



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

October 26, 2021

I. CALL TO ORDER

7:06PM

Stephen D. Murray III, Mayor

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

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem, Mike McFee

III. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Character Education Proclamation - Aritney Granados Alvarado, Joseph Shanklin Elementary School.

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

Approval was unanimous.

IV. PUBLIC COMMENT

No Public Comment.

V. MINUTES

A. Worksession and Regular Meeting - October 12, 2021.

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

Minutes approved as presented.

VI. NEW BUSINESS

A. Resolution approving the issuance by the Beaufort Housing Authority of its Multifamily Housing Revenue Bonds (Spanish Trace Apartments), as required by Section 147(f) of the Internal Revenue Code, in the maximum principal amount of \$12,000,000.

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

Angela Childers, Director of the Beaufort Housing Authority, gave an overview of the Resolution.

Mayor Murray stated that Council was only the approving authority, and that this is not a debt being paid by the City of Beaufort.

Approval was unanimous.

- B. Resolution approving the issuance by the Beaufort Housing Authority of its Multifamily Housing Revenue Bonds (Hilton Head Gardens), as required by Section 147(f) of the Internal Revenue Code, in the maximum principal amount of \$14,000,000.

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

Angela Childers, Director of the Beaufort Housing Authority, gave an overview of the Resolution.

Mayor Murray stated that Council was only the approving authority, and that this is not a debt being paid by the City of Beaufort.

Approval was unanimous.

- C. Request from Kim Trask for waiver of noise ordinance for a private wedding on April 2, 2022, at 741 Ribaut Rd.

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

Approval was unanimous.

- D. Request from USCB Center for the Arts for bridge/street closures to host the Women's Wellness 5K Run on Saturday, March 5, 2022.

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

Approval was unanimous.

- E. Request from Chabad Greater Hilton Head for Co-Sponsorship for Chanukah Public Menorah Lighting on November 28 or 30, 2021, in the Henry C. Chambers Park.

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

Councilman Lipsitz made a motion to amend and add that the applicant must provide a specific date for the event by November 1, 2021. Mayor Pro Tem, McFee seconded the motion. All were in favor.

Approval on the main motion was unanimous.

- F. Request from Gullah Traveling Theater for Co-Sponsorship to host A Christmas Taste of Gullah on Saturday, December 4, 2021, in the Henry C. Chambers Park.

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

Approval was unanimous.

- G. Request for Co-Sponsorship from St. Peters Catholic Church for 175-year celebration on Sunday, November 14, 2021, at the Henry C. Chambers Park.

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

Approval was unanimous.

- H. Request from Beaufort Area Hospitality Association (BAHA) for Co- Sponsorship to host an Oyster Festival, permission to sell alcohol, waiver of open container ordinance, permission for street

closures for loading/unloading, permission to issue complimentary parking passes, permission to host Arts and Crafts Market on January 21 & 22, 2022, at the Henry C. Chambers Park.

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

Councilman Lipsitz made a motion to amend and add that the complimentary parking passes will not exceed 25. Councilman Mitchell seconded the motion. All were in favor.

Approval on the main motion was unanimous.

- I. Permission to host the Taste of Beaufort, permission to use the park, sell alcohol, waiver of open container ordinance, permission for bridge/street closures for 5K race and loading/unloading, permission to issue complimentary parking passes, permission to host Arts and Crafts Market on May 6 & 7, 2022, at the Henry C. Chambers Park.

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

Approval was unanimous.

- J. Request for Free Holiday Parking in the Marina Parking Lot from Thanksgiving to New Year's Day.

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

Approval was unanimous.

- K. Park and Tree Advisory Commission Ordinance amending Part 3, Chapter 3, Sections 3-3002, 3-3003, and 3-3006, of the Code of Ordinances - 1st reading.

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

Approval was unanimous.

- L. Resolution authorizing the purchase of a new Fire Truck on Lease.

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

Kathy Todd, Finance Director, stated that this was approved in the FY-2022 Budget in the Fire Impact Fund. The purchase price is \$948,928.24. The interest rate will be 1.72% on a 10-year lease through Truist Bank.

Tim Ogden, Fire Chief, said that this new truck will be housed at Central Headquarters, 135 Ribaut Road. It will replace a 10-year-old front line truck.

Mayor Pro Tem, McFee made a motion to amend by including language that the acquisition will be made through Pearce Manufacturing for \$948,928.24 and that financing will be done through Truist Bank. Councilman Lipsitz seconded the motion. All were in favor.

Approval on the main motion was unanimous.

