



City Council Regular Meeting  
Meeting Minutes – City Hall Council Chambers, 2<sup>nd</sup> Floor

September 13, 2022

**I. CALL TO ORDER**

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**7:12 PM**

Mayor, Stephen D. Murray III

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

**II. INVOCATION AND PLEDGE OF ALLEGIANCE**

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Mayor Pro Tem, Mike McFee

**III. PRESENTATIONS**

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A. Ashley Kellahan, Municipal Association of South Carolina Field Services Manager, presented the 2022 Municipal Achievement Award for work that was done on the Mossy Oaks Stormwater Project.

**IV. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS**

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A. Proclamation proclaiming September 17 - 23, 2022, as Constitution Week.

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

All were in favor, motion carried.

**V. PUBLIC COMMENT**

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No public comment.

**VI. PUBLIC HEARING**

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A. Washington Street Park Improvement Project.

Michelle Knight with the Lowcountry Council of Governments stated that this was an application public hearing on the Community Development Block Grant (CDBG) for improvements to the Washington Street Park. The CDBG will be applying for \$250,000.00 to construct a 30-by-60-foot pavilion with walkway, a half-court basketball court, along with a multi-purpose court. Lighting and streetscapes will also be included

Resident Ed Allen stated that as a child he grew up in the community and played at the park. He welcomes the support that is being received by the City of Beaufort.

Bill Prokop, City Manager, said there is a price match of 10 percent of \$25,000.00. The improvements to the park will be done in phases.

Linda Roper, Downtown Operations and Community Services Director, stated that the city has already developed a Master Plan for the park improvements.

## **VII. MINUTES**

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### **A. Worksession and Regular Meeting - August 23, 2022.**

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

Minutes approved as presented.

## **VIII. OLD BUSINESS**

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### **A. FY-2022 Budget Amendments - 2nd reading.**

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

All were in favor, motion carried.

### **B. Ordinance authorizing the City Manager to enter into a Sales Contract and other documents for the sale of Parcel Number R120 004 000 0659 0000 located at 1505 North Street to Beaufort County - 2nd reading.**

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

All were in favor, motion carried.

### **C. Ordinance amending Part 6, Chapter 4, of the City Code of Ordinances to adopt the text changes recently enacted by Beaufort County to Chapter 14, Article II (Animal Control) of the Beaufort County Ordinances - 2nd reading.**

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

Councilman Cromer, inquired about the rooster issues.

Mayor Murray, responded by stating that staff was asked to start looking into banning roosters in the City due to some citizen complaints. He is supportive of passing the text changes as they read now and revisiting the rooster issue after further consideration.

Councilman Cromer, inquired to Beaufort County Councilwoman Alice Howard if the County would be responsible for enforcement.

Bill Prokop, City Manager, responded by stating that a meeting was held between the Deputy City Manager, Reece Bertholf, the Police Chief, Dale McDorman, and Beaufort County Animal Control, and there is an enforcement piece in this ordinance, and that it is the responsibility of Beaufort County Animal Control.

Patrick Canning, resident of the City, spoke on this issue.

Edie Rodgers stated that the Town of Hilton Head had issues with roosters many years ago. We might reach out to see how they took care of the issue.

Edna Horne, Langhorne Drive, spoke on this issue.

Tallulah McGee, Director of Beaufort County Animal Services, stated that if the City implemented an ordinance against roosters, the City's Codes Enforcement Office would have to do the enforcement. She stated that this is not something within Beaufort County's Ordinance, so therefore enforcement would become the City's.

All were in favor, motion carried.

## **IX. NEW BUSINESS**

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### **A. Resolution for the Washington Street Park Improvement Project.**

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

Linda Roper, Downtown Operations and Community Services Director, reported that this would greatly improve the quality of life for the residents of the City. The City Manager will also be authorized to prepare a Community Development Block Grant application and submit for the improvements. She stated that there will be a grant match of \$25,000.00 required by the City for the \$250,000.00 grant.

All were in favor, motion carried.

### **B. Request for Co-Sponsorship from Dragon Boat Beaufort for use of the Henry C. Chambers Park and Day Dock to host Dragon Boat Race Day 2023, on Saturday, June 24, 2023.**

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

All were in favor, motion carried.

### **C. Request from Madison's Miracles, Inc., to host a 5K on Saturday, June 10, 2023, with bridge/street closures from 7:45 am to 9:30 am.**

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

All were in favor, motion carried.

### **D. Request from Holy Trinity for waiver of Food Truck Ordinance during the Swing Bridge 5K on Saturday, October 15, 2022, from 7:30 am to 10:30 am.**

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

All were in favor, motion carried.

### **E. Request from J. P. Signature Group for Food Truck Ordinance waiver to allow Food Trucks in the Marina Parking Lot during the Movie in the Park event on Saturday, October 15, 2022, from 7:30 pm to 9:30 pm.**

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

All were in favor, motion carried.

### **F. Request from Help of Beaufort to host the Firecracker 5K with bridge/street closures from 7:45 am to 9:30 am on Tuesday, July 4, 2023.**

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

All were in favor, motion carried.

### **G. Request from Beaufort Railroaders for ten (10) complimentary parking spaces at 500 Carteret Street during the December Railroad Event, December 11 - 18, 2022.**

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

All were in favor, motion carried.

- H. Request for a Public Assembly from the Historic Beaufort Foundation to host the 2022 Fall Festival of Houses and Gardens on October 22 - 23, 2022.

