rotation ordinance language. This discussion came about after a citizen complaint of unfair practices and charges involving a rotation wrecker service. Staff's initial recommendation was for the City of Beaufort to adopt by ordinance reference, the S.C. Highway Patrol's Annual Wrecker Fee Schedule. Several members of the wrecker profession spoke out against this fee schedule because they felt that it did not consider the actual cost of doing business in the Beaufort area. Staff met with a group of wrecker professionals on May 2, 2024, to discuss their concerns. At this meeting the actual costs of doing business were discussed. Greg Felver, of Felver Transport, Towing and Recovery LLC served as their spokesperson. Staff's recommendation is that Council choose one of two options.

- (a) Update the current ordinance to adopt the annual S.C. Highway Patrol fee schedule that may be amended and updated from time to time, to be consistent with the State of South Carolina.
- (b) Update the current ordinance to adopt a City of Beaufort Wrecker Fee Schedule that reflects the requests of the wrecker community. This would be updated every two years.

The following recommendations were provided by the wrecker group.

Standard Wrecker rotation Class A towing fee: \$325.00

Daily storage rate: \$55.00

Extreme cleanup, or special operations; \$125.00 per hour (to be billed at half the hourly rate in 1/2-hour increments)

Administration fee (notifications/court costs) when necessary: \$250.00

Yard gate fee (after the first trip during normal business hours): \$75.00

Yard gate fee (after normal business hours, and weekends): \$100.00

There was discussion about the recommended costs as compared to that of the South Carolina Highway Patrol. Questions like what are considered normal business hours, and how would these fees compare to other local municipalities were asked.

Council is supportive of Option B. Staff will move forward.

D. Through truck traffic ordinance.

**Stephenie Price, Police Chief**, stated this has come about to address the concerns regarding frequent through truck traffic in the historic district downtown, and on the Woods Memorial Bridge. This ordinance would set the limits on the size of trucks that would be prohibited and set fines that can be enforced. She went over the recommended restricted areas. During their research, they found that Google Maps does not show restricted through truck routes. The locations of all the Truck Notice Signs were then shown. She stated that there are no recommendations to add any signage as notices are clearly marked.

Staff will move forward.

E. An ordinance to amend the Code of Ordinances for the City of Beaufort, South Carolina, to add a new Section 4-1002, adopting regulations for the combined use of utility poles for electric and communication wires in the City of Beaufort, South Carolina.

**JJ Sauve, Assistant City Manager**, stated that there have been previous discussions with Dominion Energy regarding consolidation of utility lines and wires over the past few years. The City Attorney has worked with staff and utility providers to develop an ordinance that would require all utility wires to be consolidated whenever a new utility pole is erected, or an existing pole is replaced. This ordinance language is in-line with other municipal ordinances found in the state. This would require the co-location of electric and communications wires on utility poles which occupy the same right-of-way, and the elimination of unused poles, where feasible.

It was recommended to add a 6-month grace period after the ordinance is enacted prior to the 90-day window in which the lines would need to be moved.

**Councilman Lipsitz** would like for there to be a requirement to have all service lines, electric, cable, telephone, be connected to one pole. This way there is no grouping of poles that are unsightly. He has spoken with Dominion, and they stated they can ask the other providers to move their lines onto theirs, but they cannot make them. Councilman Lipsitz asked if the city would be able to enforce this requirement.

**Nate Farrow, Public Works Director**, spoke about transmission lines and service lines. There is a difference. The big metal poles are your transmission lines, service lines are usually not connected to it. It is his understanding that when Dominion comes in and puts up a new pole, they offer to have the other companies move their lines to the new pole. Dominion cannot make them move their lines.

Staff will move forward.

F. Green Space Application Messick Properties.

**Curt Freese, Community and Economic Development Director**, started off by saying this is regarding a Green Space application by Messick Properties. The properties are located at Ferry Drive and Inlet Road behind the Publix on Lady's Island. The application was denied by Beaufort County only because they need a formal recommendation by City Council. The property is zoned

T-4N. He stated the properties meet all the requirements of the Green Space Program. Staff recommends approval.

**Scott Marshall, City Manager**, stated if Council is supportive of the effort, then it can be brought back for adoption in the form of a Resolution. Council is supportive.

The following addressed Council on the various topics discussed.

Paul Trask, 610 Bladen Street.

Lise Sundrla, Historic Beaufort Foundation.

Dianne Farrelly, 2415 Oak Haven Street. A copy of her written comments is attached.

Cynthia Jenkins, Historic Beaufort Foundation.

#### **IV. ADJOURN**

**6:48 PM**

Disclaimer: This document is a summary of the discussions. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org).

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the City's bulletin board and website [www.cityofbeaufort.org](http://www.cityofbeaufort.org) twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.



# Beaufort County SOUTH CAROLINA

## 2024 Transportation Sales Tax (TST 4) Informational Session

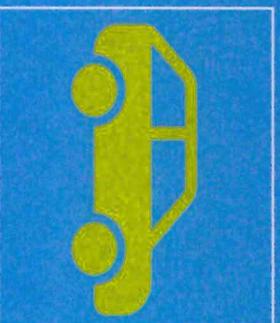
# Successes of Past Referendums

1998 Transportation  
Sales Tax



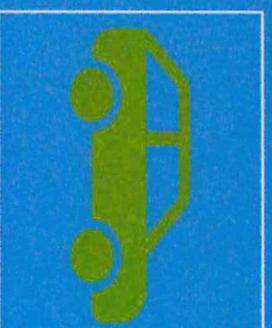
(TST1)  
2-Yr \$40M

2006 Transportation  
Sales Tax



(TST2)  
6-Yr \$152M

2018 Transportation  
Sales Tax



(TST3)  
4-Yr \$120M

# What's Included

## 10-yr Program to Collect \$950M

- Completion of underfunded TST 3 projects
  - US 278 Corridor Project (\$90M)
  - Lady's Island Corridor Projects (\$60M)
  - 24 Pathways County-wide – Remaining projects funded under Pathway Funds (\$30M)
- Greenbelts (\$50M)
- Mass Transit (\$80M)
- The Triangle Project – SC 170, US 278, Argent Blvd (\$120M)
- Ribaut Road Improvements (\$75M)
- SC 46 Improvements (\$50M)
- Municipal Projects
  - Hilton Head Island (Incl. Sea Pines Circle)(\$30M)
  - Bluffton (Not incl. 5B) (\$30M)
  - Port Royal (\$10M)
  - Beaufort (\$10M)
  - Northern Beaufort County (\$10M)
  - Safety & Traffic Flow (\$100M)
  - Dirt Road Paving (\$80M)
  - Resurfacing & Preservation (\$50M)
  - Pathway Projects (\$20M)
  - Resiliency/Emergency Evacuation Projects (\$55M)

# 2018 Transportation Sales Tax (TST 3)

4-YR \$120M

\$80M - US 278 Corridor Traffic Improvements

\$30M - Lady's Island Corridor Traffic Improvements

\$10M - Sidewalks and Multi-Use Pathways



ONE CENT SALES TAX PROGRAM  
*Change is Coming*

# Lady's Island Project Schedules

Project Name: Description	Project Cost (Grant Fund)	Project Status	R/W Acquisition	Construction (Start - End)
<b>Airport Frontage Road Phase 1:</b> New access road from Lost Island Road to Sea Island Parkway	\$3,061,150	Completed	Completed	December 2022 - July 2024
<b>Airport Frontage Road Phase 2 – Relocated Little Creek Road:</b> Realignment of Little Creek Road to Lost Island Road	\$2,000,000	In-Design (65%)	4 <sup>th</sup> Qtr. 2024	4 <sup>th</sup> Qtr. 2025 - 4 <sup>th</sup> Qtr. 2026
<b>Beaufort High School Realignment:</b> New access to Beaufort High School	\$8,000,000 (\$190,603.45 expended)	On-Hold		
<b>Hazel Farm Road/Gay Drive:</b> Streetscaping	\$10,200,000	In-Design (60%)	1 <sup>st</sup> Qtr. 2025	2 <sup>nd</sup> Qtr. 2026 - 3 <sup>rd</sup> Qtr. 2027
<b>Lady's Island Middle School Access Road:</b> New Road from the intersection of Sea Island Parkway/Gay Drive to the intersection of Robin Drive/Katy Circle. Close existing Cougar Drive at Sea Island Parkway.	\$7,200,000	In-Design (70%)	3 <sup>rd</sup> Qtr. 2024	2 <sup>nd</sup> Qtr. 2025 - 3 <sup>rd</sup> Qtr. 2026
<b>Mayfair Court:</b> Improvement of existing road and extension to William Street	\$800,000 (\$1,847.75 expended)	On-Hold		
<b>Meadowbrook Drive:</b> New road from Dow Road to Tidewatch Professional Complex	\$1,000,000 (\$114,835.93 expended)	On-Hold		
<b>SC 802 Right-Turn Lane:</b> New right turn lane at the intersection of Sam's Point Road (SC 802) and Sea Island Parkway (US 21 Bus/US 21)	\$789,949	Completed	Completed	January 2021 - June 2021
<b>Sunset Boulevard/Miller Drive West:</b> Streetscaping	\$8,100,000	In-Design (60%)	2 <sup>nd</sup> Qtr. 2025	4 <sup>th</sup> Qtr. 2026 - 1 <sup>st</sup> Qtr. 2028
<b>US 21 Bus/US 21 (Sea Island Parkway) and US 21 (Lady's Island Drive)/SC 802 (Sam's Point Road):</b> Streetscaping, Capacity, and Access Management	\$44,000,000	In-Design (60%)	On-Hold	On-Hold

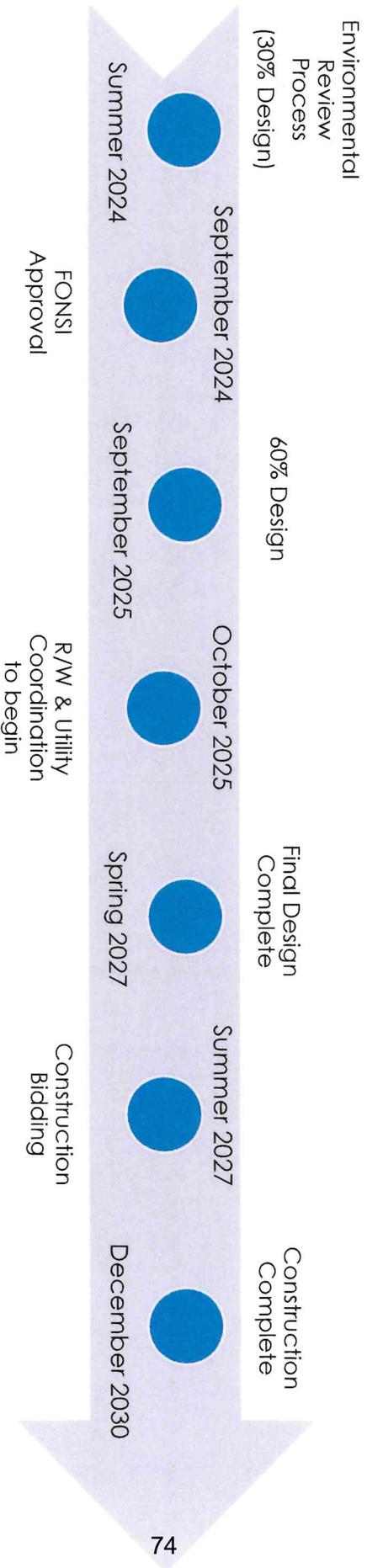
# Pathway Project Schedules

Project Name: Description	Project Cost (Grant Fund)	Project Status	R/W Acquisition	Construction (Start – End)
<b>Alljoy Road:</b> 6' sidewalk from Burnt Church Road to Thomas Lawton Drive.	\$2,600,000 (TAP: \$1,177,868,71)	Pre-Construction Design (95%)	N/A	1 <sup>st</sup> Qtr. 2025 - 4 <sup>th</sup> Qtr. 2025
<b>Big Estate Road:</b> 8' sidewalk from US Highway 17 to Big Estate Circle	\$3,000,000	In-Design (65%)	1 <sup>st</sup> Qtr. 2025	4 <sup>th</sup> Qtr. 2025 - 4 <sup>th</sup> Qtr. 2026
<b>Bluffton Parkway:</b> 8' sidewalk from existing sidewalk to SC 46 roundabout	\$383,000	Complete	1 <sup>st</sup> Qtr. 2021	October 2023 – December 2023
<b>Broad River Boulevard/Riley Road:</b> 5' sidewalk from existing sidewalk on Broad River Boulevard and continuing on Riley Road for approximately 2,100 feet	\$1,200,000	In-Design (35%)	3 <sup>rd</sup> Qtr. 2025	2 <sup>nd</sup> Qtr. 2026 - 1 <sup>st</sup> Qtr. 2027
<b>Broad River Drive:</b> 5' sidewalk from Shell Point Road to Parris Island Gateway	\$2,900,000	In-Design (45%)	2 <sup>nd</sup> Qtr. 2025	3 <sup>rd</sup> Qtr. 2026 - 4 <sup>th</sup> Qtr. 2027
<b>Burnt Church Road:</b> 10' multi-use pathway from Bridge Street/Alljoy Road to Bluffton Parkway	\$5,103,400	Developed conceptual plan. Removed from program as it is incorporated with the Burnt Church Road Improvement project currently in design		
<b>Burton Hill Road:</b> 10' multi-use pathway from Old Salem Road to Broad River Boulevard and a proposed crosswalk to connect to the existing pathway on the south side of Broad River Boulevard to Boundary Street	\$2,900,000	In-Design (25%)	3 <sup>rd</sup> Qtr. 2025	4 <sup>th</sup> Qtr. 2026 - 1 <sup>st</sup> Qtr. 2028
<b>Depot Road:</b> 10' multi-use path from the Spanish Moss Trail to Ribaut Road	\$650,000 (CDBG: \$200,000)	Right-of-Way Acquisition Design (100%)	2 <sup>nd</sup> Qtr. 2024	To be determined
<b>Dr. Martin Luther King Jr. Drive:</b> 5' sidewalk from Sea Island Parkway to Jonathan Francis Senior Road with a 10' boardwalk over the creek	\$2,300,000	In-Design (70%)	4 <sup>th</sup> Qtr. 2024	4 <sup>th</sup> Qtr. 2025 - 1 <sup>st</sup> Qtr. 2027

# Pathway Project Schedules

Project Name: Description	Project Cost (Grant Fund)	Project Status	R/W Acquisition	Construction (Start – End)
<b>Laurel Bay Road:</b> 10' multi-use from the Laurel Bay Military Housing Complex to US 21 (Trask Parkway)	\$4,900,000 (SCDVA Grant: \$3,392,328)	In-Construction	N/A	February 2024 - 4 <sup>th</sup> Qtr. 2024
<b>Meridian Road:</b> 10' multi-use pathway from Lady's Island Drive to Sea Island Parkway	\$3,600,000	In-Design (35%)	4 <sup>th</sup> Qtr. 2024	4 <sup>th</sup> Qtr. 2025 - 1 <sup>st</sup> Qtr. 2027
<b>Middle Road:</b> 8' sidewalk from Walnut Hill Street to Sam's Point Road	\$2,600,000	In-Design (65%)	4 <sup>th</sup> Qtr. 2024	4 <sup>th</sup> Qtr. 2025 - 4 <sup>th</sup> Qtr. 2026
<b>Old Salem Road:</b> 10' multi-use path from proposed Burton Hill Pathway to proposed Salem Road Pathway	\$1,400,000	In-Design (25%)	3 <sup>rd</sup> Qtr. 2025	4 <sup>th</sup> Qtr. 2026 - 1 <sup>st</sup> Qtr. 2028
<b>Ribaut Road:</b> 5' sidewalk from Lenora Drive to the existing sidewalk near Rahn Lane	\$405,800	Complete	2 <sup>nd</sup> Qtr. 2021	February 2023 - July 2023
<b>Salem Road:</b> 8' sidewalk from Robert Smalls Parkway to Old Salem Road	\$2,300,000	In-Design (60%)	1 <sup>st</sup> Qtr. 2025	1 <sup>st</sup> Qtr. 2026 - 1 <sup>st</sup> Qtr. 2027
<b>Shad Avenue:</b> 5' sidewalk/10' multi-use path from Alljoy Road to Ulmer Road	\$1,600,000	In-Design (20%)	1 <sup>st</sup> Qtr. 2026	1 <sup>st</sup> Qtr. 2027 - 1 <sup>st</sup> Qtr. 2028
<b>Stuart Point Road:</b> 8' sidewalk from Delaney Circle to US 21	\$2,700,000 (CDBG: \$200,000)	Right of Way Acquisition Design (100%)	3 <sup>rd</sup> Qtr. 2023	To be determined
<b>Ulmer Road:</b> 10' multi-use path from Shad Avenue to Burnt Church Road	\$1,600,000	In-Design (20%)	1 <sup>st</sup> Qtr. 2026	1 <sup>st</sup> Qtr. 2027 - 1 <sup>st</sup> Qtr. 2028

# Schedule



Financial Section		Sources of Funds				SCTIB Funds (Note what SCTIB funds are approved to be spent on per JGA, e.g. construction)			
Project Costs by Funding Sources		Local Funds - Match		Other Funds					
Project Phase	Total Project Budget	Budget	Expensed to Date	Budget	Expensed to Date	Budget	Expensed to Date	Total Expensed to Date	
Design	28,250,000.00	19,250,000.00	5,171,395.89	9,000,000.00	6,180,027.48	0.00	0.00	11,351,423.37	
Right-of-Way	5,340,000.00	4,840,000.00	0.00	500,000.00	0.00	0.00	0.00	0.00	
Construction	454,000,000.00	86,510,000.00	0.00	65,000,000.00	0.00	120,000,000.00	0.00	0.00	
<b>Total</b>	<b>487,590,000.00</b>	<b>110,600,000.00</b>	<b>5,171,395.89</b>	<b>74,500,000.00</b>	<b>6,180,027.48</b>	<b>120,000,000.00</b>	<b>0.00</b>	<b>11,351,423.37</b>	

Financial Section		Expenses by Project Component				SCTIB Funds (Note what SCTIB funds are approved to be spent on per JGA, e.g. construction)			
Project Phase	Total Project Budget	Prior Balance Aggregate	Current Quarter Expenses	Total Expensed to Date	Balance	Budget	Expensed to Date	Total Expensed to Date	
Design	28,250,000.00	10,715,350.45	636,072.92	11,351,423.37	16,898,576.63	0.00	0.00	0.00	
Right-of-Way	5,340,000.00	0.00	0.00	0.00	5,340,000.00	0.00	0.00	0.00	
Construction	454,000,000.00	0.00	0.00	0.00	454,000,000.00	120,000,000.00	0.00	0.00	
<b>Total</b>	<b>487,590,000.00</b>	<b>10,715,350.45</b>	<b>636,072.92</b>	<b>11,351,423.37</b>	<b>476,238,576.63</b>	<b>120,000,000.00</b>	<b>0.00</b>	<b>0.00</b>	

Note that highlighted columns for "Total Project Budget" in the Financial Sections should be the same and highlighted columns for "Total Expensed to Date" in the Financial Sections should be the same.

## Transportation Quarterly Report - FY24 Qtr. 4

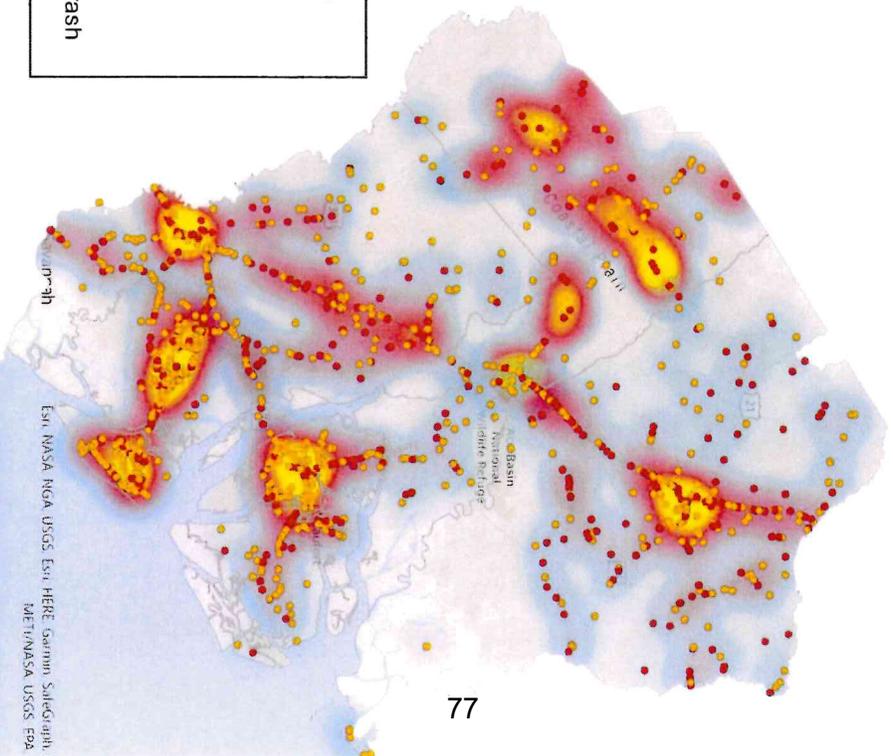
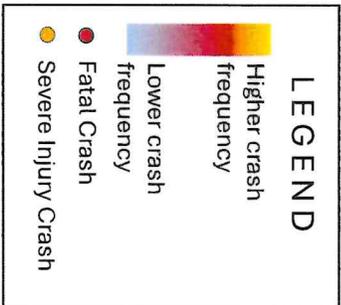
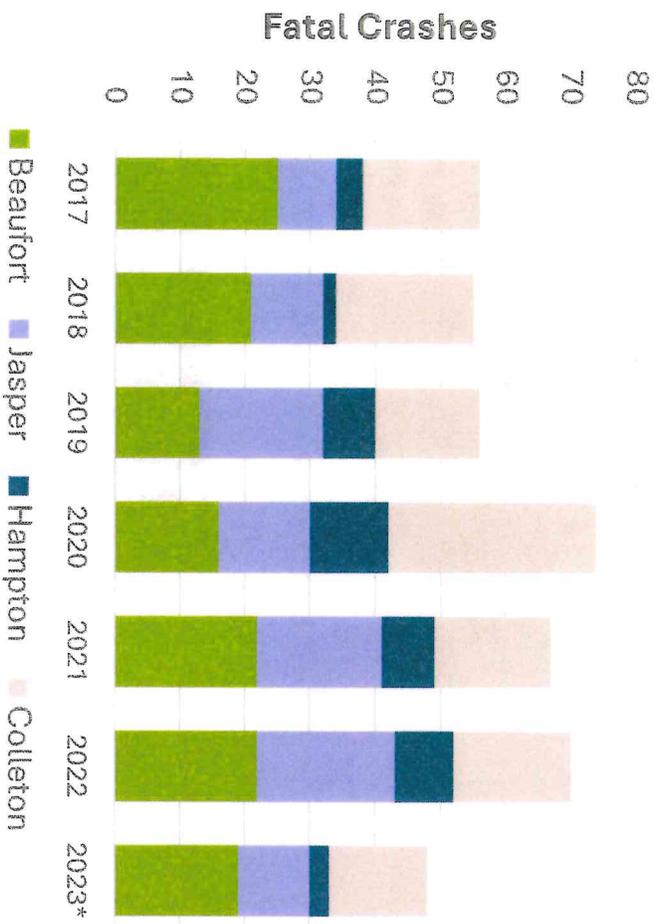
Revenues	Previous Periods	Current Period	To Date	Budget
2018 One Cent Sales Tax + Interest	\$ 146,474,204.16	\$ 60,484.50	\$ 146,534,688.66	\$ 146,534,688.66
General Obligation Bond - US 278	\$ 7,056,015.74	\$ -	\$ 7,056,015.74	\$ 7,056,015.74
Road Impact Fees - US 278	\$ 12,300,000.00	\$ -	\$ 12,300,000.00	\$ 12,300,000.00
State Infrastructure Bank (SIB) - US 278	\$ -	\$ -	\$ -	\$ 120,000,000.00
LATS Guideshare - US 278	\$ 2,000,000.00	\$ -	\$ 2,000,000.00	\$ 2,000,000.00
SCDOT Bridge Replacement Funds -US 278	\$ 7,900,000.00	\$ -	\$ 7,900,000.00	\$ 43,520,000.00
North of Broad Road Impact Fees	\$ 148,915.40	\$ -	\$ 148,915.40	\$ 148,915.40
Town of HHI - contribution per MOA - US 278	\$ 62,013.88	\$ -	\$ 62,013.88	\$ 62,013.88
Tag Fees	\$ 61,418.36	\$ -	\$ 61,418.36	\$ 61,418.36
CDBG - Depot Rd Pathway	\$ -	\$ -	\$ -	\$ 200,000.00
CDBG - Stuart Point Rd Sidewalk	\$ -	\$ -	\$ -	\$ 200,000.00
PATH Foundation - Depot Rd Pathway	\$ -	\$ -	\$ -	\$ 150,000.00
SCDVA: Military Enhancement Fund - Laurel Bay Rd Pathway	\$ 3,392,328.00	\$ -	\$ 3,392,328.00	\$ 3,392,328.00
SCDOT: TAP Grant - Alljoy Rd Sidewalk	\$ -	\$ -	\$ -	\$ 1,177,868.71
<b>Total Revenues</b>			<b>\$ 179,455,380.04</b>	<b>\$ 336,803,248.75</b>
Expenses	Previous Periods	Current Period	To Date	Budget
County Personnel <sup>(2)</sup>	\$ 49,011.82	\$ -	\$ 49,011.82	\$ 49,011.82
SCDOT <sup>(3)</sup>	\$ 17,131,032.43	\$ -	\$ 17,131,032.43	\$ 17,131,032.43
City of Beaufort <sup>(7)</sup>	\$ 2,000.00	\$ -	\$ 2,000.00	\$ 2,000.00
<b>Professional Services</b>				
J. Bragg Consulting, Inc. PM/CM Contract	\$ 1,844,786.49	\$ 159,330.81	\$ 2,004,117.30	\$ 4,691,257.84
Davis & Floyd, Inc.	\$ 1,418,383.16	\$ 22,289.08	\$ 1,440,672.24	\$ 2,438,491.60
Infrastructure Consulting & Engineering, PLLC - total contracts				\$ 3,094,125.40
- Sam's Point Turn Lane	\$ 38,845.95	\$ -	\$ 38,845.95	\$ 38,845.95
- Pathways Project	\$ 2,417,793.62	\$ 42,152.12	\$ 2,459,945.74	\$ 3,005,016.00
- Airport Frontage Rd - Wetland Permit & Plat	\$ 15,461.87	\$ -	\$ 15,461.87	\$ 50,263.45
Johnson, Miramiran, Thompson - total contracts				\$ 221,233.74
- SIB Application	\$ 123,001.61	\$ -	\$ 123,001.61	\$ 123,027.74
- Beaufort H.S. Access Road Report	\$ 98,206.00	\$ -	\$ 98,206.00	\$ 98,206.00
Kimley-Horn & Associates, Inc.	\$ 20,946.94	\$ -	\$ 20,946.94	\$ 20,946.94
NP Strategy Marketing	\$ 40,000.00	\$ -	\$ 40,000.00	\$ 40,000.00
Resnick & Louis	\$ 87,830.50	\$ -	\$ 87,830.50	\$ 100,000.00
Stantec, Inc. - total contracts				\$ 2,416,191.71
- Lady's Island Corridor Study - update	\$ 42,400.00	\$ -	\$ 42,400.00	\$ 42,400.00
- US 21/SC 802 Corridor & Beaufort HS Access	\$ 781,736.25	\$ 5,852.20	\$ 787,588.45	\$ 2,373,791.71
Surveying Consultants	\$ 14,518.00	\$ -	\$ 14,518.00	\$ 7,530.00
The AR Martin Company	\$ 3,000.00	\$ -	\$ 3,000.00	\$ 3,000.00
Traffic Planning & Design	\$ 2,700.00	\$ -	\$ 2,700.00	\$ 2,700.00
Ward Edwards, Inc. - total contracts				\$ 56,050.00
- Airport Frontage Rd	\$ 49,891.35	\$ -	\$ 49,891.35	\$ 49,900.00
- Ribaut Road Sidewalk (Survey)	\$ 6,150.00	\$ -	\$ 6,150.00	\$ 6,150.00
Weyerhaeuser NR Company	\$ 37,824.60	\$ -	\$ 37,824.60	\$ 37,824.60
ROW Acquisition - Property Owners <sup>(4)</sup>	\$ 214,105.00	\$ -	\$ 214,105.00	\$ 214,105.00
<b>Contractors</b>				
APAC-Atlantic, Inc.	\$ 2,952,919.67	\$ -	\$ 2,952,919.67	\$ 3,023,846.80
Carolina Traffic Controls	\$ 33,358.50	\$ -	\$ 33,358.50	\$ 33,358.50
First Construction Management	\$ 429,432.02	\$ -	\$ 429,432.02	\$ 429,432.02
H&H Electric	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 4,500.00
IPW Construction Group LLC	\$ 1,230,636.18	\$ -	\$ 1,230,636.18	\$ 4,125,783.99
Charles Towne Site Services	\$ 44,903.33	\$ -	\$ 44,903.33	\$ 44,903.33
Andrews Engineering - Const. Staking	\$ 4,900.00	\$ -	\$ 4,900.00	\$ 4,900.00
<b>Utility Companies<sup>(5)</sup></b>				
Dominion Energy	\$ 76,448.90	\$ -	\$ 76,448.90	\$ 87,666.00
<b>General Expenses<sup>(6)</sup></b>				
Accurate Reproductions	\$ 182.91	\$ -	\$ 182.91	\$ 182.91
Alpha Graphics	\$ 5,401.78	\$ -	\$ 5,401.78	\$ 5,401.78
Sign D'Sign Venture	\$ 4,179.98	\$ -	\$ 4,179.98	\$ 4,179.98
SCDHEC OCRM	\$ 375.00	\$ -	\$ 375.00	\$ 375.00
USPS	\$ 142.40	\$ -	\$ 142.40	\$ 142.40
<b>Total Expenses</b>			<b>\$ 29,456,630.47</b>	<b>\$ 38,290,173.79</b>
<b>Overall Program Budget Balance</b>			<b>\$ 149,998,749.57</b>	<b>\$ 298,513,074.96</b>

**Notes:**

1. Revenues are typically reported quarterly; Expenses, monthly as consultants/contractors produce monthly invoices. "Period" is reflective of these durations.
2. County personnel expenses are based on time performed on program. Budget revised May 2021 as County personnel expenses will no longer be directly charged to program.
3. SCDOT expenses are for managing US 278 and for work on other projects associated with reviews, quality assurance, etc.
4. This value will change based on each property acquisition and agreed upon settlement.
5. Utilities will change based on project and their relocation agreements.
6. General expenses includes printing, public meeting signs, and other items for County staff for the program.
7. City of Beaufort acquired CDBG funds for Depot Rd Pathway. This is reimbursement for their services.

