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16469313860

Webinar ID: 850 3241 5670



City of Beaufort
1911 Boundary Street
Beaufort Municipal Complex
Beaufort, South Carolina 29902
(843) 525-7070

**City Council Worksession and Regular Meeting Agenda
July 7, 2026**

Statement of Media Notification

"In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media was duly notified of the time, date, place and agenda of this meeting."

Worksession and Regular Meeting - Council Chambers, 2nd Floor - 5:00 PM

Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting at the City's page; City Beaufort Government

- I. Call to Order - Philip Cromer, Mayor**
- II. Invocation and Pledge of Allegiance - Mayor Pro Tem, Michael McFee**
- III. Meeting Agenda Approval**
- IV. Presentations**
 - A. Presentation of the 2026 South Carolina Municipal Elected Officials Institute of Governments Honor Roll Plaque
 - B. Applicant interviews for Boards, Commissions and Committees
- V. Proclamations/Commendations/Recognitions**
 - A. Proclamation proclaiming July 25 - August 1, 2026, as Gullah/Gechee Nation Week
 - B. Recognition of Bill Suter for his service on the Design Review Board and Planning Commission
 - C. Recognition of Matt McAlhaney for his service on the Tourism Development Advisory Board
 - D. Recognition of Kevin Blank for his service on the Zoning Board of Appeals
- VI. Public Comment**
 - A. PLEASE LIMIT YOUR REMARKS TO FIVE MINUTES - The Mayor may interrupt public comments that continue past five minutes, or are disruptive - Persons violating these rules may be required to leave the meeting - [Public Comment Form](#)
- VII. Workshop Items**

- A. Dominion Energy Vegetation Management Program Update

VIII. Consent Agenda

- A. CIP Monthly Report
- B. Community Development Monthly Report
- C. Downtown Operations Monthly Report
- D. Finance Department Monthly Report
- E. Fire Department Monthly Report
- F. Human Resources Monthly Report
- G. IT Monthly Report
- H. Municipal Court Monthly Report
- I. Police Department Monthly Report
- J. Public Works Monthly Report
- K. Request from CAPA & the Exchange Club of Beaufort to host the 32nd Annual Ghost Tours, Oct 16-18, 23-25, and 29-30, 2026, and request for two (2) complimentary parking spaces from October 16-30, 2026
- L. Request from the YMCA to co-sponsor the Annual Beaufort River Swim on Saturday, May 22, 2027, use of the Marina/Waterfront Park from 5:00 am to 12:00 pm

IX. Minutes

- A. Regular Meeting - June 9, 2026
- B. Special Meeting - June 22, 2026
- C. Worksession - June 23, 2026

X. Old Business

- A. An ordinance to amend the City of Beaufort Zoning Map to rezone real property located at 1556 Salem Road, Beaufort County Tax Map R120 029 000 103E 0000 from T4-Neighborhood (T4-N) to Regional Mixed-Use (RMX) -Second Reading
- B. An ordinance to amend the City of Beaufort Zoning District Map to rezone real property identified as 909 Church Street, Beaufort County Tax Map Number R120 004 000 0275 from T4-Neighborhood (T4-N) to T4-Historic Neighborhood District (T4-HN) - Second Reading

XI. New Business

- A. Request from Just Listen Organization for co-sponsorship of Southside Park to host

their 2nd Annual Back-to-School Bash on Sunday, August 2, 2026 from 3:00 PM to 6:00 PM

- B. Authorization to allow the City Manager to enter into a Contractual Agreement for Waste Management Services

XII. Reports

- A. City Manager's Report
- B. Mayor Report
- C. Reports by Council Members

XIII. Executive Session

- A. Pursuant to Title 30, Chapter 4, Section 70 (a)(2) of the SC Code of Laws - Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.
 - 1. FOIA Investigation
 - 2. Parcel K in the Beaufort Commerce Park
- B. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the SC Code of Laws - Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body
 - 1. Beaufort Jasper Water Sewer Authority Board of Directors
 - 2. Planning Commission
 - 3. Municipal Judges

XIV. Adjourn



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 06/23/2026
From: Traci Guldner, City Clerk
Item Name: Applicant interviews for Boards, Commissions and Committees
Meeting Date: July 7, 2026
Department: City Managers Office

Background Information:

Introduction:

Edward Simmer and Jessie White will be interviewing for the BJWSA Board of Directors.
Michael Holle will be interviewing for the Planning Commission. Mr. Hanks is interviewing for the Planning Commission and Zoning Board of Appeals.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Attachments:

1. Edward Simmer - BJWSA Board - 6-14-26_Redacted
2. Jessie White - BJWSA Board - 6-22-26_Redacted
3. Michael Holle - PC - 6-16-26_Redacted
4. Matthew Hanks - PC-ZBOA - 7-1-26_Redacted

Traci Guldner

From: noreply@civicplus.com
Sent: Sunday, June 14, 2026 7:03 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Beaufort-Jasper Water & Sewer Authority Board of Directors

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Edward

Last Name Simmer

Home address

City Beaufort

State South Carolina

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you *Field not completed.*

Business address *Field not completed.*

Business hours

Field not completed.

Statement of
qualifications and
interest

I am interested in serving on the Beaufort Jasper Water & Sewer Authority (BJWSA) Board as I believe I would bring useful expertise to the Board with a focus on helping BJWSA serve its customers more effectively, keep rates as low as possible while ensuring quality service, and ensure that it meets all federal and state standards for water quality and sewage treatment.

I would also serve as a liaison to and keep the Beaufort City Council and the people of the City of Beaufort up-to-date on issues facing BJWSA.

As a Board member, I would focus on working closely with other Board members as well as Beaufort City Council, ensuring leadership of BJWSA is evaluated and held accountable, and that its financial affairs are transparent and well managed.

My qualifications for service on the Board focus on four areas:

As the last director of the South Carolina Department of Health and Environmental Control (DHEC), I was responsible for oversight, inspection, and licensing of all water and sewer authorities in South Carolina. In this role, I learned a great deal about what works well and challenges faced by similar entities across the state, and if selected for the BJWSA Board, I will apply that knowledge to help BJWSA improve. I am also very familiar with the laws and regulations related to BJWSA and the harm that can be caused by noncompliance.

I have extensive experience with leading large government organizations, both in the Navy and state government. I have also served on other public boards, including the First Steps state board of directors.

My wife Peggy and I are also customers of BJWSA in the City of Beaufort and understand the importance of good customer service and communication with those who BJWSA serves – both residential and commercial customers. On the Board I would seek to improve BJWSA's performance in these areas. One part of this would be working to offer service to those currently using septic tanks if they want it.

As a public health physician with years of experience, I am very familiar with the importance of clean water and proper sewage treatment on the health and well-being of those who live in the

City of Beaufort. This not only impacts on those who are drinking water from BJWSA but also impacts those who use our waterways for recreation as well as shellfish harvesting.

Please Enter Basic
Resume Information
Below

Interim Director, South Carolina Department of Public Health,
2024 – 2026
Director, South Carolina Department of Health and
Environmental Control, 2021 – 2024
Active Duty Navy, 1990 – 2020, retired with the rank of Captain
(O-6) in the Medical Corps
Psychiatrist, 1996 - present
Deputy Director and Chief Medical Officer, TRICARE Health
Plan, 2014 – 2020
Commanding Officer, Naval Hospital Oak Harbor, 2012 – 2014
Executive Officer, Naval Hospital Beaufort, 2010 – 2012

Education

Psychiatry Residency, completed 1996
Psychiatry Internship, completed 1991
M.D., Saint Louis University School of Medicine, 1990
M.P.H., Old Dominion University/Eastern Virginia School of
Medicine Consortium, 2001
B.A., with honors, Hiram College, 1986

Awards

Distinguished Life Fellow of the American Psychiatric
Association
Defense Superior Service Medal (two awards) and numerous
other personal, service, and campaign awards
One of Columbia Business Monthly's 50 Most Influential people
for 2021

Electronic Signature
Agreement

I agree.

Electronic Signature

Edward D. Simmer

Email not displaying correctly? [View it in your browser.](#)



Traci Guldner

From: noreply@civicplus.com
Sent: Monday, June 22, 2026 8:56 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Beaufort-Jasper Water & Sewer Authority Board of Directors

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Jessie

Last Name White

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you *Field not completed.*

Business address *Field not completed.*

Business hours

Field not completed.

Statement of
qualifications and
interest

As a public interest environmental lawyer with over a decade of experience, I am deeply familiar with the regulatory framework of the S.C. Department of Environmental Services (SCDES), including their Bureau of Coastal Management (BCM), at the state level and the Environmental Protection Agency (EPA) at the federal level. I believe my legal expertise can be of benefit to Beaufort-Jasper Water & Sewer Authority (BJWSA) as they navigate an evolving regulatory environment and the challenges associated with widespread and diffuse water quality concerns such as PFAS and other emerging contaminants.

Additionally, I've developed a significant understanding of local and regional land use policy, including the underlying science and ground-level data that informs sustainable long-term growth management while protecting our environment and existing communities. I've supported BJWSA's Ad Hoc Underserved and Go2Sewer initiative focused on environmental and public health in communities with failing septic systems that can and should be connected to sewer infrastructure, most recently in the Alljoy community in unincorporated Beaufort County adjacent to the Town of Bluffton. I've worked regionally to advocate for better protection of our local water source - the Savannah River - and promoted protection along the BJWSA water canal. I've also served over five years on the May River Watershed Action Plan Advisory Committee (WAPAC), providing guidance to the Town of Bluffton in implementing the policy recommendations and strategies outlined in the May River Watershed Action Plan to improve and restore water quality and prevent future degradation of the watershed.