VII. REPORTS

City Manager's Report

Spoke about a community project at 1410 Congress Street from November 3 - 7, 2021. Local businesses have volunteered material and labor to provide the much-needed repairs. He thanked all those that have offered to help, and they welcome any volunteers. This is what makes our community special.

Spoke about BOOST Our Communities. He urged citizens to get informed on this by going to www.BOOSTOurCommunities.com to learn more about the subject. This is one of two referendums that is on the ballot November 2, 2021. The Local Option Sales Tax. 71 percent collected must be returned back to the taxpayers in the form of a tax credit. 29 percent goes to the county and municipalities to be used as decided by their council. Our council has decided that these funds will be used for Capital Projects.

Reminded citizens that there will be a Halloween event on Saturday, October 30, 2021, from 10:00 am - 2:00 pm in the Henry C. Chambers Park. On Sunday, October 31, 2021, there will be Trunk or Treat at the Green Street Gym from 3:00 pm - 7:00 pm.

November 3, 2021, Donovan Rypkema will be speaking at the USCB Center for the Arts at 5:30pm. He will be speaking about historic preservation. There is no cost for this event.

November 5, 2021, is First Friday downtown. The fun starts at 5:00 pm and he hopes everyone will come on down and join in the fun.

Congratulated Ameris Bank on their 50th anniversary.

There will be a lot of activity around the city as crews begin several projects. These include Southside Park, Allison Road, The Point, and construction of the walkway bridge over the Beaufort River.

Lastly, he announced that the City of Beaufort was one of twelve municipalities that was awarded a \$25,000 Hometown Economic Development Grant by the Municipal Association of South Carolina. These funds will be used for projects that will have a positive impact.

Mayor's Report

Stated that there will be a redistricting meeting held on Wednesday, October 27, 2021, at the University of South Carolina, in the Performing Arts Center.

Reminded everyone of election day on Tuesday, November 2, 2021, and urged citizens to get out and vote.

He made Council and staff aware that he tries to mind the line between operations and policy, projects, and the Council's role at understanding policies and procedures and setting priorities for the city as a Council. He tries not to get involved in specific projects, especially development projects. He stated that he did make a comment at the Design Review Board's meeting last week regarding a proposed apartment complex that he thought was completely inappropriate. He stated it runs counter to the spirit of the City's Comprehensive and Master Plans, and the City's code. He was disappointed that the Community and Economic Development Department presented the project with their support. He asked that the Design Review Board table the discussion. He wants to see the applicant come back with something that is more appropriate. He is optimistic that there will be a reset, and that the project will come back that is more in line with where we need to head in terms of new development. He reminded everyone that we are not building the city of today, rather the city of tomorrow. The growth that we are facing is going to require us to develop in a different way. He stated that while he has specific opinions about projects, ultimately the Council's responsibility is to maintain and guide the process.

He then went on to speak about the construction of the Harbor Freight building on Robert Smalls Parkway. He is excited about Harbor Freight, but believes it violates several areas of the Code. He asked for an explanation from the Community and Economic Development Department through City Manager, Bill Prokop. He does not believe it meets the front door requirement, along with other issues. He said we have the rules in place, and we should follow them. Staff should be responsible for following

the rules and helping shape these projects that are in spirit with the Civic Master Plan and providing projects to the Boards and Commissions.

He stated that from now on, when he has issues with specific projects, he is going to present them in his mayor's report to all of Council. He asked the City Manager and staff to look into this project and report back in two weeks on how we will reconcile the items that do not meet the code.

Councilman Mitchell

He mentioned that the Charles Lind Brown Task Force has completed their work. The Task Force has dissolved. An organization will now be formed to help bring about the vision of activities that were mentioned in the survey.

Mayor Pro Tem, McFee

Nothing to Report.

Councilman Lipsitz

Urged all citizens to get vaccinated.

Councilman Cromer

Reported that he has a Lowcountry Council of Governments (LCOG) meeting on Thursday, October 28, 2021.

There will be a re-enactment event taking place on Saturday, December 4, 2021, at the Beaufort Arsenal, 713 Craven Street. The New York Highlanders and another company will be there performing.

VIII. EXECUTIVE SESSION

Councilman Cromer made a motion to go into Executive Session and seconded by Councilman Lipsitz.

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

Mayor Pro Tem, McFee made a motion to come out of Executive Session and seconded by Councilman Lipsitz.

No actions from Executive Session.

IX. ADJOURN

9:10PM

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

All were in favor.

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). Audio recordings are

available upon request by contacting the City Clerk, Traci Guldner at 843-525-7024 or by email at tguldner@cityofbeaufort.org.