# Purpose & Need: Lowcountry Safety Facts

43,000+ crashes.  
13,000+ injuries.  
400+ fatalities.

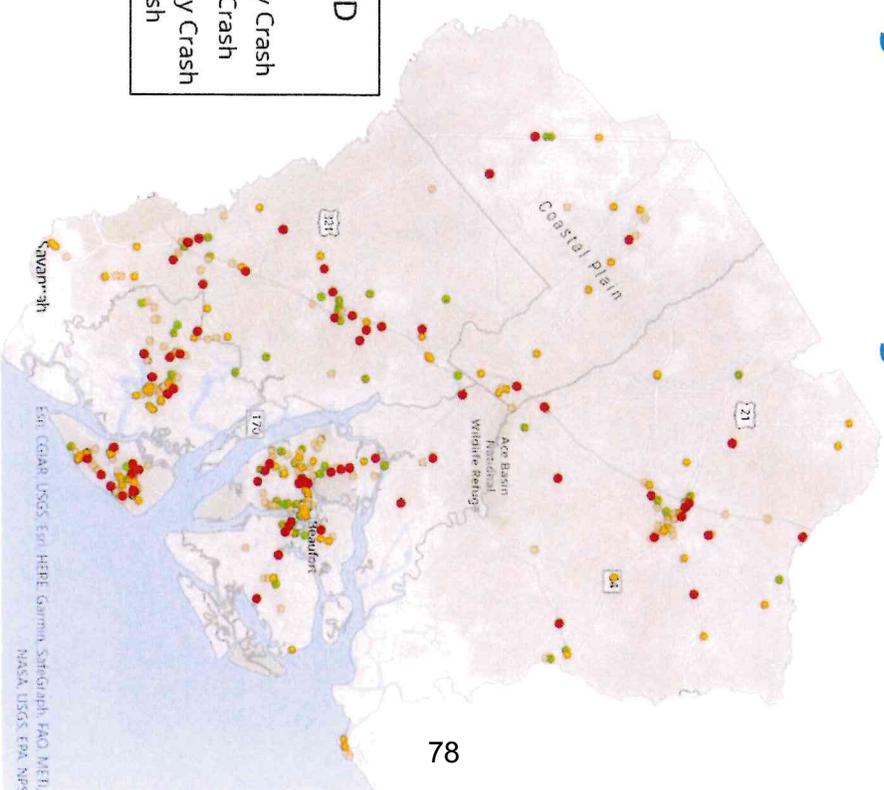
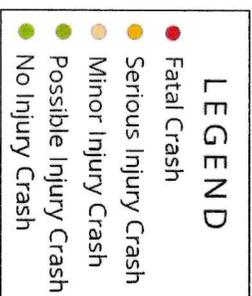


# Purpose & Need: Lowcountry Safety Facts

450+ crashes.  
370+injuries.  
70+ fatalities.

224

crashes that involved a pedestrian



# Purpose & Need: Lowcountry Safety Facts



**South Carolina ranked #2** nationwide in fatal and pedestrian-involved crashes per 100,000 population from 2017-2021 (NHTSA).



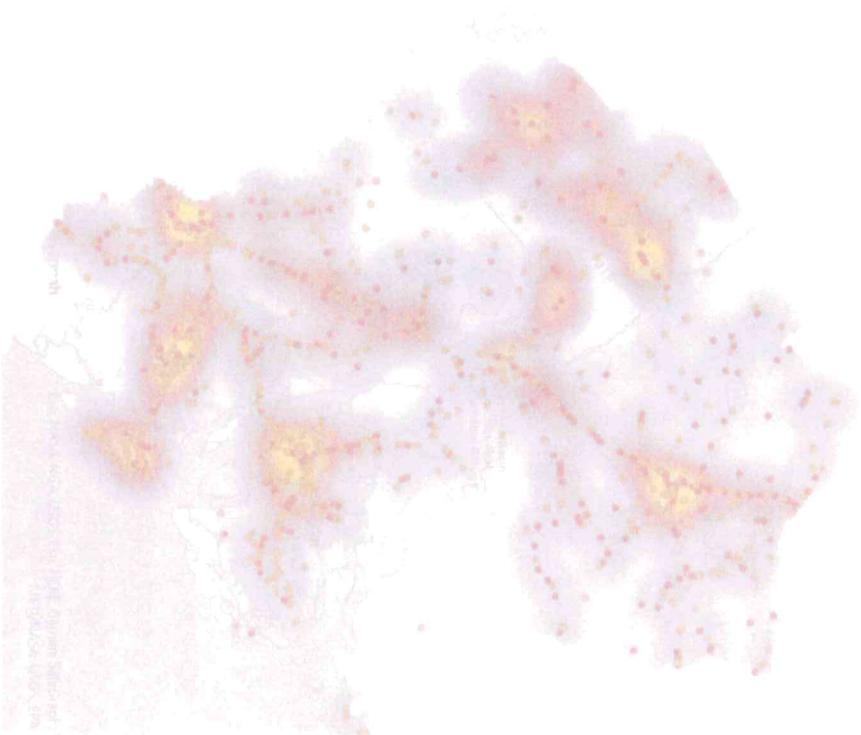
**Jasper County ranked #4** among South Carolina counties in fatal crashes per 100,000 population from 2017-2021 (NHTSA).



**2 of 4 Lowcountry counties rank in the top 10** among South Carolina counties in pedestrian-involved fatal or injury crashes per 100,000 population (SCDOT).



**4 of 4 Lowcountry counties rank in the top 10** among South Carolina counties in cyclist-involved fatal or injury crashes per 100,000 population (SCDOT).



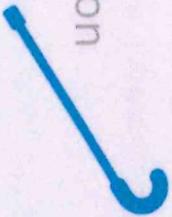
# LCOG By The Numbers



## Schools

- **63** public schools
- **35,000** students
- **20%** of fatalities within ½ mile of schools

## Aging Population



- Proportion of residents over age 55: **39%**

## Development



- LCOG population since 2000: **+37%**
- Beaufort County population since 2000: **+56%**



## Rural Areas

- **95%** of LCOG is rural by land area
- **61%** of all fatalities and serious injuries in rural areas

## Non-Residents



- **100K** daily trips by non-residents
- **22.5K** daily trips pass through region

## Disadvantaged Groups



- **31%** of tracts disadvantaged
- **48%** of fatalities and serious injuries within these tracts

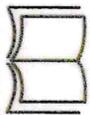
# Countermeasure Implementation

## High-Injury Network Projects

### Countermeasure Toolbox



**ENGINEERING**



**EDUCATION & ENFORCEMENT**



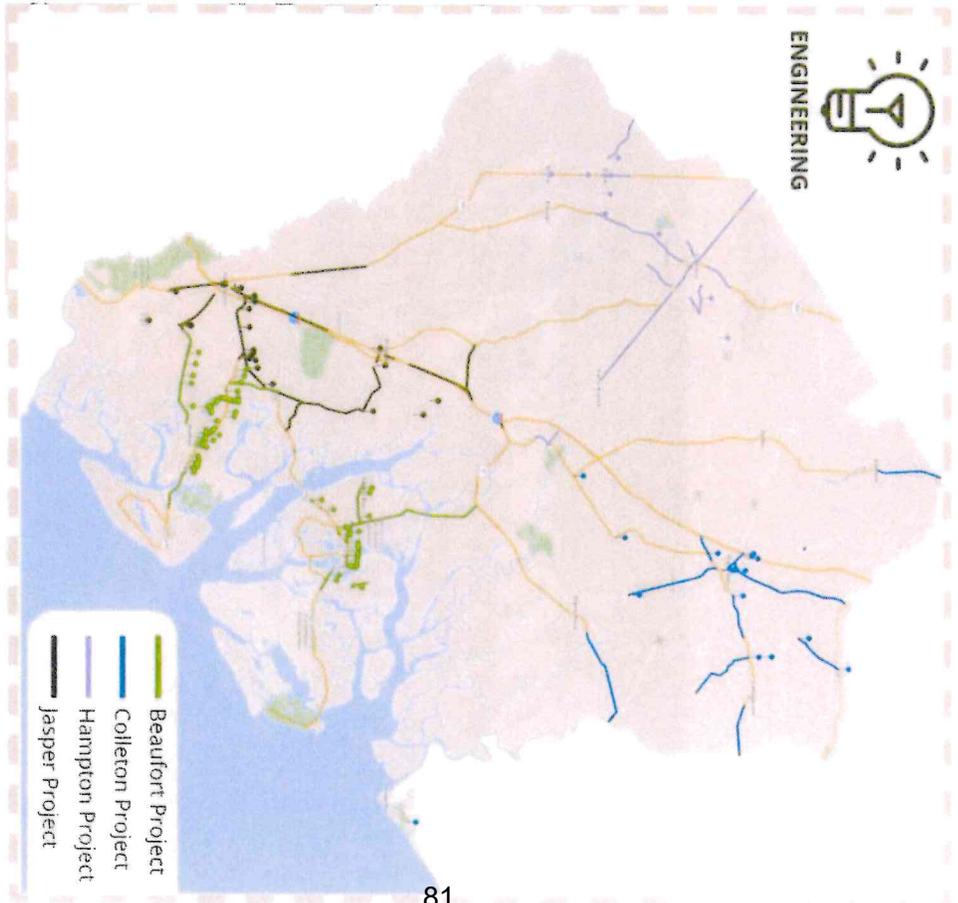
**EVALUATION**

 Future projects should be drawn from the 150 identified and from the countermeasure toolbox

**Project Locations**

County	Identified Projects
Beaufort	42
Colleton	33
Hampton	32
Jasper	43
<b>Total</b>	<b>150</b>

**75 projects**  
in the LATS  
planning area





**ONE CENT SALES TAX PROGRAM**

*Change is Coming*

Beaufort County One Cent Tax Program

100 Ribaut Rd Beaufort, SC 29902

(843) 255-2700

[www.beaufortcountypenny.com](http://www.beaufortcountypenny.com)

Dianne Farrelly

City Council Work Session 08-27-2024

Comments from Dianne Farrelly  
2415 Oak Haven Street  
Beaufort. SC 29902

#### Code Amendments

##### CHAPTER 3.

##### PTAC

##### Sec. 3-3005. Duties and responsibilities.

Very disappointed to learn that there is no urban forestry management plan. The final language includes no responsibility to define the species of trees as appropriate, or best practices and horticultural requirements for the planting, maintenance and preservation of said trees. If not PTAC, then who?

##### Sec. 3-3006. Operation.

A simple majority of the available members shall constitute a quorum for the transaction of business. While not specifically on the agenda, I suggest consideration be given to a minimum quorum for the transaction of business.

#### Sales Tax Referendum

No discussion items were lined out for public comment beyond what has already been presented at both City and County Council meetings.

The Through Truck Route item further below in the agenda, if passed, will impact transportation issues in Beaufort and should be considered as an item of urgency for use of funds collected, if any, from the Sales Tax Referendum.

#### Wrecker Fees

What circumstances cause actual cost of business to be 30% greater in Beaufort?

When would administration fees be warranted and what do they include?

What and why are yard gate fees necessary?

#### Through Truck Route

##### Stephanie Price to City Council 6/20/24 (re thru trucks)

*This predominantly residential neighborhood, which lacks sidewalks, is not suitable nor was it designed for heavy traffic. Such traffic can lead to noise pollution, pedestrian safety hazards, increased traffic congestion, environmental harm due to tree foliage clearances, damage to historic infrastructure, and deterioration of the quality of life. Furthermore, the area's narrow streets are not designed to handle large trucks.*

Proposal increases heavy truck use along Ribaut to avoid Woods Memorial Bridge. This means additional traffic backups at the foot of the McTeer Bridge to Lady's Island, an already overly taxed traffic intersection. I support proposal and urge Council to consider the effects of the traffic impact and urgently provide a solution to alleviate the resulting increased traffic impact at Ribaut Road and Lady's Island Drive.

*Consolidation of utility wires on new poles:  
Also require utilities to remove defunct wires.  
Priority is for burying wires rather than new poles.*



# City Council Regular Meeting

## Meeting Minutes – City Hall Council Chambers, 2<sup>nd</sup> Floor

August 27, 2024

### **I. CALL TO ORDER**

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**7:03 PM**

Philip Cromer, Mayor

Members of Council in attendance - Philip Cromer, Neil Lipsitz, Mitch Mitchell, Josh Scallate.

Absent - Michael McFee.

### **II. INVOCATION AND PLEDGE OF ALLEGIANCE**

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Councilman, Neil Lipsitz.

Mayor Cromer thanked city staff, especially Public Works, for all their hard work before, during and after Tropical Storm Debby.

### **III. PUBLIC COMMENT – AGENDA ITEMS**

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Wallace Scarborough, 1207 Bay Street - addressed Council regarding the Safe Harbor Lease. Thanked Council for their service. Does not want to see a large footprint marina. Spoke about a Freedom of Information Act Request he submitted to the Federal Government. Wants Council to throw out this contract with Safe Harbor and start over.

Catherine Scarborough, 1207 Bay Street - addressed Council regarding the Safe Harbor Lease. She has many concerns with the lease. She feels the process is not getting properly vetted. Urged Council to vote no on this questionable rushed action.

Paul Trask, 610 Bladen Street - addressed Council regarding the Safe Harbor Lease. Spoke about some of the language in the contract with the Federal Government from 1976. Stated that a committee should be organized to examine all options. Urged Council not to approve the first reading. Note: Mr. Trask's written comments attached were altered with his knowledge as he did not identify himself as making these comments as a private citizen during his remarks.

Josh Gibson, 709 Duke Street - addressed Council regarding the Safe Harbor Lease. He stated that passing this ordinance will not legally solve the problem that the city has. Encouraged Council to table the decision to give more time to work on this as a community.

Cynthia Jenkins, Beaufort Historic Foundation - addressed Council regarding the Safe Harbor Lease. Agrees with comments that came before her. Asked Council to take a step back and really look at the situation.

Deborah Gray, 1300 Barnwell Bluff - addressed Council regarding the Safe Harbor Lease. She stated her personal motivators are Fiscal Responsibility, Preservation, and issues regarding the

Waterfront. Wants the community to be an active participant in the discussions, and decisions being made.

Julie Crenshaw, 308 Hancock Street - addressed Council regarding the Safe Harbor Lease. After reading the lease, she sees very little benefit to the citizens. We need to start back at the beginning. A written copy of her comments is attached.

Rob Cahill, 608 Water Street - made various comments to Council. A written copy of his comments is attached.

Conway Ivy, 501 King Street - addressed Council on the Safe Harbor Lease. He stated that proceeding with passing this ordinance, will only deepen and complicate the potential issues surrounding this matter. An advisory committee should be established. Would like to see this matter tabled. A written copy of his comments is attached.

Dianne Farrelly, 2405 Oak Haven Street - made various comments to Council regarding the Sale of Property in the Commerce Park, the permitted use of funds from hospitality fees, the Safe Harbor Lease and the Fiscal Year 25 Budget Amendment. A written copy of her comments is attached.

#### **IV. MEETING AGENDA APPROVAL**

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**Motion to approve the Meeting Agenda was made by Councilman Lipsitz and seconded by Councilman Mitchell.**

**Mayor Cromer asked for a motion to pull the discussion of New Business, Item D off of the agenda. No motion was made.**

**The motion carried by a 3 to 1 vote. Mayor Cromer voted no.**

#### **V. CONSENT AGENDA**

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**Motion to approve the Consent Agenda was made by Councilman Lipsitz and seconded by Councilman Scallate.**

Items approved are listed below:

A. Community Development Monthly Report.

B. Downtown Operations Monthly Report.

C. Finance Department Monthly Report.

D. Fire Department Monthly Report.

E. Human Resources Monthly Report.

F. Municipal Court Monthly Report.

G. Police Department Monthly Report.

H. Public Works Monthly Report.

I. Request from the Exchange Club of Beaufort for co-sponsorship to host the 2024 Patriot's Day and award ceremony in the Henry C. Chambers Waterfront Park and ten (10) complimentary parking passes on Wednesday, September 11, 2024, from 5:30 pm - 6:30 pm.

J. Request for co-sponsorship from Dragon Boat Beaufort for use of the Henry C. Chambers Waterfront Park, Day Dock, and complimentary parking to host Dragon Boat Race Day 2025 on Saturday, June 28, 2025.

K. Request for a Public Assembly for Historic Beaufort Foundation to host the 2024 Fall Festival of Houses & Gardens on October 19 - 20, 2024.

L. Request from TCL PTA Club to host Jingle All The Way 5K from TCL on the Spanish Moss Trail on December 14, 2024, from 9:00 am - 12:00 pm.

M. Request from Beaufort Area Hospitality Association for bridge and street closures to host Beaufort Oyster Festival 5K on Saturday, January 18, 2025, from 7:45 am to 9:30 am.

N. Request from Beaufort County Veteran's Affairs for street closures to host Veteran's Day Parade on Monday, November 11, 2024, from 8:00 am to 12:00 pm.

O. McKinney and Cassidy wedding reception requests a waiver of drinking in public, alcohol in a city park, and a waiver of the noise ordinance for a wedding reception on Saturday, October 17, 2024, from 9:00 pm - 12:30 am in the Henry C. Chambers Waterfront Park.

P. Judy Hazel requests a waiver of the noise ordinance to host a 100th birthday party in the Washington Street Park on September 7, 2024, from 1:00 pm - 9:00 pm.

Q. Lawson wedding rehearsal dinner requests a waiver of drinking in public, alcohol in a city park, and a waiver of the noise ordinance for a wedding rehearsal on Friday, November 18, 2024, from 4:00 pm - 7:00 pm in the Whitehall Park.

All were in favor, motion carried.

## VI. MINUTES

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A. Worksession and Regular Meeting - July 9, 2024.

**Motion to approve was made by Councilman Lipsitz and seconded by Councilman Scallate.**

**Minutes approved as presented.**

## VII. OLD BUSINESS

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A. Ordinance approving the sale of real property located in the Beaufort Commerce Park and owned by the City of Beaufort, South Carolina to Dolnik Properties, LLC - First Reading.

**Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.**

Scott Marshall, City Manager, stated that this item was heard on July 9, 2024, for first reading. Due to some changes in the terms of payment, they were significant enough to warrant another first reading. He went over the changes and stated that they are to the advantage of the city.

Councilman Scallate asked John O'Toole, Beaufort County Economic Development Corporation if he would describe the type of building that will be constructed. Mr. O'Toole responded that this will be a 72,000 square foot building that can be divided into smaller units. This investment represents 8.5 million dollars that he is going to make in the Commerce Park.

All were in favor, motion carried.

## VIII. NEW BUSINESS

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- A. PUBLIC HEARING AND FIRST READING - An ordinance to amend the Comprehensive Plan of the City of Beaufort, to add a Housing Impact Analysis as an Appendix Item to the Housing Chapter.

JJ Sauve, Assistant City Manager, stated that in 2023 the State of South Carolina passed Act 57, which amended Section 6 of the State Code adding the option for local governments to use up to 15 percent of state accommodations tax proceeds to fund affordable workforce housing initiatives. This act requires any local government wishing to use state accommodation tax funds to complete a housing impact analysis to be included as an addendum to the local government's Comprehensive Plan. He then went over the information that was needed to be included in the analysis.

**Mayor Cromer opened up the Public Comment period.**

The following addressed Council:

Lise Sundrla, Beaufort Historic Foundation.

Megan Morris, Beaufort Regional Chamber of Commerce.

**Motion to approve was made by Councilman Lipsitz and seconded by Councilman Scallate.**

Councilman Scallate stated that he would like to have a worksession to iron out how we would use these funds.

**All were in favor, motion carried.**

- B. An ordinance to amend the Code of Ordinances for the City of Beaufort, South Carolina, Chapter 12, Sec. 7-12006, Permitted Uses of Fees - First Reading.

**Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.**

JJ Sauve, Assistant City Manager, said that during completion of the June 2024 Housing Impact Analysis and regular review of City Ordinances, it was determined that City Code Sec. 7-12006 needed to be updated to reflect the most recent legislative changes to Chapter 6 of the South Carolina Code of Laws. This is being done in an effort to better align City Ordinances with the South Carolina Code.

**All were in favor, motion carried.**

- C. An Ordinance to amend the Code of Ordinances for the City of Beaufort, South Carolina, Chapter 12, Sec. 7-13006, Permitted Uses of Fees - First Reading.

**Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.**

JJ Sauve, Assistant City Manager, said that this is identical to the above discussion except it deals with City Code Sec. 7-13006.

**All were in favor, motion carried.**

- D. A nunc pro tunc ordinance ratifying the leasing of real property owned by the City of Beaufort, South Carolina, and known as Beaufort's Downtown Marina to SHM Beaufort, LLC - First Reading.

**Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.**

Scott Marshall, City Manager, spoke about this issue, and went over a timeline of events. A copy of his remarks is attached to these minutes. He recognized Paul Trask for bringing this to the City's attention.

Councilman Scallate stated that he went back and watched the meeting from May 7, 2019. There was a citizen who stood up and asked when the public was going to have an opportunity to view the lease. The response was after it was signed. He feels it is important to have community input and they should be involved. He has spoken with members of Safe Harbor, and it was made very clear to them that the community was not in favor of an expansion. His interpretation of Safe Harbor's response was that they were absolutely willing to work with the community. His issue is that transparency was removed at the beginning. He stated that he would not be voting in favor to ratify the ordinance tonight. Would also be in favor of tabling the rest of the discussion. Wants to start appropriately.

Councilman Lipsitz stated that he also met with Safe Harbor and found them to be a very honorable partner. He relayed his concerns to them and told them what he would like to see after speaking with citizens. They did just that, and it will be presented to the public on September 5, 2024. He feels that Councilman McFee needs to be a part of the discussion and would like to see the conversation postponed until the next meeting.

Councilman Mitchell said this a hard issue. He has listened to what is being said. Two Council members were on Council back in 2019 and one of them could not be here tonight. He would like to hear from Mike McFee as he has always brought wisdom from the years that he has served. He feels they should take no action on this until Mike can be part of the discussion. He would like to know what will happen to the marina if nothing is done. What will that mean for the city.

Mayor Cromer stated that postponing is fine with him, so all the issues can be addressed. He stated that he was on Council at that time. He owned up to it and said it was a mistake, but we can fix it, and we are going to fix it.

**A motion to amend was made by Councilman Lipsitz to postpone the rest of the discussion until the next meeting where we have a full Council. The motion was seconded by Councilman Mitchell.**

**All were in favor on the amended motion.**

**All were in favor on the main motion.**

**E. Ordinance to amend Fiscal Year 24 Budget for Revenues and Expenditures of General Fund, and Parks and Tourism Fund - First Reading.**

**Motion to approve was made by Councilman Mitchell and seconded by Councilman Lipsitz.**

Alan Eisenman, Finance Director, went over the budget items related to the General Fund and the Parks and Tourism Fund.

The following items relate to the General Fund.

1. The city experienced business license growth of \$1,640,000.00 and residential/commercial development building permits exceeded by \$102,000.00 compared to budget. One reason for the business license increase is attributed to the city receiving over \$1,025,000.00 more from Municipal Association of South Carolina (MASC) revenue collection programs compared to last year. The city will look into ways to improve revenue forecasting during the next budget cycle.
2. The Fire Department received higher than anticipated grant revenues in the amount of

\$60,000.00 from the Assistance to Firefighters (AFG) grant and \$100,000.00 from South Carolina Opioid Recovery Fund (SCORF) grant. The city also received \$63,000.00 from FEMA for public assistance efforts related to Hurricane Idalia.

3. The city received an additional \$210,000.00 in franchise fees over the budgeted amount.
4. The city received \$122,000.00 in excess of the budgeted amount from insurance proceeds for claims on city property along with \$433,000.00 in sales of city properties during the fiscal year.
5. The city's general fund interest revenues were \$470,000.00 greater than the budgeted amount as a result of a rising interest rates market during the fiscal year.
6. The Public Works Street and Traffic department capital expenditures were \$100,000.00 less than budgeted as a bid for Fire Station Headquarters' traffic signal replacement was over budget.
7. The Public Works Solid Waste department operating expenditures were \$171,000.00 more than anticipated due to the city's residential garbage collection provider increasing their rates during the fiscal year.
8. The Fire department expenditures were \$227,000.00 more than budgeted resulting from additional personnel costs of \$191,000.00 relating to AFG and SCORF grant activity and a \$36,000.00 increase in operating costs from associated professional training for the AFG grant.

The excess of revenues over expenditures will add to fund balance for the General Fund. According to the city's fund balance policy, the city allocates 28% of fiscal year 2025 general fund expenditures to unassigned fund balance. The remaining fund balance is split between the city's four committed fund balance categories consisting of Land Acquisition, Capital Equipment, Redevelopment, and Capital Projects. According to preliminary calculations, each fund balance category will increase by approximately \$500,000.00 for an aggregate total of \$2,000,000.00.

The following items relate to the Parks and Tourism Fund.

1. The city's hospitality fee increased by \$370,000.00 and local accommodations fees exceeded expectations by \$225,000.00 as the City continues to see growth in the tourism and restaurant industry.
2. Interest revenue increased by \$290,000.00 over budget as a result of a rising interest rate market during the fiscal year.
3. The city hosted festivals and community events throughout the year such as Taste of Beaufort and Shrimp Festival. They were not included in the original budget which resulted in charges for services of \$260,000.00 and operating costs of \$287,000.00.

All were in favor, motion carried.

F. Ordinance to amend Fiscal Year 25 Budget for Revenues and Expenditures of General Fund, ARPA Fund, and Capital Projects Fund - First Reading.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.

Alan Eisenman, Finance Director, went over the budget items related to the General fund, ARPA Fund, and Capital Projects Fund.

