



City Council Capital Projects Workshop

Meeting Minutes – Planning Conference Room – 1st Floor

November 25, 2025

I. CALL TO ORDER

5:00 PM

Philip Cromer, Mayor

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

Absent: Michael McFee.

II. DISCUSSION ITEMS

A. Quarterly Capital Improvements Program (CIP) Update.

Raul Dominguez, Capital Improvements Program Director, provided an update on all the active projects and those that have yet to start. He addressed Council's questions and concerns.

Projects covered:

Southside Park Phase II - Mr. Dominguez went over the items to be accomplished during Phase II and stated the estimated cost is \$6,006,085.20 and provided a breakdown of the costs by section.

Pigeon Point Landing - Pictures taken at the end of October/beginning of November during the last set of King Tides we experienced were shown. They show how far up the water came and there were no storms associated with this event. **Duncan O'Quinn with O'Quinn Marine Construction** provided an update which included applications and permitting. He went over some of the comments that were received back. They are hopeful to see the permits back by late Spring/early Summer 2026. He stated that an 8.75 foot elevation is necessary for a Storm Water System to work properly. This is the elevation being used on all application permits. There was a discussion about the elevation possibly being 9.0 or 9.5.

Washington Street Park - Phase I is 97 percent complete. They are waiting on final materials to arrive. Phase 2 of the park should start once the contract has been signed.

Charles/Craven Street Drainage Project - **Mr. Dominguez** introduced members of the South Carolina Office of Resiliency team who are managing this project. The project is well underway and is moving at a good pace, but they have run into a couple of unexpected items. The schedule remains the same at 5 - 6 weeks. One of the main components of the project at the intersection will be going in soon and then work will continue up Charles Street. Staff have and will continue to work with local businesses and homeowners.

King Street Drainage Project - J.H. Hiers is set to start the project on December 1st. Work will begin from Hamilton street towards East Street to prepare the area for water relocation. BJWSA, and Dominion Energy will work in tandem with the contractor.

Waterfront Park - McSweeney Engineers are still working on the items that were discussed during some of the recent Waterfront Advisory Committee meetings. Conceptual drawings should be presented to the committee sometime in January/February. A survey has been distributed for public and downtown business owner input.

Day Dock at Waterfront Park - Staff and Engineers are working on efforts to open the day dock. Plans are still under review and consideration. The design and permit portion of the work will cost \$25,000.00. The permit will take 3 to 6 months to procure. The estimated costs of construction is around \$200,000.00.

1st South Carolina Volunteers Park - This project continues to gain momentum towards planning and design. The City and County are working together on a Memorandum of Understanding for funding to cover costs. The County will be having their second reading on December 8, 2025.

Duke Street - The City and Davis/Floyd continue to work with SCDOT regarding some additional comments received from SCDOT after what the City thought was an acceptable set of revised plans. SCDOT's own drawings were used by the City and resubmitted back to them, and more questions from SCDOT ensued. There was a discussion about possibly having the City take over ownership of the street.

Bayard Street - The city is awaiting final engineering plans for bid and permitting from the regulatory agencies.

Pigeon Point Stormwater Study - The City sent out a Request for Qualifications for the project and is now in the selection process. Bidding process will be next.

III. ADJOURN

6:20 PM

Disclaimer: This document is a summary of discussions. 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: December 9, 2025
Traci Guldner

