City Council Regular Meeting
Meeting Minutes – City Hall Council Chambers, 2nd Floor
February 13, 2024

I. CALL TO ORDER

Philip Cromer, Mayor


II. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem, McFee.

III. PRESENTATIONS

A. City of Beaufort Police Department Certificate of Re-Accreditation.

JJ Jones, with the South Carolina Law Enforcement Accreditation Board, presented the Police Department with their Re-Accreditation Certificate.

IV. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS


Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Mitchell.

All were in favor, motion carried.

B. Proclamation proclaiming February 2024 as National Black History Month.

Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

V. PUBLIC COMMENT

Joe Macdermant, 1809 Boundary Street, addressed Council about a proposal for an Off Road Mountain Biking, Walking and Running Trail.

VI. PUBLIC HEARING

A. Community Development Block Grant (CDBG) 2024 Needs Assessment.
Jessica Dailey, Community and Economic Development Specialist, Lowcountry Council of Governments, gave an overview of the CDBG grant program. A copy of the presentation is attached to these minutes.

Dan Blackmon, 1010 Duke Street, addressed Council.

VII. MINUTES

A. Worksession - January 16, 2024.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Scallate.
Minutes approved as presented.

B. Worksession and Regular Meeting - January 23, 2024.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.
Minutes approved as presented.

VIII. OLD BUSINESS

A. An ordinance amending Part 3, Chapter 2, Section 3-2002, of the City Code of Ordinances concerning fees for docking on the seawall at the Henry C. Chambers Waterfront Park - second reading.

Motion to approve was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.
First reading was held on January 23, 2024. No changes made since first reading.
All were in favor, motion carried.

IX. NEW BUSINESS

A. Request to host the Easter Festival in the Henry C. Chambers Waterfront Park from 12:30 pm - 4:00 pm on Sunday, March 24, 2024, as well as co-sponsorship for use of the park and a waiver of the noise ordinance by Tidal Creek Fellowship.

Motion to approve was made by Councilman Lipsitz and seconded by Councilman Mitchell.
All were in favor, motion carried.

B. Request from Downtown Beaufort Merchants Association for street closures, a waiver of the food truck ordinance, and drinking in public for First Friday’s on April 5, June 7, August 2, and November 1, 2024, from 4:00 pm - 8:30 pm.

Motion to approve was made by Councilman Mitchell and seconded by Mayor Pro Tem, McFee.
All were in favor, motion carried.

C. Request for co-sponsorship from Friends of Caroline Hospice to host Release and Remember Event in the Henry C. Chambers Waterfront Park on Saturday, April 27, 2024, at 11:00 am.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.
All were in favor, motion carried.
D. Request for co-sponsorship from The Original Gullah Festival for use of the Henry C. Chambers Waterfront Park and waiver of noise ordinance, May 24 - 26, 2024.

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

All were in favor, motion carried.

E. Request for 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 first annual Beaufort Lowcountry Music Festival on June 8, 2024, from 12:00 pm - 8:00 pm.

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

All were in favor, motion carried.

F. Greene/Hughes 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, June 15, 2024, from 4:00 pm - 9:00 pm in the Henry C. Chambers Waterfront Park.

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

All were in favor, motion carried.

G. Request from Beaufort Water Festival for use of the Henry C. Chambers Waterfront Park, street closures, sale of alcohol, use of seawall, day dock, waiver of noise ordinance and sponsorship for Opening Ceremonies Fireworks for the 68th Annual Beaufort Water Festival, July 9 - 22, 2024.

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

All were in favor, motion carried.

H. Request from Beaufort County Library for co-sponsorship for use of the Henry C. Chambers Waterfront Park to Host Friends of Beaufort Library Fall Book Sale, November 1 - 3, 2024, request of overnight camping in park, and fifteen (15) complementary parking spaces.

Motion to approve was made by Mayor Pro Tem, McFee and seconded by Councilman Lipsitz.

Motion to amend November 3 - 5, 2024, to November 1 - 3, 2024, was made by Councilman Lipsitz. The motion was seconded by Mayor Pro Tem, McFee.

All were in favor on the amended motion.

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

I. Freeman wedding reception requests a waiver of drinking in public, drinking in city parks for a wedding reception on Saturday, November 9, 2024, from 12:00 pm - 6:00 pm in the Whitehall Park.