1. The City was recently awarded a State and Local Cybersecurity Program Grant for \$46,208.00 for multifactor authentication implementation, security awareness and phishing training.
2. The Headquarters Fire Station 1 traffic signal is not fully functional, needs replacement and impacts public safety. The traffic signal replacement was budgeted for \$100,000.00 in fiscal year 2024, but the bid received was higher than anticipated. The City would like to allocate \$150,000.00 for this emergency project and use General Fund committed fund balance for capital equipment, which has a balance of \$1,269,000.00 as of June 30, 2023.
3. The City was notified that utility relocation for Allison Road project cannot be submitted for reimbursement under the SCDOT TAP grant. The City's portion of this project with Dominion Energy is \$255,645.00. The City has a non-standard service fund, within the General Fund restricted fund balance, with a balance of \$330,668.00 as of June 30, 2023.
4. The City requests \$600,000.00 from ARPA funds for construction related to Phase A and Phase B to the Duke Street Project.
5. The City would like to budget \$250,000.00 from ARPA funds for Waterfront Park Relieving Platform consulting services.

**Councilman Scallate made a motion to amend by changing the amount from \$600,000.00 for Phase A and B of the Duke Street Project to \$400,000.00 for Phase A only.**

**The motion did not receive a second.**

**All were in favor on the main motion, motion carried.**

- G. An ordinance approving the grant of a Utility Easement encumbering real property owned by the City of Beaufort, South Carolina to Beaufort Jasper Water and Sewer Authority - First Reading.

**Motion to approve was made by Councilman Lipsitz and seconded by Councilman Scallate.**

JJ Sauve, Assistant City Manager, reported that this is for BJWSA to take over a 6-foot waterline and fire hydrant being installed in Southside Park. This easement will be for maintenance of all the utilities.

**All were in favor, motion carried.**

- H. Memorandum of Understanding with Beaufort County for Boundary Street - Logan Vista Maintenance.

**Motion to approve was made by Councilman Mitchell and seconded by Councilman Scallate.**

Scott Marshall, City Manager, stated that Beaufort County reached out to enter into this agreement to provide maintenance of property located at 2729 and 2735 Boundary Street which is owned by the county. These properties are in close proximity to the land that was purchased at 2635 Boundary Street by the city and Open Land Trust. The property was purchased to keep an open vista, and no development will be allowed.

**All were in favor, motion carried.**

- I. Resolution to support the recommendation to the Governor of South Carolina for the nomination of the Beaufort County "Carolina Bight" estuary system in the National Estuary System.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Scallate.

Scott Marshall, City Manager, reported that the Natural Estuary Program is a non-regulatory program that improves the waters, habitats and living resources of 28 estuaries across the country. Beaufort County passed an identical resolution on May 28, 2024.

All were in favor, motion carried.

- J. Spoken Word Ministries request co-sponsorship and approval to host a prayer event at the Waterfront Park pavilion on September 20, 2024, from 6:00 pm - 9:00 pm.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.

All were in favor, motion carried.

- K. Spoken Word Ministries request co-sponsorship and approval to host a prayer event at the Whitehall Park pavilion on October 12, 2024, from 1:00 pm - 5:00 pm.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Scallate.

All were in favor, motion carried.

## IX. PUBLIC COMMENT – NON-AGENDA ITEMS

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No public comment.

## X. REPORTS

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### City Manager's Report

Thanks to our Public Works, Police and Fire Departments, who were on duty working around the clock before, during, and after the storm. Even before the storm, Public Works crews, led by Director Nate Farrow, were out lowering lagoons and tidal ponds to be sure they could collect as much rainwater as possible. They repeated this process at every low tide throughout the storm to help prevent neighborhood flooding. Public Works Crews were also out all times of the day and night during the storm (and after) clearing downed trees from active roadways. Countless other efforts by our Police and Fire personnel also helped keep all major roadways passable throughout the storm. I also would be remiss if I didn't mention Dominion Energy. Power outages were few and very short in duration, which is also rare for a tropical storm. Debby was a good tune-up, but we remain mindful that we are just entering peak hurricane season, so we are staying vigilant for the next storm.

The Fire Department is offering CPR training on Saturday, August 31, 2024, at 9:00 am. at Station 2. There are a few spots left. For more information on how to register, email [City-fire@cityofbeaufort.org](mailto:City-fire@cityofbeaufort.org) or call the Fire Dept at [843-525-7055](tel:843-525-7055).

City offices will be closed on Monday, September 2 in observation of Labor Day.

First Friday will be on September 6, 2024. This will not be a street closure event. Theme is Tailgating. Wear your favorite team jersey.

Announced some recent Police Department promotions.

Sean Flomer, promoted to Patrol Master Sergeant.

Aaron Rice, promoted to Patrolman II.

Lori Reeves, promoted to Patrol Lieutenant.

Trish Mendicino, promoted to Investigations Lieutenant.

Benjamin Brooks, promoted to Administrative Master Sergeant.  
Andrew Clementoni, promoted to Patrolman II.  
Cynthnia Garber, promoted to First Sergeant.  
Hicham Anis, promoted to First Sergeant.  
Seth Jones, promoted to First Sergeant.  
Morgan Humphries, promoted to Patrolman II.

Firefighter Brian Hakes has been selected as the Exchange Club Firefighter of the Year. This is the second year in a row that one of our Beaufort-Port Royal firefighters was selected. He will be presented the award on September 11, 2024, at the 9/11 Commemoration event at the Henry C. Chambers Waterfront Park.

Pleased to report that our Assistant City Manager, JJ Sauve, was accepted to the Local Government Leadership Institute program.

Reminded all we will be back to our regular meeting schedule of Council WorkSessions and Regular Meetings on the second Tuesday of the Month, beginning on September 10, 2024.

### **Mayor's Report**

Attended the Veteran's Administration Standdown Day with Councilman Mitchell.

Attended the BAHA Watermelon Sip and Stroll.

Thanked staff for the launching of the Geographical Information Systems (GIS) page on the city's website.

Wished all a safe Labor Day.

### **Councilman Scallate**

Attended the Tech Connect event on August 14, 2024.

Attended the Battle of the Beards event on August 17, 2024. They raised over \$8,000.00 for human trafficking awareness.

On August 22, 2024, met with John Worley with the Beaufort History Museum to measure a room for the intent of using it for a hologram to educate people on the American Revolutionary War.

Attend BAHA's Sip and Stroll event.

Looking forward to his first retreat with his Leadership Beaufort class.

### **Councilman Mitchell**

Reported that he attended the military standdown. Stated that somewhere along the line it became The Beaufort County Spirit of Hope Standdown. He stated that Caroline Fermin was instrumental in making the event possible. This was started when Reverend Lovel Henderson out of North Carolina, was visiting Penn Center and saw the need to have one of his programs here due to the high number of veterans in the area.

He also spoke about the Friday Night Supper event that takes place at the Washington Street Park. Every Friday, a different organization provides meals to those less fortunate and has been doing so for over 20 years.

Attended the Ribbon Cutting for the new Beaufort County Library Branch in Port Royal named after the late Samuel E. Murray who was the Mayor of Port Royal for many years.

He also attended the Sip and Stroll event.

**Councilman Lipsitz**

Attended the Veteran's Administration standdown.

Thanked city staff for all they did during Tropical Storm Debby.

**XI. EXECUTIVE SESSION**

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- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (2) of the South Carolina Code of Law: Discussion regarding contracts, leases, and agreements; and discussion regarding the purchase or sale of property.

Councilman Lipsitz made a motion to go into Executive Session and seconded by Councilman Mitchell.

All were in favor, motion carried.

Councilman Lipsitz made a motion to come out of Executive Session and seconded by Councilman Mitchell.

All were in favor, motion carried.

No actions from Executive Session.

**XII. ADJOURN**

**9:52 PM**

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Motion to adjourn was made by Councilman Lipsitz and seconded by Councilman Scallate.

All were in favor, motion carried.

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Disclaimer: This document captures all actions taken by Council and summarizes discussions. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at [www.cityofbeaufort.org](http://www.cityofbeaufort.org) (Agenda section). Any questions, please contact the City Clerk, Traci Guldner at 843-525-7024 or by email at [tguldner@cityofbeaufort.org](mailto:tguldner@cityofbeaufort.org).

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80 (a)(d)(e), as amended, notification of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the City's bulletin board and website [www.cityofbeaufort.org](http://www.cityofbeaufort.org) twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.

# Paul Trask - Public Comment - Agenda Items

Statement of Paul Trask ~~as a private citizen~~ of the City of Beaufort. August 27, 2024  
Please include the following as a part of the official minutes of the 8/27/24 Council meeting.

The Downtown Marina is part of a PUBLIC PARK.

The City has a contract with the U.S. Government to keep the Marina as part of a PUBLIC PARK.

The past City Council never got approval from the U.S. Government to enter the Safe Harbor lease.

The past City Council did not follow South Carolina law when it authorized the city manager to sign the lease.

**The past City Council illegally converted the public's park into a private, commercial property with locks and keys to keep the public out FOR 40 YEARS. All for the exclusive benefit of Safe Harbor.**

Recently, present Council has been meeting behind closed doors with Safe Harbor. The City has provided no notice of these meetings whatsoever to the public.

Tonight, present Council is seeking to legitimize an unenforceable lease that the past Council unlawfully made with Safe Harbor.

**“WHEREAS, City Council believes it is in the best interest of the City, and its citizens, to effect the lease of the Property to SHM Beaufort, LLC pursuant to the terms and provisions of the Lease Agreement.”**

Please explain to me how this is in my best interest or in the best interest of any citizen of our City.

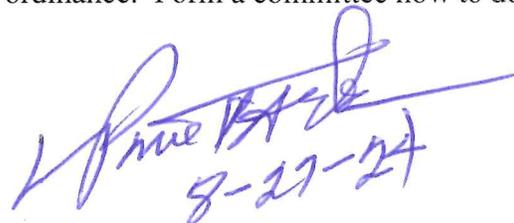
I find it necessary to remind you that your duty is not to Safe Harbor.

SHM Beaufort, LLC; Safe Harbor Marinas; and their New York Stock Exchange parent Sun Communities, Inc. do not give a damn about the citizens of Beaufort.

Your duty is to the citizens who elected you.

Instead of holding closed-door meetings with Safe Harbor, you should be organizing a committee to examine all options for the downtown marina. A potential future lease with Safe Harbor might be a future consideration.

Do not approve the first reading of the nunc pro tunc ordinance. Form a committee now to do a proper examination and present alternative solutions.

  
8-27-24

# Julie Crenshaw - Public Comment - Agenda Items

August 27, 2024 - Council Meeting Public Forum

Hello my name is Julie Crenshaw - 308 Hancock Street

I am speaking as a candidate for City Council

Recently, I have been talking to a lot of Beaufortians from all over the city. Many of them don't even know about the city's entanglement with Safe Harbor. When I tell them just a little bit about the lease and legal concerns, everyone I've talked to is shocked. And frankly, I am too.

After a close reading of the current lease, I see very little to no benefit for the citizens of Beaufort. I am of the opinion that the city and Safe Harbor need to go back to square one and proceed with the community's involvement at the center of negotiations.

It is time for this council to lead the way in open, transparent, and responsive government. I hope you will listen and seek out the opinions of citizens in Mossy Oaks, 100 Pines, Pigeon Point, Battery Point, Northwest Quadrant and all other areas of the city before making any more decisions with regard to our marina and Safe Harbor.

\*Please enter this into Public Record - City of Beaufort

# Rob Cahill - Public Comment - Agenda Items

Final Notes 🗨️ 4 Rob — Tues, Aug 27, 2024  
City of Beaufort Regular Council Meeting

I am Rob Cahill... 608 Water St

I intend to make three (3) points tonight — and I will elaborate on each of them in turn:

- 1- As Founding Father + 2<sup>nd</sup> President John Adams once said, "We are a nation of laws, **NOT** of men."
- 2- Kudos 2 the relatively  Beaufort  Insider; and
- 3- Search 🔍 for "Causes—**NOT** Culprits."

## One (1) — "We are a nation of laws, **NOT** of men."

- Laws **ARE** Laws
- Laws are **NOT** provisional
- Laws are **NOT** discretionary.

John Adams was referring to the Rule of Law principle. Some argue that the Rule of Law principle retards progress by throwing legal wrenches + obstacles into the machinery. Our Founders had quite a different view — and I submit that it continues to serve us well today.

— I had the privilege to work directly w/Bill Ruckelshaus both at WCo (Seattle WA) + the U.S. Environmental Protection Agency (in "The Other" Washington) in the 1980s. Some of you may **NOT** be familiar w/the Ruckelshaus name, but I imagine you are familiar w/the Watergate Scandal in 1973.

— Ruckelshaus was part of the Saturday Night Massacre. On Saturday, October 20<sup>th</sup>, then Attorney General (AG) Elliot Richardson refused to follow disgraced former President Nixon's directive to fire Watergate special prosecutor Archibald Cox. Bill was elevated to AG... and he too refused to fire Cox — so Nixon summarily fired Bill too.

— Tho over 50 years ago, this blemish on our history is known as the "Saturday Night Massacre."

— Why do I bring this up NOW?

— Because under incredible political pressure by the Republicans, both men summoned the courage to "Do the Right Thing." Mr. Mayor and Councilmen, while the issue b4 y'all NOW is **NOT** of national consequence... it is still incumbent on y'all as public servants to "Do the Right Thing."

— Last for #1, as Tip O' Neill said decades ago, "All politics are local." What's different NOW, however, is that this is **NOT** a political issue — Capital "P" — or small "p."

— This issue b4 you NOW is a legal issue. That's a **FACT**. (It's also a moral + ethical issue, but I digress). 2:40m

## Speaking of **FACTS**, #2... Kudos to the relatively new Beaufort Insider 4 their **FACT**-based reporting.

— AND for providing transparency, visibility + a mirror to the citizens of our beloved "Beautiful Beaufort by the Bay!" on this issue.

— Otherwise, sadly... I likely would be 🙄 ignorant like 🙄 so many others on the history + ramifications of this issue.

(Hold?) — My understanding of the Beaufort  Insider Mission:

- Promote a greater shared understanding that together we can shape + influence the future of Beaufort;
- Provide a platform 4 different voices 2b 🗨️ expressed + heard... and enable associated agency too; and
- Expand our collective ability to create community).

# Rob Cahill - page 2

Three (3) — Your search  should be for “Causes — NOT Culprits”

— My education + professional experience for over 50 years has been in systems engineering + organizational behavior.

— One essential by-product 4 me of this education + expertise is to master the discipline to FOCUS on the essence of any given issue — **AND** resist getting distracted by what I term “The BLAME Factor,” i.e., the seduction to attribute blame to people versus process.

— I wish you five (5) council members — and, Scott, you too, **AND** your staff — would have spent as much time + energy probing to prevent **WHAT** flaws in the existing decision-making **PROCESS** allowed this to happen in the first place... as it seems you are trying **NOW** to explain it away.

Last, during my professional career, I had the privilege to work with numerous C-Level executive teams to help them improve their decision-making. I would often open our time by asking for a show of hands if anyone has ever been part of a team that was party to making a very, v-e-r-y poor decision.

Lotsa hands would go  up like pogo-sticks!

Then I would ask, “How many of you were present in the room when that poor decision was made—and sat on your hands?”

The discomfort was palpable...

My point is that there is always a human factor involved in all decisions.

My working hypothesis then and **NOW** is in the form of a Q, “What are y’all doing **NOW** to encourage + enable people to ‘Speak Truth 2 Power?’”

...oOo...

In closing... I think this issue brings all of you — Mitch... ~~Mike~~... Phil... Neil... and Josh, our elected Beaufort City Council — ~~to the threshold to cast a vote 4 what so many of us fervently believe is “The Right Thing To Do.”~~

@ this

My invitation 2u + ask is that y’all cast a vote that goes down on the **RIGHT** side of history.



Thank you 4 listening.

Rob Cahill  
8-27-24

# Conway Ivy - Public Comment - Agenda Items

Conway G. Ivy Comments before Beaufort City Council August 27, 2024

Re; Proposed Ordinance “nunc pro tunc” re Safe Harbor Lease

1,. In my long business experience, I have made mistakes. I have found the best way to address those mistakes is to recognize and take responsibility for them. Then step back and fully analyze the situation to determine a solution.

2. In regards to the Marina Safe Harbor lease, the City and Safe Harbor have made mistakes.

3. The City left its citizens out of the process and failed to comply with prerequisite obligations under 1976 Chambers Park funding agreement.

4. Safe Harbor failed in its obligations for due diligence and requirement to have knowledge of South Caroline law.

5. Proceeding with passing this proposed ordinance will only deepen and complicate the potential legal issues surrounding this situation. This proposal should be tabled and another approach taken which would allow time to consider and evaluate all factors and develop a proper solution.

6. I have an alternative proposal for your consideration.

7. Beaufort is blessed with many deeply experienced business people who are community minded. The City when it comes to contracts and other review processes continues to allow this tremendous advisory human resource to be untapped.

8. The City should establish a small Advisory Committee of not more than ten citizen members. They would be tasked with generating a set of alternative uses for the current marina. This would include an economic analysis of the alternatives in terms of its costs and benefits to Beaufort.

# Conway Ivy - Page 2

Conway G. Ivy Comments before Beaufort City Council August 27, 2024

9. Obviously, this advisory committee should include the current and prospective users of the Marina. It should also include other group representatives that the structure and operation of the marina would affect, both in a positive and negative way. This Committee would work hand in hand with the City Manager and the Assistant City Manager in formulating alternatives for the City Councils' review. An obvious alternative would be the complete evaluation of Safe Harbors proposal. Others may be use as a day dock, continuing in its current long term rental use and other concepts. All of this would be evaluated in terms of what is best for Beaufort

10. The inclusion of citizen involvement would correct one of the deficiencies of the earlier process. It would also provide time to consult with the agencies involved in the 1976 agreement which would address another deficiency.

11. Please vote to table this proposed ordinance. By doing so you can keep Beaufort from sinking into a rabbit hole that will take many years and financial resources to exit.

THANK YOU

A handwritten signature in cursive script, appearing to read "Conway G. Ivy".

# Dianne Farrelly - Public Comment - Agenda Items

City Council Regular Meeting 08/27/2024

Notes from Dianne Farrelly  
2415 Oak Haven Street  
Beaufort, SC 29902

## Sale of Property in Commerce Park :

- I have concerns about the value of this sale to the City of Beaufort- \$10.00 earnest money with no other compensation until C of O issued; \$181,200 for 4.53?/7.99? acres vs. \$998,000 for 2 acres green space on LI, and no real estate taxes due.
- Nothing is stated about the type or quality of construction of the building required.

## Sec. 7-13006. Permitted uses of funds collected from hospitality fees.

- I disapprove of the proposed change on the grounds that the proposed language merely refers to a South Carolina State code, with no other language as to the permitted use of the fees collected, which is in direct opposition to the City's stated goals to provide for more transparency and ease of understanding its codes and ordinances.

## Safe Harbor Lease Ratification

- I strongly oppose ratification of this lease. It is the worst lease agreement I have seen in years for all of the reasons and opinions expressed verbally and in writing at the first representation of Safe Harbor's proposal for expansion. There is very little benefit to the City of Beaufort and *most* all of the liability. *And he expressed tonight*
- There was an initial \$50,000 incentive to have been paid to the City, although I have not seen where that was received or applied.

## Ordinance to Amend FY25 Budget for Revenues and Expenditures of General Fund,

3. The City was notified that utility relocation for Allison Road project cannot be submitted for reimbursement under the SCDOT TAP grant.

- Why can it not be submitted and, why did we not know this in advance?

# New Business: Item D. City Manager presentation Comments

Good evening, Mayor, Council Members, Candidates and Citizens.

The discussion of this nunc pro tunc ordinance is timely, providing us an opportunity to clarify any confusion and dispel misinformation regarding recent actions by staff and Council concerning the marina and Safe Harbor.

First, I must acknowledge that after thoroughly reviewing the process and documentation, it is clear that there was no public involvement in negotiating the terms of the current lease agreement between the City and Safe Harbor. The agenda packet and meeting minutes from the May 7, 2019, City Council meeting—the meeting at which the City Manager was authorized to enter into the Agreement—show that the Agreement was not included in the agenda packet and therefore was not available for public inspection. The approval was granted by a singular and unanimous vote of City Council.

In my professional judgment, the handling of this approval is deeply troubling for two key reasons. First, the South Carolina Code of Laws requires a municipal government to effect the conveyance of property by ordinance, which necessitates two readings. Second, there was no copy of the Agreement available for public review. Once again, the Agreement was not included in the meeting agenda packet.

There is no excuse for this, in my opinion. In my 15 years of experience in local government I have not, nor will I ever, bring a contract forward to a public body for approval without providing the public with a copy of what their elected leaders are asked to consider.

There have been baseless claims circulating in local blogs and on social media suggesting that Council members have been negotiating lease terms with Safe Harbor. I have also been accused of dishonesty for stating that no such negotiations have occurred. These allegations are simply not true.

It is true that individual Council members met with representatives from Safe Harbor. It is also true that City staff met with representatives from Safe Harbor Corporate Offices to discuss the fact that the Agreement was not properly authorized by Council in 2019 and to explore the possibility of renegotiating the Agreement. However, it is not true that Council members discussed the terms of the Agreement with Safe Harbor, nor have any City Staff initiated negotiations with Safe Harbor.

On June 3 and June 4, Council members met in pairs and individually with Safe Harbor to engage in meaningful dialogue about a potential marina redesign project—the same project that has been presented to Council twice in the past two years, each time with different designs that did not meet the satisfaction of either the Council or the public. Learning from these previous attempts, Safe Harbor sought individual Council member input before proceeding with a third redesign concept.

To gather further public input before finalizing the next draft for formal review in a Council work session, Safe Harbor is hosting a forum on September 5 at Waterfront Park. Contrary to recent claims, this forum has been in planning for nearly two months and was not hastily arranged. Again, to be absolutely clear, no discussions regarding the terms of the Agreement occurred during the meetings on June 3 and 4.

On June 3 and 4, Council members were unaware that the lease had been incorrectly authorized in 2019 by a simple majority vote instead of by ordinance. I first became aware of this issue as a result of a FOIA request submitted by Mr. Paul Trask, seeking information about the marina lease agreement. During the subsequent document search, staff discovered the Council meeting minutes from May 7, 2019. Mr. Trask, we owe you our thanks for this discovery. It was on June 4 that staff contacted our City Attorney for an opinion, and on the same day, he confirmed that an ordinance should indeed have been passed

in 2019 to authorize the City Manager to enter into the Agreement on behalf of the City.

City Council was informed of the error during an Executive Session on June 11, 2024. During this session, the City Attorney presented several options for consideration, including proceeding with a nunc pro tunc ordinance to ratify the action taken on May 7, 2019. Other options discussed included approaching Safe Harbor about the possibility of renegotiating the Agreement and considering the potential consequences of doing so. No final decision was made on June 11, other than to ask staff to further explore the options provided by the City Attorney.

On June 25, 2024, the matter was revisited during another Executive Session. Staff sought guidance from Council, resulting in a decision to instruct staff to meet with Safe Harbor to explain the lease's improper execution and the City's decision to proceed with a nunc pro tunc ordinance to ratify the May 7, 2019 approval. Council also directed staff to inquire whether Safe

Harbor would be open to renegotiating the current agreement's terms.

On July 3, 2024, Assistant City Manager JJ Sauvé, Linda Roper, the Downtown Operations Director, and I met with representatives from Safe Harbor at the corporate, regional, and local levels. We discussed the necessity and intent of proceeding with a nunc pro tunc ordinance to properly ratify the agreement. We also inquired whether Safe Harbor would be willing to renegotiate portions of the lease. They responded affirmatively, with the understanding that the existing Agreement remains in effect if negotiations are unsuccessful.

In an executive session on July 9, 2024, Staff reported back to Council with the results of the July 3 meeting with Safe Harbor representatives. Staff advised that any negotiations should not be handled by the City Manager's Office alone and recommended forming a Negotiating Committee, comprising two City Council members, a County Council member representing a district in the

City of Beaufort, a City Planning Commission representative, and two citizen appointees.

While there was general agreement on the value of forming a negotiating committee and postponing negotiations until its establishment, no consensus was reached on the committee's composition. As of now, no appointments have been made, and no negotiations have occurred between Safe Harbor and the City of Beaufort.

Introducing this ordinance tonight offers an opportunity for public discussion about the Safe Harbor agreement, a discussion that was not afforded to the public in 2019. If Council votes in favor of the ordinance this evening, I would like to remind everyone that it requires two readings to pass an ordinance, and there is no time limit on when, or if, the second reading must occur. A successful reading tonight does not restrict Council's ability to provide further direction to staff, including recruiting members for consideration of appointment to the negotiating

committee and gathering public input on the agreement details and concerns.

Additionally, I would like to address the issue of whether permission was required from the Federal government before the city entered into the lease agreement, per the Property Management Agreement from 1976 between the City of Beaufort and the Federal Economic Development Administration. We are currently collaborating with the South Carolina Land and Water Conservation Fund Office to address this matter. According to a map on file with that office, the Marina and surrounding waters do not appear to be governed by the property management agreement, which may explain why the city did not seek permission for the lease. However, it is worth noting that the property description does seem to encompass the areas in question. Since July, we have been actively working with the Land and Water Conservation Fund Office to resolve these issues. We actually received an update from them this morning, confirming

that they are still coordinating with the National Park Service to clarify the situation.

Are there any questions from Council for either myself or our City Attorney regarding the ordinance presented for consideration?



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/26/2024  
**FROM:** Scott Marshall, City Manager  
**AGENDA ITEM TITLE:** Ordinance approving the sale of real property located in the Beaufort Commerce Park and owned by the City of Beaufort, South Carolina to Dolnik Properties, LLC - Second Reading  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** City Managers Office

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*BACKGROUND INFORMATION:*

The Beaufort County Economic Development Corporation has identified a buyer for Lot K in the Beaufort Commerce Park. The prospective buyer is Dolnik Properties, LLC. Dolnik intends to construct what would be the second spec building in the Commerce Park.

Summary of proposed Spec Building:

- 72,000 sf
- Approximately \$8.5M investment in construction costs
- Building would be dividable to 8,000 sf units

Summary of proposed Purchase Agreement:

*NOTE: Since first reading on July 9, 2024, the buyer has requested to change the terms of the agreement with regard to timing of payments. These changes are substantive enough to return the ordinance to first reading. Changes are noted below in bold.*

- Purchase price of \$40K per upland acre for total purchase price of \$181,200.
  - \$5K per acre paid to City upon issuance of a Certificate of Occupancy (CO)
  - \$5K per acre paid to City upon each anniversary of the CO until purchase price is paid in full
- **At closing, Dolnik will execute a promissory note in the amount of the full purchase price in favor of the city with the following terms:**
  - **The Note shall mature five (5) years from the date of its execution (the "Maturity Date");**
  - **The Note shall accrue interest at the rate of one (1) percent annually.**
  - **The sum of \$22,650.00 shall be paid to City upon the issuance of a certificate of occupancy for the Building.**
    - **The sum of \$22,650.00 shall be paid to City upon each one-year anniversary of the issuance of a certificate of occupancy until the earlier of the Purchase Price being paid in full or the Maturity Date.**
    - **Any outstanding balance on the Note at the Maturity Date, if any, shall be paid to City on the Maturity Date.**
  - **In the event Dolnik sells the Property, the Note will not be assigned to the purchaser and the**

**balance of the Purchase Price shall be paid in full upon such sale.**

- Dolnik has 90-day inspection period from effective date of Agreement
  - Dolnik has right to terminate Agreement if property is found unsuitable during inspection period
- Closing of transaction shall be held on the later of:
  - 30 days after the expiration of the inspection period; or
  - the date Dolnik has permits and approvals to begin construction

Under previous payment terms, the full obligation of payments due extended to 8 years.

Under payment terms, as revised, all outstanding obligation of payments must be met at maturity of the promissory note, which is 5 years.

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***PLACED ON AGENDA FOR: Action***

***REMARKS:***

First Reading was held on August 27, 2024.