In both my experiences as a lawyer and grassroots advocate, I have consistently maintained that growth and environmental protection are not mutually exclusive. I believe I can be a board representative that leads with integrity and dedication to service, looking out for the public interests of each stakeholder that the City of Beaufort and BJWSA represents.

Please Enter Basic
Resume Information
Below

Education:

J.D., University of South Carolina School of Law 2012

B.A., University of Virginia 2009

Work history:

Senior Attorney, South Carolina Environmental Law Project
(SCELP) (Oct. 2025-Present)

South Coast Office Director, Coastal Conservation League
(Mar. 2020-Sept. 2025)
Staff Attorney, South Carolina Environmental Law Project
(SCELP) (Apr. 2013-Feb. 2020)

Boards and committees:
Current – May River Watershed Action Plan Advisory
Committee (WAPAC), Penn Center Culture and Community
Advisory Board
Previous – Winyah Rivers Foundation Board of Directors, Salt
Marsh Cove Homeowners Association Board of Directors

Electronic Signature Agreement I agree.

Electronic Signature Jessie A. White

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Traci Guldner

From: noreply@civicplus.com
Sent: Tuesday, June 16, 2026 2:13 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Planning Commission (PC)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Michael

Last Name Holle

Home address

City Beaufort

State SC

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you *Field not completed.*

Business address *Field not completed.*

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I hold a BS in Mechanical Engineering Technology from Old Dominion University in VA. While I have no direct Civil Engineering or urban planning experience I have decades of experience with various mechanical codes and US regulatory compliance. I believe that my experience would bring a strong expanded perspective to the City of Beaufort Planning Commission.
Please Enter Basic Resume Information Below	I've retired from Dominion Energy after 35-years of service. Workl titles and basic job descriptions include: 1991 – 2002: Nuclear Control Room operator – Tasks included routine tasks for operation of a civilian nuclear power station. Additional duties included refueling the reactor, systems and testing to ensure operability, etc. 2002 – 2008: Test Engineering at Surry Power Station – Tasks included testing as related to ASME Section XI, ASME Boiler Code, and US Federal Code of regulations pertaining to US nuclear power production (e.g., 10 CFR xxx). 2008 – 2016: Project and Design Engineering at Innsbrook Technical Center – Tasks included support of all nuclear power stations in the Dominion Energy fleet (North Anna-VA, Surry-VA, Millstone-CT, and Kewaunee-WI). 2016 – 2022: Maintenance Manager at North Anna Power Station – Tasks included planning, scheduling, and executing the necessary maintenance around the station. Duties also included addressing and mitigating emergent maintenance (e.g., failure of a pump, valve, piping, or other component, equipment failure due to electrical system perturbation, etc.). Other duties included supporting the station during periodic reactor refueling activities, special projects, and design changes to the station. 2022 – 2025: Nuclear Project Manager – Tasks included developing/overseeing various projects at North Anna Power Station, to support continued operation. Examples of projects I participated in or led were Electrical Cabling and Conduit upgrade and replacement, Circulating Water Pump upgrade and replacement, Main Feed Water upgrade and replacement, and Logistics for the Main Condenser Replacement projects.
Electronic Signature Agreement	I agree.

Electronic Signature

M. Holle

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Traci Guldner

From: noreply@civicplus.com
Sent: Wednesday, July 1, 2026 9:44 PM
To: Traci Guldner
Subject: Online Form Submittal: City of Beaufort Board and Commission Application

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City of Beaufort Board and Commission Application

Select the board, commission or committee you are interested in applying for. You can choose more than one board.

Building Board of Appeals (BBOA), Planning Commission (PC)*, Zoning Board of Appeals (ZBOA)*

**Note: Members of planning-related boards are required to take six hours of introductory training within their first year of service and three hours every year thereafter.*

Applicant Information

First Name Matthew

Last Name Hanks

Home address

City Beaufort

State South Carolina

Zip 29902

Day Phone Number

Email Address

If you do not reside in the City of Beaufort, do you Own property in the city?

Business address Field not completed.

Business hours	<i>Field not completed.</i>
Statement of qualifications and interest	I am a homeowner whose property is paid in full, and concerned about the rapid and unchecked increase in housing developments in northern Beaufort County. Statistics are easily manipulated. We should pause continued housing growth without 1. Are the current projects being filled. 2. Impact on infrastructure.
Please Enter Basic Resume Information Below	I am a 20 year retired combat veteran, I hold an MBA, and a MSHI. We are a County of Islands with limited access, resources, and infrastructure...
Electronic Signature Agreement	I agree.
Electronic Signature	Matthew E. Hanks

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PROCLAMATION

WHEREAS, the City of Beaufort was founded in 1711: and

WHEREAS, at the founding, native Gullah/Geechee people were here in this coastal region and our state; and

WHEREAS, the City of Beaufort has continued to celebrate Gullah/Geechee culture via festivals and by actively being a part of “Gullah/Geechee Nation Appreciation Week”; and

WHEREAS, St. Helena Island’s own, Queen Quet, Chieftess of the Gullah/Geechee Nation has been an integral part of our city continuing to celebrate this vital culture; and

WHEREAS, Queen Quet has led the movement to protect the Gullah/Geechee culture, human rights, land and water rights for over 4 decades during which she founded the Gullah/Geechee Sea Island Coalition; and

WHEREAS, the Gullah/Geechee Sea Island Coalition was the first organization in world history to have “Gullah/Geechee” in its name; and

WHEREAS, the Gullah/Geechee Sea Island Coalition continues to forward the mission of the Gullah/Geechee Nation.

NOW, THEREFORE, the City Council of the City of Beaufort, South Carolina, hereby proclaims
July 25 – August 1, 2026 as

GULLAH/GEECHEE NATION APPRECIATION WEEK

and call upon all our citizens to celebrate the Gullah/Geechee Nation under the theme “Hunnah mus tek cyare de root fa heal de tree.”

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 7th day of July, 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



RESOLUTION 2026/11

COMMENDING BILL SUTER FOR SERVING ON THE DESIGN REVIEW BOARD AND PLANNING COMMISSION

WHEREAS, Bill Suter served on the Design Review Board from November 2021 through December 2023 and on the Planning Commission from January 2024 through June 2026; and

WHEREAS, Mr. Suter served on the Waterfront Advisory Committee as the Planning Commission Representative from April 2025 through June 2026; and

WHEREAS, Mr. Suter devoted his efforts and energy in service on these important Boards; and

WHEREAS, the significant contributions Bill Suter made as a member of these Boards has helped to support sustainable development practices, and protected and enhanced the design, character, and economic value of the City as a whole, thereby promoting the quality of life in our community.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Beaufort, South Carolina, duly expresses their gratitude and commends Bill Suter for his outstanding service to the City during his tenure.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 7th day of July 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



RESOLUTION 2026/13

COMMENDING MATT MCALHANEY FOR SERVING ON THE TOURISM DEVELOPMENT ADVISORY BOARD

WHEREAS, Matt McAlhaney served on the City of Beaufort Tourism Development Advisory Board from July 2020 through June 2026; and

WHEREAS, Mr. McAlhaney devoted his efforts and energy in service on this important Board; and

WHEREAS, the contributions Matt McAlhaney made as a member of the Tourism Development Advisory Board helped to consolidate and guide the allocations of the State Accommodations Tax Funds to local organizations with the goal of improving tourism in our area.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Beaufort, South Carolina, duly expresses their gratitude and commends Matt McAlhaney for his outstanding service to the city during his tenure.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 7th day of July 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



**RESOLUTION
2026/12**

**COMMENDING KEVIN BLANK FOR SERVING ON
THE ZONING BOARD OF APPEALS**

WHEREAS, Kevin Blank served on the City of Beaufort Zoning Board of Appeals from July 2020 through June 2026; and

WHEREAS, Mr. Blank devoted his efforts and energy in service on this important Board; and

WHEREAS, the significant contributions Kevin Blank made as a member of the Zoning Board of Appeals has helped to support sustainable development practices, and protect and enhance the design, character, and economic value of the City as a whole, thereby promoting the quality of life in our community.

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Beaufort, South Carolina, duly expresses their gratitude and commends Kevin Blank for his outstanding service to the City during his tenure.

IN WITNESS THEREOF, I hereunto set my hand and caused the Seal of the City of Beaufort to be affixed this 7th day of July 2026.

Philip E. Cromer, Mayor

Attest:

Traci Guldner, City Clerk



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 06/26/2026
From: Scott Marshall, City Manager
Item Name: Dominion Energy Vegetation Management Program Update
Meeting Date: July 7, 2026
Department: City Managers Office

Background Information:

Introduction:

The purpose of this agenda item is to provide City Council with an update regarding Dominion Energy's ongoing vegetation management activities within the City of Beaufort and to inform Council and the public of anticipated tree trimming operations associated with electric utility infrastructure.

Background:

Dominion Energy conducts routine vegetation management activities to maintain safe and reliable electric service. According to Dominion Energy, trees and other vegetation are among the most common causes of power outages and service interruptions, particularly during storm events. Routine trimming around utility infrastructure is intended to reduce outages, improve system reliability, and enhance public safety. Dominion Energy generally performs maintenance trimming on a five-year cycle using industry-recognized ANSI A300 standards and directional pruning techniques designed to encourage tree growth away from utility lines.

