City Council Worksession
Meeting Minutes – Council Chambers – 2nd Floor

June 25, 2024

I. CALL TO ORDER

Philip Cromer, Mayor


Note: Mayor Pro Tem, McFee arrived 58 minutes into the meeting.

II. PRESENTATION ITEMS

A. Hdl Business License Fee Collection Service.

Scott Marshall, City Manager, introduced Bobby Monroe, a representative with Hdl Companies. Hdl stands for Hinderliter, de Llamas. Mr. Monroe stated that his company has been in business for over 42 years. They serve over 800 municipalities across the country. He is located in their North Carolina office. He spoke regarding a program called Revenue Enhancement. He stated that they can definitely enhance the revenue by finding businesses that come into Beaufort without a business license. These are not brick and mortar establishments. They would look for businesses coming in from other states into the area to do any type of work. This could be companies delivering fuel to gas stations, or delivery companies bringing goods to grocery stores, department stores, schools and hospitals.

He stated this is a performance-based program. This means if they do not perform, and Beaufort does not receive any funds, they do not collect a payment. They do all the calling, and collections. He mentioned that revenue is important, but what is more important is to make sure that everyone is following the City Business License Ordinance and obtaining a business license for any work they are doing within the city limits. The fee structure is a 50/50 split on a two-year revolving calendar. If they brought the city 30 new clients in the month of June, they would share in the revenue costs for two years, then those clients would roll over and 100 percent of the revenue would then come to the city. He said the city would see revenues during the first month.

B. Update from Davis and Floyd on King Street Project Design.

JJ Sauve, Assistant City Manager, stated at the last meeting that it was decided that we would be taking our time reassessing the situations and coming back to Council with some proposed options moving forward. He takes full responsibility for telling the architects and engineers to take their time. Due to some timing issues with a mandated Ocean and Coastal Resource Management (OCRM) hearing that must occur within the next couple of months, we have to solidify a preliminary design. Didn’t want the OCRM hearing to be the first time that Council saw any of the updates. Davis and Floyd, along with Mr. Montgomery, were asked to bring what they had at this point in time to discuss with Council. Are we going to focus on moving forward with the current options that have already been discussed. Are there any other options that
may be discussed this evening, that might be possible. Or options discussed that could be utilized that might require a change order or reassessing. Do we need to reassess the priority of this project as a whole. There is grant funding that this project is reliant on, but as previously stated, the goal is to get a project that is right for the community. It is not to let funding, or finances drive the project. That is not to say that we want to let finances get away from us. We want to have a project that is right for the community, as with all the other projects the city has.

Mike Horton, Engineer with Davis and Floyd, went over his presentation. This included the power and control facilities, the pump station and outfalls, along with giving an overview of the various concepts.

Mayor Cromer inquired if dredging the pond would help by lowering the weir to help with the water level.

Councilman Scallate stated that the City’s ordinance has a requirement for a 13-foot elevation being the base. Federal Emergency Management Agency (FEMA) is 8 feet. He asked for a show of hands that if the elevation for the structures being proposed could be lowered 5 feet, would that make a difference and be acceptable to the members of the neighborhood. One person raised their hand per Councilman Scallate. He would have liked to see an alternative that did not require a pump station, but one that used green infrastructure instead. He is favorable to a change order that looks into incorporating green infrastructure.

Councilman Lipsitz, said he does not think there is a problem today, but we have to plan for the future. Feels that something needs to be done. Thinks that the pipes should be fixed, but we need to go another step further. Feels that a pump station may be called for. Wants to know that we have prepared for future generations.

Councilman Mitchell, posed the question that if these structures were already in place, would it deter someone from buying a house in this neighborhood. He feels there is a safety issue that needs to be considered. It is not just about today, but for years to come. The decision will not be taken lightly.

The following addressed Council with their concerns:

Cynthia Jenkins, Historic Beaufort Foundation.
Brenda Litchfield, 808 Hamilton Street. The diagram that she spoke about is attached.
Dave Russell, 411 Craven Street.
Deb Chevas - 310 Hancock Street.
Douglas Storrs, 411 New Street.
Nancy Russell, 411 Craven Street.
Zach Graber, 605 Carteret Street.
Conway Ivy, 501 King Street.
Edie Rodgers, Ribaut Island.

A copy of the presentation is attached.

C. Housing Impact Analysis Introduction.

JJ Sauve, Assistant City Manager, started off by saying that this was brought before the Planning Commission. It was recommended for adoption as an appendix item to our current 2021 Comprehensive Plan. South Carolina House Act 57 allows local governments to use up to 15 percent of state accommodations tax proceeds to fund affordable workforce housing initiatives. Local governments who wish to amend their ordinances must complete a Housing
Impact Analysis. He then went over the items that needed to be included in the analysis, and a timeline of the process. He stated that the analysis is not a solution in and of itself but gives a roadmap of options to explore. The city has partnered with local agencies to form the Beaufort-Jasper Housing Trust. The city cannot fix housing issues alone. It is going to take public and private partnerships. A rehabilitation program will be a topic of upcoming discussions.

Mayor Cromer made the comment that inclusionary zoning is prohibited by South Carolina State Law. Local governments cannot enact inclusionary zoning requirements.

Councilman Scallate, inquired about the Area Median Income (AMI) for Beaufort. Was it not included because it was not relevant to the impact study. Mr. Sauve said they used the numbers and definitions that are in the actual Comprehensive Plan. He is happy to see this move forward and put into place.