**ATTACHMENTS:**

Description	Type	Upload Date
Ordinance approving sale	Backup Material	8/28/2024
Exhibit A - Commerce Park Master Plan	Backup Material	8/28/2024
Exhibit B - Purchase and Sale Agreement	Backup Material	8/28/2024

**ORDINANCE 2024/15**

**AN ORDINANCE APPROVING THE SALE OF REAL PROPERTY LOCATED IN THE  
BEAUFORT COMMERCE PARK AND OWNED BY THE CITY OF BEAUFORT,  
SOUTH CAROLINA TO DOLNIK PROPERTIES, LLC.**

**WHEREAS**, the City of Beaufort, South Carolina (hereinafter “City”) owns a parcel of Real Property containing 7.99 acres, more or less, 4.53 acres of which are upland, identified as Lot K in the Beaufort Commerce Park Master Conceptual Plan attached to this Ordinance as Exhibit A (hereinafter “Property”); and

**WHEREAS**, the City wishes to sell the Property to Dolnik Properties, LLC (hereinafter “Dolnik”), conditioned upon Dolnik’s agreement to construct a speculative building on the Property, for the purpose of promoting economic development; and

**WHEREAS**, The City and Dolnik have negotiated a Contract for Sale and Purchase of Real Estate, which is attached hereto as Exhibit B; and

**WHEREAS**, City Council believes it is in the best interest of the City and its citizens to approve the sale of the property to Dolnik, and to give authority to the City Manager to execute such documents as may be necessary and appropriate to finalize this transaction.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE CITY COUNCIL**, in accordance with the foregoing, that the City Manager is authorized to execute the Contract for Sale and Purchase of Real Estate, which is attached hereto as Exhibit B, and to execute such other documents as are necessary to effectuate the sale of the Property to Dolnik upon the provisions contained in the Contract for Sale and Purchase of Real Estate.

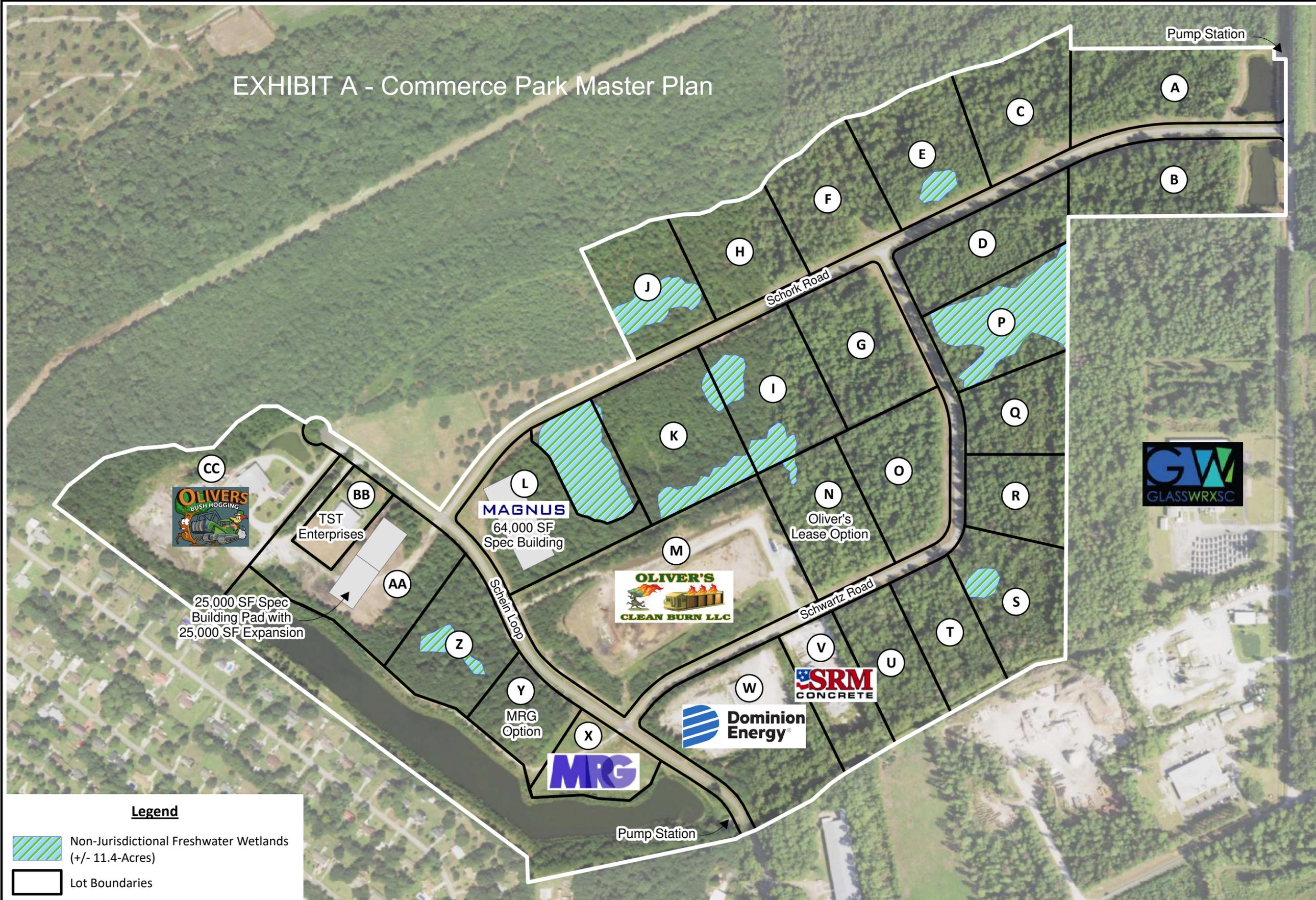
DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Philip E. Cromer, Mayor  
City of Beaufort, South Carolina

\_\_\_\_\_  
Traci Guldner  
City Clerk, City of Beaufort, South Carolina

Reviewed as to form by Benjamin T. Coppage, City Attorney on July 5, 2024

# EXHIBIT A - Commerce Park Master Plan



Lot	Total Acreage
A	± 7.12
B	± 6.64
C	± 5.10
D	± 5.25
E	± 5.48
F	± 5.01
G	± 5.92
H	± 4.46
I	± 5.91
J	± 4.59
K	± 7.0
L	± 5.88
M	± 15.90
N	± 5.10
O	± 5.49
P	± 5.41
Q	± 3.65
R	± 3.53
S	± 5.17
T	± 3.88
U	± 3.88
V	± 3.70
W	± 8.79
X	± 3.00
Y	± 3.00
Z	± 4.86
AA	± 7.75
BB	± 2.0
CC	± 12.71

**Legend**

- Non-Jurisdictional Freshwater Wetlands (+/- 11.4-Acres)
- Lot Boundaries

0 200 400 800  
Feet

OCTOBER 20, 2021

**MASTER CONCEPTUAL PLAN  
FOR THE BEAUFORT COMMERCE PARK  
BEAUFORT, SOUTH CAROLINA** 113



**GEL**  
gel.com  
Environmental | Engineering | Surveying  
Prepared By: GEL Engineering, LLC

CONTRACT FOR SALE AND PURCHASE OF REAL ESTATE

THIS CONTRACT is made and entered into as of the \_\_\_ day of \_\_\_\_\_, 2024 by and between CITY OF BEAUFORT, SOUTH CAROLINA, a political subdivision of the State of South Carolina (hereinafter referred to as "City") and DOLNIK PROPERTIES, LLC, a South Carolina limited liability company (hereinafter referred to as "Dolnik"). The "Effective Date" of this Contract shall be the date on which the last party executes this Contract.

STATEMENT OF BACKGROUND INFORMATION

A. City desires to have a speculative industrial building as more particularly described herein (the "Building") constructed in the 196-acre Beaufort Commerce Park located at the intersection of US Highway 21 and Highway 116 (the "Park") in order to induce industry to locate within the Park.

B. The Building will be constructed on the Property, defined below, which is currently owned by City.

C. Dolnik has agreed to acquire the Property and to design, construct, finance and market the Building thereon.

D. As an incentive to Dolnik to develop the Building, City has agreed to accept payment for the Property in installments, as stated herein.

AGREEMENT

THAT FOR and in consideration of the mutual covenants, agreements and undertakings herein set forth, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City agrees to sell and convey to Dolnik and Dolnik agrees to purchase from City the real property described in Paragraph 1 below on the terms and conditions hereinafter set forth:

1. Description of Property. The real property that is subject to this Contract (the "Property") is described on Exhibit A, which is attached hereto and incorporated herein by reference.

2. Purchase Price. The Purchase Price for the Property shall be \$181,200.00. The Purchase Price shall be paid by Dolnik as follows:

(a) The sum of \$10.00 (the "Earnest Money") shall be deposited with City upon the Effective Date.

(b) At Closing, Dolnik will execute a promissory note in the amount of the Purchase Price in favor of the City (the "Note") which shall include the following terms:

i. The Note shall mature five (5) years from the date of its execution (the "Maturity Date");

## EXHIBIT B - Purchase and Sale Agreement

- ii. The Note shall accrue interest at the rate of one (1) percent annually;
- iii. The sum of \$22,650.00 shall be paid to City upon the issuance of a certificate of occupancy for the Building;
- iv. The sum of \$22,650.00 shall be paid to City upon each one-year anniversary of the issuance of a certificate of occupancy until the earlier of the Purchase Price being paid in full or the Maturity Date;
- v. Any outstanding balance on the Note at the Maturity Date, if any, shall be paid to City on the Maturity Date.
- vi. In the event Dolnik sells the Property, the Note will not be assigned to the purchaser and the balance of the Purchase Price shall be paid in full upon such sale.

(c) Timothy J. Dolnik shall execute a guaranty agreement in favor of City supporting the obligation of Dolnik to pay the balance of the Purchase Price.

### 3. Dolnik's Rights Prior to Closing – Inspection Period.

(a) For a period not to exceed 90 days from the Effective Date (such period being herein referred to as the "Inspection Period"), Dolnik, its authorized agents and employees, as well as others authorized by Dolnik, shall have full and complete access to the Property and shall be entitled to enter upon the Property and make such surveying (including a master geotechnical survey), architectural, engineering, topographical, geological, soil, subsurface, environmental, water drainage and other investigations, inspections, evaluations, studies, tests and measurements including verification of information provided by City regarding ad valorem taxes and building restrictions as well as verification that zoning, deed and architectural control restrictions, and building permit regulations permit Dolnik's intended uses of the Property (collectively, the "Investigations") as Dolnik deems reasonably necessary or advisable so long as same do not result in any material adverse change to the physical characteristics of the Property. During the Inspection Period, Dolnik and City shall agree on any changes to the boundaries of the Property and agree on the usable acreage to determine the Purchase Price. Dolnik agrees to indemnify and hold City harmless from and against any and all claims, costs, expenses and liabilities including reasonable attorneys' fees arising out of or by reason of the Investigations. Dolnik shall restore any disturbance of the Property caused by the Investigations into the same condition that existed prior to the Effective Date in the event Dolnik fails to close, or terminates this Contract. During the Inspection Period, City shall use its best efforts to cooperate fully with Dolnik to facilitate inspection of the Property, but City shall not be obligated to incur any costs or expenses in doing so.

(b) At any time prior to the expiration of the Inspection Period, Dolnik shall have the right, in its sole and absolute discretion, to terminate this Contract if Dolnik determines that the Property is not suitable for Dolnik's intended purposes. If Dolnik elects

## EXHIBIT B - Purchase and Sale Agreement

to terminate pursuant to this paragraph, it shall give written notice of such termination to the City prior to the expiration of the Inspection Period. Upon such termination, Dolnik shall deliver copies of all due diligence materials to City, and neither party shall have any further rights or obligations hereunder except for any obligations of Dolnik under paragraph (a) above.

4. City's Information. Within 5 days of the Effective Date, City shall provide Dolnik with copies of all non-proprietary reports pertaining to the Property in City's possession such as title policies, land surveys, geotechnical reports, zoning information, and environmental studies.

5. Title. Dolnik's obligations hereunder shall be conditioned upon the City's delivery of a good and insurable title to the Property (at standard rates), by limited warranty deed, free and clear of all liens, encumbrances and conditions which in the opinion of Dolnik would adversely affect the use and marketability of the Property.

6. Title Examination. At any time prior to Closing, Dolnik may deliver to City a written statement of objections, if any, to City's title to the Property and City shall have ten (10) days after receipt of Dolnik's written objections, if any, to City's title in which to cure or remove the same, time being of the essence. City hereby covenants and agrees to use City's best efforts to cure or remove said objections within said period. In the event City fails or refuses to cure or remove said objections at least five (5) days prior to closing, then, Dolnik, as Dolnik's sole remedy, shall have the right to cancel this Contract. In such event, all Earnest Money shall immediately then be returned to Dolnik and no party hereto shall have any further rights, liabilities or obligations hereunder. In the event Dolnik delivers a statement of Objections to the City, Closing shall be extended for a reasonable period to accommodate the cure or removal of such objections, if any.

7. City's Representations and Warranties. City makes the following representations and warranties to Dolnik:

(a) City is a body politic and political subdivision of the State of South Carolina and has the full right and authority to enter into this Contract and consummate the transaction contemplated herein. The persons signing this Contract and any document executed pursuant hereto on behalf of City have full power and authority to bind City in the manner purported in said documents.

(b) City shall refrain from offering the Property for sale or otherwise soliciting or negotiating an offer to sell the Property to third parties as long as this Contract remains in effect.

(c) To the best of City's knowledge, there is no condition existing with respect to the Property or the operation of any part governmental or quasi-governmental agency requiring it to correct any condition with respect to the Property, or any part thereof, by reason of a violation of any governmental requirement or otherwise that has not been corrected, City has not received notice of, and has no other knowledge or information of, any pending or contemplated condemnation action with respect to the Property, or any part thereof.

## EXHIBIT B - Purchase and Sale Agreement

(d) To the best knowledge of the City, there are no underground storage tanks on the Property and there is no pending or threatened litigation affecting the Property or title to the Property.

(e) To the best knowledge of City, there are no special or other assessments for public improvements or otherwise currently affecting the Property nor does City know of (i) any pending or threatened special assessments affecting the Property or (ii) any contemplated improvements affecting the Property which may result in special assessments affecting the Property.

(f) To City's actual knowledge without independent inquiry, no portion of the Property has ever been used by City as a landfill or as a dump to receive garbage, refuse, water or fill material, whether or not hazardous. City has not stored, handled, installed or disposed of any Hazardous Substances (as hereinafter defined) in, on or about the Property or any other location with the vicinity of the Property; and, to the best of City's knowledge, there are no Hazardous Substances on the Property. As used in this Contract, the term "Hazardous Substances" means asbestos, polychlorinated biphenyl and such materials, waste, contaminants or other substances determined as toxic, dangerous to health or otherwise hazardous by cumulative reference to the following sources as amended from time to time: (i) the Resource Conservation and Recovery Act of 1976, 42 U.S.C. § 1601 et. Seq. ("RCRA"); (ii) the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.; (iii) Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. § 9601, et seq. ("CERCLA"); (iv) applicable laws of the jurisdiction where the Property is located; and (v) any federal, state or local statutes, regulations, ordinances, rules or orders issued or promulgated under or pursuant to any of those laws or otherwise by any department, agency, or other administrative, regulatory or judicial body. The term "Hazardous Substances" does not include usual and customary cleaning and other supplies necessary for the normal operation, maintenance and/or occupancy of the Property.

Dolnik acknowledges and agrees that the Property shall be sold, and Dolnik shall accept possession of the Property on the Closing Date, except as provided herein, AS IS, WHERE IS, WITH ALL FAULTS, with no right of set-off or reduction in the Purchase Price, except as expressly set forth herein to the contrary, and except as expressly provided in this Contract, such sale shall be without representation or warranty of any kind, whether express, implied, statutory or otherwise, including, without representation, warranties of use, merchantability or fitness for a particular purpose, and City does hereby disclaim and renounce any such representation or warranty.

The above representations, warranties, and covenants shall survive the closing date for a period of six (6) months.

8. Closing. The Closing of the transaction herein provided shall be held on the later of (i) the date that is thirty (30) days after the expiration of the Inspection Period, or (ii) the date on which Dolnik has secured all necessary permits and approvals to begin construction of the Building. Dolnik and City agree to deposit in trust with Dolnik's attorney (the "Closing Attorney") not later than the date of the Closing, all executed documents required in connection with this transaction including such documents as requested by Dolnik's title insurance company (the "Title

Company") which are necessary to enable this transaction to be consummated. Upon receipt of all necessary documents, and when the Title Company is in a position to issue to Dolnik a policy of title insurance, the Closing Attorney shall on the date of Closing, upon instructions from Dolnik and City, cause the deed to the Property any other necessary or appropriate instruments to be filed for record. At Closing, City shall deliver to Dolnik the following:

- (a) Satisfactory evidence of the authority of the persons executing the conveyance documents to sign such documents and consummate the transaction on behalf of the City.
- (b) A duly authorized and executed limited warranty deed in recordable form conveying good and insurable title to the Property.
- (c) Satisfactory evidence that the subdivision plat establishing the Property boundaries has been approved and recorded or is in recordable form.
- (d) All other documents which may be reasonably required by the Title Company to insure Dolnik of good and insurable title to the Property.

9. Default and Remedies. In the event that the terms and conditions of this Contract have been satisfied and Dolnik does not purchase the Property in accordance with the requirements of this Contract within the time limits herein set forth, City, as City's sole and exclusive remedy, may declare this Contract cancelled in which event the Earnest Money shall be paid to the City as full liquidated damages and not as a penalty, it being agreed that the City's damages would be difficult or impossible to ascertain. In the event of City's breach of any of its obligations hereunder, Dolnik shall have the rights and options as Dolnik's sole and exclusive remedies to either (a) immediately terminate this Contract upon written notice to the City and receive back the full amount of the Earnest Money and upon return of the same the parties hereto shall have no further rights and obligations or liabilities to each other hereunder or (b) demand and compel by an action for specific performance or similar legal proceedings, if necessary, for the immediate conveyance of the Property by City in compliance with the terms and conditions of this Contract, and to recover all costs and expenses, including reasonable attorneys' fees incurred by Dolnik in such action.

10. Development of Building. Pursuant to a Development Agreement executed on or about the date hereof (the "Development Agreement") between Dolnik and Beaufort County Economic Development Corporation ("BCEDC"), Dolnik agrees to design, construct, finance and market an approximately 72,000 square foot industrial building (the "Building") for manufacturing and warehouse uses on the Property. Dolnik shall pay all permitting, business license and customary impact fees. In the event Dolnik does not achieve substantial completion of the Building within one (1) year of the date it acquires the Property (the "Completion Date"), subject to events of force majeure or other events beyond the control of Dolnik, Dolnik shall promptly reconvey the Property to City, or if such transfer is not possible, Dolnik shall refund the "Site Work Contribution" to BCEDC, as more particularly described in the Development Agreement. Provided however, if the Building is 75% completed by the Completion Date, the Completion Date shall be extended six (6) months.

**EXHIBIT B - Purchase and Sale Agreement**

11. Sale or Lease of the Building. Dolnik shall diligently market the Building for sale or lease utilizing Dolnik's professionals employed by it (on a non-exclusive basis) and any other qualified real estate professionals selected by Dolnik to secure industrial users. In the event BCEDC locates a purchaser for the Building, Dolnik agrees to sell the Building for an amount equal to the greater of (a) the then current appraised value of the Building, or (b) a sum equal to the total development costs for the Building, plus 10%.

12. Closing Costs. City shall pay the deed transfer tax (formerly deed stamps), the expense of preparation of the deed and the fees of the City's attorney. Dolnik shall pay the premium for the owner's title insurance policy to be issued to Dolnik, the grantee's costs of recordation of the deed, the costs incurred by Dolnik in connection with its Investigations of the Property and the fees of Dolnik's attorneys.

13. Prorations and Adjustments. The following prorations and adjustments shall be made at Closing:

(a) The Property is currently exempted from ad valorem real property taxes and no proration of taxes shall be required.

(b) Any other item of income or expense affecting the Property that is subject to proration.

14. Brokerage. City and Dolnik represent and warrant each to the other that they have not dealt with any other brokers in connection with this transaction. These warranties shall survive the Closing.

15. Notices. Any notice, approval or other communication which may be required or permitted to be given or delivered hereunder shall be in writing and shall be deemed to have been given, delivered and received (i) as of the date which the notice is personally delivered to the following addresses, or (ii) if by email to the following email addresses, when the message is received in the office of the addressee, provided that a hard copy is sent the same day by Federal Express or other overnight courier to the following addresses for next business day delivery:

To City:

City of Beaufort  
1911 Boundary Street  
Beaufort, South Carolina 29902  
Email:smarshall@cityofbeaufort.org

To Dolnik:

Dolnik Properties, LLC  
PO Box 314  
Bluffton, SC 29910  
Attention: Tim Dolnik Email:  
tjdolnik@dolnikmgmt.com

With a copy to:

Robert B. Brannen, Jr.  
One West Park Avenue  
Savannah, GA 31401  
Email: rbrannen@bouhan.com

16. Governing Law. This Contract shall be governed, interpreted and construed under the laws of the State of South Carolina.

17. Parties. This Contract shall be binding upon and enforceable against, and shall inure to the benefit of Dolnik and City and their respective legal representatives, successors and assigns. City may assign this Contract, in whole or in part, to any partnership or other entity controlled by or under common control with City, without the prior written approval of Dolnik. Dolnik may assign this Contract in whole or in part to any subsidiary, affiliated corporation, individuals or business organization qualified to do business in South Carolina, without the prior written approval of City; provided, however, that any assignee shall assume all of the duties, obligations and liabilities of assignor under this Contract. In the event of any such assignment, the assignor thereof shall not be relieved of its duties and obligations hereunder and such assignor and assignee shall be jointly and severally liable. Except as hereinabove provided, neither party shall assign this Contract to any other party without the written consent of the other party, which consent will not be unreasonably withheld.

18. Time of the Essence. Time is of the essence in the performance of the terms and conditions of this Contract.

19. Condemnation. In the event of the taking of all or any portion of the Property by eminent domain proceedings, or the commencement or bona fide threat of the commencement of any such proceedings, prior to Closing, Dolnik shall have the right at Dolnik's option, to terminate this Contract by giving written notice thereof to City prior to Closing, in which event the Earnest Money shall be refunded to Dolnik promptly upon request, all rights and obligations of the parties under this Contract shall expire, and this Contract shall become null and void. If Dolnik does not so terminate this Contract, City shall assign to Dolnik at Closing all rights of City in and to any awards or other proceeds paid or payable thereafter by reason of any taking. City shall notify Dolnik of eminent domain proceedings within five (5) days after City learns thereof.

20. Entire Agreement. This Contract constitutes the entire agreement between the parties hereto and it is understood and agreed that all undertakings, negotiations, representations, promises, inducements and agreements heretofore had between these parties are merged herein. This Contract may not be changed orally but only by an agreement in writing signed by both

EXHIBIT B - Purchase and Sale Agreement

Dolnik and the City. No waiver of any of the provisions to this Contract shall be valid unless in writing and signed by the party against whom it is sought to be enforced. The provisions of this Contract shall inure to the benefit of and shall binding upon the parties hereto and their respective heirs, successor and assigns.

21. Attorneys' Fees. If any legal action or other proceeding is commenced to enforce or interpret any terms or provisions of this Contract or any documents incidental thereof, including, but not limited to, any escrow agreement or any closing documents, the prevailing party shall be entitled to an award of its attorneys' fees and expenses. The phrase "prevailing party" shall include a party who receives substantially the result desired whether by dismissal, summary judgment, judgment or otherwise. The provisions of this Section shall survive the Closing and/or the termination of this Contract.

22. Tax Deferred Exchange. Upon request, the parties agree to execute and deliver all documents and perform such acts as are reasonably necessary to enable the transactions contemplated by this Contract to qualify as a like kind exchange of real property under §1031 of the Internal Revenue Code of 1986. The requesting party shall bear all additional expenses incurred by the responding party arising out of the exchange process which would not otherwise have been attendant to this traction.

23. Dates for Performance. If the Closing Date or any other date described in this Contract by which one party hereto must give notice to the other party hereto or must fulfill an obligation is a Saturday, Sunday or a day observed by the Federal government or by the State of South Carolina government as a legal holiday, then such Closing Date or such other date shall be automatically extended to the next succeeding day which is not a Saturday, Sunday or legal holiday.

IN WITNESS WHEREOF, the parties hereto have executed this Contract on the dates set forth below.

CITY OF BEAUFORT, SOUTH CAROLINA

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Dated: \_\_\_\_\_

DOLNIK PROPERTIES, LLC

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Dated: \_\_\_\_\_

EXHIBIT A

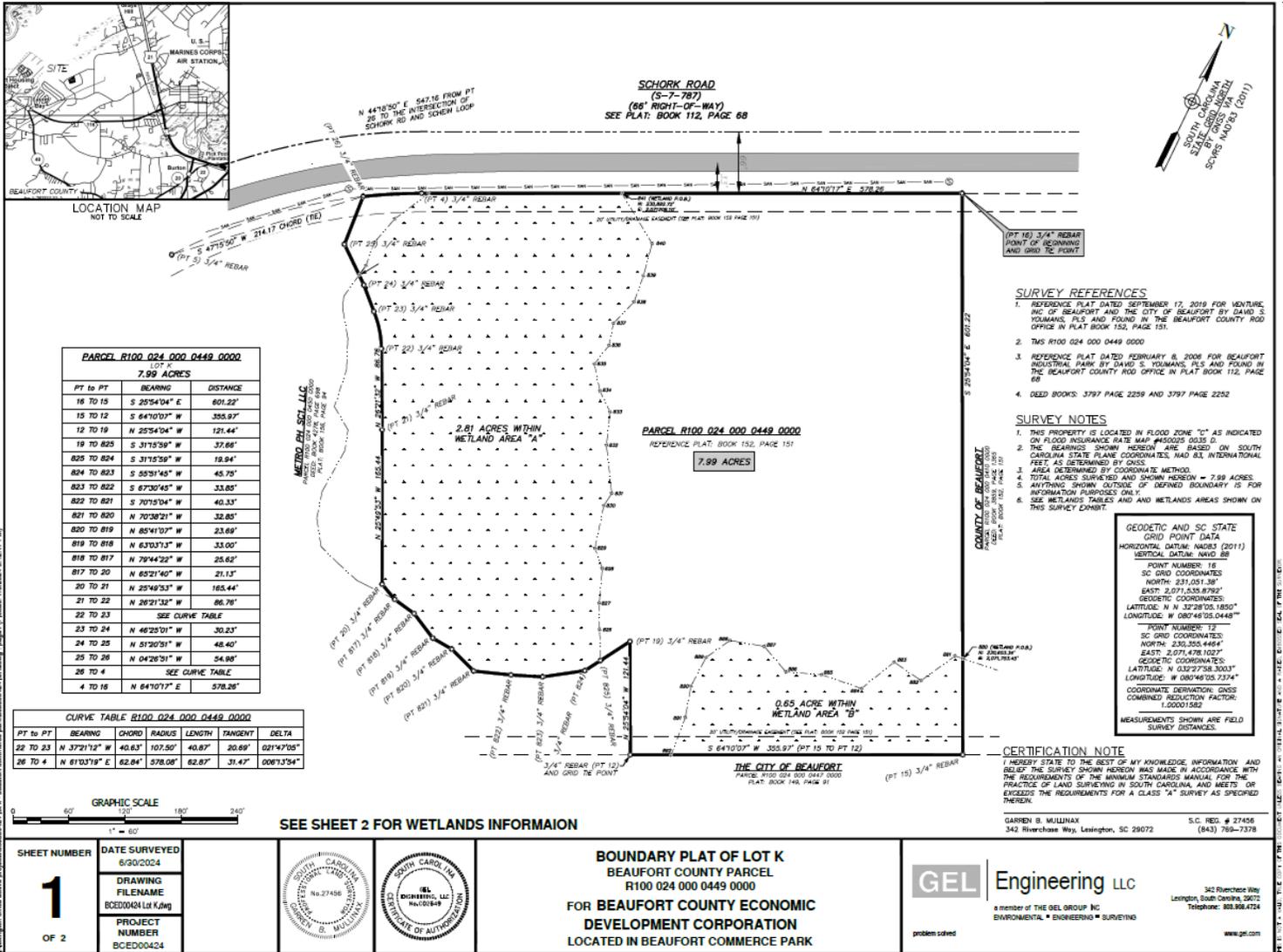
DESCRIPTION OF PROPERTY

ALL that certain piece, parcel, or tract of land, situate, lying and being in Beaufort County, South Carolina, containing 7.99 acres, more or less, 4.53 acres of which are upland, being more particularly shown on that certain plat prepared by GEL Engineering, LLC, dated June 30, 2024, a copy of which is included herewith and incorporated herein as Exhibit B.

This being a portion of the real property conveyed to the City of Beaufort by Limited Warranty Deed of Venture, Inc. dated September 26, 2019 and recorded in Book 3797 at Page 2259 in the Office of the Register of Deeds for Beaufort County, South Carolina.

