



City Council Worksession

Meeting Minutes – Planning Conference Room – 1st Floor

October 14, 2025

I. CALL TO ORDER

5:00 PM

Philip Cromer, Mayor

Members of Council in attendance - Philip Cromer, Neil Lipsitz, Michael McFee, Mitch Mitchell, Josh Scallate.

II. EMPLOYEE NEW HIRE RECOGNITION

A. Municipal Court.

Dana Wessels, Deputy Clerk of Court, introduced Annalyse Garvey.

III. PRESENTATIONS

A. Waterfront Advisory Committee Report to Council.

Joe Oliver, Chair of the Waterfront Advisory Committee, started off by saying the Engineers were asked to analyze three options.

- Rebuild the relieving platform at the same size and shape.
- Replace with a seawall and backfill.
- Replace with a hybrid structure - which would include fixed and floating elements.

All the options to be presented at various tide level assumptions and will include cost estimates with and without docking capabilities for cruise ships.

A questionnaire will be drafted and sent out in October/November too gather what issues the public feels is important. A presentation by the engineers to show design options and cost estimates to the public should be done sometime within the First Quarter of 2026.

Committee recommendations at this time are:

- City should proceed as soon as possible in parallel with permitting and procurement for engineering and construction of temporary access to the Day Dock.
- City should consider additional options to facilitate more public access at the Waterfront Park over the next 3 - 5 years.

Mr. Oliver briefly spoke about the Safe Harbor Lease, and the agreement from 1976 which prohibits the sale or lease of the Marina. They are still awaiting clarification from the Federal Government on this issue.

IV. DISCUSSIONS

A. Public Works Contracting Services Compared to In-House Services.

Nate Farrow, Public Works Director and **Alan Eisenman, Finance Director**, stated the City would like to pursue having street sweeping and facilities maintenance done In-House, rather than contracting those out through a third-party. The City issued Requests for Proposals for both of these services that came back with much higher figures than was budgeted. Mr. Farrow went over the benefits of moving these In-House which included improved ownership of work, and better attention to detail. Also shown was a comparison of the Contract costs versus In-House costs.

Council is supportive of moving forward with bringing Facilities Maintenance In-House. Staff will move forward with this Budget Amendment.

Council wants another RFP to be issued for Street Sweeping with a clearer scope of work being provided. They do not want to compete with the private sector. Also discussed was the cost of maintaining a street sweeper.

B. Tourism Development Advisory Committee (TDAC) State Accommodations Tax Grant Award Recommendations.

Alan Eisenman, Finance Director, introduced the members of TDAC who were in attendance.

Chetan Patel went over the Fiscal Year 26 Recommendations. This included figures that covered revenues and expenditures. This left an available \$649,420.00 which could be disbursed. The total amount of all the recommendations came to \$616,074.00. This left an amount of \$33,346.00 that could be carried over. He and **Randy Novick** went over the recommendations, how they scored the applicants, the reasons behind the scores, and the amounts they felt were appropriate to be given to each. The majority of the applicants received what they had asked for this year.

Members of Council expressed their individual concerns regarding the allocations.

C. Public Camping Ordinance Proposed update.

JJ Sauv , Deputy City Manager stated this is being brought forth to enhance enforcement by the Police Department for those that sleep or store belongings in the doorways of privately owned businesses. The current ordinance reads property "owned by the City" which is creating ambiguity during enforcement. On a legal review, the City Attorney advised staff that Section 9-1003 could be amended to remove the ambiguity and remain enforceable.

The revisions clarify definitions, extend protections to privately owned locations that function as public space, and add due process safeguards. The Police Department will incorporate the warning step into their standard operating procedures, and the Municipal Court can absorb any additional caseload. He then went over those changes and provided reasons for them.

Councilman Scallate asked for Chief Price's thoughts on the language changes and how they might help the Police Department. He also inquired about the enforcement aspect. All fines or jail time is at the discretion of the presiding judge over the case. She also spoke about a program, in its infancy, where churches are helping the homeless by providing one-way bus tickets to someone that would leave if they had a means of doing so. This would be a completely voluntary program. No one would be forced to participate. So far, two individuals have been helped out in this way.

Councilman Mitchell applauds what Chief Price is doing, but stated we are heavy on the ordinance to get rid of the homeless. We have a lot of people right here, and he does not understand why we cannot get any traction to see what can be done to help these people out. They are not going to disappear. We, as a City, should put effort into trying to have something in our City. We need to take care of the people who want to be where they are. Doesn't hear any solutions except to get rid of them. Councilman Scallate stated the resources are fragmented throughout the County and need to be brought together. City Manager, Scott Marshall, said this is a regional issue. They are working on having members of the Beaufort County Human Services Department come to one of the SOLOCO meetings where all the local municipalities are represented.

The following addressed Council with their comments and concerns on topics discussed:

Robb Wells, President and CEO of Greater Beaufort-Port Royal Merchants Association
Mike Tomy, 1107 Craven Street
Joe Macdermant, 1809 Boundary Street

V. ADJOURN

6:44 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.

approved: November 18, 2025
Traci Guldner



Presentation Item A.

Being added since it was not part of the original agenda packet

REPORT OF WATERFRONT ADVISORY COMMITTEE – OCTOBER 14, 2025

Waterfront Park

By Chair: Joe Oliver

Committee Schedule:

Engineers asked to analyze three options

- a. Rebuild relieving platform at same size and shape (Engineer #4)
- b. Replace with seawall and backfill (Engineer #6)
- c. Replace with hybrid structure – fixed and floating elements (Engineer #8)

*All options to be presented at various tide level assumptions and will include cost estimates with and without docking capability for cruise ships

Public input

- a. Survey questionnaire on issues other than engineering design to be released in October/November 2025 for public response
- b. Public presentation by engineers of design options and cost estimates – 1st quarter 2026

Committee selection of preferred option with any new or changed features after receiving survey results and public comments

Revisions by engineers as necessary

Final recommendations to Council

Committee Recommendations:

City should proceed ASAP in parallel with permitting and procurement for engineering and construction of temporary access to Day Dock

City should consider additional options to facilitate more public access to the waterfront over the next 3-5 years