

A work session of Beaufort City Council was held on June 11, 2019 at 5:00 p.m. in the Beaufort Municipal Complex, 1901 Boundary Street. In attendance were Mayor Billy Keyserling, Councilwoman Nan Sutton, Councilmen Mike McFee and Stephen Murray, and Bill Prokop, city manager. Councilman Phil Cromer was an excused absence.

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

CALL TO ORDER

Mayor Pro Tem McFee called the work session to order at 5:09 p.m. He said Mayor Keyserling was in a meeting and would join the work session when he was able.

EMPLOYEE NEW HIRE RECOGNITION

Neil Desai introduced **Bryan Durrance**, the new streets and drainage supervisor in the Public Works department.

PRESENTATION: JOHNSON CONTROLS UPDATE ^[1]_{SEP}

Kim Smith said she'd make a presentation about the Johnson Controls energy savings project, which began with council approval in April 2017. She reviewed the improvements and the scope of the project in municipal buildings throughout the city.

Seak-Hwa Tan reviewed the "Contract Year 1" results. The project was completed early and within budget. Staff has been trained on all installed systems, he said, and the project savings exceeded expectations. The city received \$100,000 in utility rebates from SCE&G, which is the limit of the amount of allowed rebates from the utility. Mr. Tan reviewed some of the services that were provided (e.g., building preventative maintenance services).

Mr. Tan then reviewed Contract Year 1 financial savings. There were more savings than projected because of several factors, he said: the City of Beaufort and Public Works put in more rigorous building schedules; when there are no occupants, the equipment can shut down, which leads to more savings. Another reason for the savings was that there was more sunlight than was projected for the solar panels, which resulted in greater savings, Mr. Tan said.

Mr. Tan showed a chart comparing utility bills; the savings were \$178,000, with \$77,346 in savings for solar. Mr. Prokop said this total "doesn't include the \$100,000 grant that we got," and Mr. Tan said that's correct.

Mr. Tan discussed the challenges in the first year and how Johnson Controls resolved them. One example is that the utility meter at Fire Station 1 wasn't recording the power generation. Ms. Smith described how they discovered the problem and how it was corrected, including a credit for the amount if the meter had been working. Now it has

been replaced, she said.

Mr. Tan discussed Johnson Controls' Year 2 goals, including working with City of Beaufort staff to find low-cost and no-cost energy conservation projects; building scheduling at appropriate locations and maintaining them at optimum level, and continuing to monitor the performance of the solar photovoltaic systems.

Ms. Smith said the city is spending less than half of what it was spending on energy costs before the project. She said staff is to be credited for a lot of these "phenomenal results." Johnson Controls is going to continue to work to maintain these savings in Year 2, Ms. Smith said.

Councilman Murray asked if the rate reduction per kilowatt-hour from the Dominion buyout has been factored in. Mr. Tan said yes, and Mr. Prokop explained how that works.

Mr. Prokop said Johnson Controls guaranteed the city savings of 37.5%, and it's been more than 50%; Ms. Smith said it has been 50% to 60% in the first year.

PRESENTATION: BEAUFORT DIGITAL CORRIDOR (BDC) MISSION 11 SEP

Mayor Keyserling joined the meeting. **Kevin Klingler**, chairman of the board of directors, gave an update on the board; BDC has added a new board member, Dr. **Bob LeFavi**, the USCB Beaufort campus dean, who joined the board on May 1, 2019. Mr. Klingler said having Mr. LeFavi on the board would help BDC to tackle the workforce issue.

Mr. Klingler discussed the "mission critical goals" last year and which have been accomplished: 10 out of 10 BASEcamp offices are currently occupied – the previous number was 6 – and there are 5 monthly co-working subscriptions.

Shelley Barratt, BDC's program manager, said there are 30 current members and 5 current business-level or above sponsors. The Game On! program, which teaches coding to middle school and high school students, is currently happening, and another will be offered in August. The class is full now, she said. The camp costs \$109 for a 5-day week from 9 to 12 p.m., and there is an "early bird special" right now for the August session.