Dominion Energy's current transmission line vegetation management activities within the City are nearing completion. Upon completion of this work, Dominion Energy anticipates beginning trimming activities associated with distribution lines in late July. This schedule remains tentative and is subject to change or delay based on operational needs, weather conditions, contractor availability, or other unforeseen circumstances.

While transmission line work has largely occurred outside of residential areas, trimming associated with distribution lines will have the most direct impact on neighborhoods and residents because distribution facilities are generally located within or adjacent to developed areas. Residents may observe contractor crews working within utility rights-of-way and in proximity to overhead electric facilities throughout the City.

Under Dominion Energy's vegetation management program, trees are typically pruned to approximately the same extent as the previous five-year trimming cycle. However, in some instances, pruning may appear more extensive than prior cuts. In accordance with ANSI A300 standards, certified line-clearance professionals evaluate the overall health, structure, and growth characteristics of each tree before determining the appropriate pruning approach. More substantial pruning may be necessary when required to promote the long-term health and structural integrity of the tree, maintain required clearances from utility lines, or address safety concerns.

Dominion Energy encourages residents to follow its "Right Tree, Right Place" guidelines when planting vegetation near utility infrastructure. The company also recommends that property owners maintain appropriate clearances around transformers and contact 811 prior to undertaking any digging activities.

Legal Authority:

South Carolina law and applicable utility easements authorize electric utilities to maintain vegetation within utility rights-of-way to ensure the safe and reliable operation of the electric system. Tree trimming activities are performed in accordance with applicable OSHA requirements and recognized industry standards.

Staff Recommendation:

Staff recommends that City Council receive this update as information and encourage residents to remain aware of upcoming vegetation management activities and to follow Dominion Energy's "Right Tree, Right Place" recommendations when planting trees and landscaping near utility infrastructure.

Placed on Agenda For:

Attachments:

1. Tree Trimming Slide deck
2. DESC Right Tree Right Place Handout
3. Tree Clearance Graphic
4. Considerations for Plantings on Dominion Energy Rights of Way



Dominion Energy Vegetation Management Update

Purpose of the Program



Maintain safe and reliable electric service



Reduce outages and service interruptions



Improve system reliability and resiliency during storms



Protect employee safety, public safety and utility infrastructure

Current Status

- ◆ Transmission line trimming activities are nearing completion.
- ◆ Distribution line trimming is anticipated to begin in late July.
- ◆ Schedule is subject to operational, weather, and contractor-related delays.
- ◆ Distribution line work will have the greatest impact on neighborhoods and residents.



Tree Trimming Cycle

- ◆ Dominion Energy conducts maintenance trimming on a five-year cycle.
- ◆ Dominion notifies customers 2 weeks ahead of scheduled trimming.
- ◆ Trees are generally pruned to approximately the same extent as the previous cycle.
- ◆ Certified line-clearance professionals evaluate each tree individually.
- ◆ Trimming is performed in accordance with ANSI A300 standards.

A large, leafy tree stands in a grassy field. In the background, a city skyline is visible under a clear blue sky. The right side of the slide has a dark teal background with a red vertical bar at the top.

Why Some Trimming May Appear More Extensive

- ◆ Some trees may require more substantial pruning than in previous cycles.
- ◆ More extensive pruning may be necessary to:
 - ◆ Maintain required utility clearances
 - ◆ Address safety concerns
 - ◆ Promote long-term tree health and structural integrity

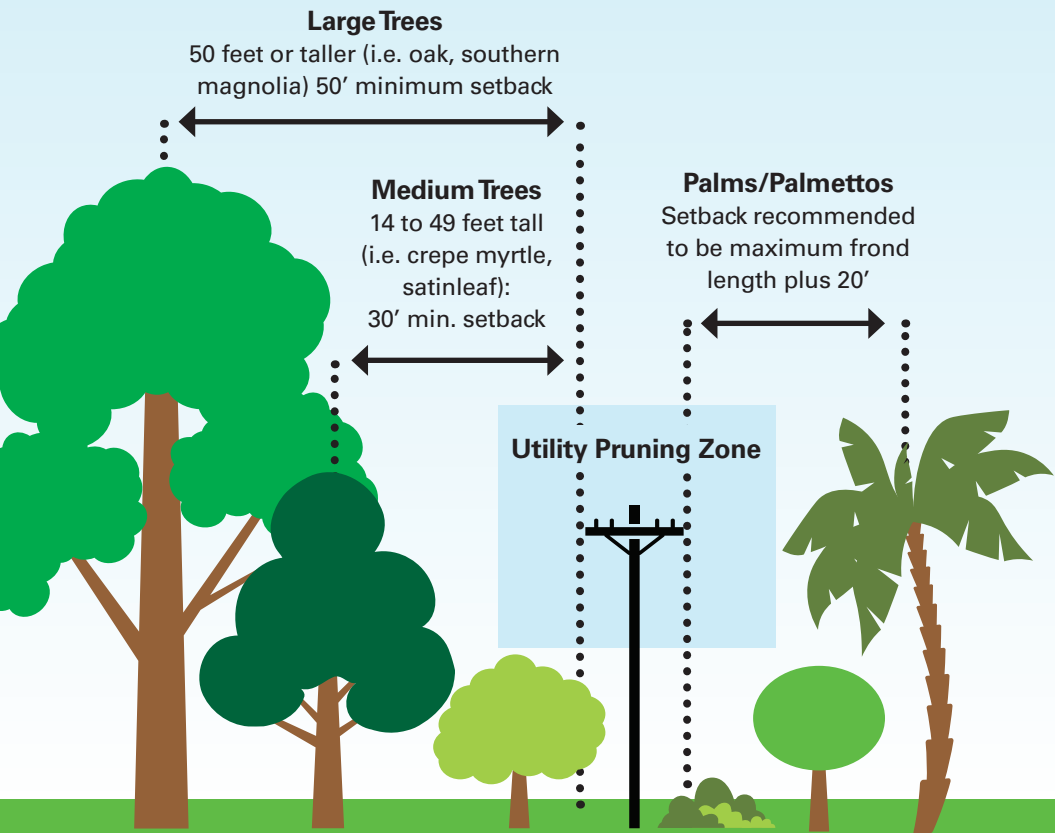


Right Tree, Right Place

- ◆ Residents are encouraged to plant appropriate species near utility lines.
- ◆ Maintain required clearances around transformers.
- ◆ Always contact 811 before digging.
- ◆ Proper tree placement reduces outages and improves storm resilience.

What can you do?

One of the most important things businesses and homeowners can do is remember and **follow our Right Tree, Right Place guidelines**. If you're planting trees on your property, look up and note the location of power lines. Before you plant, keep in mind the potential growth of the trees (see diagram below). Think about how your tree will impact existing utility lines as it grows taller, wider and deeper. Keeping trees away from power lines means that, in the event they blow over or tree limbs become loose, they're much less likely to hit a power line and knock out power. This also keeps debris farther away from the lines which helps speed up restoration efforts after a storm. If you notice a tree or limb that is in need of trimming, you can submit a request to us online when you sign in to your Dominion Energy account. Don't wait for a hurricane or other major event. No amount of trimming can substitute for smart landscaping and responsible maintenance of trees and other vegetation by property owners.



A list of native plants that generally will not grow taller than 15 ft. at their maturity is available for you at dominionenergy.com/treetrimming.