EXHIBIT B

SURVEY OF PROPERTY





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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/26/2024  
**FROM:** JJ Sauve  
**AGENDA ITEM TITLE:** An ordinance to amend the Comprehensive Plan of the City of Beaufort, to add a Housing Impact Analysis as an Appendix Item to the Housing Chapter - Second Reading  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** City Managers Office

---

*BACKGROUND INFORMATION:*

In 2023 the State of South Carolina passed Act 57, which amended Section 6 of the State Code adding the option for local governments to use up to 15% of state accommodations tax proceeds to fund affordable workforce housing initiatives. This act requires any local government wishing to use state accommodation tax funds to complete a housing impact analysis to be included as an addendum to the local government's comprehensive plan that includes:

"... Information about the effect of the ordinance on housing, including the effect of the ordinance on each of the following:

- (a) the cost of developing, construction, rehabilitating, improving, maintaining, or owning single-family or multifamily dwellings;
  - (b) the purchase price of new homes or the fair market value of existing homes;
  - (c) the cost and availability of financing to purchase or develop housing;
  - (d) housing costs; and
  - (e) the density, location, setback, size, or height development on a lot, parcel, land division, or subdivision; and
- (2) an analysis of the relative impact of the ordinance on low- and moderate-income households..."

In January 2024, the Municipal Association of South Carolina provided a training, which the majority of Council attended, that highlighted the process for completing a Housing Impact Analysis under the new requirements of Act 57. This training was presented as a case study from Hilton Head Island's approach to implementing its Housing Impact Analysis. It is staff's recommendation that the City of Beaufort adopt this Housing Impact Analysis as an appendix item to the City of Beaufort 2021 Comprehensive Plan, to provide another optional tool for addressing affordable housing in Beaufort.

The Housing Impact Analysis attached to this agenda is based on housing and economic trends and information contained in the City of Beaufort 2021 Comprehensive Plan and several updated sources. It is clear from this data that the past five years have seen major changes to the local economy and housing market, and that a full review of the housing section of the Comprehensive Plan should be a priority as it approaches the five-year review mark.

The city recently partnered with other local governments to form the Beaufort-Jasper Housing Trust, and the City has the chance to explore opportunities to improve housing options at both the local and regional levels. Staff's recommendation is that this Analysis be adopted, and that as the 2026 Comprehensive Plan approaches, the Council, Planning Commission, and staff work together to explore the options outlined in the Analysis and determine the best approaches towards measurable results in addressing housing. This will most likely involve significant regional and community partnerships, and resources far beyond the City of Beaufort's control.

The process for adopting this Housing Impact Analysis as an addendum item to the City of Beaufort's 2021 Comprehensive Plan is outlined below:

- May 2023- Bill became law (COMPLETE)
- January 2024- MASC Meeting- HHI Model Case Study (COMPLETE)
- March to May 2024- Collecting data and compiling HIA (COMPLETE)
- June 2024- Public Hearing at Planning Commission w/ Recommendation of Adoption (COMPLETE) and distribute to DOR and Tourism Expenditure Revenue Committee (COMPLETE).
- June 2024- Council Worksession (COMPLETE)
- August 2024- Public Hearing (30 days notice) at Council and First Reading of ordinance amendments
- September 2024- Second Reading of ordinance amendments
- FY 26- Recommended update of Comprehensive Plan Housing Section with Planning Commission and Council

***PLACED ON AGENDA FOR: Action***

***REMARKS:***

Public Hearing and First Reading were held on August 27, 2024.

**ATTACHMENTS:**

Description	Type	Upload Date
Ordinance Comprehensive Plan Amendment	Backup Material	8/28/2024
City of Beaufort Housing Impact Analysis June 2024	Backup Material	8/28/2024

**ORDINANCE 2024/16**

**An Ordinance to Amend the 2021 Comprehensive Plan of the City of Beaufort, to Add a Housing Impact Analysis as an Appendix Item to the Housing Chapter**

**WHEREAS**, the City of Beaufort, South Carolina (hereinafter “City”) recognizes workforce and affordable housing as priority community needs; and

**WHEREAS**, the City completed a Housing Impact Analysis in June of 2024 to better understand these needs; and

**WHEREAS**, the City wishes to amend its 2021 Comprehensive Plan, to include the Housing Impact analysis as an appendix item to the Housing chapter;

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE CITY COUNCIL**, in accordance with the foregoing, that the Comprehensive Plan of the City of Beaufort, South Carolina, is hereby amended by adding the attached Housing Impact Analysis as an appendix item to the Housing Chapter.

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Philip Cromer, Mayor  
City of Beaufort, South Carolina

\_\_\_\_\_  
Traci Guldner  
City Clerk, City of Beaufort, South Carolina

Reviewed as to form by Benjamin T. Copping, City Attorney on August 19, 2024

**HOUSING IMPACT ANALYSIS**  
**CITY OF BEAUFORT, SOUTH CAROLINA**

**JUNE 2024**

**AN APPENDIX TO THE CITY OF BEAUFORT 2021  
COMPREHENSIVE PLAN**

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## EXECUTIVE SUMMARY

The City of Beaufort is a small coastal city located in the Lowcountry region of South Carolina. As of 2021, the city had an estimated population of 13,607. Beaufort, like many communities across the country, is facing challenges related to housing affordability and availability. Rising housing costs, limited supply of affordable units, and growing demand are putting pressure on Beaufort's housing market. These factors are making it increasingly difficult for many residents - especially low- and moderate-income households, seniors, and key members of the workforce like teachers and first responders - to find suitable housing they can afford. To better understand the current state of housing in Beaufort and identify potential solutions, the city commissioned this Housing Impact Analysis. The analysis examines demographic trends, housing stock characteristics, affordability metrics, and the economic impacts of housing on the local economy.

Key findings from the analysis include:

- Beaufort's population has grown by 10.1% over the past decade, putting pressure on the housing market (U.S. Census Bureau, 2021)
- The 2021 median home value in Beaufort was \$277,000, which is 21% higher than the national median of \$229,800, and this number continues to increase yearly (U.S. Census Bureau, 2021)
- The median home sales price in Beaufort in 2023 is between \$390,000 and \$466,000. (HHI HIA, 2023) (Redfin, 2023)
- 36.1% of Beaufort households are cost-burdened, spending more than 30% of their income on housing (U.S. Census Bureau, 2021)

To address these challenges, the report recommends a series of strategies, including:

- Increasing the supply of affordable housing through incentives for developers and partnerships with non-profit organizations
- Preserving existing affordable housing through rehabilitation programs and tenant protections
- Expanding housing options by allowing accessory dwelling units and encouraging mixed-use development
- Leveraging public land and resources to support affordable housing development

By implementing these strategies, Beaufort can work towards a future where all residents have access to safe, affordable, and quality housing.

## ATAX FUNDING

The growing demand for affordable housing for these households continues to be a focus for the City and area employers. The following Housing Impact Analysis addresses the required questions outlined as part of Act 57 allowing the City to utilize ATAX as an eligible funding source to support local workforce housing needs. The City of Beaufort ATAX collections vary from year-to-year but have consistently been in the \$1 million range for the past three years.

#### City of Beaufort Historical and Projected ATAX Collections

FY22- Actual- \$914,442

FY23- Actual- \$1,030,484

FY24 Estimated- \$1,194,940

The following Housing Impact Analysis per Act 57 requirements includes:

- Current housing and employment trends in the City of Beaufort
- Local analysis of housing and development costs
- Market-rate housing prices
- Cost of available financing to purchase or develop housing.
- Local determination of need for workforce housing including income and housing disparities
- Potential ATAX revenue impacts on short- and long-term housing costs

## INTRODUCTION

The City of Beaufort is a vibrant community located in the Lowcountry region of South Carolina. Known for its historic charm, natural beauty, and high quality of life, Beaufort is an attractive place to live and work. However, like many desirable communities, Beaufort is grappling with the challenges of housing affordability and availability.

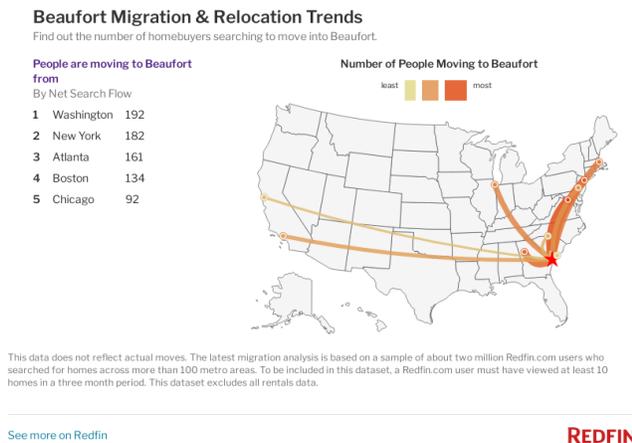
To better understand these challenges and identify potential solutions, the City of Beaufort commissioned this Housing Impact Analysis. The analysis examines a range of factors that influence housing in Beaufort, including demographic trends, housing stock characteristics, affordability metrics, and the economic impacts of housing.

The goal of this report is to provide a comprehensive assessment of housing in Beaufort and offer recommendations for addressing the city's housing needs. By taking a proactive approach to housing policy, Beaufort can work towards a future where all residents have access to safe, affordable, and quality housing.

## Demographic Analysis

Beaufort's population has grown steadily over the past several decades, driven by its attractive quality of life, strong economy, and proximity to major employment centers. According to the U.S. Census Bureau (2021), Beaufort's population increased from 12,361 in 2010 to 13,607 in 2020, representing a growth rate of 10.1%.

This population growth has put pressure on Beaufort's housing market, as demand for housing has outpaced supply. The result has been rising home prices and rents, making it increasingly difficult for many residents to find affordable housing (National Low Income Housing Coalition, 2021).



In addition to overall population growth, Beaufort has seen significant changes in its demographic composition. The city's population is becoming increasingly diverse, with the percentage of Hispanic residents increasing from 6.5% in 2010 to 8.4% in 2020, and the percentage of Asian residents increasing from 1.5% to 2.5% over the same period (U.S. Census Bureau, 2021). The city is also experiencing an aging of its population, with the median age increasing from 35.8 in 2010 to 38.5 in 2020 (U.S. Census Bureau, 2021).

These demographic shifts have important implications for housing in Beaufort. As the population becomes more diverse, there is a need for housing that meets the needs of a wider range of household types and income levels. And as the population ages, there is a growing need for housing that is accessible, affordable, and allows seniors to age in place (Joint Center for Housing Studies of Harvard University, 2021).

The lack of affordable housing in Beaufort can have significant economic impacts on the local workforce and businesses. When workers are unable to find housing they can afford near their jobs, they may be forced to commute long distances, leading to increased transportation costs, reduced productivity, and a lower quality of life (Urban Institute, 2019). This can make it difficult for businesses to attract and retain skilled workers, hindering economic growth and competitiveness.

Moreover, when a large portion of a household's income is spent on housing, there is less disposable income available to spend on local goods and services. This reduced consumer spending can have a ripple effect throughout the local economy, impacting businesses of all sizes (National Low Income Housing Coalition, 2021). Addressing housing

affordability is therefore not only a social imperative but also an economic necessity for ensuring the long-term vitality and resilience of Beaufort's economy.

To effectively address Beaufort's housing challenges, it is crucial to understand the specific needs of different demographic groups:

- Young professionals often seek affordable rental housing close to employment centers, with amenities like public transit access and walkable neighborhoods (Urban Institute, 2019).
- Families require larger, multi-bedroom units with outdoor space and proximity to schools and childcare facilities. Affordable homeownership opportunities are also important for long-term stability (Grounded Solutions Network, 2018).
- Seniors need accessible, single-level housing with support services and transportation options to enable aging in place. Affordable senior housing and assisted living facilities are in high demand (Joint Center for Housing Studies of Harvard University, 2021).

By tailoring housing strategies to the unique needs of each group, Beaufort can create a more balanced, equitable housing market that supports the entire community.

## EMPLOYMENT BY INDUSTRY IN BEAUFORT, SC

Beaufort's economy is driven by a diverse mix of industries, with a particularly strong presence in the service sector. According to data from the U.S. Census Bureau's American Community Survey (2017-2021), the top industries employing Beaufort residents are:

- **Educational services, and health care and social assistance:** This industry is the largest employer in Beaufort, accounting for 21.7% of the city's total employed population (U.S. Census Bureau, 2021). It includes jobs in schools, colleges, hospitals, medical offices, and social service agencies.
- **Arts, entertainment, and recreation, and accommodation and food services:** The second-largest industry, employing 18.6% of Beaufort's workforce, reflects the city's strong tourism and hospitality sector (U.S. Census Bureau, 2021). This category includes jobs in hotels, restaurants, bars, museums, theaters, and other leisure and hospitality businesses.
- **Professional, scientific, and management, and administrative and waste management services:** Employing 12.4% of Beaufort's workers, this industry encompasses a wide range of jobs in legal, accounting, engineering, research, consulting, and administrative services (U.S. Census Bureau, 2021).

- **Retail trade:** Retail businesses, including grocery stores, clothing shops, home goods stores, and other merchants, employ 11.7% of Beaufort's workforce (U.S. Census Bureau, 2021).
- **Public administration:** Government jobs at the local, state, and federal levels account for 8.5% of Beaufort's employment (U.S. Census Bureau, 2021). This includes positions in city and county government, as well as military and civilian jobs at the nearby military installations.

Other notable industries in Beaufort include construction (6.2%), finance and insurance, and real estate and rental and leasing (5.7%), manufacturing (3.5%), and transportation and warehousing, and utilities (3.4%) (U.S. Census Bureau, 2021).

The presence of military installations, particularly Marine Corps Air Station Beaufort and Marine Corps Recruit Depot Parris Island, also significantly impacts the local economy. These bases provide civilian employment opportunities and support local businesses through the spending of military personnel and their families (Beaufort Regional Chamber of Commerce, 2021).

Table 17: Economic Impact of Visitors 2017-2020

	2017	2018	2019	2020	Percent Change 2017-2020
<b>Beaufort County</b>					
Tourism Employment	14,170	14,590	15,280	14,620	5.6%
Payroll from Tourism	\$261,570,000	\$270,780,000	\$294,880,000	\$307,230,000	23.1%
Expenditures by Visitors	\$1,374,800,000	\$1,433,990,000	\$1,539,740,000	\$1,379,800,000	5.8%

Beaufort's industry mix reflects its status as a coastal tourism destination and its proximity to larger employment centers like Hilton Head Island and Savannah, Georgia. The city's diverse economy and strong service sector presence contribute to its overall economic stability and growth potential.

The economic impact of housing affordability on Beaufort's local workforce and businesses is significant and far-reaching. When housing costs consume a disproportionate share of household incomes, it creates a cascade of consequences that extend beyond individual families to the broader community.

For workers, high housing costs can limit their ability to live near their places of employment, leading to longer commutes, increased transportation expenses, and reduced quality of life. This not only affects individual well-being but also has implications for businesses. When employees face long and costly commutes, it can result in decreased productivity, higher rates of absenteeism, and increased turnover (Joint Center for Housing Studies, 2021). These factors can make it challenging for businesses

to attract and retain skilled workers, which in turn can hinder economic growth and competitiveness.

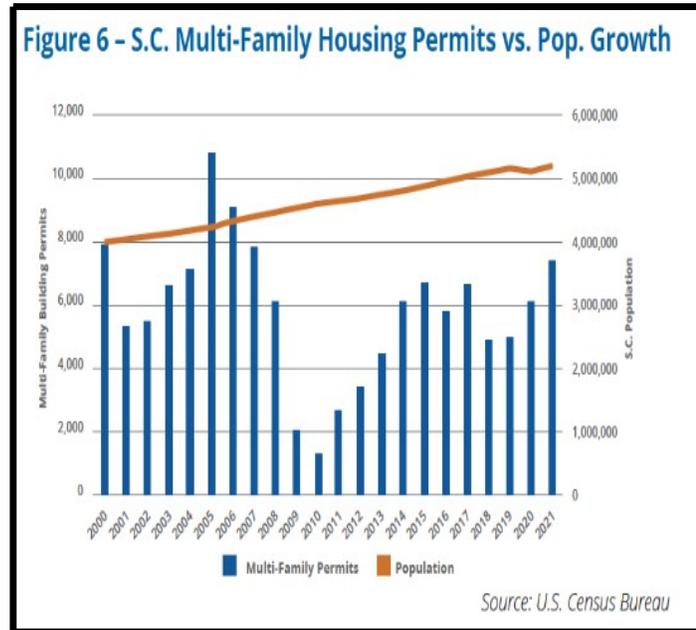
Furthermore, when households are forced to allocate a significant portion of their income to housing, they have less disposable income to spend on local goods and services. This reduced consumer spending can have a ripple effect throughout the local economy, impacting businesses across various sectors (National Association of Realtors, 2019). Small businesses, which often rely on local patronage, may be particularly vulnerable to the economic consequences of housing unaffordability.

Addressing housing affordability is therefore crucial not only for the well-being of Beaufort's residents but also for the long-term economic vitality of the community. By ensuring that workers can find suitable housing they can afford near their jobs, and that households have sufficient disposable income to support local businesses, Beaufort can foster a more sustainable and inclusive economy that benefits all its residents.

## Housing Stock Analysis

Beaufort's housing stock is diverse, reflecting the city's long history and varied architectural styles. According to the American Community Survey (U.S. Census Bureau, 2021), there are 5,778 housing units in Beaufort, of which 65.1% are single-family homes, 30.6% are multi-family units, and 4.3% are mobile homes.

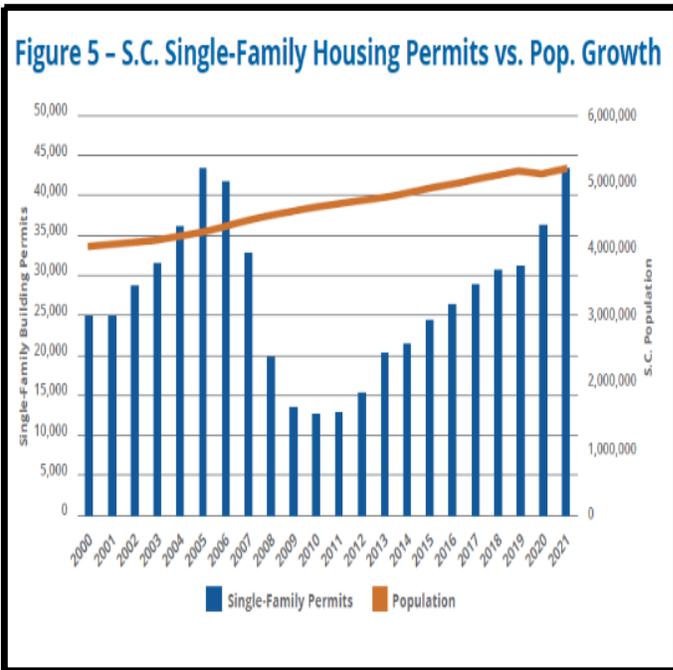
The age of Beaufort's housing stock is also varied, with 39.3% of units built before 1980, 32.6% built between 1980 and 1999, and 28.1% built after 2000 (U.S. Census Bureau, 2021). While older homes contribute to Beaufort's historic charm, they may also present challenges related to maintenance, energy efficiency, and accessibility (Joint Center for Housing Studies of Harvard University, 2021).



In terms of tenure, 54.1% of Beaufort households own their homes, while 45.9% are renters (U.S. Census Bureau, 2021). The homeownership rate in Beaufort is lower than the national average of 64.4%, reflecting the challenges of affordability and limited supply of entry-level homes (Joint Center for Housing Studies of Harvard University, 2021).

Vacancy rates provide another important indicator of the health of Beaufort's housing market. According to the most recent data, the vacancy rate for owner-occupied units is 2.7%, while the vacancy rate for rental units is 7.2% (U.S. Census Bureau, 2021). These rates suggest a tight housing market, with limited availability of units for both purchase and rent.

Looking ahead, there are several key challenges and opportunities related to Beaufort's housing stock. One challenge is the need to preserve and maintain the city's older housing stock, which may require significant investment in rehabilitation and retrofitting (National Low Income Housing Coalition, 2021). Another challenge is the need to expand the supply of affordable housing, particularly for low- and moderate-income households (Grounded Solutions Network, 2018).



At the same time, there are opportunities to leverage Beaufort’s unique assets to support housing development. For example, the city’s historic buildings and vacant land could be repurposed for affordable housing, while its walkable neighborhoods and access to public transportation could support higher-density, mixed-use development (Lincoln Institute of Land Policy, 2019).

By taking a proactive approach to housing stock management and development, Beaufort can work towards a future where all residents have access to safe, affordable, and quality housing that meets their needs.

## CONSTRUCTION AND DEVELOPMENT COSTS ANALYSIS

Housing construction and development costs are a significant factor in the overall affordability and availability of housing in Beaufort. According to data from the National Association of Home Builders (2021), the average cost of constructing a single-family home in the South Atlantic region, which includes South Carolina, was \$105.21 per square foot in 2021. This figure includes costs for materials, labor, and contractor overhead and profit, but does not include the cost of land or site development.

Applying this regional average to Beaufort, the cost to construct a typical 2,000 square foot single-family home would be approximately \$210,420. However, actual construction costs in Beaufort may vary in this constantly fluctuating market depending on a number of factors, including:

- Local labor costs and availability of skilled construction workers (Urban Institute, 2019)
- Prices for building materials, which can fluctuate based on supply and demand (National Association of Home Builders, 2021)
- Site-specific factors such as terrain, soil conditions, and infrastructure requirements (Urban Institute, 2019)
- Building design and amenities, with higher-end finishes and features adding to overall costs (Joint Center for Housing Studies of Harvard University, 2021)

In addition to the direct costs of construction, developers in Beaufort also face a range of other costs and fees associated with the development process. These can include:

- Land acquisition costs, which have been rising in many parts of the Lowcountry as demand for housing increases (Urban Institute, 2019)
- Site development costs, such as grading, utilities, and stormwater management (Urban Institute, 2019)
- Permitting and impact fees charged by the city and county governments (Grounded Solutions Network, 2018)
- Financing costs, including interest on construction loans and other development expenses (Joint Center for Housing Studies of Harvard University, 2021)

According to a 2020 report by the South Carolina Housing Finance and Development Authority, the average cost of a new home in Beaufort County was \$314,000, which is significantly higher than the statewide average of \$243,000. This suggests that the combination of high construction costs, land prices, and development fees is contributing to the overall affordability challenges in Beaufort's housing market. To help mitigate these costs and encourage the development of more affordable housing, the City of Beaufort could consider a range of strategies, such as:

- Offering density bonuses or other zoning incentives for projects that include affordable units (Grounded Solutions Network, 2018)
- Reducing or waiving certain development fees for affordable housing projects (Lincoln Institute of Land Policy, 2019)
- Partnering with non-profit developers or community land trusts to acquire and develop land for affordable housing (Grounded Solutions Network, 2018)
- Exploring alternative construction methods and materials that could reduce building costs without sacrificing quality or durability (Urban Institute, 2019)

By working to address the various factors that contribute to high housing construction and development costs, Beaufort can help to create a more balanced and affordable housing market that meets the needs of all its residents.

## THE ROLE OF TRANSPORTATION AND INFRASTRUCTURE IN HOUSING DEVELOPMENT

Transportation and infrastructure play a vital role in supporting housing development and affordability. Access to reliable and efficient transportation options, such as public transit, bike lanes, and well-maintained roads, can significantly impact the location and cost of housing (Center for Neighborhood Technology, 2020). When housing is located near transit hubs or along major transportation corridors, it can reduce transportation

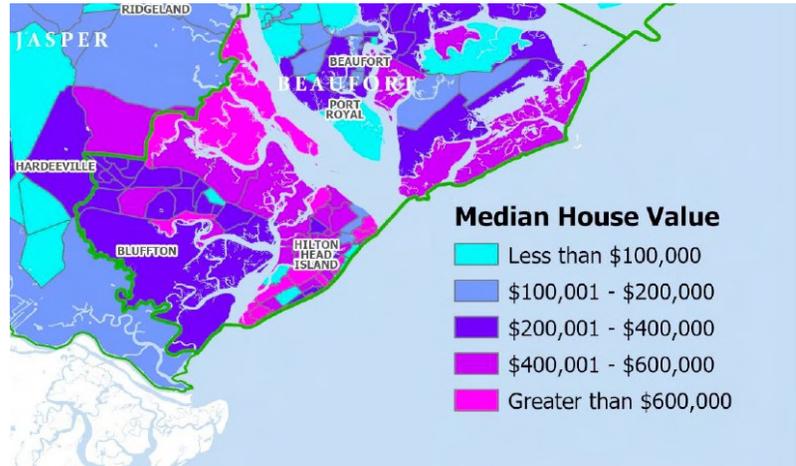
costs for residents and make housing more affordable overall (Urban Land Institute, 2019).

Moreover, investments in infrastructure, such as water and sewer systems, can open up new areas for housing development and help to lower construction costs (National Association of Home Builders, 2020). By strategically planning for and investing in transportation and infrastructure improvements, Beaufort can support the development of more affordable and accessible housing options for its residents (City of Beaufort, 2021). Addressing infrastructure concerns will be paramount to housing success in the City of Beaufort, and this will require consistent coordination with various utilities providers including but not limited to:

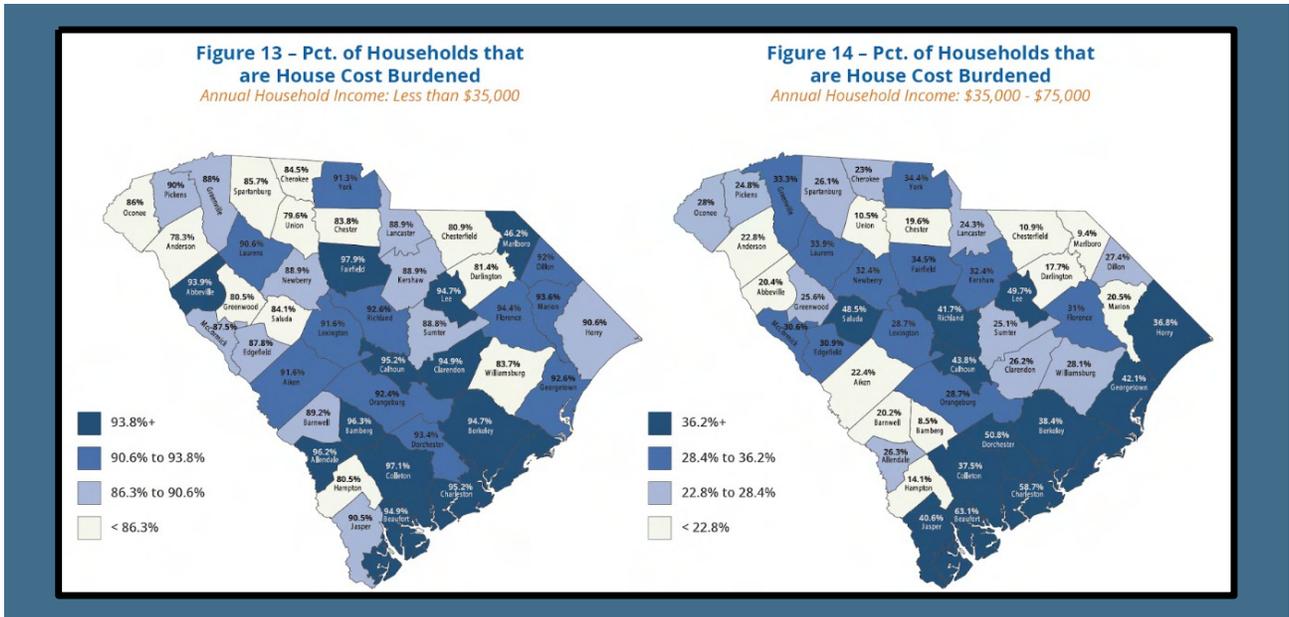
- Beaufort-Jasper Water and Sewer
- Dominion Energy
- Hargray
- Brightspeed

# HOUSING AFFORDABILITY ANALYSIS

Housing affordability is a critical issue facing many communities, including Beaufort. When housing costs consume a large portion of household income, it can create financial stress and limit opportunities for families to invest in other areas such as education, healthcare, and savings (Joint Center for Housing Studies of Harvard University, 2021).