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

All were in favor, motion carried.

- I. Request from Downtown Operations to use the Henry C. Chambers Park and provide up to five (5) complementary parking passes to host a holiday themed concert on Saturday, December 10, 2022, from 1:30 pm to 3:00 pm.

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

All were in favor, motion carried.

- J. Authorization to allow the City Manager to enter into a contract and other documents for the Engineering and Design Services for Phase 1 of Southside Park Construction.

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

Linda Roper, Downtown Operations and Community Services Director, stated that this is for Engineering and Design Services for the First Phase of the Southside Park improvements. Included is the playground, parking lot and basketball court. It will also provide for stub ups for the pavilion. The fee for this will be \$412,000.00. It was pointed out that this is strictly for the Engineering and Design services. No equipment, or costs for construction are included. The contract also includes services from the subcontractor, Woods + Partners.

Councilman Lipsitz thanked everyone that worked on this project.

Joe McDermott, resident, would like to see the basketball court be a full court instead of a half-court.

All were in favor, motion carried.

- K. Authorization to allow the City Manager to enter into an Intergovernmental Agreement regarding Affordable Housing.

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

Mayor Murray stated that this was established through SoLoCo (Beaufort Southern Lowcountry). This agreement has already been adopted by the Town of Yemassee and The Town of Hardeeville. He feels that given the critical nature of affordable housing, it is something that we should adopt and try to make work with all the partners.

Bill Prokop, City Manager, stated that this will be a Trust Fund that will initially start with two and a half million dollars. The City's contribution the first year will be \$200,671.00. This is coming from the ARPA Funds that were received through the Good Neighbor Policy from Beaufort County. Our total payments over 10 years will be \$518,000.00. This is split by population across all the municipalities.

Mayor Pro Tem, McFee, feels that the timing is appropriate for setting up the trust and moving it forward. Real Estate costs have gone up substantially, and workforce housing has become nonexistent.

Councilman Lipsitz, inquired if the population rate is a fixed amount, or can it rise over time?

Mr. Prokop, replied by stating that the rates are fixed over the next 10 years, and he believes they will remain the same.

All were in favor, motion carried.

## **X. REPORTS**

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### **City Manager's Report**

Shared that the Public Works Department is out on a regular basis checking and cleaning out the stormwater drains. He reported that there is an obstruction in the protected marsh area just West of Battery Creek Road that is preventing the effective evacuation of water. Permits were approved for the City to remove the obstruction. Bids are being collected for this work. Hopefully, the work can commence within the next few months.

Mr. Prokop asked residents not to tamper with the flood gates that are installed along the Spanish Moss Trail.

Work will begin soon on the engineering, stormwater, utility, and construction plans for the development of Southside Park. The project will further improve stormwater management as well.

Thanked John O'Toole and Charlie Stone for their report on the development in the Commerce Park. These companies will be creating new jobs that will offer great opportunities to our residents.

Wished the 2023 Leadership Beaufort class well. He thanked Connie Hipp, Rob Bridgers, and the host of volunteers for running these important sessions.

He reported that Affordable Housing continues to be a top priority and with the passing of the Intergovernmental Agreement establishing the Housing Trust, we hope to see major accomplishments in the coming years.

### **Mayor's Report**

Sent condolences to Beaufort County Councilman Gerald Dawson's family on the loss of his wife.

Reported that he and Councilman Cromer had a meeting with the Beaufort Housing Authority. He stated that there are 3 seats open on their board. Those that are interested can apply online at the City of Beaufort's website under Boards and Commissions.

Stated there is a Japanese Car Manufacturer - Sky Drive, that is now based at the Landing Pad at 500 Carteret Street.

Thanked Beaufort County on their affirmative vote on first reading for excepting responsibility for the City's Municipal Elections Commission.

Reported that tickets are available for Guys and Dolls. This is being performed at the USCB Center for the Arts. Performances start on Saturday, September 17, 2022.

Penn Center will be holding their 160<sup>th</sup> anniversary celebration on September 23 - 24, 2022.

There are 56 days until Election Day. If you are not a registered voter, you can go to [SCvotes.org](https://www.scvotes.org).

### **Councilman Mitchell**

Reported that he was invited by Eric Greenway, Beaufort County Administrator, to attend a Housing Insecurity discussion this Thursday, September 15, 2022.

### **Mayor Pro Tem, McFee**

Reported that he attended the Open House that was organized by the Beaufort County Drug and Alcohol Commission.

Stated that there will be a City Council Candidates Forum at Wesley United Methodist Church on Thursday evening, September 15, 2022, at 6:00 pm.

#### **Councilman Lipsitz**

Stated that he attended a dinner at Praise Assembly honoring Rooms of Grace Shelter.

He also attended a Flood Resiliency Summit that was hosted by Congresswoman Nancy Mace.

#### **Councilman Cromer**

The Beaufort County Historical Society is hosting a lecture at the Technical College of the Lowcountry on Thursday, September 15, 2022. The topic is Middle Passage, History and Legacy. Afterwards, there will be a tour of the Mather Interpretive Center.

The Beaufort History Museum will be hosting an event called the Hidden Beaufort Treasures this Thursday, September 15, 2022.

## **XI. ADJOURN**

**8:28 PM**

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Motion to adjourn was made by Councilman Cromer and seconded by Councilman Lipsitz.

All were in favor, motion carried.

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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).