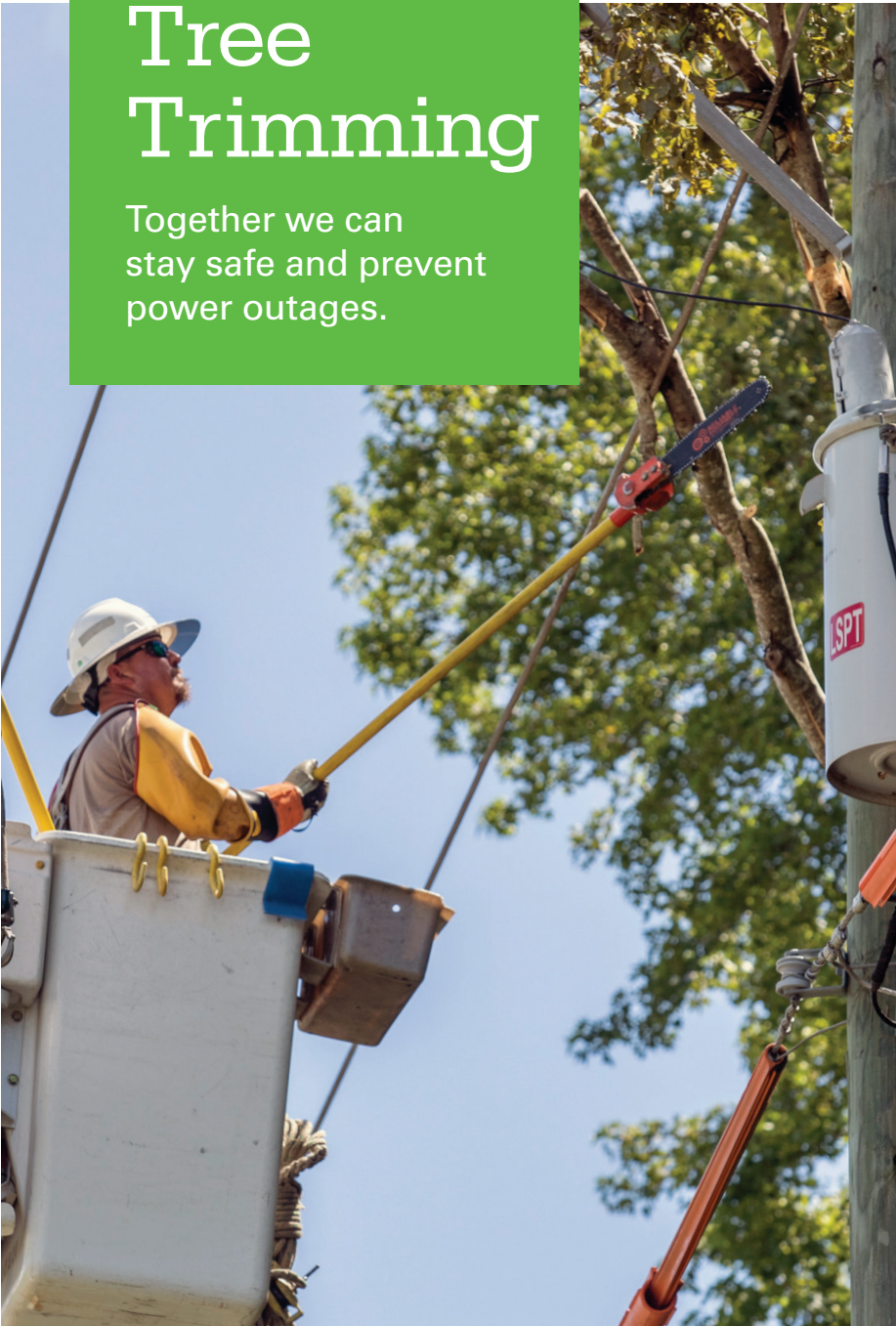


For more information about Tree Trimming in South Carolina, visit DominionEnergy.com/Trees

132024R8551 09/24

Tree Trimming

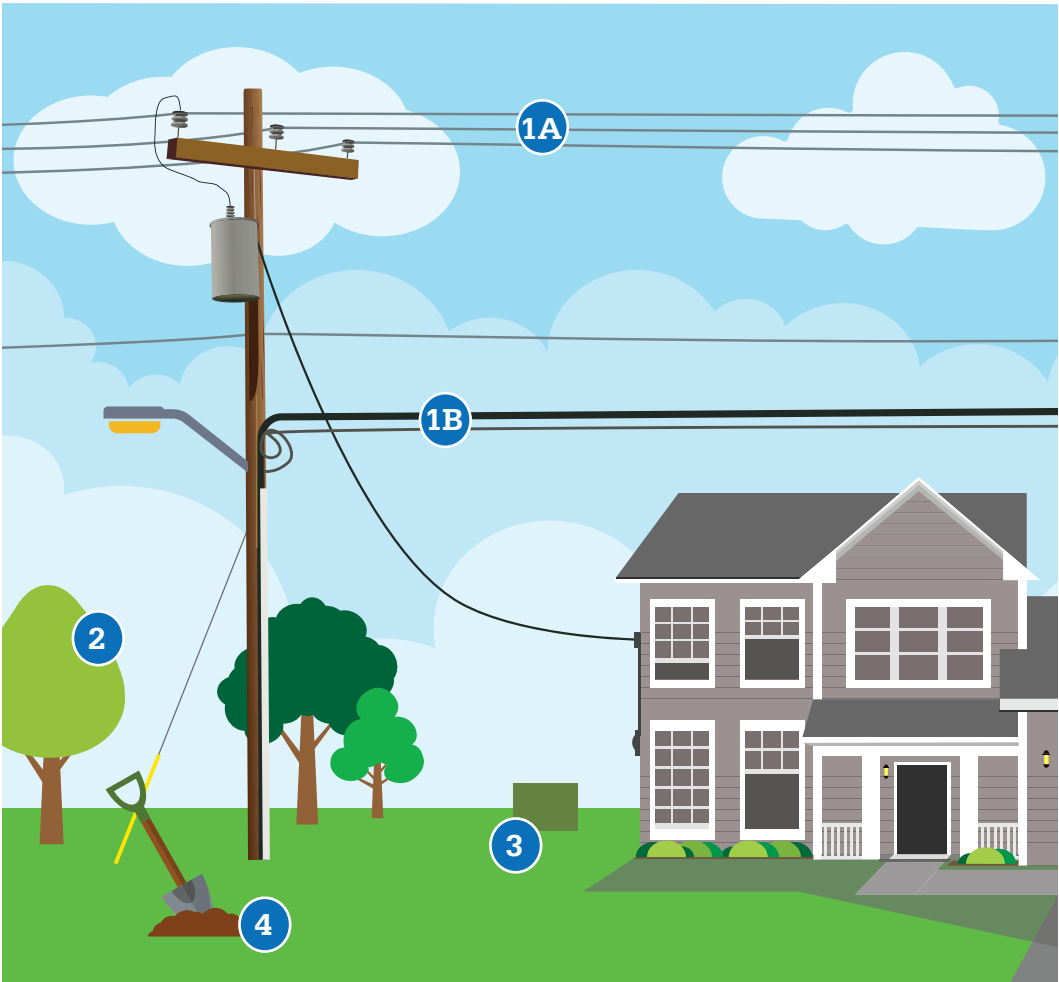
Together we can stay safe and prevent power outages.



Right tree, right place.

When considering what tree and where to plant it, remember the phrase “**Right Tree, Right Place.**” Choosing the right tree depends on many factors including soil type, climate, and the amount of space the tree will have to grow both underground and overhead without any interference.

- 1 Where are the power lines?** (1A) Power lines are usually located at the top of the utility pole, farthest from the ground. (1B) Cable and phone lines run closer to the ground, below power lines.
- 2 Pick the right tree for the right place.** Consider how tall, wide, and deep your tree will be at maturity. Then, prior to planting, make sure trees are not planted within any utility rights of way. Trees planted under or beside an electric line inside the rights of way can be dangerous and are subject to pruning and/or removal. For a tree to achieve its natural shape and thrive it is important to choose a suitable site that does not have any interference under or above the ground.
- 3 Keep the transformers clear.** Keep any bushes or trees away from the transformer boxes to allow for maintenance and repairs. Maintain at least 12 feet of clear zone in the front and at least 4 feet in the back and sides.
- 4 Call Before You Dig.** If you’ll be performing work in your yard that involves digging, South Carolina law requires you contact 811 before you begin to locate, and mark buried utility lines. Call at least four business days before you begin to avoid accidentally hitting underground utility lines. This free service helps keep everyone safe.



Together we can prevent power outages.

Did you know trees are among the most common causes of outages and flickers, especially during storms? When trees and other forms of vegetation contact overhead power lines, this can cause interruptions to your service. Maintaining the area around the power lines is an important process to ensure you receive the safe, reliable service you expect and deserve.

- ✓ You can request tree trimming on your property when you sign in to your account. You can also upload a picture showing us the area and the tree of concern.
- ✓ You can view our online tree trimming map that shows where and when tree trimming will be done in your area.

REMEMBER...

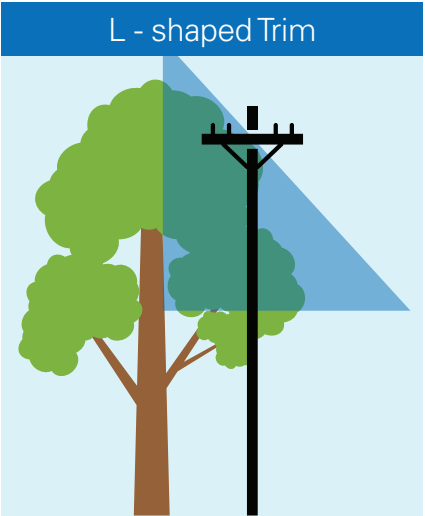
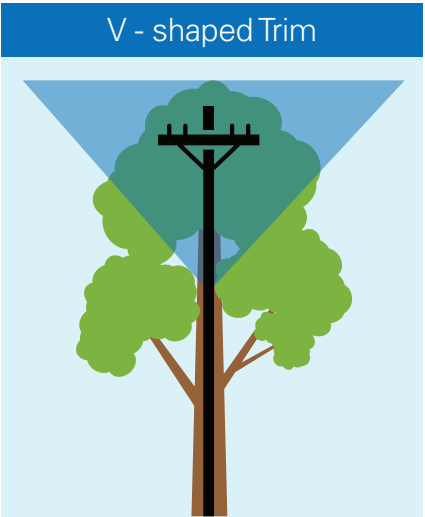
Only qualified utility line clearance contractors who meet OSHA qualifications are legally permitted to work within 10 feet of distribution power lines or work on a tree that has branches within 10 feet of distribution power lines. To learn more, visit [OSHA.gov](#). Safety is our top priority. We urge property owners and contractors to notify us in advance of beginning any work near overhead lines to ensure a safe work zone.

How trees are trimmed.

The purpose of tree trimming is to protect the power lines and safely maintain service reliability for you.

Dominion Energy’s maintenance trimming is done on cycles typically ranging from four to five years. Trained line-clearing professionals follow ANSI – A300 Standards, which are the generally accepted industry standards for tree care practices. These professionals consider the tree structure and minimum clearance requirements before pruning.

We use directional pruning to guide tree growth away from power lines. The diagram below shows a typical “V” shaped approach on the left; on the right is an “L” shaped trim. We may use other types of trimming methods as well.

