



City Council Worksession  
Meeting Minutes – Planning Conference Room – 1<sup>st</sup> Floor

August 23, 2022

**I. CALL TO ORDER**

**5:01 PM**

Mayor Stephen D. Murray III

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

**II. EMPLOYEE NEW HIRE RECOGNITION**

**A. Community and Economic Development Department.**

Rico Giani, Interim Community and Economic Development Director introduced Heather Stephenson.

**B. Court and Legal.**

Sarah Farrow, Municipal Court Clerk, introduced Ashley Chavez.

**C. Police Department.**

Dale McDorman, Police Chief, introduced Erik Esenaliev and Ray Palmer.

**D. Fire Department.**

Tim Ogden, Fire Chief, introduced Randy Ocker and Curtis Yockey.

**III. PRESENTATION**

**A. Safe Harbor - Downtown Marina Redevelopment Project.**

David Rogers, Regional Vice President with Safe Harbor, went over the second draft of the Downtown Marina Expansion and stated there are plenty more conversations to come. This will be a replacement of the existing structure, as well as an expansion. A new fuel area will be added on the main dock. Applied Technology Management Group helped with the design. There are approximately 75 slips at the marina, and the expansion would take that number to 181. The gangways must be ADA compliant. Ten of the existing mooring areas would need to be removed to allow for the expansion. The docks are angled to allow for easy entry and exit with the currents. The estimated costs of this project have doubled since its inception. The estimated cost with this design, would be close to 14 million dollars.

Councilman Cromer would like to see some aerial views from above, and views from the bluff to see what views this expansion would block. He also asked about the Welcome Center and if it will be one or two stories. Mr. Rogers said it will be one. He also inquired about parking and was told that DHEC requires one space for every three slips.

**Councilman Lipsitz** wants to see the marina prosper but feels this is excessive for downtown. He does not want views to be obstructed.

**Councilman Mitchell**, inquired about the additional parking. Wants to know how this expansion will impact the shortage of parking that already exists.

**Bill Prokop, City Manager**, said the existing parking lot can be reconfigured to add an additional 70 to 80 parking spaces.

**Mayor Murray**, believes expansion is warranted and he is supportive, but shares the concerns about adding 106 new slips. The Mayor said that additional answers to some questions are required, but that City Council will provide direction to city staff.

A copy of the draft is attached to these minutes.

#### **IV. DISCUSSION ITEMS**

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##### **A. Status on Affordable Housing Trust.**

**Bill Prokop, City Manager**, started off by saying that the local municipalities have been working with Beaufort County. There are still a few concerns. One of them is the operation of the Affordable Housing Trust. It was agreed that one representative will serve a two-year term from each municipality and Beaufort County. This representative cannot be an elected official or a staff member. Inquired about the functions of the board. It was decided that it would be a managing board. They would need to adopt bylaws, determine how the process will work, and how does someone qualify.

Second concern is if proper procurement procedures were followed to select a fiscal agent. Community Works, a non-profit out of Greenville/Spartanburg was selected.

Third concern is funding. Should it be based on 3 percent of the ARPA funds that each municipality received, or should it be based on population in each municipality. It was agreed that the initial payment would be based on the ARPA funding. For the City of Beaufort, the initial payment will be \$200,671.00. Then subsequent payments would stay near \$30,000.00. Total to be paid is \$518,548.00 over a 10-year period.

**Councilman Cromer** asked if there would be an Executive Director or would Community Works be managing everything. He inquired what the cost per year would be to hire them to oversee this trust.

**Councilman Lipsitz**, shared concern that if we were to join this, what would stop them from building everything in one location. Councilman Cromer shared his concerns since property is cheaper South of the Broad.

**Mayor Pro Tem, McFee**, stated that you need to look where the workforce needs are the greatest.

**Mayor Murray** hopes that projects are measured objectively, and that priority is given to areas where the jobs are.

**Mr. Prokop** stated that we have 5 new housing developments that have all been approved for funding for affordable housing in our area. These projects are separate from the Affordable Housing Trust.

## B. Status on County Impact Fees.

**Bill Prokop, City Manager**, stated that a draft on Impact Fees was just received from Beaufort County. There are several issues that are still of concern. Beaufort County is insisting that EMS Impact Fees be collected. The city will not be doing this since we provide our own services. Mr. Prokop stated that none of the Impact Fees collected comes to the city. They all go to Beaufort County. The Impact Fees are Library, Parks and Recreation, and Transportation. An example given with today's Impact Fee rates were based on building a 1,500 square foot home. The cost right now would be \$880.00. This same square footage home, with the new proposed rates, would cost roughly between \$4,000.00 and \$6,000.00. There is a waiver that can be applied for to exclude these Impact Fees when building affordable housing.

**Mr. Prokop** stated that they still have not seen the Capital Improvement Projects list. Wants to make sure that the items the city submitted are included. He also spoke about Transportation Project needs.

**Mayor Murray** reported that the Town of Hilton Head, and the Town of Bluffton, are no longer interested in collecting the Impact Fees. He wants to see the city continue to collect the fees and send them to the County to make it an easy process.