Motion to approve was made by Councilman Mitchell and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

J. The Hawke/Tran wedding is requesting a waiver of the noise ordinance for a wedding reception taking place at the Beaufort Inn and Tabby Place on December 31, 2025, from 8:00 pm - 1:00 am.

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

All were in favor, motion carried.
K. An Ordinance authorizing acceptance of Limited Warranty Deed, authorizing approval of Easement Agreement; and other matters related thereto - first reading.

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

Scott Marshall, City Manager, stated that Beaufort County is constructing a road for the benefit of the city. It is a connector road that connects Little Creek Road and Lost Island Road to the US 21 intersection at Walmart. The road was constructed as a result of an Intergovernmental Agreement with Beaufort County. The work is being funded through the 2018 Transportation Referendum. The road work is almost finished. The city will take ownership of the road once it has been completed and will be responsible for the maintenance. This ordinance accepts a limited warranty deed for the property and grants an easement to Airport Junction which includes provisions for a drainage easement, limited rights to modify the road drainage easement area, the ability to tie in private development with strict limitations in place, and a utility easement.

All were in favor, motion carried.

X. REPORTS

City Manager’s Report

Thanked all that attended the Council Retreat. Staff is underway preparing for the Fiscal Year 2025 Budget. Council Meetings was a topic of discussion. Staff is working on preparing an Operations and Procedures Manual for adoption. There will also be ordinance amendments.

Thanked all the departments, and the Beaufort High School Baseball Team, that participated in the Chill with a Cop event on February 9, 2024.

The Planning Commission met for the first time on February 12, 2024, for training on procedures, roles and responsibilities. The first meeting will be on February 26, 2024.

Reminded all that city offices will be closed for President’s Day on Monday, February 19, 2024.

Southside Park Groundbreaking will take place on Monday, February 26, 2024, at 10:00 am.

Mayor’s Report

Attended the Local Area Transportation Study (LATS) meeting with Mayor Pro Tem, McFee.

The city hosted a Mayors and Managers Meeting on February 12, 2024.

Attended the Beaufort County Council Meeting on February 12, 2024.

Will be attending the USCB Oyster Roast on February 15, 2024.

Will be attending the Mathers School Alumni Founders Day Luncheon on February 16, 2024.

Councilman Mitchell

Attended the Black History Month program at the Grand Army of the Republic Hall. Doctor Vashti Washington, former Superintendent for the Jasper County School District, was the guest speaker.

Reminded all that an open house is being planned for the Charles Lind Brown Center on March 2, 2024.

This Saturday, February 17, 2024, the 3rd Annual African American History Conference will take place starting at the Robert Smalls Leadership Academy and ending up at USCB in the afternoon.
Mayor Pro Tem, McFee

Gave a reminder that the Code Edit Worksession on Tuesday, February 20, 2024, will start at 4:00 pm.

Mentioned two losses in the community. The wife of Dr. Spears, former minister at the Baptist Church of Beaufort. Russell Beer, husband of former Councilwoman Donnie Beer.

Councilman Scallate

Has fulfilled all the requirements to graduate from the Municipal Association of South Carolina’s Municipal Elected Officials Institute.

There will be a Poverty Simulation event on Saturday, February 24, 2024, at the Methodist Church on Pope Avenue in Hilton Head.

The Beaufort History Museum will be having an event on March 14, 2024, titled “A Piece of our Past” auction.

The South Coast Cyber Security Summit will be held on March 18 - 19, 2024.

March 22 - 24, 2024, the Beaufort Digital Corridor will be hosting their 3rd Annual Techstars Startup Weekend.

Councilman Lipsitz

Reminded all about the Southside Park Groundbreaking on Monday, February 26, 2024, at 10:00 am.

Acknowledged that all of Council has now graduated from the Municipal Elected Officials Institute.

Council congratulated the Police Department on their Re-Accreditation.
Council thanked staff for a successful and productive Council Retreat.

All of Council attended the Hometown Legislative Action Day (HLAD) in Columbia on February 6, 2024.

XI. ADJOURN 8:20 PM

Motion to adjourn was made by Councilman Lipsitz and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

Disclaimer: This document is a summary. All City Council Worksessions and Regular Meetings are recorded. Live stream can be found on the City's website at 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.

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 twenty-four hours prior to the meeting. A copy of the agenda was given to the local news media and requested public on file.
Community and Economic Development
Program Year: April 1, 2024—March 31, 2025
Block Grant (CDBG)
Development
Community 2024
• In the provision of brokerage services
• In residential real estate transactions
• In the sale and rental of housing

national origin, race, color, religion, sex, disability, familial status, or

FIR HOUSING IS THE LAW
LCOG at (843) 473-3990.