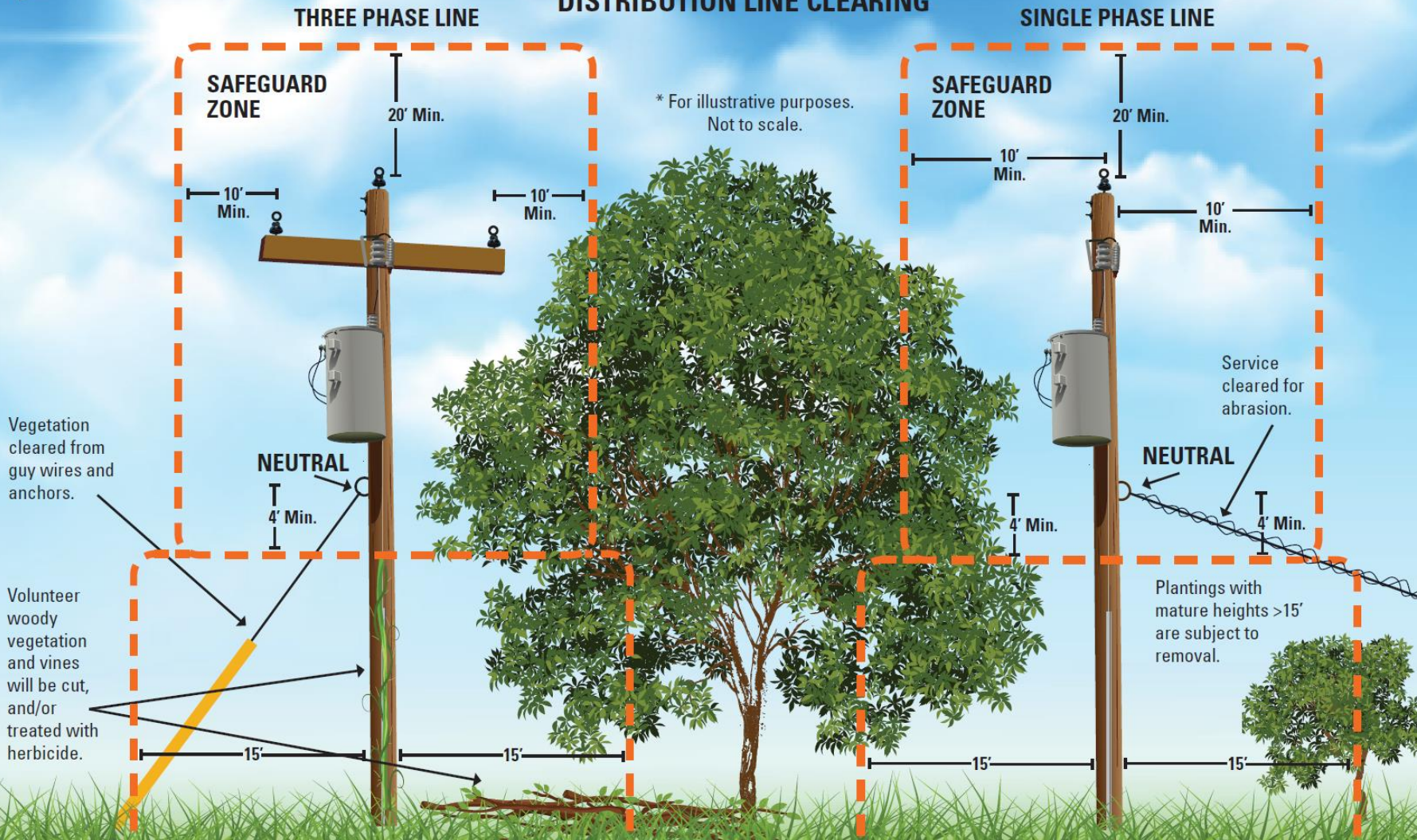


Proper Pruning for Tree Health

NO
Topping trees or leaving branch stubs severely damages trees and encourages rapid regrowth.

YES
Pruning cuts should be made just outside the branch collar to respect natural growth patterns and direct future growth away from power lines.

DOMINION ENERGY SOUTH CAROLINA DISTRIBUTION LINE CLEARING



Only qualified utility line clearance contractors who meet OSHA qualifications are legally permitted to work within 10 feet of distribution power lines or work on a tree that has branches within 10 feet of distribution power lines. To learn more, visit [OSHA.gov](https://www.osha.gov). Safety is our top priority. We urge property owners and contractors to notify us in advance of beginning any work near overhead lines to ensure a safe work zone.





Considerations for Plantings on Dominion Energy Rights of Way

Dominion Energy South Carolina supports a comprehensive and proactive vegetation management program. Trees and tree limbs continue to be the primary cause for power outages. The routine safeguarding of overhead facilities remains critical to helping ensure a safe, resilient, and reliable electric system. Trees that exceed a maximum height of approximately 15 feet at maturity are not suitable for planting along distribution rights of way or near overhead lines. Plantings that might exceed 10 feet in height at maturity are not permitted on electric transmission rights of way. Anything planted directly under power lines may require pruning or removal.

- If planting off-right-of-way, choose plants that will not grow so tall that they could fall into the power line within the right-of-way.
- Trees planted off the right-of-way that grow onto the right-of-way will be pruned to the extent that their limbs are no longer on the right-of-way and may need to be removed.
- To reduce future pruning of plantings off the right of way, consider selecting trees with small crowns and mature heights less than 25 feet when planting adjacent to the right-of-way.

Below is a list of native plants that generally will not grow taller than 15 ft. at their maturity, and that provide additional benefits such as food for wildlife, good fall color or spring blooms, or excellent pollinator habitat. Plantings in elevated areas, such as berms and planters, and in right of way access areas, regardless of height, are subject to removal. Please note that this list is in no way inclusive; many additional plants are available.

For questions about this list or right of way type on your property, please call 1-800-251-7234. For additional information about native plants see www.scnps.org.

Transmission and Distribution – Ten Feet or Less

Scientific Name	Common Name	Deciduous/ Evergreen	Mature Height	Special Attributes/Cultural Requirements
<i>Asimina parviflora</i>	Dwarf Pawpaw	D	6 – 8'	Larval host plant for zebra swallowtail butterfly. Edible fruit for wildlife and people. Good drainage, moist to occasionally dry; loam or sandy loam soils; part shade. Tolerates full sun when mature.
<i>Callicarpa americana</i>	American beautyberry	D	4 – 6'	Attractive magenta fruit eaten by birds. Good drainage, dry to moist; rich or poor soils; sun to part shade.
<i>Clethra alnifolia</i>	Coastal Sweet-Pepperbush	D	10'	Fragrant flowers. Attracts pollinators. Food for wildlife. Good drainage, moist; organically rich soils; sun to part sun.
<i>Euonymus americanus</i>	Hearts-a-busting	D	4 – 6'	Good fall color. Showy fruit eaten by wildlife. Good drainage, moist; sandy to clay, rich organic soils; part sun to shade.
<i>Fothergilla gardenii</i>	Dwarf Fothergilla	D	3 – 6'	Fragrant flowers, fall color. Attracts pollinators. Good drainage, moist; acidic, organically rich, sandy loam soils; full sun to part shade. Tolerates wet soils.
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	D	6 – 10'	Attractive flowers, fall color. Attracts butterflies. Seeds food for songbirds. Good drainage, moist; organically rich soils; part sun to shade. Can tolerate limited dryness.
<i>Hypericum prolificum</i>	Shrubby St. John's Wort	D	1 – 5'	Attractive flowers. Attracts pollinators. Good drainage, moist to occasionally dry; sandy, loam or clay soils; part shade to full sun. Flowers best in full sun.

<i>Ilex glabra</i>	Inkberry	E	10'	Attractive to pollinators. Larval host plant for Henry's elfin butterfly. Fruits food for wildlife. Good drainage, moist to wet; sandy, peaty soils; sun to part sun. Tolerates variety of conditions. Need male and female plants to produce fruit.
<i>Itea virginica</i>	Virginia Sweetspire	D/Semi-E	8'	Fall color. Attracts pollinators. Fruits eaten by wildlife. Good drainage, moist to wet; organically rich soils; part-sun to shade.
<i>Leucothoe axillaris</i>	Coastal Dog Hobble	E	3 – 4'	Attracts pollinators. Good drainage, moist to wet; organically rich soils; part shade to shade. Not drought tolerant.
<i>Muhlenbergia capillaris</i>	Pink Muhly grass	E	2 – 4'	Attractive fall floral display. Seeds eaten by birds and small wildlife. Good drainage, moist to dry; clay, loam, or sand soils; full sun. Tolerates a variety of soil and moisture conditions.
<i>Physocarpus opulifolius</i>	Common Ninebark	D	5 – 8'	Spring flowers, yellow fall color, exfoliating bark in winter. Attracts pollinators. Good drainage; clay, loam or sandy soils; sun to part shade. Drought tolerant.
<i>Rhododendron canescens</i>	Piedmont Azalea	D	6 – 8'	Showy, fragrant flowers. Attracts hummingbirds, swallowtail butterflies and other pollinators. Good drainage; moist, rich, sandy loam, acidic soils; sun to part shade. Avoid direct afternoon sun.
<i>Rhododendron austrinum</i>	Florida Azalea	D	8 – 10'	Showy, fragrant flowers. Attracts pollinators. Good drainage, moist; acidic, organically rich, sandy loam soil; part shade.
<i>Schizachyrium scoparium</i>	Little Bluestem grass	E	5'	Good fall interest. Larval host plant for various skippers and common wood nymph butterfly. Provides nesting habitat for native bees. Seeds eaten by wildlife. Good drainage, moist to occasionally dry; clay, loam or sandy soils; full sun. Tolerates humidity and heat.
<i>Vaccinium angustifolium</i>	Low Bush Blueberry	D	2'	Attracts pollinators. Edible fruit attracts wildlife and birds. Fall color. Good drainage, moist; acidic, organically rich soils; shade to part shade. More sun produces more fruit.
<i>Viburnum acerifolium</i>	Mapleleaf Viburnum	D	4 – 8'	Good fall color. Attracts pollinators. Larval host plant for spring azure butterfly. Birds eat fruit. Good drainage, moist to occasionally dry; acidic, loam, clay, sandy loam soils; part shade to shade. Drought tolerant. Need more than one genetic strain for fruit set.