Mayor Cromer stated that we can offer density bonuses, but in most cases, developers don’t want to take advantage.

Councilman Mitchell, in walking the downtown area, he stated you truly get a picture of the repair that is needed to homes. Most are within the Northwest Quadrant. They are referred to as Freedman’s Cottages. He suspects that many do not fall into any of the income categories. In many cases the homes have been inherited, were already in need of repair, and just sit there until they fall into the demolition by neglect category. Those are the people that need help.

Councilman Lipsitz believes that one of the first projects that came from the Beaufort-Jasper Housing Trust is Carrington Manor. This will be affordable housing for seniors near the Springhill Suites on Boundary Street.

Dan Blackmon, 1010 Duke Street, addressed Council.

III. ADJOURN

6:46 PM

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.
King Street Drainage Improvements
Council Work Session
City of Beaufort
25 June 2024
Supporting Materials
Pump Station & Outfall
Power & Control Facilities
POWER & CONTROLS FACILITIES

KING STREET DRAINAGE IMPROVEMENTS
Location:

POWER & CONTROLS FACILITIES
Buildable Area:

POWER & CONTROLS FACILITIES
Site Concept B:

POWER & CONTROLS FACILITIES
Site Concept D:

POWER & CONTROLS FACILITIES
Site Concept E

POWER & CONTROLS FACILITIES
Site Concept

POWER & CONTROLS FACILITIES
Power & Controls Facilities

Add "Grotto"
D is Preferred Option
B is Backup
A & Alternative

HTRC Comments:
POWER & CONTROLS FACILITIES
HDBR Conceptual Approval:
"D" that looks like "F"

POWER & CONTROLS FACILITIES
New Concepts Including HDR Feedback

POWER & CONTROLS FACILITIES

- No Generator
- Building Axis
- East-West Controls
- C-1
New Concepts Including HDRB Feedback

POWER & CONTROLS FACILITIES
New Concepts including HDRB Feedback

POWER & CONTROLS FACILITIES

- With Generator
- Axis
- Controls Building
- North-South
- H-2
New Concepts Including HDRB Feedback

POWER & CONTROLS FACILITIES
May 02, 2024

February 21, 2024

Outlet Modification to Avoid Property Encroachment

PUMP STATION & OUTLET
Preliminary Design to Conceptual Pump Station & Outlet
10.5 ft (NAVD88)
Top Slab

Current Design (from Federal St):
Pump Station & Outfall
Pros:

- Lower cost
- Reasible design

Cons:

- Visual Impact

Current Design (from Hamilton St):

Pump Station & Outlet
Top Slab

Alternate Concept 1 (from Federal St):

Pump Station & Outfall
CONS:
- Increased Cost
- Feasibility to be verified

PROS:
- Reduced Visual Impact
- Reduced Height

Alternate Concept 1 (from Hamilton St):

PUMP STATION & OUTLET
Alternate Concept 2 (from Federal St):

PUMP STATION & OUTLET

In Road

Top Stub

8.5 ft [NAVD88]
OUTLJL

Resolution of Gravity
Increased Cost
Responsibility to be Verified
Of Right-of-Way
City must take ownership

CONS:

Future Resilience
Reduced Pond Footprint
Reduced Height

ROS:

Alternate Concept 2 (from Hamilton St):

Pump Station & Outlet
SUPPLEMENTARY MATERIALS

PUMP STATION & DRAINAGE IMPROVEMENTS
PROBABILITY
Current rainfall distribution for the 10% (10-year) annual exceedance rate.

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<tr>
<th>NOAA Type B</th>
<th>Forecasts</th>
<th>Rainfall and SCS Type III</th>
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Historical and future 24-hour rainfall distributions for NOAA Station 38-0559.

- Current and future 24-hour rainfall totals for NOAA Station 38-0559.

FUTURE RAINFALL CONDITIONS
<table>
<thead>
<tr>
<th>Scenario</th>
<th>Sea Level Rise (ft)</th>
<th>Predicted 2070 Sea Level Increase (50-year)</th>
<th>Target Values of Global Mean Sea Level Rise by 2100</th>
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<tr>
<td>HIGH</td>
<td>3.62</td>
<td>3.90</td>
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<td>INTERMEDIATE HIGH</td>
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**FUTURE TIDE CONDITIONS**
Existing Conditions (High Tide)

Future Climate Scenarios
EXISTING CONDITIONS VS FUTURE CONDITIONS

FUTURE CLIMATE SCENARIOS
Collection & Conveyance + Outfall (High Tide) vs. Existing Conditions (High Tide)
Improved Gravity Discharge (High Tide) vs. Future Climate Scenarios
Collection & Conveyance + Pumps (High Tide) vs. Future Conditions

FUTURE CLIMATE SCENARIOS
3. Phasing Permits and Construction (incl. development of select facilities)
   Includes materials, textures, colors, and landscaping

2. Architectural Detailing of Pump Station & Outfall

1. Architectural Detailing of Power & Controls Facilities

OPPORTUNITIES:

2. Select Baseline Design or Alternative for Pump Station & Outfall

1. Select Concept for Power & Controls Facilities

NEEDS:

NEEDS & OPPORTUNITIES
DISCUSSION + Q&A

1. POWER & CONTROL FACILITIES
2. PUMP STATION & OUTFALL
3. NEEDS & OPPORTUNITIES