To assess housing affordability in Beaufort, this analysis examines several key metrics, including median home values, median rents, and cost burdened rates. According to the most recent data from the American Community Survey (U.S. Census Bureau, 2021), the median home value in Beaufort is \$277,000, which is 21% higher than the national median of \$229,800. The median gross rent in Beaufort is \$1,036, which is 6% higher than the national median of \$1,096 (U.S. Census Bureau, 2021).

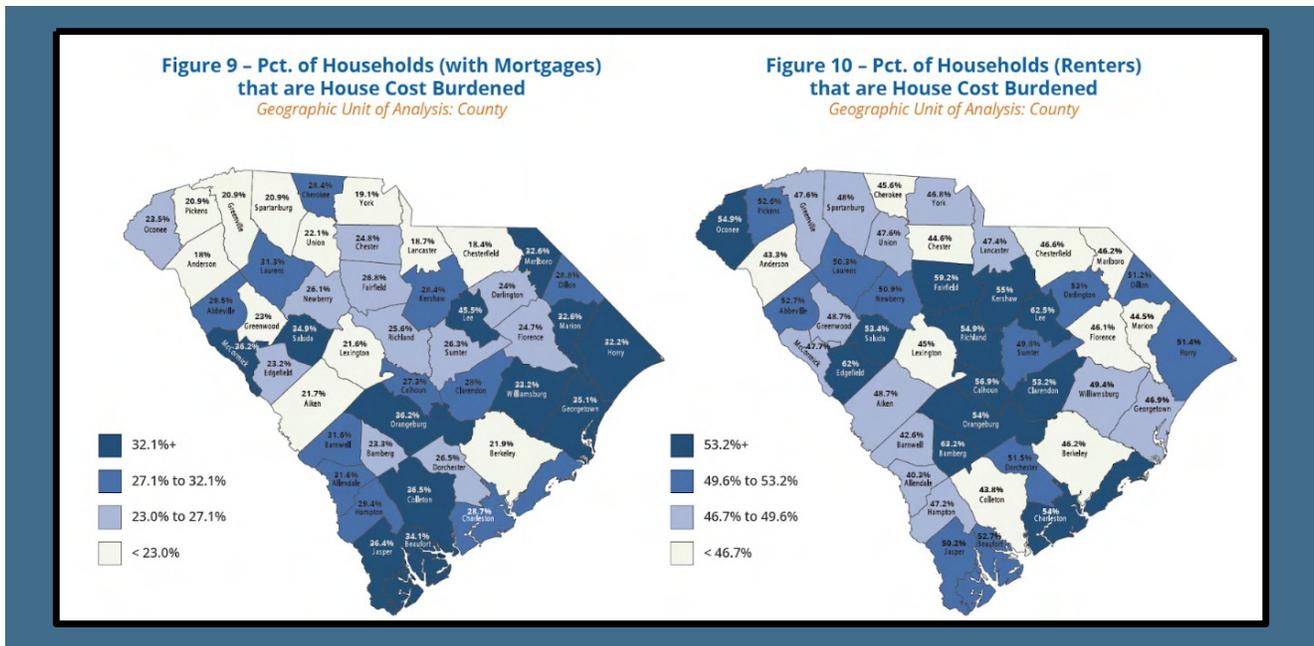


These high housing costs are putting pressure on many Beaufort households, particularly those with low and moderate incomes. One common measure of housing affordability is the cost burdened rate, which refers to the percentage of households spending more than 30% of their income on housing costs (U.S. Department of Housing and Urban

Development, 2021). The data shows that more than a third (36.1%) of all households in Beaufort are cost-burdened, meaning they spend more than 30% of their income on housing (U.S. Census Bureau, 2021). The cost burden rate is even higher for renters at 46.9%, while 27.4% of homeowners with a mortgage are cost-burdened (U.S. Census Bureau, 2021).

The data reveals that nearly three-quarters (73.8%) of households with incomes below \$20,000 are cost-burdened, highlighting the significant affordability challenges for low-income residents in Beaufort (U.S. Census Bureau, 2021). Additionally, more than a third (37.1%) of households headed by seniors aged 65 and older are cost-burdened, which suggests that many older residents may be struggling to keep up with housing costs on fixed incomes (U.S. Census Bureau, 2021).

These affordability challenges have far-reaching impacts on the community. When families struggle to afford housing, they may be forced to make difficult trade-offs, such as skipping meals or forgoing healthcare (National Low Income Housing Coalition, 2021). High housing costs can also make it difficult for local businesses to attract and retain workers, which can hinder economic growth (Urban Institute, 2019).

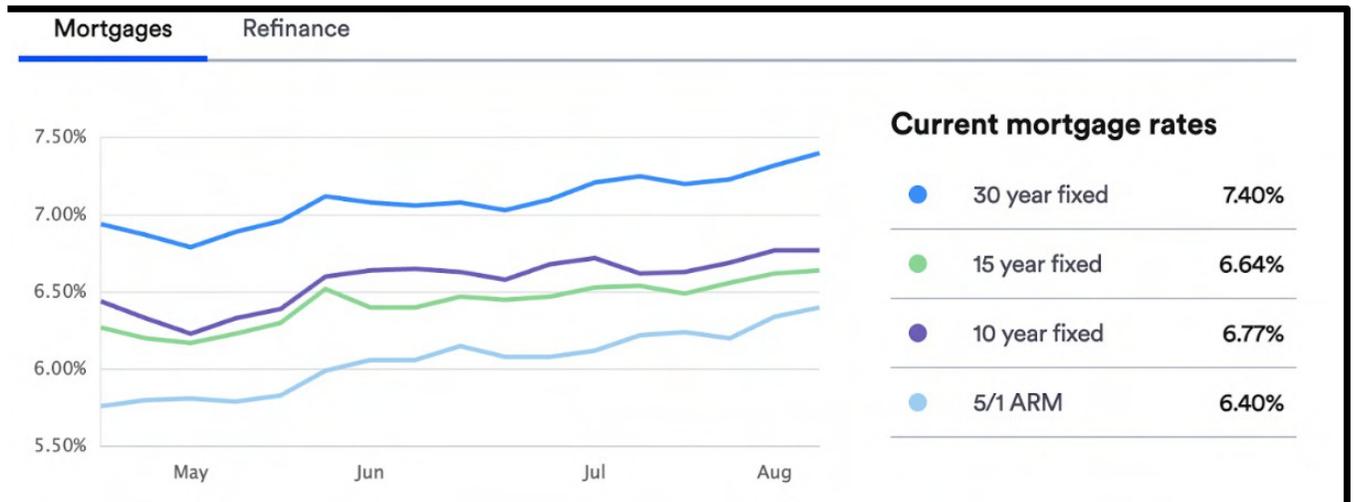


To address these challenges, Beaufort will need to pursue a range of strategies to expand the supply of affordable housing and help families access the housing they need. This could include policies such as:

- Inclusionary zoning, which requires developers to set aside a portion of new units as affordable housing (Grounded Solutions Network, 2018)
- Density bonuses, which offer developers incentives to build more affordable units (Lincoln Institute of Land Policy, 2019)

- Housing trust funds, which provide dedicated funding for affordable housing development and preservation (Grounded Solutions Network, 2018)
- Rental assistance programs, which help low-income families afford market-rate rentals (National Low Income Housing Coalition, 2021)
- Homeownership programs, which provide down payment assistance and other support to help families become homeowners (Urban Institute, 2019)

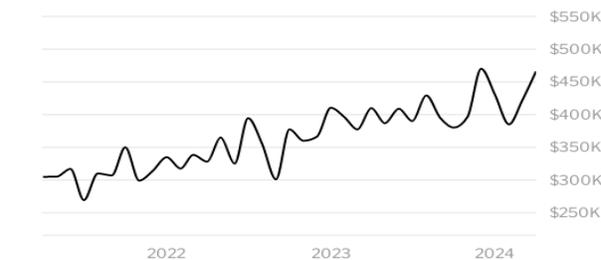
By taking a comprehensive approach to housing affordability, Beaufort can work towards a future where all residents have access to safe, affordable, and quality housing that meets their needs.



## ACTUAL HOME SALES DATA ANALYSIS

A comprehensive review of recent housing market data from Redfin reveals that Beaufort, SC, is experiencing a robust and dynamic real estate market, characterized by steady growth and moderate competition (Redfin, 2023).

Beaufort, SC Median Sale Price



Based on Redfin calculations of home data from MLS and/or public records.

● Beaufort, SC

[See more on Redfin](#)

**REDFIN**

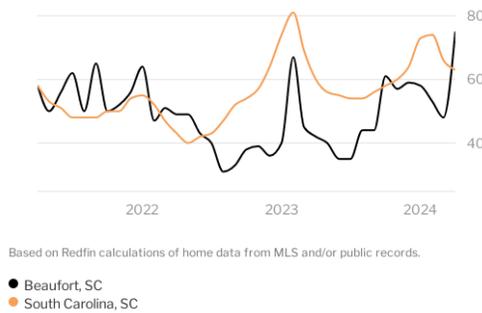
### Key findings:

**Median Sale Price:** The median sale price for homes in Beaufort currently stands at \$466,000, which represents a significant 13.7% year-over-year increase (Redfin, 2023). This substantial growth in median sale prices indicates strong demand for

housing in the area and suggests that property values are appreciating at a healthy rate.

**Price per Square Foot:** The price per square foot for homes in Beaufort is \$272, reflecting a substantial 24.8% growth compared to the previous year (Redfin, 2023). This metric provides a more standardized measure of housing prices and further reinforces the notion that the Beaufort real estate market is experiencing significant price appreciation.

Median Days on Market in Beaufort, SC



Based on Redfin calculations of home data from MLS and/or public records.

● Beaufort, SC  
● South Carolina, SC

[See more on Redfin](#)

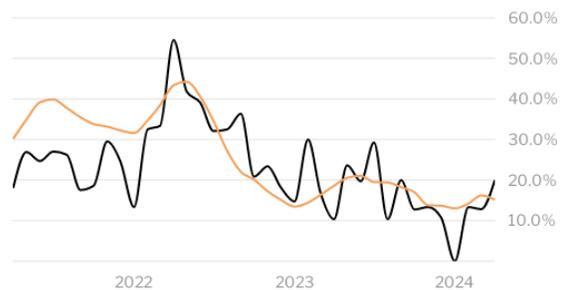
**REDFIN**

**Days on Market:** Homes in Beaufort are currently listed for an average of 75 days before selling, which is an increase from the 42 days observed in the previous year (Redfin, 2023). While this increase in days on market suggests a slight moderation in market intensity compared to the rapid pace seen in the past year, it is still indicative of a relatively competitive market where homes are selling within a reasonable timeframe.

The housing market data for Beaufort paints a picture of a strong seller's market, characterized by rising prices and healthy demand (Redfin, 2023). The significant year-over-year increases in both median sale prices and price per square foot demonstrate that buyers are willing to pay a premium for homes in the area, which bodes well for property owners and investors. However, the lengthening time that homes remain on the market before selling hints at a potential cooling trend compared to the rapid pace observed in the past year (Redfin, 2023). This could be a sign that the market is beginning to stabilize and that the intense competition among buyers may be moderating slightly.

Overall, the Beaufort housing market presents a dynamic and promising landscape for both buyers and sellers. The sustained buyer demand and consistent price appreciation suggest that the market is fundamentally strong and that there is continued interest in living in the area (Redfin, 2023). While market conditions still favor sellers, as evidenced by the rising prices, the increasing days on market indicate that

Percentage of Homes Sold Above List Price in Beaufort, SC



Based on Redfin calculations of home data from MLS and/or public records.

● Beaufort, SC  
● South Carolina, SC

[See more on Redfin](#)

**REDFIN**

a more balanced market may be on the horizon (Redfin, 2023). As such, buyers may find slightly more opportunities to negotiate or find value in the coming months, while sellers can still expect to benefit from the overall strength of the market. It will be important to monitor these trends closely in the future to see how the market evolves and to make informed decisions about buying or selling property in Beaufort.

Location	Median Price	% Change from 2022 to 2023
Beaufort, SC	\$390,000.00	+12.4%
Hilton Head, SC	\$768,000.00	+10.5
Charleston, SC	\$563,500.00	+10.7%
Myrtle Beach, SC	\$325,000.00	+10.6%
Greenville, SC	\$377,500.00	-10.1%
Charlotte, NC	\$410,000.00	+1.5%

## ECONOMIC IMPACT ANALYSIS

Housing is not only a basic human need, but also a significant driver of economic activity. The housing industry supports a wide range of jobs, from construction and real estate to finance and legal services. Housing also generates significant economic output, through both the direct spending on housing construction and the ripple effects that spending has throughout the economy (National Association of Home Builders, 2021).

The economic impact of housing extends beyond just the direct effects of construction and real estate. When a new home is built, for example, it generates demand for a wide range of goods and services, from building materials and appliances to legal and financial services (National Association of Home Builders, 2021). This spending then ripples through the economy, supporting jobs and businesses in other sectors.

Housing also plays a critical role in attracting and retaining businesses and workers. When housing is affordable and available, it can help businesses recruit and retain the workers they need to grow and thrive (Urban Institute, 2019). Conversely, when housing is scarce or unaffordable, it can make it difficult for businesses to find workers, hindering economic growth (Joint Center for Housing Studies of Harvard University, 2021).

Despite the clear economic benefits of housing, many communities are struggling to keep pace with demand. In Beaufort, for example, the supply of new housing has not kept up with population growth, leading to rising prices and affordability challenges (U.S. Census Bureau, 2021). To support continued economic growth, Beaufort will need to find ways to expand the supply of housing, particularly affordable housing (Grounded Solutions Network, 2018).

One promising strategy is to leverage public-private partnerships to support housing development. By working with private developers, non-profit organizations, and other partners, Beaufort can pool resources and expertise to build more housing, faster (Urban Institute, 2019). The city can also use tools like tax incentives, density bonuses, and streamlined permitting to encourage housing development (Grounded Solutions Network, 2018).

Another strategy is to focus on infill development and redevelopment of existing properties. By building on vacant or underutilized land within the city, Beaufort can expand the supply of housing without contributing to sprawl or straining infrastructure (Urban Institute, 2019). This approach can also help to revitalize neighborhoods and support local businesses.

Ultimately, the economic impact of housing underscores the importance of proactive housing policies. By working to expand the supply of affordable housing and support

the housing industry, Beaufort can create jobs, attract businesses, and support long-term economic growth (Joint Center for Housing Studies of Harvard University, 2021).

## POLICY RECOMMENDATIONS

Act 57 allows local governments to allocate up to 15% of ATAX funds received towards affordable housing. With this in mind, the City of Beaufort would most likely have approximately \$100,000.00 in ATAX funds that could be applied towards these recommended housing policies in any given fiscal year. At this point, the City of Beaufort continues to partner with Beaufort and Jasper County and other surrounding municipalities in funding the Beaufort-Jasper Housing Trust (BJHT). Because the BJHT is a relatively new entity, further assessment will be needed to determine the effectiveness of the program, however housing will continue to be a regional issue, and not something that the City of Beaufort will be able to completely address on its own. Based on the findings of this Housing Impact Analysis, the City of Beaufort should consider the following policy recommendations to address housing affordability and availability:

1. **Increase the supply of affordable housing:** Beaufort should work to expand the supply of affordable housing through a range of strategies, including:
  - **Inclusionary zoning policies that require developers to set aside a portion of new units as affordable housing:** Beaufort can adopt inclusionary zoning policies that mandate or incentivize the inclusion of affordable housing units in new residential developments (Grounded Solutions Network, 2018). These policies typically require developers to set aside a certain percentage of units (e.g., 10-20%) to be rented or sold at below-market rates to income-qualified households. In return, developers may receive incentives such as density bonuses, expedited permitting, or reduced parking requirements. Inclusionary zoning can be an effective tool for creating mixed-income communities and ensuring that new development contributes to the supply of affordable housing. However, it is important to design these policies carefully to balance affordability goals with the financial feasibility of development projects.
  - **Density bonuses and other incentives for developers that build affordable housing:** Offering density bonuses and other incentives can encourage developers to include affordable housing units in their projects (Lincoln Institute of Land Policy, 2019). Density bonuses allow developers to build more units than typically permitted under zoning regulations in

exchange for providing a certain number of affordable units. Other incentives may include height or floor area ratio (FAR) bonuses, reduced setback or parking requirements, or fee waivers. These incentives can help offset the cost of providing affordable units and make it more financially viable for developers to participate in affordable housing production. Beaufort can tailor these incentives to local market conditions and development priorities, and ensure that they are coupled with long-term affordability requirements to preserve the affordable units over time.

- **Partnerships with non-profit organizations and other entities to build and preserve affordable housing:** Collaborating with non-profit organizations, community land trusts, and other mission-driven entities can be an effective strategy for developing and preserving affordable housing (Urban Institute, 2019). These partnerships can take many forms, such as:
    - Providing financial support, such as grants or low-interest loans, to non-profit developers for affordable housing projects
    - Offering technical assistance, such as help with site acquisition, permitting, or project management
    - Collaborating on joint development projects that combine public resources (e.g., land or funding) with the expertise and capacity of non-profit partners
  - **Utilization of public land and resources to support affordable housing development:** Beaufort can use public land and resources to support the development of affordable housing (Grounded Solutions Network, 2018). This can include:
    - Identifying and prioritizing city-owned land that is suitable for affordable housing development
    - Offering long-term ground leases or low-cost land sales to affordable housing developers
    - Providing infrastructure improvements or other site preparation work to reduce development costs
    - Establishing a land bank or land trust to acquire and hold land for future affordable housing development
2. **Preserve existing affordable housing:** In addition to building new affordable housing, Beaufort should also work to preserve its existing stock of affordable units. This could include:

- **Rehabilitation programs to help owners maintain and improve aging properties:** Beaufort can establish or support programs that provide financial assistance, such as grants or low-interest loans, to property owners for the purpose of rehabilitating and maintaining older, affordable housing units (National Low Income Housing Coalition, 2021). These programs can help preserve the existing affordable housing stock by addressing issues like aging plumbing and electrical systems, energy inefficiency, and deferred maintenance. By investing in the rehabilitation of these properties, the city can improve living conditions for residents, extend the lifespan of affordable units, and prevent them from falling into disrepair and potentially being lost from the affordable housing inventory.
  
- **Tenant protections to prevent displacement and ensure long-term affordability:** Implementing tenant protection policies can help preserve affordable housing and prevent displacement of low-income residents (Grounded Solutions Network, 2018). These policies can include:
  - Rent stabilization measures that limit the amount and frequency of rent increases
  - Just cause eviction ordinances that require landlords to provide a valid reason for evicting tenants
  - Right-to-counsel programs that provide legal assistance to tenants facing eviction
  - Tenant right of first refusal policies that give tenants the option to purchase their building if the owner decides to sell
  
- **Acquisition of at-risk properties by non-profit organizations or public entities:** Beaufort can work with non-profit organizations or use public funds to acquire affordable housing properties that are at risk of being converted to market-rate housing or falling into disrepair (Urban Institute, 2019). These at-risk properties may include privately-owned affordable housing developments with expiring subsidies or affordability restrictions, or naturally occurring affordable housing (NOAH) that is vulnerable to rent increases and gentrification. By transferring ownership of these properties to mission-driven non-profit organizations or public entities, the city can ensure that they remain affordable and well-maintained for the long term. This strategy can be particularly effective when combined with other tools, such as low-income housing tax credits (LIHTC) or long-term affordability covenants, to secure the properties' affordability for decades to come.

- **Adaptive reuse of underutilized buildings:** Beaufort should explore opportunities to convert underutilized buildings, such as vacant commercial properties or historic structures, into affordable housing units (Urban Land Institute, 2020). This approach can help to expand the supply of affordable housing while also preserving the city's built heritage and reducing the environmental impacts of new construction (National Trust for Historic Preservation, 2023). To support adaptive reuse projects, the city could offer incentives such as tax abatements, expedited permitting, or technical assistance to developers (Urban Institute, 2019). Additionally, partnerships with non-profit organizations and community development corporations could help to identify suitable properties and secure funding for adaptive reuse projects (Lincoln Institute of Land Policy, 2019).
3. **Expand housing options:** To meet the diverse needs of its residents, Beaufort should work to expand the range of housing options available. This could include:
- Allowing accessory dwelling units (ADUs) and other small-scale infill development (Lincoln Institute of Land Policy, 2019)
  - Encouraging mixed-use development that combines housing with retail, office, and other uses (Urban Institute, 2019)
  - Supporting the development of a range of housing types, from single-family homes to apartments and townhomes (Joint Center for Housing Studies of Harvard University, 2021)
4. **Leverage partnerships and resources:** Addressing housing affordability and availability will require collaboration and partnership across the public, private, and non-profit sectors. Beaufort should actively seek out partnerships and leverage all available resources to support housing goals. This could include:
- Partnering with major employers to develop workforce housing (Urban Institute, 2019)
  - Working with local colleges and universities to address student housing needs (Grounded Solutions Network, 2018)
  - Leveraging state and federal funding programs to support housing development and preservation (National Low Income Housing Coalition, 2021)
  - Collaborating with neighboring jurisdictions to address regional housing needs (Joint Center for Housing Studies of Harvard University, 2021)

By pursuing these policy recommendations, Beaufort can take meaningful steps towards ensuring that all residents have access to safe, affordable, and quality housing. While there is no one-size-fits-all solution to the housing challenges facing Beaufort and communities across the country, a comprehensive and proactive approach that leverages partnerships and resources can help to create a more equitable and sustainable housing market for all.

## CONCLUSION

The Housing Impact Analysis for the City of Beaufort has highlighted the significant challenges and opportunities facing the community when it comes to housing affordability and availability. The analysis has shown that Beaufort's population growth, demographic shifts, and economic trends are putting pressure on the housing market, making it increasingly difficult for many residents to find suitable and affordable housing.

However, the analysis has also identified a range of strategies and policy recommendations that can help to address these challenges. By increasing the supply of affordable housing, preserving existing affordable units, expanding housing options, and leveraging partnerships and resources, Beaufort can work towards a future where all residents have access to safe, affordable, and quality housing.

Implementing these strategies will require a sustained commitment from the City of Beaufort, as well as collaboration and partnership with a wide range of stakeholders. This includes developers, non-profit organizations, major employers, educational institutions, and neighboring jurisdictions. By working together and leveraging all available resources, Beaufort can create a more equitable and sustainable housing market that supports the needs of all residents.

It is important to note that addressing housing affordability and availability is not a one-time effort, but rather an ongoing process that requires continuous monitoring, evaluation, and adjustment. The City of Beaufort should regularly assess the impact of its housing policies and programs, and make changes as needed to ensure that they are meeting the evolving needs of the community.

Ultimately, the Housing Impact Analysis underscores the critical role that housing plays in the overall health and vitality of a community. By prioritizing housing affordability and availability, Beaufort can create a stronger, more resilient, and more equitable community for all residents. The recommendations and strategies outlined in this report provide a roadmap for achieving this vision, and the City of Beaufort is well-positioned to lead the way in creating a more sustainable and inclusive housing market for generations to come.

## APPENDICES

## APPENDIX A: METHODOLOGY

The Housing Impact Analysis for the City of Beaufort was conducted using a variety of data sources and analytical methods. The primary data sources used in the analysis include:

- U.S. Census Bureau, American Community Survey (ACS) 5-Year Estimates
- U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) data
- City of Beaufort Comprehensive Plan
- County of Beaufort, Assessor's Office data
- South Carolina Association of Realtors, housing market data
- National Association of Builders, market costs data
- Redfin, housing market data

The analysis included both quantitative and qualitative methods, including:

- Descriptive statistics and trend analysis of demographic, housing, and economic data
- Geographic Information Systems (GIS) mapping and spatial analysis
- Economic impact modeling
- Stakeholder interviews and focus groups
- Policy analysis and best practices research

The methodology was designed to provide a comprehensive and data-driven assessment of housing affordability and availability in Beaufort, and to identify actionable strategies and recommendations for addressing the city's housing needs.

## APPENDIX B: GLOSSARY OF TERMS

- **Affordable Housing:** Housing that costs no more than 30% of a household's gross income, including utilities.
- **Area Median Income (AMI):** The median household income for a given geographic area, as determined by HUD.
- **Cost Burden:** When a household spends more than 30% of its gross income on housing costs, including utilities.
- **Housing Stock:** The total number of housing units in a given geographic area, including both occupied and vacant units.
- **Low-Income Household:** A household earning less than 80% of AMI.
- **Market-Rate Housing:** Housing that is available on the open market, without any subsidies or restrictions on price or occupancy.
- **Moderate-Income Household:** A household earning between 80% and 120% of AMI.
- **Subsidized Housing:** Housing that receives government subsidies to make it more affordable to low- and moderate-income households.
- **Workforce Housing:** Housing that is affordable to workers in essential occupations, such as teachers, healthcare workers, and first responders.

## APPENDIX C: REFERENCES

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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/26/2024  
**FROM:** JJ Sauve  
**AGENDA ITEM TITLE:** An ordinance to amend the Code of Ordinances for the City of Beaufort, South Carolina, Chapter 12, Sec. 7-12006, Permitted Uses of Fees- Second Reading  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** City Managers Office

---

*BACKGROUND INFORMATION:*

During completion of the June 2024 Housing Impact Analysis and regular review of City Ordinances, it was determined that City Code Sec. 7-12006 needed to be updated to reflect the most recent legislative changes to Chapter 6 of the S.C. Code of Laws Annotated. In an effort to better align City Ordinances with S.C. Code, the proposed language states:

**Sec. 7-12006. Permitted uses of fees.**

The city council of the City of Beaufort, South Carolina is hereby authorized to utilize the funds collected from the imposition of the local accommodations fee in accordance with South Carolina Code of Laws Unannotated Section 6-1-530 as may be amended from time to time.

A redline document reflecting these changes is also attached for review.

---

***PLACED ON AGENDA FOR:*** Action

**REMARKS:**

First Reading was held on August 27, 2024.

**ATTACHMENTS:**

Description	Type	Upload Date
Ordinance Amending Sec 7-12006	Backup Material	8/28/2024
Red line changes	Backup Material	8/28/2024

**ORDINANCE 2024/17**

**An Ordinance to Amend the Code of the City of Beaufort, Chapter 12, Sec. 7-12006, Permitted Uses of Fees.**

**WHEREAS**, the City of Beaufort, South Carolina (hereinafter “City”) is currently assessing and updating its ordinances; and

**WHEREAS**, the State of South Carolina amended S.C. Code of Laws Unannotated Section 6-1-530 in 2023; and

**WHEREAS**, the City wishes to amend its City Code Section. 7-12006- Permitted Uses of Fees to reflect the 2023 legislative changes to S.C. Code of Laws Unannotated Section 6-1-530;

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE CITY COUNCIL**, in accordance with the foregoing, that the City Code of the City of Beaufort, South Carolina, is hereby amended in Sec. 7-12006, which section shall read as follows:

**Sec. 7-12006. Permitted uses of fees.**

The city council of the City of Beaufort, South Carolina is hereby authorized to utilize the funds collected from the imposition of the local accommodations fee in accordance with South Carolina Code of Laws Unannotated Section 6-1-530 as may be amended from time to time.

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Philip Cromer, Mayor  
City of Beaufort, South Carolina

\_\_\_\_\_  
Traci Guldner  
City Clerk, City of Beaufort, South Carolina

Reviewed as to form by Benjamin T. Coppage, City Attorney on August 19, 2024

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## Sec. 7-12006. Permitted uses of fees.

The city council of the City of Beaufort, South Carolina is hereby authorized to utilize the funds collected from the imposition of the local accommodations fee in accordance with South Carolina Code of Laws Unannotated Section 6-1-530 as may be amended from time to time.for the following purposes:

- (1) ~~Nourishment, renourishment, and maintenance of the public parks and waterfront access areas; provision of police, fire, emergency medical, and sanitation services; the planting of grass or other vegetation useful in preserving parks and recreational areas within the territorial limits of the City of Beaufort, South Carolina.~~
- (2) ~~Acquisition and maintenance of public waterfront access.~~
- (3) ~~Capital improvements to the public parks and open space related facilities which include but are not limited to public parks, public parking, public access, and public restrooms.~~
- (4) ~~Transportation improvements including construction and resurfacing of streets, storm water drainage, sidewalks, bikeways, landscaping, and all associated costs including right-of-way acquisition and engineering design.~~
- (5) ~~The acquisition of land and the construction of passive and active parks and facilities associated with parks including playground equipment, sports facilities, and community recreation buildings.~~
- (6) ~~Acquisition of property and the construction of facilities required for the provision of police and fire service; the acquisition of capital equipment for the provision of public, fire and other public safety services.~~
- (7) ~~The payment of bonded indebtedness required to provide the above referenced uses.~~

~~(Ord. No. O-21-94, 11-8-94)~~



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/26/2024  
**FROM:** JJ Sauve  
**AGENDA ITEM TITLE:** An ordinance to amend the Code of Ordinances for the City of Beaufort, South Carolina, Chapter 12, Sec. 7-13006, Permitted Uses of Fees- Second Reading  
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**DEPARTMENT:** City Managers Office

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*BACKGROUND INFORMATION:*

During completion of the June 2024 Housing Impact Analysis and regular review of City Ordinances, it was determined that City Code Sec. 7-13006 needed to be updated to reflect the most recent legislative changes to Chapter 6 of the S.C. Code of Laws Annotated. In an effort to better align City Ordinances with S.C. Code, the proposed language states:

**Sec. 7-13006. Permitted uses of funds.**

The City shall use the funds collected from the hospitality fees imposed hereunder for the purposes authorized under S.C. Code Ann. Section 6-1-730, as may be amended from time to time.