Distribution Only – Fifteen Feet or Less

Scientific Name	Common Name	Deciduous/ Evergreen	Mature Height	Special Attributes/Cultural Requirements
<i>Aesculus parviflora</i>	Bottlebrush Buckeye	D	8 – 12'	Large, attractive flowers. Attracts pollinators and hummingbirds. Good drainage, moist; organically rich soils; sun to part shade.
<i>Agarista populifolia</i>	Florida Dog Hobble	E	12'	Fragrant flowers. Attracts pollinators. Good drainage, moist; organically rich soils; shade to part shade. Good screening plant.
<i>Calycanthus floridus</i>	Sweetshrub	D	6 – 12'	Fragrant flowers and fall interest. Good drainage, moist; average to organically rich soils; part sun to shade.
<i>Cornus racemosa</i>	Gray-stemmed Dogwood	D	15'	Attracts pollinators. Fruit provides food for wildlife. Good drainage, moist, occasionally wet to occasionally dry; organically rich clay, sand, or loam soils; shade to full sun. Best in part shade.
<i>Crataegus uniflora</i>	Dwarf Hawthorn	D	12'	Larval host plant for gray hairstreak butterfly. Attracts pollinators. Good wildlife plant. Good drainage, moist to occasionally dry or wet; sand, clay, loam or shallow rocky soils; full sun to part shade.
<i>Fothergilla major</i>	Fothergilla	D	6 – 12'	Fragrant flowers. Fall color. Attracts pollinators. Good drainage, moist; acidic, loam soils; part shade to full sun.
<i>Ilex verticillata</i>	Common Winterberry	D	15' (12)	Bright red berries provide winter color. Food for many species of wildlife. Attracts pollinators. Larval host plant for Henry's elfin butterfly. Good drainage, moist; acidic, clay, sand or loam soils; shade to full sun. Need male and female plant to produce fruits. Male must be same species as female.
<i>Kalmia latifolia</i>	Mountain Laurel	E	10 – 15'	Attractive flowers. Good drainage, moist to occasionally dry; acidic, organically rich soils; sun to shade. Does best in part shade.

<i>Lindera benzoin</i>	Spicebush	D	8 – 15'	Aromatic flowers and leaves. Attracts pollinators. Larval host plant for spicebush swallowtail and Eastern tiger swallowtail butterflies. Fruit eaten by migrating songbirds. Good drainage, moist to occasionally wet or dry; sandy loam or rich loam soils; part shade. Sensitive to heat and drought. Need male and female plant for fruit.
<i>Rhus aromatica</i>	Fragrant Sumac	D	6 – 12'	Attracts pollinators. Fruits eaten by birds and other wildlife. Fall color. Good drainage, moist to dry; clay, sandy and shallow rocky soils; sun to part shade. Heat and drought tolerant. Need male and female plant for fruit set.
<i>Rhus copallinum</i>	Winged Sumac	D	10 – 15'	Fall color. Attracts pollinators. Larval host plant for the red-banded hairstreak butterfly and the Luna moth. Fruits eaten by birds and other wildlife. Good drainage, moist to occasionally dry; clay, loam, sandy or shallow rocky soils; sun to part shade. Need male and female plant for fruit set.
<i>Styrax americana</i>	American Snowbell	D	8 - 15'	Attractive flowers. Attracts pollinators. Host plant to Prometheus silk moth. Good drainage, moist to wet; sandy loam soils; part shade.
<i>Vaccinium corymbosum</i>	High Bush Blueberry	D	8 – 15'	Attracts pollinators. Edible fruit eaten by birds and other wildlife. Fall color. Good drainage, moist to occasionally dry; acidic, loam, sand or clay soils; full sun to part shade. Benefits from mulch. Cultivars can be selected for either extended fruiting or enhanced fruit set.
<i>Viburnum dentatum</i>	Arrowwood	D	6 – 12'	Spring flowers. Attracts pollinators. Larval host plant for spring azure butterfly. Food source for birds and other wildlife. Good drainage, moist to occasionally dry; organically rich, clay, sand or loam soils; full sun to part shade. Need more than one genetic strain of plant for fruit set.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Brian Ranger, Capital Projects Director
Item Name: CIP Monthly Report
Meeting Date: July 7, 2026
Department: City Managers Office

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. CIP Monthly Report



May 2026

Memorandum

To: City Council

From: Brian Ranger, Interim CIP Director

Capital Improvement Projects Monthly Report

I. Stormwater Projects

King Street Stormwater Project Update

Completed Work

- BJWSA waterline installation and testing from Pinckney Street to Carteret Street are complete.
- Storm drainage pipe installation from Pinckney Street to Carteret Street is complete.
- Potter Construction is installing and relocating water and sewer lines at the Scott Street and West Street intersection, including pressure testing, restraint installation, and tie-in preparation.
- J.H. Hiers Construction completed storm drain installation from the King Street/Hamilton Street to the intersection to the King, and Carteret Street.

Upcoming Work & Schedule

- A water service shutdown and waterline relocation at Scott Street is tentatively scheduled for June 3, pending successful pressure testing and project readiness. Residents between Carteret Street and West Street have been notified.
- Dominion Energy is tentatively scheduled to relocate underground gas infrastructure at the King Street and West Street intersection on May 29, 2026.

Construction Phasing & Road Restoration

- Grading and subgrade preparation began April 30, followed by material and equipment mobilization.
- J.H. Hiers' storm drain crew is expected to reach the intersection of King and Scott Street by June 3.
- Following completion of the King /Scott Street tie-in, Potter Construction will advance toward the King and West Street intersection.
- Stone placement began in mid-May, with paving anticipated in the third week of June.
- Traffic restoration between Pinckney Street and New Street will be completed in phases to maintain access and emergency response routes.

Current Activities

- Archaeological monitoring remains on standby for any significant discoveries during excavation.

Upcoming Utility Work & Traffic Impacts

- Crews will perform utility investigations on the West side of Carteret Street ("potholing") to identify sewer lateral connections and verify existing utility elevations relative to the proposed system.

Next Scheduled Water Service Interruption

- May 6, 2026 (10:00 PM) – May 7, 2026 (2:00 AM): Temporary water service interruption by Beaufort-Jasper Water & Sewer Authority (BJWSA).

Meetings

- Next King Street Project meeting: May 20, 2026
- Discussion topics:
 - o Stored materials
 - o J.H. Hiers expenditure schedule

Project Status

- Significant progress was achieved during May. All underground utility work on the east side of Carteret Street has been completed.

- The project remains on schedule, with continued focus on minimizing public disruption and maintaining communication with King Street residents.

Projected Completion Date: July 29, 2026

Charles Street / Craven Street Stormwater Improvements

The City of Beaufort's downtown stormwater system, originally constructed circa 1900, no longer provides sufficient capacity to manage major rainfall events. To address these deficiencies, the South Carolina Office of Resilience (SCOR) awarded \$11.9 million to Gulf Stream Constructors to implement critical system upgrades. Construction commenced on October 20, 2025.

Traffic Impacts and Access Coordination

The intersection of Charles Street and North Street was closed on May 11, 2026, to allow for the installation of new drain boxes.

Once work on Craven Street is complete, crews will resume work on North Street. North Street will remain open until Craven Street has fully reopened to vehicle traffic.

Construction Progress

As of May 20, 2026, Gulf Stream Constructors has completed installation of the following infrastructure components:

- 53 sections of 8' x 72' reinforced concrete pipe (RCP)
- 37 sections of 8' x 60' RCP

Backfilling operations over installed piping are currently underway. Crews are also installing new waterlines and valves and relocating a fire hydrant at the intersection of Charles Street and Port Republic Street.

Additional Project Updates

On May 18, 2026, The Greenery constructed two temporary entrances to Waterfront Park. These included:

- The Contemplative Garden Walking Path, which provides a connection between Bay Street and the park.
- The Charles Street Extension Walking Path, which provides a second entrance connecting the park via the relieving platform on the marina entrance side.

On May 22, 2026, a temporary pedestrian walkway at the intersection of Bay Street and Charles Street was completed, further improving access to the park during ongoing construction activities and in preparation for the upcoming Gullah festival.

Construction Challenges

Groundwater intrusion continues to present challenges to storm drainage installation activities.

First Citizens Bank, located at the intersection of Charles Bay Street, has been significantly impacted by The Charles Street Drainage Project. During pre-construction meetings, the Bank were informed that their side entrance would be closed for approximately six weeks; however, the closure has now extended to nearly eight months.

SCOR, SCDOT, the City of Beaufort, and First Citizens Bank are actively working together to develop a mutually acceptable solution that addresses the concerns of all parties while supporting the successful completion of the project.

Upcoming Water Service Interruption

BJW&SA has scheduled a water service shutdown for May 7, 2026.

The Beaufort-Jasper Water & Sewer Authority (BJWSA) will be completing a temporary water shutdown on Thursday, May 28, 2026, from 10:00 PM to 2:00 AM to allow for the installation of new storm pipe.

Current Activities

Archaeological monitoring by Brockington and Associates is ongoing within active construction zones and will continue until work progresses beyond historically sensitive areas.

