



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

December 9, 2025

I. CALL TO ORDER

7:21 PM

Philip Cromer, Mayor

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

II. INVOCATION AND PLEDGE OF ALLEGIANCE

Michael McFee, Mayor Pro Tem

III. PUBLIC COMMENT – AGENDA ITEMS

Jen Clementoni, 35 Ocean Marsh Lane, spoke in favor of Old Business, Item D.

V. MEETING AGENDA APPROVAL

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

All were in favor, motion carried.

V. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Character Education Proclamation, Ava Lewis, Broad River Elementary School.

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

All were in favor, motion carried.

VI. CONSENT AGENDA

Motion to approve the Consent Agenda was made by Councilman Lipsitz and seconded by Councilman Mitchell.

All were in favor, motion carried.

Items approved are listed below:

A. Community Development Monthly Report.

B. Downtown Operations Monthly Report.

- C. Finance Department Monthly Report.
- D. Fire Department Monthly Report.
- E. Human Resources Monthly Report.
- F. IT Monthly Report.
- G. Municipal Court Monthly Report.
- H. Police Department Monthly Report.
- I. Public Works Monthly Report.
- J. Request from Beaufort County Ministerial Alliance to host the annual Martin Luther King Day Parade on Monday, January 19, 2026, beginning at 10:00 am.

VII. MINUTES

- A. Worksession and Regular Meeting - November 18, 2025.

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

Minutes approved as presented.

- B. Quarterly Capital Projects Workshop - November 25, 2025.

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

Mayor Pro Tem, McFee abstained as he was not present for the meeting.

Minutes approved as presented.

VIII. OLD BUSINESS

- A. An Ordinance to amend the Code of the City of Beaufort, Part 6 -Health and Sanitation, Chapter 1 - Garbage Collection and Disposal - Second Reading.

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

All were in favor, motion carried.

- B. An Ordinance amending the Business License Ordinance of the City of Beaufort to update the Class Schedule as required by Act 176 of 2020 - Second Reading.

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

All were in favor, motion carried.

- C. An Ordinance to amend City of Beaufort Ordinance 2025/13 regarding the Fiscal Year 2025-2026 City of Beaufort Budget to provide for the revenues and expenditures of General Fund, Stormwater Fund, and Capital Projects Fund - Second Reading.

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

All were in favor, motion carried.

- D. An Ordinance to amend Chapter 3 of Part 6 and Chapter 2 of Part 3 of the City of Beaufort, South Carolina's Code of Ordinances to make the release of balloons within the City of Beaufort unlawful - Second Reading.

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

All were in favor, motion carried.

- E. Ordinance to amend Chapter 4 of Part 6 of the City of Beaufort, South Carolina's Code of Ordinances to adopt the Beaufort County Animal Control Ordinance - Second Reading.

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

All were in favor, motion carried.

IX. NEW BUSINESS

- A. A Resolution approving the City of Beaufort, South Carolina's purchase of real property bearing Tax Map Number R112 029 000 0290 0000 and located at 32 Burton Hill Road, South Carolina.

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

Scott Marshall, City Manager, provided an overview. He stated the parcel consists of approximately 0.345 acres. Acquiring this parcel would allow the City to expand and more efficiently utilize its existing Public Works property, improve site circulation, and provide additional flexibility for operational needs. The property owner has offered to sell the parcel to the City for \$100,000.00.

Councilman Scallate made a motion to amend before purchasing this property to explore what it would cost to address the drainage issue/collapsed pipe and put a land lease agreement in place that would help solve some of the other identified reasons for why we are seeking to purchase this property.

There was no second. Motion failed.

The motion carried by a vote of 4 - 1. Councilman Scallate voted against.

X. PUBLIC COMMENT – NON-AGENDA ITEMS

No public comment.

XI. REPORTS

City Manager's Report

Reminded all about the First Responder Food Drive taking place and will end on December 12, 2025.

Holiday magic was alive and well in Beaufort this past weekend. If you stayed home from Night on the Town or skipped Sunday's parade because of the forecast, you truly missed out. In spite of the grim predictions, the weather held beautifully for both events—no rain, comfortable temperatures, and a whole lot of holiday spirit. It was a wonderful way to kick off the Christmas season in true Beaufort style. A big thank you goes out to our City staff whose hard work made the weekend's events such a success.