For more information contact

are committed to Fair Housing.

Beaufort County and Lowcountry Council of Governments

Equal Housing Opportunity

can be investigated.

If you believe that you have been a victim of discriminatory housing practices, you have avenues by which the matter...
moderate income (LMI), revitalization needs, particularly for persons at low and moderate economic opportunities and meeting community assistance to units of local government in improving the SC DBE Program is designed to provide
2023 Income Limits effective June 15, 2023 (cdbgsc.com)

Beaufort County

Metro FMR Area

30% Limits
$13,300
$32,150
$46,350
$51,450
$58,800
$61,150
$73,450
$79,350
$85,250
$91,100
$97,000

50% Limits
$21,300
$32,150
$41,400
$48,200
$53,250
$56,900
$60,600
$65,400

80% Limits
$31,300
$32,150
$40,400
$46,200
$51,250
$56,900
$60,600
$65,400

1 Person
2 Person
3 Person
4 Person
5 Person
6 Person
7 Person
8 Person
Development Act of 1974 as amended (Title I).

The program has been funded through the State since 1982 by the US Department of Housing and Urban Development (HUD) under Title I of the Housing Community Development Act of 1974 as amended (Title I).
CDGC Funds for 2024, SC has been allotted approximately $19,866,653 in Administration. SC Department of Commerce – Division of Grant administered by the The Annual allocation from HUD for the program is
Written comments on the plan can be submitted from January 15-February 13, 2024.
The Community Development Program is further broken down into several subcategories to address infrastructure, community facilities, and neighborhood priorities as follows:

- Regional Planning
- Business Development
- Community Development

There are three broad grant program categories:
10% MATCH REQUIREMENT FOR ALL PROJECTS

NATIONAL OBJECTIVE

- Welfare of the community
- Meet other urgent community needs
- Repair, rehabilitation or blight elimination or prevention
- Persons benefit low-to-middle income ("LM")

ENRICHMENT INFRASTRUCTURE & COMMUNITY ACTIVITIES LISTED IN COMMUNITY APPLICATION DUE 30 DAYS AFTER REQUEST ONGOING

READY TO GO $500,000

MAXIMUM FUNDING AMOUNT - $500,000
MINIMUM FUNDING AMOUNT - $50,000

Community Development Program
$ 695,999

State TA & Admin:

This program is designed to provide CDBG funds to Councils of Governments to assist local governments in developing plans and building local community development capacity.

Regional Planning Program:

$500,000

1. New or expanding businesses tied to job creation
2. Area economic development activities not associated with job creation
3. New or expanding local businesses that provide essential goods and services in predominantly LMI communities

Based on the following order:

- Revitalize or facilitate the competitiveness of the local economy
- Fund opportunities that create new jobs, retain existing employment, stimulate private investment, and

Business Development Program: $1,000,000

GRANT PROGRAM CATEGORIES
10 bonus points (scopportunityzone.com)
Projects located in Opportunity Zones will receive an additional
OPPORTUNITY ZONES
month grant period.

However, the open grants must not have exceeded a 30-

Development or Regional Planning grants.

two open CDBG grants (excluding Business

Community Development Grant that has no more than

A unit of local government can apply for an additional

PERFORMANCE THRRESHOLD
No more than one project for the same general target area/neighborhood open at the same time, unless the current project is under construction.

No more than one Ready to Go project.

No more than one Renaissance or Streetescape project.

No more than one Neighborhood Revitalization/Village Performance Threshold
The Beaufort County/Lowcountry Regional Home Consortium (LRHC) is comprised of the following counties: Beaufort, Colleton, Hampton, and Jasper. And all 21 municipalities in the region.
Top Three Objectives:

1. Rehabilitation of Substandard Housing
2. Increase accessiblility to adequate and affordable housing
3. Support the development and availability of safe, decent, and affordable housing
Homlessness.

Number of persons at risk for homelessness increases while increasing the number of vacant/dilapidated houses becomes a greater need for the housing stock ages. There is a need for more affordable housing.

Vacant/dilapidated houses.

Rehabilitation of substandard housing.

Jasper Counties have areas that are in need of affordable housing.

Beaufort, Hampton, Colleton and

Regional Home Consortium

Beaufort County/Lowcountry