**Mr. Prokop** also stated that there is concern regarding language in the draft that says the County can automatically increase the cost of the Impact Fees based on construction costs from the previous year. Another concern is the effective date. The draft has the effective date being the date that County Council passes it. We have pushed for 90 days to start collecting the fees once it has been passed by the County.

**Councilman Mitchell** inquired if we were collecting any Impact Fees at this time. To that, the answer is yes, Transportation, and Park Impact Fees. The City also has its own Fire Impact Fee in place.

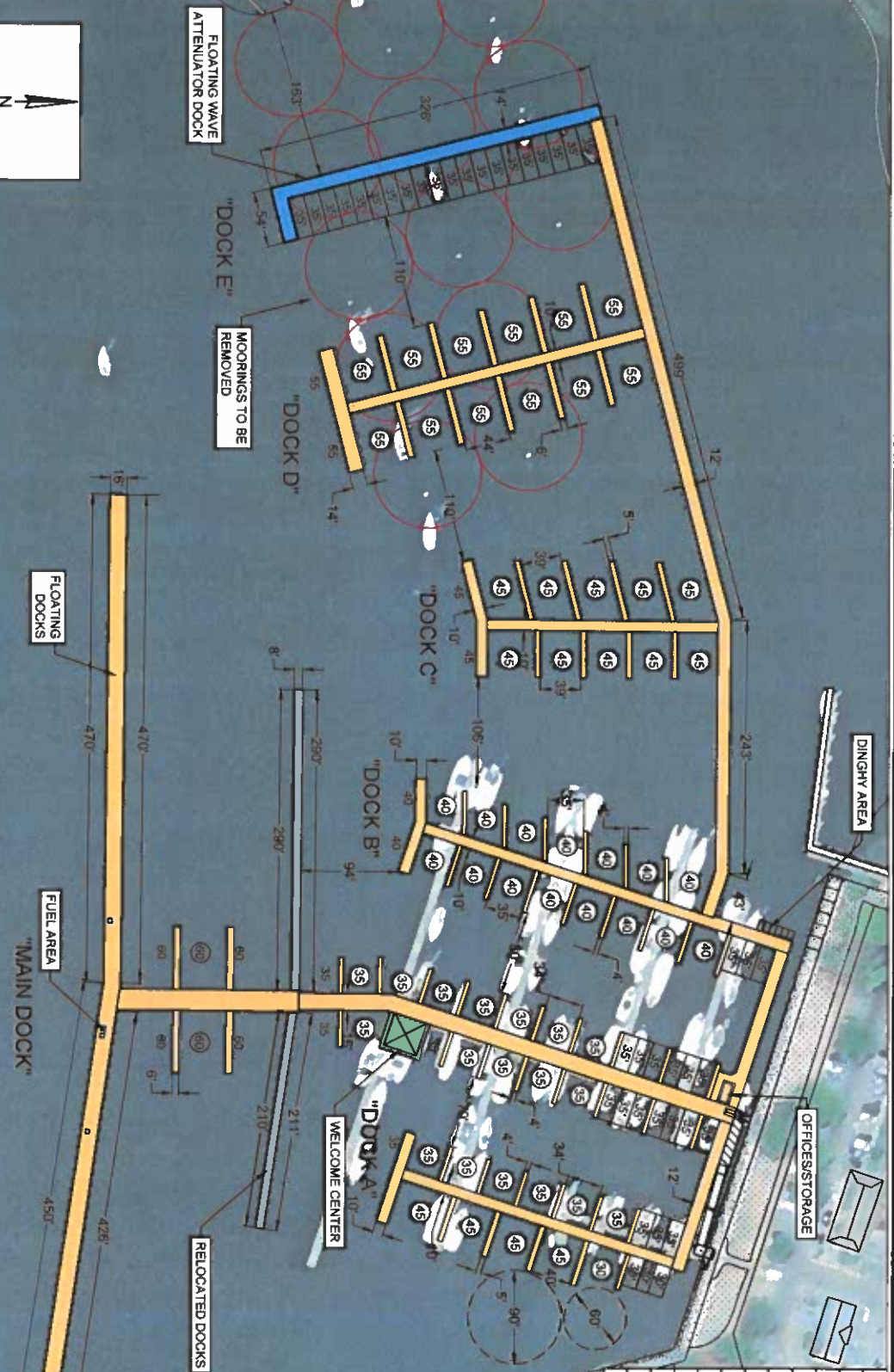
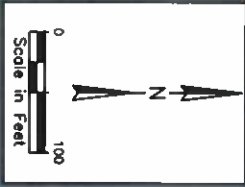
## V. ADJOURN

6:58 PM

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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](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).





**MARINA REDEVELOPMENT CONCEPT**  
**SAFE HARBOR BEAUFORT**  
 20-April-2022



SIZE	SLEIP MARK	COUNT	LINEAR FEET
JET DOCK - 30	3	90	
JET DOCK - 35	39	1365	
30	2	60	
35	40	1400	
40	32	1280	
45	31	1395	
55	28	1430	
60	8	480	
SIDE-TIE	.	3882	
<b>TOTAL</b>	<b>181</b>	<b>11482</b>	

CRUISE SHIP DOCKING AREA TO REMAIN IN PLACE