You don't have to take my word for it about the holiday magic; these are conclusions corroborated by two major national media sources just recently. I'm proud to say that the City received two major accolades:

We were featured in Southern Living Magazine on November 28 as "One Of The Most Magical Places To Spend The Holidays;" and

We were also named this week as one of HGTV's 50 Favorite Small Towns to Visit This Christmas!

During excavation for Manhole MH-19 last week as part of the Charles-Craven drainage project, crews confirmed a previously discovered 24-inch brick drainage pipe—once thought abandoned—is still active and carrying stormwater beneath Charles Street. This historic line was never documented in available surveys or as-builts. McCormick Taylor and Gulf Stream Construction investigated and found the brick pipe ties into the system at Charles and Craven Streets, while the 36-inch pipe shown on old survey records does not exist. Divers located only the known 48-inch outfall, and engineers now believe the brick line connects to the park system at a submerged junction that will be verified once dewatering is possible. Importantly, this discovery does not change the project's design or scope; the brick line will be removed and replaced as planned along essentially the same alignment. It does, however, require adjusting construction sequencing, as the system must now be built online with temporary pumping during rain events. The South Carolina Historic Preservation Office has authorized removal of the historic brick pipe with proper documentation. Despite the added complexity, the project remains on track and continues to advance safely.

As we continue working toward a long-term solution for the Waterfront Park relieving platform, McSweeney Engineers are now moving into Phase 2 of their analysis and design. This next phase will refine the core alternatives previously reviewed by City Council and the Waterfront Advisory Committee—providing clearer visual renderings, cost estimates, benefit and maintenance analyses, and permitting pathways so the community can compare options on an apples-to-apples basis. Phase 2 also includes preparations for a public meeting where residents can review the alternatives and offer feedback, as well as engineering and permitting work needed to modify and eventually reopen the Beaufort Day Dock. This is an important step in ensuring decisions about the Waterfront are thorough, transparent, and grounded in both technical expertise and community values.

Downtown Operations will be at the clock on Scott Street Extension for the fourth and final sales event for Beaufort Downtown Dollars. Previous events sold out quickly. After Wednesday, the City will have invested \$20,000 to stimulate \$50,000.00 in holiday spending at downtown shops and restaurants.

Tabby Place on Port Republic Street will host the Mistletoe Market December 11-13, 2025, from 4:00 pm to 8:00 pm. Sponsored by the Freedman Arts District, this pop-up holiday market invites everyone to sip, shop, and celebrate the small businesses that make downtown Beaufort shine.

Reminder to all free parking remains plentiful, and free shuttle service is operating throughout the holiday season downtown for shoppers' and diners' convenience.

The City will be closed for non-emergency operations on December 25 - 26, 2025, in observance of the Christmas Holiday; and we will also be closed on January 1, 2026, for New Year's Day.

City Council will hold their annual strategic planning retreat January 29 - 30, 2026, at a location to be announced at a later date.

Reminded Council and the public of a change to our meeting schedule in the coming year. Beginning in January 2026, Council will meet on the second Tuesday of each month at 6:00 p.m. for their regular monthly meeting and will meet the fourth Tuesday of each month at 5:00 pm for council worksession.

From my family to you and your families, we want you to know it has been a privilege to have served our great city, which is... the Best part of the Lowcountry, for another year. We wish you all a very Merry Christmas, a tremendous start to the new year, and we look forward to accomplishing many great things together in 2026.

Mayor's Report

Briefed Council on Ribbon Cuttings and Meetings he had attended which included the MASC Mayor's luncheon in Columbia, SC.

Councilman Scallate

Expressed his gratitude for the support he and his family received after the passing of his father.

Councilman Mitchell

Thanked Beaufort County Council for approving the Memorandum of Understanding between Beaufort County and the City to be able to proceed with the Master Plan for the 1st South Carolina Volunteers Park.

Mayor Pro Tem, McFee

Mentioned he performed with the Hallelujah Christmas Singers on the Friday after Thanksgiving.

Urged everyone to shop local.

Councilman Lipsitz

Thanked staff for all they have done to keep downtown vibrant while construction has been taking place.

Members of Council offered their condolences to Councilman Scallate on the loss of his father.

Members of Council wished all Happy Holidays.

XII. ADJOURN

7:54 PM

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

All were in favor, motion carried.

Disclaimer: This document captures all actions taken by Council and summarizes 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, notice of regular meetings was given at the beginning of the calendar year. A copy of the agenda was posted on the city 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: January 13, 2024
Traci Guldner