The BASEcamp gallery is another new feature; the art changes each month, Ms. Barratt said. These two programs "speak to our relationship with the community."

The programming "equals people," Ms. Barratt said. 350 people attended BDC programs in 2017 – 2018, and so far, more than 500 people have attended programs in 2018 – 2019.

Jess O'Brien presented an update on marketing efforts (e.g., press releases, media interviews, outreach events and presentations, and the marketing campaign rollout).

Mr. Klingler said they are judiciously using the marketing fund city council gave to BDC.

Matt D'Angelo said those who are working at BDC and the things that are happening there are "creating great buzz."

Mr. D'Angelo discussed the Live Work Mentor program, with ImpactX from College of Charleston, and the partnerships that work with the students whose team was chosen. He also discussed bringing people from other universities for what Ms. Barratt called "some kind of summit." He said the Live Work Mentor program is also creating great buzz (i.e., because of the business plans, about which BDC is mentoring not only the students, but also other BDC members).

Mr. Klingler discussed collaboration with BDC, TCL, and USCB. He has done 2 entrepreneurial classes with the USCB computer science department, first at the Bluffton campus, which 22 students attended, as well as faculty and others. At BASEcamp, the other entrepreneurial class brought 9 Bluffton campus students, and he was "really thrilled with the results."

Mr. Klingler said they are in early stages of working on an accredited entrepreneurial program with USCB. It will be housed at BASEcamp or at USCB, he said; there will be classes taught by experienced entrepreneurs at BDC and by USCB professors.

BASEcamp has reached full capacity, Mr. Klingler said, which is a key accomplishment and next steps are to focus on resident companies to grow to the next level; starting work on developing capital and investment resources, which he said he will be doing in a meeting next week in Atlanta. Also, there is growing talent development at USCB, hopefully at TCL, and at other schools as well, he said.

Mr. Prokop thanked those who serve on the board of directors at BDC because it is great to see people in the community working on workforce development and affordable housing, two of the city's most important goals. Ms. Barratt said they really are doing some amazing work, and she "couldn't ask for a better board." Councilman Murray said Ms. Barratt does the work of 3 people, and Ms. O'Brien's marketing plan is "great."

Mr. D'Angelo introduced College of Charleston students **Gabby, Alex, Peter, and Karl** from the ImpactX team, "Life Launcher." Gabby made a presentation about Life Launcher, a tool to provide students, parents, and high schools' college counseling centers with information to help them make decisions about college. The tool shows them the financial consequences of their choices, she said.

The team described the information that students put into the app, and Gabby said other apps that are Life Launcher's "competition" have only some of the features their app has. They plan to get their data out by the end of the summer, she said.

Mr. D'Angelo said the Life Launcher team has received awards from a sustainability competition at College of Charleston, and a lawyer who heard their pitch gave them \$5,000 to help develop the app. LifeLauncher.co has all the links, team members said, and they asked for people – parents and students looking at colleges – who would be “good beta testers” for the tool to check out the site.

DISCUSSION: METROPOLITAN PLANNING COMMISSION (MPC) ^[L]_[SEP] INTERVIEW

Bill Bardenwerper discussed his background and experience, and council members interviewed him for a position on the MPC.

DISCUSSION: SPANISH MOSS TRAIL TO DOWNTOWN UPDATE ^[L]_[SEP]

Dean Moss said the Friends of the Spanish Moss Trail have spent a lot of time talking to people in the vicinity of the proposed extension. The plan is for the connector to go no further than Bladen Street, and it may be somewhat short of Bladen. He feels council is “not uncomfortable with the concept” that has been proposed, and that is very important to him.

Mr. Moss said there have been a number of good meetings with citizens about the downtown connector, and some are enthusiastic, some feel “meh,” and some are opposed to it. There is not a detailed map yet, he said, and they don’t know other details, such as what might happen to some of the trees.