A redline document reflecting these changes is also attached for review.

---

***PLACED ON AGENDA FOR:*** Action

**REMARKS:**

First Reading was held on August 27, 2024.

**ATTACHMENTS:**

Description	Type	Upload Date
Ordinance	Backup Material	8/28/2024
Red line changes	Backup Material	8/28/2024

**ORDINANCE 2024/18**

**An Ordinance to Amend the Code of the City of Beaufort, Chapter 12, Sec. 7-13006, Permitted Uses of Fees.**

**WHEREAS**, the City of Beaufort, South Carolina (hereinafter “City”) is currently assessing and updating its ordinances; and

**WHEREAS**, the State of South Carolina amended S.C. Code of Laws Unannotated Section 6-1-730 in 2020; and

**WHEREAS**, the City wishes to amend its City Code Section. 7-13006- Permitted Uses of Fees to reflect the 2020 legislative changes to S.C. Code of Laws Unannotated Section 6-1-530;

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE CITY COUNCIL**, in accordance with the foregoing, that the City Code of the City of Beaufort, South Carolina, is hereby amended in Sec. 7-13006, which section shall read as follows:

**Sec. 7-13006. Permitted uses of funds.**

The City shall use the funds collected from the hospitality fees imposed hereunder for the purposes authorized under S.C. Code Ann. Section 6-1-730, as may be amended from time to time.

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Philip E. Cromer, Mayor  
City of Beaufort, South Carolina

\_\_\_\_\_  
Traci Guldner  
City Clerk, City of Beaufort, South Carolina

Reviewed as to form by Benjamin T. Coppage, City Attorney on August 19, 2024

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**Sec. 7-13006. Permitted uses of funds.**

~~The City shall use the funds collected from the hospitality fees imposed hereunder for the purposes authorized under S.C. Code Ann. Section 6-1-730, as may be amended from time to time. The city council of the City of Beaufort, South Carolina is hereby authorized to utilize the funds collected from the imposition of the hospitality fee for the following purposes:~~

- ~~(1) Nourishment, renourishment, and maintenance of the public parks and waterfront access areas; provision of police, fire, emergency medical, and sanitation services; the planting of grass or other vegetation useful in preserving parks and recreational areas within the territorial limits of the City of Beaufort, South Carolina.~~
- ~~(2) Acquisition and maintenance of public waterfront access.~~
- ~~(3) Capital improvements to the public parks and open space related facilities which include but are not limited to public parks, public parking, public access, and public restrooms.~~
- ~~(4) Transportation improvements including construction and resurfacing of streets, storm water drainage, sidewalks, bikeways, landscaping, and all associated costs including right-of-way acquisition and engineering design.~~
- ~~(5) The acquisition of land and the construction of passive and active parks and facilities associated with parks including playground equipment, sports facilities, and community recreation buildings.~~
- ~~(6) Acquisition of property and the construction of facilities required for the provision of police and fire service; the acquisition of capital equipment for the provision of public, fire and other public safety services.~~
- ~~(7) The payment of bonded indebtedness required to provide the above referenced uses.~~

~~(Ord. No. O-20-94, 11-8-94)~~



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/26/2024  
**FROM:** JJ Sauve  
**AGENDA ITEM TITLE:** An ordinance approving the grant of a Utility Easement encumbering real property owned by the City Of Beaufort, South Carolina to Beaufort Jasper Water and Sewer Authority - Second Reading  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** City Managers Office

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*BACKGROUND INFORMATION:*

BJWSA will be taking over a 6ft waterline and fire hydrant being installed at Southside Park. This easement is for maintenance of these utilities.

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*PLACED ON AGENDA FOR: Action*

**REMARKS:**

First Reading was held on August 27, 2024.

**ATTACHMENTS:**

Description	Type	Upload Date
Ordinance	Backup Material	8/28/2024
Easement	Backup Material	8/28/2024

**ORDINANCE 2024/19**

**An Ordinance Approving the Grant of A Utility Easement Encumbering Real Property Owned By The City Of Beaufort, South Carolina To Beaufort Jasper Water And Sewer Authority.**

**WHEREAS**, the City of Beaufort, South Carolina (hereinafter “City”) owns a parcel of Real Property containing 34.15 acres, more or less, known as Southside Park and shown as Parcel C on that certain plat entitled “Boundary Survey Showing Lot Live Revision of Parcel B and C, Waste Water Treatment Plant, Southside Boulevard” prepared by David E. Gasque, R.L.S., dated January 15, 2014, last revised August 14, 2014, a copy of which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 142 at Page 181 (hereinafter “Property”);

**WHEREAS**, the City wishes to grant an easement on the Property to Beaufort Jasper Water and Sewer Authority (hereinafter “BJWSA”) for the purpose of maintenance of various water and/or sewer mains, service lines, and associated fixtures;

**WHEREAS**, City Council believes it is in the best interest of the City, and its citizens, to authorize the grant of such an easement to BJWSA, and to give authority to the City Manager to execute the Utility Easement attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE CITY COUNCIL**, in accordance with the foregoing, that the City Manager is authorized to execute the Utility Easement attached hereto as Exhibit A, and to execute such other documents as are necessary to effectuate the grant of the easement as described in the Utility Easement.

DONE, RATIFIED AND ENACTED this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Philip E. Cromer, Mayor  
City of Beaufort, South Carolina

\_\_\_\_\_  
Traci Guldner  
City Clerk, City of Beaufort, South Carolina

Reviewed as to form by Benjamin T. Coppage, City Attorney on August 21, 2024

**ORDINANCE 2024/19**

**An Ordinance Approving the Grant of A Utility Easement Encumbering Real Property Owned By The City Of Beaufort, South Carolina To Beaufort Jasper Water And Sewer Authority.**

**WHEREAS**, the City of Beaufort, South Carolina (hereinafter “City”) owns a parcel of Real Property containing 34.15 acres, more or less, known as Southside Park and shown as Parcel C on that certain plat entitled “Boundary Survey Showing Lot Live Revision of Parcel B and C, Waste Water Treatment Plant, Southside Boulevard” prepared by David E. Gasque, R.L.S., dated January 15, 2014, last revised August 14, 2014, a copy of which is recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 142 at Page 181 (hereinafter “Property”);

**WHEREAS**, the City wishes to grant an easement on the Property to Beaufort Jasper Water and Sewer Authority (hereinafter “BJWSA”) for the purpose of maintenance of various water and/or sewer mains, service lines, and associated fixtures;

**WHEREAS**, City Council believes it is in the best interest of the City, and its citizens, to authorize the grant of such an easement to BJWSA, and to give authority to the City Manager to execute the Utility Easement attached hereto as Exhibit A.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE CITY COUNCIL**, in accordance with the foregoing, that the City Manager is authorized to execute the Utility Easement attached hereto as Exhibit A, and to execute such other documents as are necessary to effectuate the grant of the easement as described in the Utility Easement.

DONE, RATIFIED AND ENACTED this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Philip E. Cromer, Mayor  
City of Beaufort, South Carolina

\_\_\_\_\_  
Traci Guldner  
City Clerk, City of Beaufort, South Carolina

Reviewed as to form by Benjamin T. Coppage, City Attorney on August 21, 2024



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 8/26/2024  
**FROM:** Alan Eisenman, Finance Director  
**AGENDA ITEM TITLE:** Ordinance to amend Fiscal Year 24 Budget for Revenues and Expenditures of General Fund and Parks and Tourism Fund- Second Reading  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Finance

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#### *BACKGROUND INFORMATION:*

The fiscal year 2024 budget amendment adjust revenues and expenditures for the General Fund and Parks and Tourism Fund based on year-end actual amounts.

The following budget items relate to the General Fund:

1. The City experienced business license growth of \$1,640,000 and residential/commercial development building permits exceeded by \$102,000 compared to budget. One reason for the business license increase is attributed to the City receiving over \$1,025,000 more from Municipal Association of South Carolina (MASC) revenue collection programs compared to last year. The City will look into ways to improve revenue forecasting during the next budget cycle.
2. The Fire Department received higher than anticipated grant revenues in the amount of \$60,000 from the Assistance to Firefighters (AFG) grant and \$100,000 from South Carolina Opioid Recovery Fund (SCORF) grant. The City also received \$63,000 from FEMA for public assistance efforts related to Hurricane Idalia.
3. The City received an additional \$210,000 in franchise fees over the budgeted amount.
4. The City received \$122,000 in excess of the budgeted amount from insurance proceeds for claims on City property along with \$433,000 in sales of City properties during the fiscal year.
5. The City's general fund interest revenues was \$470,000 greater the budget amount as a result a rising interest rates market during the fiscal year.
6. The Public Works Street and Traffic department capital expenditures were \$100,000 less than budgeted as a bid for Fire Station Headquarters' traffic signal replacement was over budget.
7. The Public Works Solid Waste department operating expenditures were \$171,000 more than anticipated due to the City's residential garbage collection provider increasing their rates during the fiscal year.
8. The Fire department expenditures were \$227,000 more than budgeted resulting from additional personnel costs of \$191,000 relating to AFG and SCORF grant activity and a \$36,000 increase in operating costs from associated professional training for the AFG grant.

The excess of revenues over expenditures will add to fund balance for the General Fund. According to the City's fund balance policy, the City allocates 28% of fiscal year 2025 general fund expenditures to unassigned fund balance. The remaining fund balance is split between the City's four committed fund balance categories

consisting of Land Acquisition, Capital Equipment, Redevelopment, and Capital Projects. According to preliminary calculations, each fund balance category will increase by approximately \$500,000 for an aggregate total of \$2,000,000.

The following budget items relate to the Parks and Tourism Fund:

1. The City's hospitality fee increased by \$370,000 and local accommodations fee exceeded expectations by \$225,000 as the City continues to see growth in the tourism and restaurant industry.
2. Interest revenue increased by \$290,000 over budget as a result of a rising interest rate market during the fiscal year.
3. The City hosted festivals and community events throughout the year such as Taste of Beaufort and Shrimp Festival. They were not included in the original budget which resulted in charges for services of \$260,000 and operating costs of \$287,000

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***PLACED ON AGENDA FOR: Action***

***REMARKS:***

First Reading was held on August 27, 2024. Staff recommends Council's consideration to approve second reading of the budget ordinance.

***ATTACHMENTS:***

Description	Type	Upload Date
Budget Amendment	Cover Memo	8/30/2024

## ORDINANCE

### AN ORDINANCE TO AMEND CITY OF BEAUFORT ORDINANCE 6-23 REGARDING THE FISCAL YEAR 2023-2024 CITY OF BEAUFORT BUDGET TO PROVIDE FOR THE REVENUES AND EXPENDITURES OF GENERAL FUND AND PARKS AND TOURISM FUND.

**WHEREAS**, Section 5-7-260 of the South Carolina Code of Laws requires that a municipal council act by ordinance to adopt a budget and levy taxes, pursuant to public notice; and

**WHEREAS**, on June 13, 2023, the City of Beaufort (hereinafter "City") adopted Ordinance No. 6-23 which set the City's FY 2023- 2024 budget and associated expenditures; and

**WHEREAS**, the City experienced business and residential/commercial development growth which resulted in revenue from business licenses and building permits that exceeded expectations by \$1,742,000; and

**WHEREAS**, the Fire Department received higher than anticipated grant revenues in the amount \$60,000 from the Assistance to Firefighters (AFG) Grant and \$100,000 from South Carolina Opioid Recovery Fund (SCORF) Grant, and the City received \$63,000 from Federal Emergency Management Agency (FEMA) for public assistance efforts related to Hurricane Idalia; and

**WHEREAS**, the City received an additional \$210,000 in franchise fees over the budgeted amount; and

**WHEREAS**, the City received \$122,000 in excess of the budgeted amount from insurance proceeds for insurance claims on City property along with \$433,000 in sales of City properties during the fiscal year; and

**WHEREAS**, the City's General Fund interest revenue was \$470,000 greater than the budget amount as a result of a rising interest rates market during the fiscal year; and

**WHEREAS**, the Public Works Streets and Traffic department capital expenditures were \$100,000 less than budgeted as a bid for Fire Station Headquarters' traffic signal replacement was over budget; and

**WHEREAS**, the Public Works Solid Waste department operating expenditures were \$171,000 more than anticipated due to the City's residential garbage collection provider increasing their rates during the fiscal year; and

**WHEREAS**, the Fire department expenditures were \$227,000 more than budgeted resulting from additional personnel costs of \$191,000 relating to AFG and SCORF grant activity and a \$36,000 increase in operating costs from associated professional training for the AFG grant; and

**WHEREAS**, the City's tourism and restaurant industry growth through accommodation and hospitality revenue collections exceeded expectations by \$595,000; and

**WHEREAS**, the City's Parks and Tourism Fund interest revenue increased by \$290,000 over budget as a result

of a rising interest rate market during the fiscal year; and

**WHEREAS**, the City hosted festivals and community events throughout the year that were not included in the budget and which resulted in charges for services of \$260,000 and operating costs of \$287,000; and

**WHEREAS**, it is necessary and proper to appropriate, obligate, and budget funds for the above-referenced items; and

**WHEREAS**, in compliance with South Carolina law and in the interest of maintaining good accounting practices and transparency in the budget process, it is beneficial and necessary to amend the budget to reflect this additional appropriation of funds;

**NOW, THEREFORE, BE IT ORDAINED** by the City of Beaufort Council that the FY 2023-2024 City of Beaufort Ordinance 6-23 is hereby amended by the addition of the following, such that the General Fund FY24 Budget and the Consolidated FY24 Revised Budget are as shown on Exhibits A and B, hereto:

SECTION 1. AMENDMENT

**General Fund**

**Revenues**

Licenses and permits	\$ 1,742,000
Intergovernmental	223,000
Franchise fees	210,000
Miscellaneous	555,000
Interest	470,000

**Total Revenues** 3,200,000

**Expenditures**

Public Works- Streets & Traffic- Capital	(100,000)
Public Works- Solid Waste- Operating	171,000
Fire department- Personnel	191,000
Fire department- Operating	36,000

**Total Expenditures** \$ 298,000

**Parks and Tourism Fund**

**Revenues**

Other Taxes	\$ 595,000
Charges for services	260,000
Interest	290,000

**Total Revenues** 1,145,000

**Expenditures**

Downtown operations- Operating	287,000
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**Total Expenditures** \$ 287,000

SECTION 2. EFFECTIVE DATE

This Ordinance shall be effective upon its enactment by the City Council for the City of Beaufort.

\_\_\_\_\_  
PHILIP E. CROMER, MAYOR

ATTEST:

\_\_\_\_\_  
TRACI GULDNER, CITY CLERK

1<sup>ST</sup> Reading August 27, 2024

2<sup>nd</sup> Reading & Adoption \_\_\_\_\_

Attachments:

- A. General Fund and Parks and Tourism Fund FY24 Budget
- B. Consolidated FY24 Revised Budget

**EXHIBIT A**

**General Fund FY24 Budget**

	<b>Adopted FY24 Budget</b>	<b>Budget Amendment #1</b>	<b>Budget Amendment #2</b>	<b>Budget Amendment #3</b>	<b>Budget Amendment #4</b>	<b>Budget Amendment #5</b>	<b>Revised FY24 Budget</b>
<b>Revenues</b>							
Property Taxes	\$ 9,266,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,266,244
Licenses & Permits	6,120,000	-	-	-	-	1,742,000	7,862,000
Intergovernmental Revenue	3,504,694	87,370	2,000,000	-	-	223,000	5,815,064
Franchise Fees	2,082,880	-	-	-	-	210,000	2,292,880
Charges for Services	1,922,734	-	-	-	-	-	1,922,734
Fines & Forfeitures	71,000	-	-	-	-	-	71,000
Miscellaneous	10,000	389,126	-	-	-	555,000	954,126
Interest	230,000	-	-	-	-	470,000	700,000
Release of Committed/Assigned Fund Balance	-	-	-	100,000	(100,000)	-	-
<b>Total General Fund Revenues</b>	<b>\$ 23,207,552</b>	<b>\$ 476,496</b>	<b>\$ 2,000,000</b>	<b>\$ 100,000</b>	<b>\$ (100,000)</b>	<b>\$ 3,200,000</b>	<b>\$ 28,884,048</b>
<b>Appropriations</b>							
Non-Departmental	\$ 817,024	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,817,024
City Council	258,494	-	-	-	-	-	258,494
City Manager	901,785	-	-	-	-	-	901,785
Finance	970,819	-	-	-	-	-	970,819
Human Resources	436,714	-	-	-	-	-	436,714
Information Technology	873,426	-	-	-	-	-	873,426
Municipal Court	542,487	-	-	-	-	-	542,487
Community & Economic Development	1,411,171	-	-	-	-	-	1,411,171
Police Operations	5,394,584	87,370	-	-	-	-	5,481,954
School Resource Officer	542,311	-	-	-	-	-	542,311
School Crossing Guard	19,865	-	-	-	-	-	19,865
Victims Rights	98,135	-	-	-	-	-	98,135
Beaufort Fire	6,069,619	389,126	-	-	-	227,000	6,685,745
Public Works	485,367	-	-	-	-	-	485,367
Streets & Traffic	1,108,770	-	-	-	-	(100,000)	1,008,770
Facilities Maintenance	759,832	-	-	-	-	-	759,832
Solid Waste	1,125,115	-	-	-	-	171,000	1,296,115
Debt Service	1,843,232	-	-	-	-	-	1,843,232
Transfers Out	-	-	-	100,000	(100,000)	-	-
<b>Total General Fund Appropriations</b>	<b>\$ 23,658,750</b>	<b>\$ 476,496</b>	<b>\$ 2,000,000</b>	<b>\$ 100,000</b>	<b>\$ (100,000)</b>	<b>\$ 298,000</b>	<b>\$ 26,433,246</b>

**EXHIBIT A**

**Parks and Tourism Fund FY24 Budget**

	<b>Adopted FY24 Budget</b>	<b>Budget Amendment #5</b>	<b>Revised FY24 Budget</b>
<b><u>Revenues</u></b>			
Other Taxes	\$ 3,850,000	595,000	4,445,000
Charges for Services	512,852	260,000	772,852
Interest	30,000	290,000	320,000
Miscellaneous	1,000	-	1,000
<b>Total Parks and Tourism Fund Revenues</b>	<b>\$ 4,393,852</b>	<b>\$ 1,145,000</b>	<b>\$ 5,538,852</b>
<b><u>Appropriations</u></b>			
Police Operations	\$ 1,501,842	\$ -	\$ 1,501,842
Marina Operations	25,602	-	25,602
Waterfront Park Operations	859,645	-	859,645
Parking	63,750	-	63,750
Other Parks and Tourism	1,275,845	-	1,275,845
Other Downtown Operations	508,568	287,000	795,568
Tourism Marketing	158,600	-	158,600
<b>Total Parks and Tourism Fund Appropriations</b>	<b>\$ 4,393,852</b>	<b>\$ 287,000</b>	<b>\$ 4,680,852</b>

**EXHIBIT B**

**Consolidated FY24 Revised Budget**

	<u>General Fund</u>	<u>ARPA Fund</u>	<u>Parks &amp; Tourism Fund</u>	<u>Stormwater Fund</u>	<u>State Accommodations Fund</u>	<u>Fire Impact Fund</u>	<u>TIF II Fund</u>	<u>Capital Project Fund</u>	<u>Total</u>
Revenues	\$ 28,884,048	\$ 100,000	\$ 5,538,852	\$ 1,332,779	\$ 800,000	\$ 405,000	\$ 100,000	\$ 8,794,785	\$ 45,955,464
Transfers In	63,750	-	-	-	-	-	-	17,471,391	17,535,141
Issuance of Revenue Bonds	-	-	6,945,000	-	-	-	-	-	6,945,000
Total Other Financing Sources	63,750	-	6,945,000	-	-	-	-	17,471,391	24,480,141
Release of Committed Fund	1,465,476	-	-	-	-	-	-	-	1,465,476
Release of Fund Balance	-	4,577,485	75,000	1,655,915	30,000	-	3,625,054	1,245,866	11,209,320
Salaries	\$ 10,038,643	\$ -	\$ 1,851,930	\$ 413,857	\$ 17,226	\$ -	\$ -	\$ -	\$ 12,321,656
Benefits	3,766,377	-	716,025	174,512	6,675	-	-	-	4,663,589
Operating	10,253,213	215,091	1,683,199	232,610	712,349	-	-	-	13,096,462
Capital	452,570	500,000	120,600	-	-	-	-	27,512,042	28,585,212
Debt	1,922,443	-	309,098	511,800	-	129,239	-	-	2,872,580
Total Expenditures	\$ 26,433,246	\$ 715,091	\$ 4,680,852	\$ 1,332,779	\$ 736,250	\$ 129,239	\$ -	\$ 27,512,042	\$ 61,539,499
Transfers Out	1,078,028	3,962,394	7,020,000	1,655,915	93,750	-	3,725,054	-	17,535,141
Total Other Financing Uses	1,078,028	3,962,394	7,020,000	1,655,915	93,750	-	3,725,054	-	17,535,141
Contribution to Fund Balance	-	-	-	-	-	275,761	-	-	275,761
Net (Deficit) Surplus	\$ 2,902,000	\$ -	\$ 858,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,760,000



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

---

**TO:** CITY COUNCIL **DATE:** 8/26/2024  
**FROM:** Alan Eisenman, Finance Director  
**AGENDA ITEM TITLE:** Ordinance to Amend Fiscal Year 25 Budget for Revenues and Expenditures of General Fund, ARPA Fund and Capital Projects Fund - Second Reading  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Finance

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**BACKGROUND INFORMATION:**

The fiscal year 2025 budget amendment includes the following items:

1. The City was recently awarded a State and Local Cybersecurity Grant Program for \$46,208 for multi-factor authentication implementation, security awareness and phishing training.
2. The Headquarters Fire Station 1 traffic signal is not fully functional, needs replacement and impacts public safety. The traffic signal replacement was budgeted for \$100,000 in fiscal year 2024, but the bid received was higher than anticipated. The City would like to allocate \$150,000 for this emergency project and use General Fund committed fund balance for capital equipment, which has a balance of \$1,269,000 as of June 30, 2023. Please see attached memo for further detailed information.
3. The City was notified that utility relocation for Allison Road project cannot be submitted for reimbursement under the SCDOT TAP grant. The City's portion of this project with Dominion Energy is \$255,645. The City has non-standard service fund within the General Fund restricted fund balance with a balance of \$330,668 as of June 30, 2023.
4. The City requests \$600,000 from ARPA funds for construction related to Phase A and Phase B to the Duke Street Project.
5. The City would like to budget \$250,000 from ARPA funds for Waterfront Park Relieving Platform consulting services.

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**PLACED ON AGENDA FOR:** Action

**REMARKS:**

First Reading was held on August 27, 2024. Staff recommends Council's consideration to approve second reading of the budget ordinance.

**ATTACHMENTS:**

Description	Type	Upload Date
Budget Amendment	Backup Material	8/28/2024

## **ORDINANCE 2024/21**

### **AN ORDINANCE TO AMEND CITY OF BEAUFORT ORDINANCE 2024/11 REGARDING THE FISCAL YEAR 2024-2025 CITY OF BEAUFORT BUDGET TO PROVIDE FOR THE REVENUES AND EXPENDITURES OF GENERAL FUND, ARPA FUND, AND CAPITAL PROJECTS FUND.**

**WHEREAS**, Section 5-7-260 of the South Carolina Code of Laws requires that a municipal council act by ordinance to adopt a budget and levy taxes, pursuant to public notice; and

**WHEREAS**, on June 11, 2024, the City of Beaufort (hereinafter “City”) adopted Ordinance No. 2024/11 which set the City’s FY 2024- 2025 budget and associated expenditures; and

**WHEREAS**, the City received a \$46,208 South Carolina Law Enforcement Division grant for information technology security improvements; and

**WHEREAS**, it is necessary for the City to allocate \$150,000 for an emergency public safety traffic signal replacement at Fire Station Headquarters from the General Fund; and

**WHEREAS**, it is necessary for the City to obligate \$255,645 for utility relocation for Allison Road project from General Fund; and

**WHEREAS**, it is necessary for the City to budget \$600,000 from ARPA funds for construction related to Duke Street Construction Project; and

**WHEREAS**, it is necessary for the City to appropriate \$250,000 from ARPA funds for consulting services for Waterfront Park Relieving Platform; and

**WHEREAS**, it is necessary and proper to appropriate, obligate, and budget funds for the above-referenced items; and

**WHEREAS**, in compliance with South Carolina law and in the interest of maintaining good accounting practices and transparency in the budget process, it is beneficial and necessary to amend the budget to reflect this additional appropriation of funds;

**NOW, THEREFORE, BE IT ORDAINED** by the City of Beaufort Council that the FY 2024-2025 City of Beaufort Ordinance 2024/11 is hereby amended by the addition of the following, such that the General Fund FY25 Budget and the Consolidated FY25 Revised Budget are as shown on Exhibits A and B, hereto:

SECTION 1. AMENDMENT

**General Fund**

**Revenues**

Intergovernmental	\$ 46,208
Use of General Fund Fund Balance for Vehicle and Equipment Replacement- Fire Station Traffic Signal Replacement	150,000
Use of General Fund Restricted Fund Balance for Utility Non-Standard Service Fee - Allison Road Project	<u>255,645</u>

**Total Revenues** 451,853

**Expenditures**

Information Technology department- Operating	46,208
Public Works- Streets & Traffic- Capital	150,000
Transfers Out- Release of Restricted General Fund Balance for Utility Non-Standard Service Fee- Allison Road Project	<u>255,645</u>

**Total Expenditures** 451,853

**ARPA Fund**

**Expenditures**

Transfers Out- Duke Street Streetscape Project- Construction Phases A and B	600,000
Transfers Out- Waterfront Park Relieving Platform- Consulting Services	<u>250,000</u>

**Total Expenditures** \$ 850,000

**Capital Projects Fund**

**Revenues**

Transfers In- Allison Road Project	255,645
Transfers In- Duke Streetscape Project- Construction Phases A and B	600,000
Transfers In- Waterfront Park Relieving Platform- Consulting Services	250,000
Federal Grants- Allison Road Project	<u>(255,645)</u>

**Total Revenues** \$ 850,000

**Expenditures**

Capital- Duke Street Streetscape Project- Construction Phases A and B	600,000
Capital- Waterfront Park Relieving Platform- Consulting Services	<u>250,000</u>

**Total Expenditures** \$ 850,000

SECTION 2. EFFECTIVE DATE

This Ordinance shall be effective upon its enactment by the City Council for the City of Beaufort.