Project Status

Gulf Stream Contractors are currently installing storm drainage pipes along Craven Street. Upon completion of this work, crews will begin installing curb inlet boxes on Craven Street, followed by construction of the roadway subgrade (roadbed).

The replacement of cracked sidewalks along Charles Street is scheduled to progress into the removal of damaged sidewalk and curb formation phase during the second week of June. This work will take place on both sides of Charles Street between Bay Street and Port Republic Street.

The primary focus of this work in the Waterfront Park remains the installation of storm drainage infrastructure extending from Bay Street to the river, before the Water festival begins , on July 17,2026

Expected Completion Date

December 31, 2026

Bayard Street Stormwater Project (Project #22005) – EPA STAG Grant (Chris Major of Davis & Floyd)

Project Overview

The Bayard Street Drainage Improvements project will enhance stormwater drainage along Bayard Street and includes work within the Beaufort River critical area. This project addresses failing storm drainage infrastructure serving Bayard, Duke, New, and East Streets, Activities include removing concrete debris, excavating approximately 70 linear feet (0.03 acre) of marsh to install a 30-inch reinforced concrete pipe, and placing 44 tons of Class B riprap on geotextile fabric and around the pipe outlet for erosion control.

Current Activities

- Bid and construction agreement documents have been finalized by the City and Davis & Floyd.
- Property owner notifications have been issued, and the public notice review period will conclude on May 13, 2026.
- Updated construction cost estimates are expected in mid-May 2026.
- The schedule assumes timely EPA review and release of remaining grant funds before June 9, 2026, City Council meeting, the earliest opportunity for project approval.

Pigeon Point Stormwater Drainage Study

A comprehensive drainage study is being conducted to evaluate system deficiencies, flooding risks, and long-term capital improvement needs.

Construction Progress

Davis & Floyd is scheduled to complete all field work by April 30, 2026

Upcoming Milestones

- Public Review Period Ends – May 13, 2026
- Bid Tabulation & Recommendation – TBA
- City Council Approval – TBA
- Notice of Award – TBA
- Construction Contract Execution – TBA
- Notice to Proceed – TBA

Current Status:

Davis & Floyd received the engineering contract on January 16, 2026, with City Council formally approving it on March 10, 2026.

The City's CIP team is currently evaluating additional funding opportunities to support the project. A public meeting with Davis & Floyd is planned July 24, 2026 at Pigeon Point Park

Davis & Floyd is scheduled to complete all field work by June 30, 2026

II. Parks

Waterfront Park Relieving Platform

The relieving platform beneath the Henry C. Chambers Waterfront Park promenade continues to deteriorate, prompting the city to evaluate full replacement options.

- McSweeney Engineers are advancing conceptual designs for the promenade and relieving platform.

- The project is currently in Phase 2 analysis.
- Design concepts were presented to the Waterfront Advisory Committee on March 12, 2026.
- The city is continuing to pursue alternative funding sources.

Waterfront Park Timeline

- Design concepts and recommendations were presented to the Waterfront Advisory Committee on May 4, 2026, including McSweeney Engineers' recommendation to advance Option 2.
- Engineering studies remain underway, with a GAP report anticipated in July–August 2026.
- On April 22, 2026 McSweeney Engineering hosted a Public Meeting, to discuss four different options.
- Following an engineering assessment that found the seawall and promenade unsafe for pedestrian use, the promenade and walkway have remained closed since June 2025.

Next Waterfront Advisory Committee Meeting: June 1, 2026.

Waterfront Park “Day Dock” Improvements

The City has awarded O’Quinn Marine a contract for improvements to the floating day dock at Waterfront Park.

Project Status

The City of Beaufort plans to install two new gangways, one 75-foot gangway will span from a newly installed platform, at the outer edge of the promenade to reach the current day dock, the other new aluminum 45’ foot gangway will span back from a newly piled installed platform. This newly installed gangway will span above, and independent of the existing relieving platform. Gangways are scheduled for delivery on June 15, 2026

Target Completion: July 1, 2026

Marina Day Dock Replacement (FEMA Project)

The downtown public day dock sustained irreparable damage during Hurricane Helene (September–October 2024).

Project Status

Marina Day Dock project has been successfully completed

Washington Street Park (Project #24009)

Current Status: The park is nearing completion; all the landscaping has been completed All Trash Receptacles and Picnic Benches were installed on April 9th the security cameras are still on order. The City of Beaufort is currently soliciting bids for the installation of temporary screening between the basketball court and the adjacent residence and a shade Sale to be installed over the children's swing set.

The project was completed by April 24, 2026. The first event scheduled at the park Taste of Beaufort, took place on May 1 and 2.

Grand Opening is scheduled for May 20.2026 at 10:00 am

CDBG has requested for the city hold a closeout Public Hearing for the Washington Street Park at the July 7th City Council meeting.

Southside Park – Phase 2 (Project #22000)

On March 24, 2026, Brandon Turske, PE, of Davis & Floyd presented the conceptual drawings to the City of Beaufort Council, outlining two development options for Phase II.

The Council has elected to reduce the Phase II budget to \$275,000, with the remaining funds to be reallocated to improvements at Henry C. Chambers Waterfront Park. Considering ongoing challenges associated with the Waterfront Park project, the Council stated that while enhancements to Southside Park may be delayed, there remains an expectation that the project will ultimately be completed.

Open Issue

- McPherson property line dispute – status update requested from the City Attorney.

Current Status

The Southside Park project has reached the conclusion of the design and engineering phase. The City Council has approved the reallocation of funds to the Waterfront Park project.

Next Steps

The next meeting with Davis & Floyd is scheduled for May 18, 2026. The primary topics of discussion will include weight limits for pathway bridges and the evaluation of various mulch types.

1st South Carolina Volunteers of African Descent (1st SCVAD) Park (Project #24007)

Project Overview

- Davis & Floyd was awarded a \$156,000 planning and design contract on December 30, 2025.
- The design process is being guided by the Master Plan dated July 7, 2025.
- The next Core Team meeting is scheduled for June 18, 2026.

Core Stakeholder Discussion Topics

- Funding status update
- Contract execution
- Review of design features
- Fundraising strategy
- Establishment of a nonprofit organization
- Formation of a storytelling subgroup

Current Status

The project is currently in the design phase, with stakeholders meeting monthly with Davis & Floyd to review progress and advance planning efforts.

The Core Team has received approval from the Historic Beaufort Foundation to relocate the historic marker from its current location near Beaufort National Cemetery. The marker will be restored and reinstalled at the new 1st South Carolina Infantry of African Descent Park on Boundary Street.

The City of Beaufort previously relocated the marker to its new home on Memorial Day, May 25, as part of ongoing efforts to preserve and highlight this important historical site.

Anticipated Construction: Fall 2027.

III. Streetscapes

Duke Street Streetscape (Project No. 24005)

The City of Beaufort is advancing the Duke Street Streetscape Project, covering two blocks between Bladen Street and Hamar Street. The project will improve roadway conditions, pedestrian accessibility, stormwater drainage, and the overall appearance of the corridor.

Project Improvements

- Road resurfacing
- New curb and gutter
- Ten (10) on-street parking spaces with permeable pavers
- New concrete sidewalks
- Replacement of the existing culvert with a properly sized reinforced concrete pipe (RCP) for improved drainage
- Roadside landscaping enhancements

Key Dates

- Issue Date: April 16, 2026
- Pre-Bid Meeting: April 23, 2026
- Questions Due: April 30, 2026
- Responses Issued: May 5, 2026
- Bid Submission & Public Opening: May 8, 2026

Funding

- \$625,000 – American Rescue Plan Act (ARPA)
- \$375,000 – City General Fund

Current Status

The Duke Street Streetscape Project will be presented to Beaufort City Council on June 9, 2026.

IV. City Facilities

Carnegie Building Roof & Interior (Project #23008)

The Carnegie Library is a significant historic landmark and a contributing structure within the City of Beaufort's National Historic Landmark District. The Beaufort Historic District is nationally recognized for its architectural and historical significance and is valued for its irreplaceable cultural, material, and aesthetic heritage.

Project Updates

- March 30, 2026: The side entrance roof was removed, reconstructed, and a new roofing system was installed.
- April 1, 2026: Construction activities on the main building commenced.
- April 30, 2026: Roof dormers were repaired and reinstalled.

Current Status

The contractor is currently awaiting delivery of additional gutter materials. Work is expected to resume upon receipt of these materials.

Schedule

The remaining repair work is expected to take approximately four to six weeks.

Estimated Completion Date

July 31, 2026

v. Arsenal Walls & Windows Rehabilitation

Beaufort Arsenal Walls Restoration Project

The Beaufort Arsenal, located at 713 Craven Street in Beaufort, South Carolina, is a prominent historic landmark and a key contributing structure within the historic district. The project focuses on the restoration and rehabilitation of Arsenal's historic masonry walls.

On April 2, 2026, the City of Beaufort contracted Meadors Architectural Conservation to provide specialized architectural conservation design services for the project.

The Request for Proposals (RFP) was issued on May 22, 2026, with the following procurement schedule:

- Non-Mandatory Pre-Bid Meeting: May 28, 2026, at 11:00 a.m., Planning Department Conference Room, 1911 Boundary Street
- Questions Due: June 5, 2026, at 4:00 p.m.

