



City Council Worksession
Meeting Minutes – Planning Conference Room – 1st Floor

March 22, 2022

I. CALL TO ORDER

5:02 PM

Mayor Stephen D. Murray III

Members of Council in attendance - Phil Cromer, Neil Lipsitz, Mike McFee, Mitch Mitchell, and Mayor Murray.

II. DISCUSSION ITEMS

A. Beaufort County Development Impact Fees for Parks and Recreation Facilities, Library Facilities and Fire Facilities.

Bill Prokop, City Manager, started off by saying that Beaufort County had hired a consultant to come in and look at Impact Fees. In August 2020, Beaufort County drafted text amendments to their Development Impact Fee Procedures Ordinance.

Mr. Prokop went over Impact Fee amounts that have been collected by the City since 2005. Transportation Impact Fees are \$3,075,274.27. Parks Impact Fees are \$39,099.82. He stated that we have not collected Library Impact Fees, and the City has its own Fire Impact Fee in place.

Mr. Prokop, then went over the projected revenues for Parks and Recreation Facilities North of the Broad, that are based on proposed Impact Fee changes. Over the next 10 years the projected revenues collected will be \$4,243,418.00. He stated that Beaufort County is projecting over the next 10 years that \$69,324,860.00, will be needed. So, there is a substantial shortage in funds which raises a concern.

Reece Bertholf, Deputy City Manager, stated when the first draft of the Intergovernmental Agreement was received, there were no Municipal Parks included in the potential project list. The County included our requests, but no fee recalculations were done.

Mr. Prokop, then went over a list of concerns regarding the draft language that is being proposed in the County Ordinance.

Councilman Cromer, inquired about the recommended change that the City would withhold a 5% administrative fee instead of 1%. **Mr. Prokop** responded by stating the fee will be 5%.

Mayor Murray stated that there are three courses of action. Accept the agreement as written. Add, subtract, or modify the concerns that have been brought by staff and put them in writing, and take them back to the County. Lastly, just state that we are not interested in Impact Fees.

Councilman Mitchell feels that a face-to-face meeting with the County needs to take place.

Mayor Murray would like to see an accumulative number of all the Impact Fees combined, as they relate to construction of a single-family home. This would include all Utility Impact Fees.

Mayor Pro Tem, McFee, said that the Realtors Association had done a similar analysis. It was sent to the Finance Department with the County and shared with County Council.

Mr. Prokop, spoke about the Library Impact Fees. He stated that the cost per residential unit being proposed is \$610.00, up from \$225.00. Over the next 10 years, it is projected that the revenue for North of the Broad will be \$3,580,784.00.

Councilman Lipsitz inquired if we should just consider collecting all Impact Fees ourselves.

Mr. Prokop stated that a new EMS Impact Fee is also being proposed. City staff does not wish to pursue this.

Consensus from Council was to have staff compile a list of concerns and send them back to the County, in hopes of negotiating the terms of the Intergovernmental Agreement.

B. Lady's Island Village Center Land Use Plan.

Bill Prokop, City Manager, stated that he received an email from Mark Davis, Deputy Director of Planning and Zoning for Beaufort County with a draft of the scope of work for the Lady's Island Village Center charrette. He stated that Beaufort County Council authorized staff to spend up to \$25,000.00 on this initiative. They would like for the City to contribute equally.

Consensus from Council is to match up to \$25,000.00 from the County but will not exceed that amount.

III. EXECUTIVE SESSION

Councilman Cromer made a motion to go into Executive Session and seconded by Mayor Pro Tem, McFee.

- A. Pursuant to Title 30, Chapter 4, Section (70) (a) (2) of the South Carolina Code of Law: Discussion regarding contractual services.
- B. Pursuant to Title 30, Chapter 4, Section (70) (a) (2) of the South Carolina Code of Law: Receipt of Legal Advice regarding litigation.

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

No actions from Executive Session.

IV. ADJOURN

7:12 PM

Disclaimer: This document is a summary. All City Council Worksession 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.