



City Council Capital Projects Workshop

Meeting Minutes – Planning Conference Room – 1st Floor

February 17, 2026

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. DISCUSSION ITEMS

A. Quarterly Capital Improvements Program (CIP) Update.

Brian Ranger, Interim Capital Improvements Program Director, provided an update on all the active and upcoming projects. He addressed Council's questions and concerns.

Projects covered:

Pigeon Point Landing - The permitting process began on November 1, 2026. The review and issuing of the permit could take up to one year. Once the regulatory agencies permit process is completed, the plans will be presented to City Council and the City for approval. The City is aware of the neighborhood concerns regarding the proposed kayak launch and the potential increase in vehicular traffic. The City is currently pursuing funding sources.

Zack Hutcherson with Davis and Floyd and J.W. Weatherford with O'Quinn Marine answered questions from the public and Council and provided information on the permitting process. They stated any type of improvements to the area must adhere to today's rules and regulations as they relate to storm water runoff.

King Street Drainage Project - Construction activities on King Street have resulted in minor impacts to local residents. Detour routes and maps have been posted on the City's website, and off-site parking arrangements have been coordinated for residents affected when work reaches individual homes and driveways. First responders are being continuously updated regarding road closures.

Work began at the intersection of King and Hamilton Streets and is progressing toward Carteret Street. The initial phase involved relocating underground utilities that conflicted with the installation of new storm drainage infrastructure, including both gas and water lines. The primary challenge to date has been managing groundwater conditions. BJWSA and Dominion Energy have been onsite working collaboratively with the contractor.

BJWSA has requested additional waterline replacements from King & Hamilton Street, toward Pinckney Street. This was not in the additional scope of work.

As of February 13, 2026, J.H. Hiers Construction has installed 337 linear feet of water line, 125 linear feet of sewer pipe and 184 linear feet of storm drain pipe. City staff are conducting daily site visits.

Expected Completion Date: June 19, 2026

Charles/Craven Street Drainage Project - This project has experienced several unforeseen delays, including significant groundwater intrusion and the discovery of an existing brick storm drain located within the alignment of the newly installed storm drainage system. As of February 13, 2026, Gulf Stream Constructors has installed twenty-three sections of 8-foot by 72-inch reinforced concrete pipe (RCP) and three major manhole structures.

Due to extremely cold temperatures, the reopening of the Charles Street and Bay Street intersection has been rescheduled for Monday, February 16, 2026.

Wedges will be used to transition from road surface, 2 inch drops for horses and vehicular traffic until final surface is installed.

Gulf Stream Contractors anticipates improved productivity once work progresses beyond Port Republic Street, as this represents the most technically challenging portion of the project.

The next BJWSA water shutdown is anticipated for mid-February, pending confirmation of affected merchants and residents. Brockington Archaeological Services has been onsite over the past several weeks to monitor construction activities in archaeologically sensitive areas.

The Charles Street Drainage Project webpage—approved by SCOR, the City of Beaufort, and McCormick Taylor—is available at: scor.sc.gov/Beaufort.

City staff continue to provide regular updates to local merchants and affected residents and are coordinating detours, alternative parking arrangements, and trash collection services as needed.

Expected Completion Date: December 31, 2026.

Day Dock at Waterfront Park - McSweeney Engineering is currently designing and permitting modifications to the Day Dock. The permit application has been submitted, and the preliminary design phase is complete. FME Consultants are conducting a pile analysis using data from Phase I to support the final design. Upon receipt of this analysis, construction documents will be finalized.

Linda Roper, Downtown Operations Director, provided an update on the permitting for the Marina Day Dock (Dinghy Dock). The entire dock will be replaced that was damaged during Hurricane Helene. It is to be a 10 foot wide structure for boats to be able to moor on both sides. She stated a Request for Proposal (RFP) would be submitted for each dock. They will not be combined.

Washington Street Park - Phase I is 100 percent complete. All site furnishings and playground equipment have been ordered. Concrete work began in January and is scheduled for completion by the end of February. Landscaping is anticipated to begin during the first week of March.

Projected Completion Date: April 25, 2026.

Southside Park Phase II - The project has been divided into five construction phases. The City is currently awaiting an updated cost estimate from Davis & Floyd. The Phase II layout is under staff review, and a proposed plan will be presented to staff and City Council. The engineering and architectural team has effectively allocated appropriate spacing for elements outlined in the master plan. Upon approval, Phase II will be advertised for bidding. Phase 2 consists of Disc Golf, Dog Park Improvements, ADA Parking Improvements, and Water Service upgrades in dog park.

There was a discussion about the funding for this project and the number of phases associated with it. Is there two or five. **Ms. Roper** provided information on how five came about through the Southside Park Task Force. **Councilman Scallate** is concerned about the funding and would like to see any additional funds the City might have go towards the Waterfront Park, as this is a priority and major concern. **Councilman Lipsitz** wants to ensure funds for the dog park improvements; disc golf and ADA parking remain, as the citizens have been promised this for a very long time.

1st South Carolina Volunteers Park - The City and its stakeholders continue productive discussions as this project gains momentum toward planning and design. The City and County are working collaboratively. A survey of the property was completed on January 26, 2026, and a contract with Davis & Floyd was executed on February 6, 2026.

Duke Street - Davis & Floyd anticipates completing all necessary permitting documents by the end of February. Coordination with SCDOT and local utility providers is ongoing, as several utility conflicts must be resolved prior to permitting. BJWSA is currently finishing up drafting of their potential utility relocation plans.

Bayard Street - The project addresses failing drainage infrastructure serving Bayard, Duke, New, and East Streets. The city is awaiting final engineering and design plans from Davis & Floyd before proceeding with regulatory permitting and bidding. A wetland impact study is currently under review. Comments from the U.S. Army Corps of Engineers regarding the Regional General Permit are also pending. John Gray of Davis & Floyd has completed and recorded all necessary easement documents.

Pigeon Point Stormwater Study - The City sent out a Request for Qualifications (RFQ) for the project and is currently in the consultant selection phase, with the intent to move into bidding.

Waterfront Park - McSweeney Engineering is continuing to work on the next phase of this project and anticipates presenting conceptual design materials for the future promenade to the Waterfront Advisory Committee by the end of the first quarter. These concepts will reflect prior discussions between the Committee and the engineering team.

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

Robin Koppernaes, 2423 Pigeon Point Road
Dan Sulka, 905 Charlesfort Street
Graham Trask, 1211 Bay Street
Charlie Russo, 1231 Lady's Island Drive
Heather Winch, 309 Federal Street
James White, 521 New Street

III. ADJOURN

7:05 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: March 10, 2024
Traci Waldner