If council is comfortable enough with it, the Friends of the Spanish Moss Trail would like to go forward with creating a plan, Mr. Moss said, which he would then bring back to council. The planners in Atlanta will come here and “walk the section,” he said, and will meet with affected property owners. If adjustments need to be made to accommodate particular situations, they will make them, Mr. Moss said. They want this project to be as low-impact as possible.

The “wild card in this process is DOT” (Department of Transportation), Mr. Moss said, so they need “a plan out there” to get DOT’s reaction to it. In mid- to late July, or possibly August, he might come back to council.

Councilman Murray asked Mr. Moss to briefly describe where the connector would begin and end and the possible “new concept” for it. Mr. Moss said the concept is that it would start at the trail, then come down “the eastern-southern side of Depot Road,” where the lanes are 10-feet wide, and there’s 22-feet from the edge of the pavement to the edge of the right-of-way. Across Ribaut Road, he said, “that distance goes down to 18-feet of property between [the] edge of pavement and the right-of-way.” The lane widths also change, Mr. Moss said: On Bay Street, they are about 12.5-feet wide, while on Depot, they are 10-feet wide.

Mr. Moss said Mr. Bardenwerper has researched “the benefit of shrinking those lanes from 12.5-feet down to 10-feet,” in terms of traffic speed and “other things that might

be desirable.” 10-foot lanes could allow 5-feet of the existing road width to be used for part of the trail, which would mean “considerably less” impact on adjacent property owners, he said.

At the elementary school, Mr. Moss said, there are big trees in the way, and the Open Land Trust comes into the right-of-way at that point, so the engineering problem of staying off the road becomes much more complicated, but they think it can be done. “As we get closer to Bladen,” it gets more complicated still, Mr. Moss said. The intersection of Bladen and Bay Streets is where they would like to terminate the connector and make that the trailhead.

Mr. Moss described some of the issues they need to figure out as part of the planning and possible solutions to those issues. He said they could conceivably present council with multiple proposals for ways to handle these issues. He stated again that the connector would not go past Bladen Street.

Mr. Prokop described some data on traffic in the area from having the traffic trailer there for a period of time, and he passed the data on to Mr. Moss.

Mayor Keyserling said he feels this is headed in the right direction. They haven’t discussed funding yet, he said; he supports further exploration of the concept.

Councilman Murray said he has anecdotally seen evidence of the need for the connector. Bringing people from the trail to downtown and letting them navigate the rest is important, he said, but financing the project is still a concern. Mr. Moss said, “We had a very generous donor” who wants to see this connector happen.

Councilwoman Sutton said she feels that her primary problem with the connector – losing parking on Bay Street – seems to be resolved. Mr. Moss said he understands that concern. Councilwoman Sutton said she sees how many people park across the street there, so keeping the parking that is there is important.

Joe MacDermant said he owns a bicycle-related business in Beaufort. He described living in Portland, Oregon – where biking is extremely common – in the 1990s. He discussed the development of protected bike lanes in other cities and said, “We don’t want Beaufort to get left behind.” He said he and other people are interested in developing mountain biking opportunities in Beaufort. Charleston has 3 or 4 spots where people can mountain bike, Mr. MacDermant said; the city owns property in Summerville for this purpose. The group, “Beaufort Trail Heads,” is just getting started, he said. He is “not looking for money,” and the group does not own land, but if council were interested, the group would volunteer to do whatever needs to be done to bring mountain biking to Beaufort.

EXECUTIVE SESSION

Pursuant to Title 30, Chapter 4, and Section 70 (a) (2) of the South Carolina Code of Law, **Councilman Murray made a motion, seconded by Councilman McFee, to enter into Executive Session for a discussion of legal matters. The motion passed unanimously.**

There being no further business to come before council, the work session was adjourned at 6:37 p.m.