\_\_\_\_\_  
PHILIP E. CROMER, MAYOR

ATTEST:

\_\_\_\_\_  
TRACI GULDNER, CITY CLERK

1<sup>ST</sup> Reading August 27, 2024

2<sup>nd</sup> Reading & Adoption \_\_\_\_\_

Attachments:

- A. General Fund FY25 Budget
- B. Consolidated FY25 Revised Budget

**EXHIBIT A**

**General Fund FY25 Budget**

	<b>Adopted FY25 Budget</b>	<b>Budget Amendment #2</b>	<b>Revised FY25 Budget</b>
<b><u>Revenues</u></b>			
Property Taxes	\$ 9,598,632	\$ -	\$ 9,598,632
Licenses & Permits	6,870,000	-	6,870,000
Intergovernmental Revenue	3,854,181	46,208	3,900,389
Franchise Fees	2,258,000	-	2,258,000
Charges for Services	2,056,665	-	2,056,665
Fines & Forfeitures	64,000	-	64,000
Miscellaneous	110,000	-	110,000
Interest	550,000	-	550,000
<b>Total General Fund Revenues</b>	<b>\$ 25,361,478</b>	<b>\$ 46,208</b>	<b>\$ 25,407,686</b>

<b><u>Appropriations</u></b>			
Non-Departmental	\$ 822,823	\$ -	\$ 822,823
City Council	345,321	-	345,321
City Manager	952,161	-	952,161
Finance	1,000,850	-	1,000,850
Human Resources	554,368	-	554,368
Information Technology	1,025,621	46,208	1,071,829
Municipal Court	637,050	-	637,050
Community & Economic Development	1,455,846	-	1,455,846
Police Operations	5,703,134	-	5,703,134
School Resource Officer	624,561	-	624,561
School Crossing Guard	23,470	-	23,470
Victims Rights	113,246	-	113,246
Beaufort Fire	6,773,028	-	6,773,028
Public Works	503,580	-	503,580
Streets & Traffic	1,035,281	150,000	1,185,281
Facilities Maintenance	828,479	-	828,479
Solid Waste	1,401,015	-	1,401,015
Debt Service	1,845,353	-	1,845,353
Transfers Out	-	255,645	255,645
<b>Total General Fund Appropriations</b>	<b>\$ 25,645,187</b>	<b>\$ 451,853</b>	<b>\$ 26,097,040</b>

**EXHIBIT B**

**Consolidated FY25 Revised Budget**

	<b>General Fund</b>	<b>ARPA Fund</b>	<b>Parks &amp; Tourism Fund</b>	<b>Stormwater Fund</b>	<b>State Accommodations Fund</b>	<b>Fire Impact Fund</b>	<b>TIF II Fund</b>	<b>Capital Project Fund</b>	<b>Total</b>
Revenues	\$ 25,407,686	\$ 302,306	\$ 5,480,500	\$ 1,368,717	\$ 969,333	\$ 105,000	\$ 180,000	\$ 10,906,687	\$ 44,720,229
Transfers In	70,416	-	-	-	-	-	-	11,845,421	11,915,837
Total Other Financing Sources	70,416	-	-	-	-	-	-	11,845,421	11,915,837
Release of Committed Fund Balance	618,938	-	-	-	-	-	-	-	618,938
Release of Fund Balance	-	4,312,280	6,027,349	1,364,480	30,000	-	129,000	813,201	12,676,310
Salaries	\$ 10,478,363	\$ 100,000	\$ 1,908,435	\$ 413,681	\$ 16,728	\$ -	\$ -	\$ -	\$ 12,917,207
Benefits	4,384,300	43,972	846,815	208,751	6,752	-	-	-	5,490,590
Operating	8,346,141	65,000	1,711,049	232,685	875,437	-	-	-	11,230,312
Capital	642,443	143,334	238,933	-	-	-	209,000	23,565,309	24,799,019
Debt	1,990,148	-	969,601	513,600	-	63,654	-	-	3,537,003
Total Expenditures	\$ 25,841,395	\$ 352,306	\$ 5,674,833	\$ 1,368,717	\$ 898,917	\$ 63,654	\$ 209,000	\$ 23,565,309	\$ 57,974,131
Transfers Out	255,645	4,262,280	5,833,016	1,364,480	100,416	-	100,000	-	11,915,837
Total Other Financing Uses	255,645	4,262,280	5,833,016	1,364,480	100,416	-	100,000	-	11,915,837
Contribution to Fund Balance	-	-	-	-	-	41,346	-	-	41,346
Net (Deficit) Surplus	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 9/4/2024  
**FROM:** Stephenie Price, Police Chief  
**AGENDA ITEM TITLE:** An ordinance to amend the Code of the City of Beaufort, South Carolina, to add a new Section 8-1010, in Part 8, Chapter 1, to prohibit through truck traffic on certain roads and highways in the City of Beaufort, South Carolina - First Reading  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** Police

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*BACKGROUND INFORMATION:*

There was a discussion about this issue during the Worksession on August 27, 2024, with a presentation. The attached memorandum will give you background information.

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*PLACED ON AGENDA FOR: Action*

**REMARKS:**

Staff recommends approval of this ordinance.

**ATTACHMENTS:**

Description	Type	Upload Date
Ordinance	Backup Material	9/4/2024
Memorandum	Backup Material	9/4/2024
Presentation	Backup Material	9/4/2024

**ORDINANCE 2024/**

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF BEAUFORT, SOUTH CAROLINA, TO ADD SECTION 8-1010, IN PART 8, CHAPTER 1, TO PROHIBIT THROUGH TRUCK TRAFFIC ON CERTAIN ROADS AND HIGHWAYS IN THE CITY OF BEAUFORT, SOUTH CAROLINA**

**WHEREAS**, S.C. Code Ann. § 5-7-30 confers upon municipalities the power to enact ordinances relating to roads, streets, and order within the municipality and provides that a municipality may fix fines and penalties for the violation of municipal ordinances;

**WHEREAS**, S.C. Code Ann. § 56-5-4210 allows restrictions on loads and weights for certain roads and highways under the jurisdiction of local authorities when necessary to provide for the public safety and convenience on certain roads and highways;

**WHEREAS**, The City of Beaufort, South Carolina (hereinafter “City”) has received approval from the South Carolina Department of Transportation for the enactment of this ordinance pursuant to S.C. Code Ann. § 56-5-4212;

**WHEREAS**, The City desires to provide and promote for the public safety and convenient travel along such roadways; and

**WHEREAS**, the City Council of the City (hereinafter “Council”) has determined that a prohibition on through truck traffic on certain roads and highways in the City is appropriate at this time.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE CITY COUNCIL**, in accordance with the foregoing, that the Code of Ordinances, City of Beaufort, South Carolina, is hereby amended by adding a section to be numbered 8-1010, which section shall read as follows:

**Sec. 8-1010. – Through truck traffic prohibited.**

- (a) No medium truck, heavy truck, or other like vehicle that is designed, used, or maintained for the transportation of material, including without limitation dump trucks, tractor trailers, and semitrailer combinations, shall operate on any streets, roads, or highways which are designated as not being open to through truck traffic by signage placed by the City or the South Carolina Department of Transportation, unless the operator of such truck is carrying out specific business which requires his or her operation of the truck along such streets, roads, or highways.
- (b) The streets, roads, or highways on which the truck traffic described in subsection (a) is prohibited are:

- (1) U.S. Highway 21 Business (Boundary Street, Carteret Street, and Sea Island Parkway) between S.C. Highway 281 (Ribaut Road) and U.S. Highway 21 (Ladys Island Drive), including the Woods Memorial Bridge;
- (2) S.C. Road S-6 (Bay Street) between S.C. Highway 281 (Ribaut Road) and U.S. Highway 21 Business(Carteret Street); and
- (3) Any streets, roads, or highways designated by signage placed by the South Carolina Department of Transportation as not being open to through truck traffic.

(c) This section shall not prohibit the operation of the following on the streets, roads, or highways designated in subsection (b):

- (1) Emergency vehicles or other vehicles operated by units of local government;
- (2) Trucks that would otherwise be prohibited if such trucks have been detoured at the instruction of local authorities or traffic control devices; or
- (3) Personal pickup trucks, passenger vans, and buses.

(d) A violation of this section shall be punishable by a fine of not more than \$500.00 or imprisonment for not more than 30 days.

(e) Notice of the requirements of this section shall be posted at conspicuous places at terminals of and all intermediate cross-roads and road junctions with the section of street, road, or highway to which such notice shall apply.

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Philip E. Cromer, Mayor  
City of Beaufort, South Carolina

\_\_\_\_\_  
Traci Guldner  
City Clerk, City of Beaufort, South Carolina

Reviewed as to form by Benjamin T. Coppage, City Attorney



# Office of the City Manager

## *Interoffice Memorandum*

**To:** Stephenie Price, Chief of Police

**From:** Scott M. Marshall, City Manager

**cc:** Ben Coppage, City Attorney

**Date:** June 20, 2024

**Re:** Request for Thru Truck Ordinance, reference your memo of June 20, 2024

---

Chief –

Thank you for the great work in putting together the background and analysis on the subject issue relative to the stress that commercial trucks are placing on the aging Woods Memorial Bridge. I agree with your assessment and recommendation to codify restrictions at the municipal level to reinforce the existing statutes. The missing component, however, is the penalty for violating and whether we need to specify in the language of our ordinance.

I encourage you to work with City Attorney Ben Coppage to prepare an ordinance for Council's consideration. The background material supporting your memo should be included in your staff report. Once this is drafted, let me know and I will place it on a work session agenda for presentation and discussion.

Thanks again for this.



## BEAUFORT POLICE DEPARTMENT

1901 BOUNDARY STREET  
Suite 102  
BEAUFORT, SC 29902

**To:** Scott Marshall, City Manager  
**From:** Stephenie Price, Chief of Police  
**Subject:** Request for Thru Truck Ordinance  
**Date:** 06/20/2024

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The purpose of this memorandum is to request consideration for a thru truck ordinance for the City of Beaufort.

SCDOT has restricted truck traffic as a through truck route from Ribault Road southbound Boundary Street to Carteret Street to the Woods Memorial/Lady's Island Bridge. Further, is restricted from southbound Ribault Road at the eastbound intersection of Bay Street unless the truck is loading/unloading in the downtown area. Attachment #1 details the signs in place for the observance of the truck route.

The truck designation route is crucial because large, multi-axle trucks pose significant safety risks within the historic downtown area. This predominantly residential neighborhood, which lacks sidewalks, is not suitable nor was it designed for heavy truck traffic. Such traffic can lead to noise pollution, pedestrian safety hazards, increased traffic congestion, environmental harm due to tree foliage clearances, damage to historic infrastructure, and deterioration of the quality of life. Furthermore, the area's narrow streets are not designed to handle large trucks. Preserving this route is also beneficial for the local economy, as it supports tourism by maintaining the area's appeal and safety.

Currently, enforcement of the thru truck traffic has relied on SC Code SECTION 56-5-950. Obedience to and required traffic-control devices. Attachment #2.

- (a) The driver of any vehicle shall obey the instructions of any official traffic-control device, applicable thereto placed or held in accordance with the provisions of this chapter, unless otherwise directed by a police officer, subject to the exceptions granted the driver of an authorized emergency vehicle in this chapter.
- (b) No provision of this chapter for which official traffic-control devices are required shall be enforced against an alleged violator if at the time and place of the alleged violation an official device is not in proper position and sufficiently legible to be seen by



## BEAUFORT POLICE DEPARTMENT

1901 BOUNDARY STREET

Suite 102

BEAUFORT, SC 29902

an ordinarily observant person. Whenever a particular section does not state that official traffic-control devices are required, such section shall be effective even though no devices are erected or in place.

(c) Whenever official traffic-control devices are placed or held in position approximately conforming to the requirements of this chapter, such devices shall be presumed to have been so placed or held by the official act or direction of lawful authority unless the contrary shall be established by competent evidence.

(d) Any official traffic-control device placed or held pursuant to the provisions of this chapter and purporting to conform to the lawful requirements pertaining to such devices shall be presumed to comply with the requirement of this chapter, unless the contrary shall be established by competent evidence.

HISTORY: 1962 Code Section 46-304; 1952 Code Section 46-304; 1949 (46) 466; 1977 Act No. 147 Section 4.

In October of 2020, with collective community effort the city of Beaufort and the Historic Beaufort Foundation began the project for the Woods Memorial Bridge to be designated as a historic treasure. In January of 2023, the Woods Memorial Bridge was listed on the National Register of Historic Places. As the Historic Beaufort Foundation article states, "This designation gives the community the opportunity to protect the bridge and potential impacts on Beaufort's National Historic Landmark District." Attachment #3.

The potential damage to the historic swinging bridge is also a significant concern. This iconic structure is vulnerable to the stresses imposed by heavy trucks. Although heavy truck traffic is prohibited, we currently lack the effective means to enforce this restriction within the city limits. Implementing better enforcement mechanisms through a city ordinance is essential to preserve this bridge, which is not only a vital part of our heritage but also a key attraction for tourists, contributing positively to the local economy.

Our research has revealed that unless a truck driver uses a professional truck route service for navigation, it is impossible to modify the preeminent mapping software, such as Google Maps, to reflect the designated truck routes. Numerous forums and complaint channels have been inundated with requests for these changes, yet the company has not made the changes. This lack of responsiveness from the service providers exacerbates the problem, leaving the community vulnerable to the unintended presence of heavy trucks in restricted areas.



## BEAUFORT POLICE DEPARTMENT

1901 BOUNDARY STREET

Suite 102

BEAUFORT, SC 29902

We have conducted research required with all due diligence to ensure the safety of our community, I request consideration of the administration and city council for a thru truck ordinance in Beaufort City. Attachment #4 is the proposed ordinance language.

Respectfully submitted,

*Chief Stephanie Price*

Chief Stephanie Price

# Lady's Island Drive and Meridian Road



# Boundary Street near Carolina Cove



# Boundary Street and Marsh Drive



# Ribaut Road and Bay Street



# Ribaut Road near Beaufort Memorial Hospital



# Woods Memorial Bridge

## Restrictions

- Trucks are required to have less than 3 axles
- Weight limit of 40,000 pounds

## Malfunctions in 2024

- Nine reported malfunctions

**South Carolina Code of Laws  
Unannotated**

**Title 56 - Motor Vehicles**

**CHAPTER 5**

**Uniform Act Regulating Traffic on Highways**

**ARTICLE 1**

**General Provisions**

**SECTION 56-5-950. Obedience to and required traffic-control devices.**

- (a) The driver of any vehicle shall obey the instructions of any official traffic-control device, applicable thereto placed or held in accordance with the provisions of this chapter, unless otherwise directed by a police officer, subject to the exceptions granted the driver of an authorized emergency vehicle in this chapter.
- (b) No provision of this chapter for which official traffic-control devices are required shall be enforced against an alleged violator if at the time and place of the alleged violation an official device is not in proper position and sufficiently legible to be seen by an ordinarily observant person. Whenever a particular section does not state that official traffic-control devices are required, such section shall be effective even though no devices are erected or in place.
- (c) Whenever official traffic-control devices are placed or held in position approximately conforming to the requirements of this chapter, such devices shall be presumed to have been so placed or held by the official act or direction of lawful authority unless the contrary shall be established by competent evidence.
- (d) Any official traffic-control device placed or held pursuant to the provisions of this chapter and purporting to conform to the lawful requirements pertaining to such devices shall be presumed to comply with the requirement of this chapter, unless the contrary shall be established by competent evidence.

**HISTORY:** 1962 Code Section 46-304; 1952 Code Section 46-304; 1949 (46) 466; 1977 Act No. 147 Section 4.



"Historic Beaufort Foundation is grateful to the City of Beaufort for working toward this official recognition of the significance the Woods Bridge plays in helping Beaufort retain its unique sense of place and its association with our maritime and transportation history," said HBF Executive Director Cynthia Cole Jenkins. "We value the six decades of partnership with the City in protecting and promoting the architectural history of Beaufort."

The effort to win the designation began in October of 2020. It was a joint project of the City of Beaufort, under the leadership of then-Mayor Billy Keyserling, and Historic Beaufort Foundation.

The City and HBF launched a fund-raising campaign through the City's Pride of Place Program to hire a professional preservation consultant to put together the research and paperwork necessary for the application to the National Register.

Upon learning of the listing, the consultant, Kyle Campbell of Preservation South, LLC, said, "The Woods Memorial Bridge is one of the historic resources in Beaufort that almost everyone interacts with whether they are a resident or a tourist. It has been an honor to research and prepare the National Register nomination and I hope it will continue to be a landmark for the Beaufort Community for generations to come."

The Woods Memorial Bridge is now one of five bridges in South Carolina listed on the National Register. The others are in Greenville, Horry, and Richland counties.

The bridge opened in 1959, replacing a swing bridge built in 1927. Originally known as the Lady's Island Bridge, it was renamed in 1971 in honor of Richard V. Woods, a local South Carolina Highway Patrol trooper killed in the line of duty.

The bridge's center span pivots open horizontally on a regular basis to allow boat traffic on the Intracoastal Waterway to pass through. In 2022, the bridge opened 1,659 times to allow commercial and private vessels to pass through. That ranged from a low in September of 70 to a high in November of 269. Traffic data for 2022 is not yet final but in 2021, the bridge averaged 13,700 vehicle crossings a day.

The application process, which included researching not only the history but the engineering significance of the bridge, began over a year ago. It was reviewed by the staff of the State Historic Preservation Office, and then moved to the State Board of Review, comprising preservation, history, and planning experts. The State Board of Review approved it in November 2022. The application was then submitted to the National Park Service, which oversees the National Register, for final vetting.

In order to be listed on the National Register, a site must meet seven aspects of "integrity" to achieve a listing: location, design, setting, materials, workmanship, feeling, and association. The structure must be at least 50 years old, and possess some significance in American history and culture. The Woods Memorial Bridge was immortalized in the 1994 Best Picture, *Forrest Gump*. In one of the most famous scenes a bearded Tom Hanks as Forrest is shown running across a Mississippi River bridge, but in actuality, the scene was filmed on the Woods Memorial Bridge.

# Definitions.

- The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:
- *Deviating truck* means any truck in the restricted vehicle classification which travels over a no-through truck route.
- *Hazard material warning placard* means the standard diamond-shaped sign as required by 49 CFR 172, as part of the Hazardous Materials Transportation Act.
- *Person* means any individual, or agent, servant, employee, or owner of a corporation or other business entity, driving or operating a truck, as defined in this section, within the Town limits.
- *Truck* means any vehicle designed, used, or maintained for the transportation of material or property in the following classifications:
  - (1) The term "nonregulated vehicles" (light trucks) means personal pickups and passenger vans, including church school, and public buses. Nonregulated vehicles may operate anywhere within the City limits.
  - (2) The term "regulated vehicles" (medium and heavy trucks) means any vehicle, other than the nonregulated vehicles described in subsection (1) of this definition, that is designed, used, or maintained for the transportation of material, including dump trucks, tractor trailers, and semitrailer combinations.
- *No through truck route* means certain streets as designated by appropriate signage by the City Manager or his designee for no through truck traffic.

# **Observance of truck routes required; exceptions.**

- (a) All trucks in the regulated vehicle classification within the City shall not be operated over and along the no-through truck routes established pursuant to this article unless otherwise provided herein. The following routes shall be designated as no-through truck routes: US State Highway 21 Business (Boundary Street) between SC State Highway 281 (Ribaut Road) and US State Highway 21 (Lady's Island Drive) including the Woods Memorial Bridge. US Secondary Road 6 (Bay Street) between SC State Highway 281 (Ribaut Road) and US 21 Business (Carteret Street). Future additions or modifications to the no through truck routes may be established by a Resolution approved by the City Council.
- (b) This article shall not prohibit:
  - (1) Operation of regulated vehicles that are making pickups, deliveries or which have other specific business such as being en route to repairs provided that the driver can show proof of said business through documents such as bills of lading;
  - (2) Authorized emergency vehicles or other vehicles operated by units of local government; or
  - (3) Detoured trucks, on an officially established detour, if such trucks could lawfully be operated upon the street for which the detour is established.



# Historic Downtown Beaufort

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## Through Truck Route Ordinance Recommendation



# Proposal: New Ordinance for Enforcement of Through Commercial Truck Traffic

To address concerns about frequent through truck traffic in historic downtown and on the Woods Memorial Bridge, we propose creating a new City of Beaufort Ordinance. This change will preserve and enhance the quality of life for residents and increase the lifespan of the historic infrastructure.

# Current Enforcement Ordinance Summary

## **SECTION 56-5-950**

*Obedience to and required traffic-control devices*

- (a) Drivers must obey official traffic-control devices unless directed by a police officer or if driving an authorized emergency vehicle.
- (b) Traffic rules requiring official devices are not enforceable if the device is not properly placed or legible. Rules without such requirements are enforceable regardless of device placement.
- (c) Official traffic-control devices are presumed to be lawfully placed unless proven otherwise.
- (d) Devices appearing to meet legal standards are presumed compliant unless proven otherwise.

*Fine: \$237.50 or as assigned by Municipal Judge*



# Recommended Restricted Areas

- **U.S. Highway 21 Business:**
  - Boundary Street, Carteret Street, Sea Island Parkway
  - Between S.C. Highway 281 (Ribaut Road) and U.S. Highway 21 (Lady's Island Drive)
  - Includes Woods Memorial Bridge
- **S.C. Road S-6 (Bay Street):**
  - Between S.C. Highway 281 (Ribaut Road) and U.S. Highway 21 Business (Carteret Street)
- **Other Streets:**
  - As designated by South Carolina Department of Transportation signage

Through Truck  
Route  
Restricted  
Area



# Established DOT Truck Route



# Proposed Restrictions on Certain Trucks:

- Medium and heavy trucks (e.g., dump trucks, tractor trailers) cannot operate on designated streets unless for specific business purposes (e.g. loading and unloading).

# Recommended Exemptions

## **Exemptions:**

- Emergency vehicles and local government vehicles
- Trucks detoured by local authorities or traffic control devices
- Personal pickup trucks, passenger vans, and buses

# Recommended Penalties:

## **Penalties:**

- Fine up to \$500 or imprisonment up to 30 days

# Existing Through Truck Route Signs

Recommendation: The existing sign structure is adequate.

# Boundary Street near Carolina Cove



# Boundary Street and Marsh Drive



# Ribaut Road and Bay Street



Ribaut Road  
near Beaufort  
Memorial  
Hospital

TRUCK  
ROUTE



COASTAL EMPIRE  
COMMUNITY MENTAL  
HEALTH CENTER

# Lady's Island Drive and Meridian Road



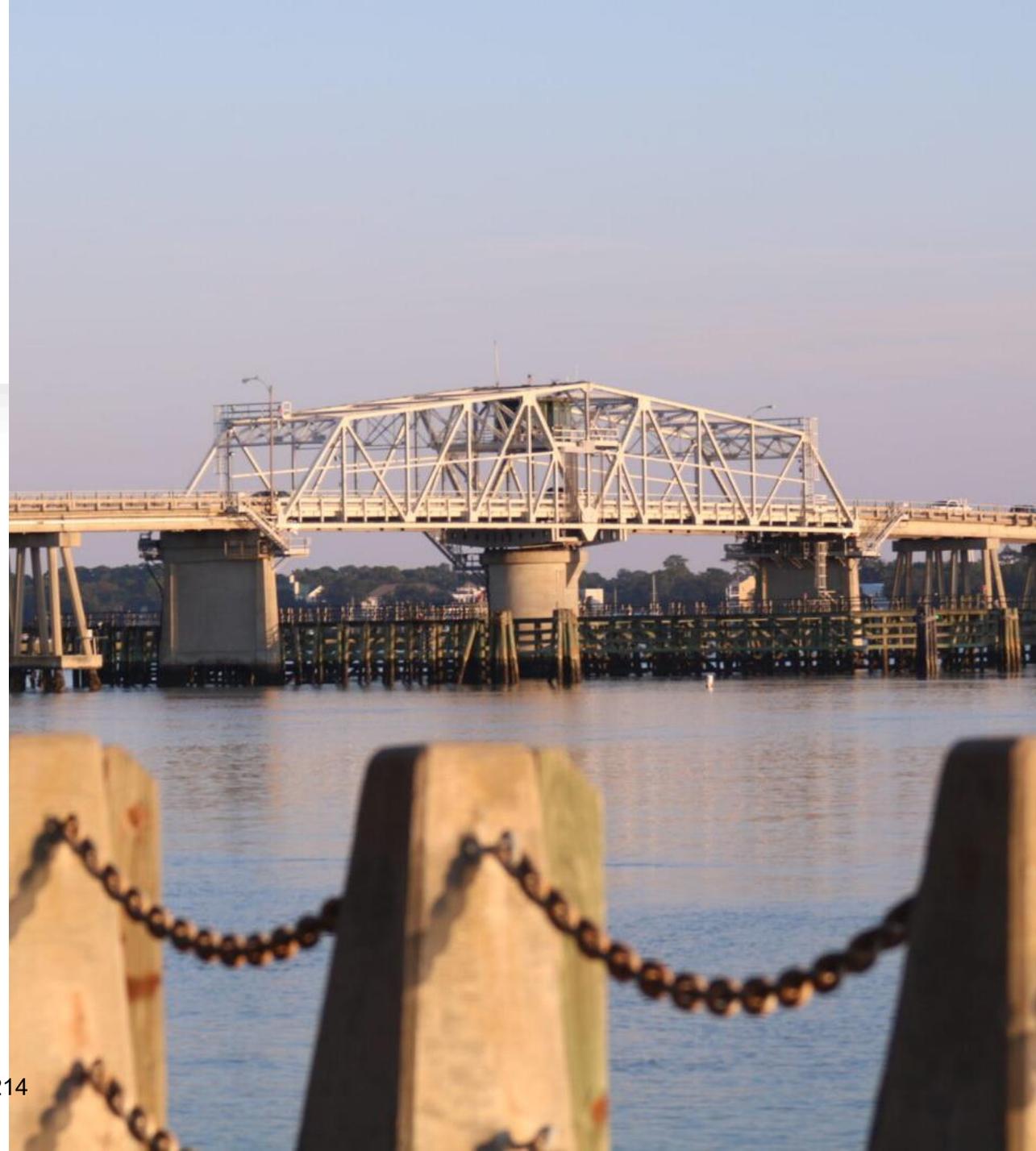
# Woods Memorial Bridge Considerations

## Restrictions

- Trucks are required to have less than 3 axles
- Weight limit of 40,000 pounds

## Malfunctions in 2024

- Nine reported malfunctions





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**CITY OF BEAUFORT**  
DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 9/4/2024  
**FROM:** JJ Sauve, Assistant City Manager  
**AGENDA ITEM TITLE:** An ordinance to amend the Code of Ordinances for the City of Beaufort, South Carolina, to add a new Section 4-1002, in Part 4, Chapter 1, adopting regulations for the combined use of utility poles for electric and communication wires in the City of Beaufort, South Carolina - First Reading  
**MEETING DATE:** 9/10/2024  
**DEPARTMENT:** City Managers Office

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**BACKGROUND INFORMATION:**

There have been previous conversations with utility providers regarding consolidation of utility lines and wires over the past few years. The City Attorney has worked with staff and utility providers to develop an ordinance that would require all utility wires to be consolidated whenever a new utility pole is erected or an existing pole is replaced. This ordinance language is in-line with other municipal ordinances found in the state, including the City of Charleston.

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**PLACED ON AGENDA FOR:** *Action*

**REMARKS:**

This topic was discussed in Worksession on August 27, 2024. Staff recommends approval.

**ATTACHMENTS:**

Description	Type	Upload Date
Ordinance	Backup Material	9/4/2024

**ORDINANCE 2024/**

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF BEAUFORT, SOUTH CAROLINA, TO ADD A NEW SECTION 4-1002, IN PART 4, CHAPTER 1, ADOPTING REGULATIONS FOR THE COMBINED USE OF UTILITY POLES FOR ELECTRIC AND COMMUNICATIONS WIRES IN THE CITY OF BEAUFORT, SOUTH CAROLINA**

**WHEREAS**, the City of Beaufort, South Carolina (hereinafter “City”) wishes to protect and enhance the aesthetic character of its streetscapes;

**WHEREAS**, the co-location of electric and communications wires on utility poles which occupy the same right-of-way, and the elimination of unused poles, where practicable, will add to the aesthetic character of the City’s streetscapes;

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE CITY COUNCIL**, in accordance with the foregoing, that the Code of Ordinances, City of Beaufort, South Carolina, is hereby amended by adding a section to be numbered 4-1002, which section shall read as follows:

**Sec. 4-1002. – Co-location of Electric and Communications Wires.**

All companies attaching new electric or communications wires shall install such wires on existing poles wherever such combined use is practicable, as determined by the pole owner, and such combined use shall be subject to applicable federal and state law. In the event that a pole is replaced in a manner such that a second pole is erected within the same public right-of-way, each entity that occupies the pole so replaced shall transfer its facilities thereon to the replacement pole within ninety (90) days. In no event shall a pole owner be responsible for any attaching entity’s failure to comply with this section.

DONE, RATIFIED AND ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Philip E. Cromer, Mayor  
City of Beaufort, South Carolina

\_\_\_\_\_  
Traci Guldner  
City Clerk, City of Beaufort, South Carolina

Reviewed as to form by Benjamin T. Copping, City Attorney on August 8, 2024