- Responses Issued: June 12, 2026, at 4:00 p.m.
- Bid Submissions Due: June 26, 2026, at 2:00 p.m.
- Public Bid Opening: June 26, 2026, at 2:00 p.m., Executive Conference Room 2

The project is planned to be completed in four phases:

1. Window Assessment
2. Preparation of Architectural Drawings and Specifications
3. Bidding and Procurement
4. Construction Administration

VI. City Hall & Police Station Re-Roofing

Procurement Schedule

- Public Bid Opening: April 30, 2026, Executive Conference Room #2

Project Status

The City of Beaufort intends to award RFP 2026-107, Municipal Complex Roof Replacements, to RPI Roofing based on its proposal dated March 7, 2026. Due to budget constraints, the City is requesting revised pricing for:

- Replacement of the Municipal Court roof
- Replacement of the Police Department roof
- Removal and replacement of the solar panel system
- Repairs to the City Hall roof

VII. Pigeon Point Boat Landing Improvements

Proposed Upgrades:

The project includes the replacement of the existing concrete boat ramp, installation of a new floating dock, improvements to the parking area, and enhancements to site drainage.

Current Status:

A meeting was held with representatives from the South Carolina Department of Natural Resources Boating Access Grant / State Water Recreation Funds program and the City on April 20, 2026 (via Microsoft Teams, with Andy Wicker) to discuss potential funding opportunities.

VIII. Marina

Marina Fuel Tank Replacement (Project #22015)

- Engineering has not yet begun.
- Schedule coordination underway with marina drainage and relieving wall improvements.

Upcoming Meetings

- Waterfront Advisory Committee: next bid is scheduled for Monday May 4, 2026 (5:00–7:00 PM)
- McSweeney Engineers plan to present their Relieving Platform Renderings to the committee for review and discussion. This will give the committee an opportunity to provide feedback and suggest any adjustments before the public charrette. They will also share updates on the Dinghy Dock, the Waterfront Park Day Dock and the temporary Park Fencing.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Curt Freese, Community Development Director
Item Name: Community Development Monthly Report
Meeting Date: July 7, 2026
Department: Community Development Department

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Community Development Monthly Report



COMMUNITY DEVELOPMENT REPORT

MAY 2026

Issued Project Permits:

COMMERCIAL (Issued)

- Tabby Place Expansion – 913 Port Republic Street – ***Issued 12/20/22 (extended)***
- Site Work Only – 918 Craven Street – ***Issued 12/20/22 (extended)***
- New Hotel – 800 Port Republic Street – ***Issued 12/21/22 (extended)***
- Parking Garage – 918 Craven Street – ***Issued 12/21/22 (extended)***
- BMH – 955 Ribaut Road – Large Interior Renovations – ***Issued 12/19/23***
- BMH – 955 Ribaut Road – ER Renovations – ***Issued 12/09/24***
- Storage Facility – 1 Parris Island Gtwy. – ***Issued 1/18/24 (extended)***
- Life Center – 1801 Duke Street – ***Issued 07/09/2025***
- Cane Island Phase 1 – Site Work (Grading) – 5 Cane Island Farm Road – ***Issued 07/09/25***
- Cherokee Brick – 3484 Trask Pkwy. – ***Issued 7/30/2025***
- Small Parts Warehouse – 25 John Galt Road – ***Issued 11/14/25***
- Mixed-use Bldg. – 119 Whitehall Drive – Café with 2 apartments ***Issued 2/04/26***
- New Duplex – 1273 and 1275 Ribaut Road – 4 Units ***Issued 3/27/26***
- Site Work – 84 Sea Island Pkwy. – Site work for CTE building Beaufort High ***Issued 03/30/26***
- Site Work – 30 Cougar Drive – Site and Drainage work for Lady's Island Middle School ***Issued 5/7/26***
- 70 Ladys Island Drive – 6 Classroom Modular BLDG ***Issued 05/18/26***

COMMERCIAL (Pending)

- 211 Charles Street – 3-Story Apt Bldg. w/1st Floor as Comm. (***Outstanding Items - Extended***)
- 123 Shork Road – Site Work for Warehouse (***Outstanding Items***)
- 3670 Trask Pkwy. – 4-Story Hotel (***In Review***)
- 4 Brookins Patch – Drainage work for Bridges Preparatory (***Outstanding Items***)
- 84 Sea Island Pkwy. – Renovations to Publix (***Outstanding Items***)
- 1013 Charles Street – Mixed use building (***Outstanding Items***)
- 331 Robert Smalls Pkwy., Unit D – Upfit for Freddy's Frozen Custard (***Outstanding Items***)
- 122 Robert Smalls Pkwy. – Upfit for Chinese Buffet "Golden Buffet" (***Outstanding Items***)

SF RESIDENTIAL (New Construction) ISSUED within the last month

- 109 Whitfield Street
- 1705 Duke Street
- 2208 Spanish Court (Live Oaks)
- 104 Lyford Place (Lyford Place)

SF RESIDENTIAL (New Construction) SUBMITTED within the last month

- 1600 Palmetto Drive
- 1602 Palmetto Drive
- 73 Petigru Drive
- 1110 Craven Street (Town House)
- 1112 Craven Street (Town House)

Historic District Review Board:

- **1313 Congress Street, PIN: R120 004 000 0047 0000: Approval of Bailey Bill Tax Incentive application for previous rehabilitation of historically contributing dwelling (Stokes Cottage)**

The applicant is requesting property tax relief through the local Bailey Bill Act by locking property taxes at the pre-improvement value for the duration of 10 years.

- **811 Congress Street, PIN: R120 004 000 0104 0000: New construction of a duplex with detached garage/carriage house (infill development)**

The applicant is requesting final approval for new construction of a duplex and detached carriage house.

- **902 Boundary Street, PIN: R120 004 000 0086 0000: Renovation/Commercial reuse of a former gas station**

The applicant is requesting final approval for interior and exterior changes to an existing contributing building (former gas service station) for commercial reuse as a small restaurant/bar.

- **710 Newcastle Street, PIN: R120 004 000 499A 0000: Addition to existing single-family dwelling (non-contributing)**

The applicant is requesting final approval for adding more habitable space on the inside of the existing dwelling, including a screened porch at the rear and a covered porch & sunroom across the front of the non-contributing structure.

- **1108 Washington Street, PIN: R120 004 000 0372 0000: Renovation/rehab of front and partial demolition of rear of existing single-family dwelling (contributing)**

The applicant is requesting final approval to renovate/rehab the front section of the contributing structure and to demolish the back section which is in disrepair. Also, the applicant is seeking approval for a 10-year property tax freeze under the Bailey Bill Act.

- **805 Church Street, PIN: R120 004 000 1006 0000: New construction of a duplex with detached carriage house (infill development)**

The applicant is requesting approval for a new duplex with detached guest/carriage house to be constructed on a currently vacant lot.

- **602 Bladen Street, PIN: R120 003 000 0215 0000: New construction of a single-family dwelling with attached garage/carriage house (infill development)**

The applicant is requesting approval for a proposed single-family home at the intersection of Bladen and King St. The proposed design is a 2-bedroom house with on-site parking provided in a garage for 2 cars.

- **1201 North Street, PIN: R120 004 000 0682/-0683/-0684 0000, Exterior and interior alterations and upfits to Education & Outreach Building of First Presbyterian Church of Beaufort (non-contributing)**

The applicant is requesting approval for various modifications & upfits to the non-contributing structure, including a new 2-story porch entrance with modification/extension of the existing front porch, replacement of windows on north, elimination of exterior stairs and new windows on east façade amongst other

modifications.

- **1006 Church Street, PIN: R120 004 000 0159 0000, Renovation/rehab of front as well as partial demolition & new addition to existing single-family dwelling (contributing)**
The applicant is requesting approval to renovate/rehab the front section of the contributing structure and to demolish decrepit lean-to for new addition to the back section.

TRC:

- **New coffee shop with drive-thru** (218/220 Robert Smalls Pkwy.; PIN: R122 029 000 0160-/224 0000) – Follow-up discussion on pre-development questions, such as building placement, drive-thru location, stormwater management, landscape buffers, etc.;
- **New indoor fitness facility** (46 Robert Smalls Pkwy.; PIN: R120 029 000 004F 0000) – Discussion on any structural/Zoning/Life & Safety provisions for new indoor fitness facility;
- **Preliminary discussion on new commercial/residential development** (441 Robert Smalls Pkwy.; PIN: R120 028 000 0138 0000) – Discussion on following items: a.) Partial rezoning; b.) Specific street & lot layouts (subdivision); c.) Overview of PC approval & staff permitting process; d.) required studies, such as a Traffic Impact Analysis (TIA), arborist report, etc.; Submitted by Ryan Lyle, PE with Davis & Floyd, Inc. (Engineer)
- **Marsh Point Community Redevelopment** (1716 & 1730 Greenlawn Drive; PIN: R120 001 000 005F 0000, R120 001 000 0264 0000) – Follow-up discussion on building placement, design elements, tree mitigation/preservation, and other redevelopment related items;
- **Renovation of Holy Trinity Classical Christian Pre-School buildings** (306 Burroughs Ave.; PIN: R120 003 000 0420 0000) – Discussion on various modifications/renovations;
- **Request for modifications in connection with Change of Use request** (513 Ribaut Rd.; PIN: R120 003 000 0544 0000) – Discussion on provisions for interior/exterior modifications, including ADA-ramp, parking and restroom for new law office location;
- **Preliminary discussion on new commercial development proposal** (136 Robert Smalls Pkwy.; PIN: R122 029 000 103H 0000) – Discussion on preliminary plans for highway-oriented commercial development;

HTRC:

- **912 Greene Street (Non-contributing, c. 1900 – 2-story frame dwelling) – The Old Commons neighborhood**
Request for replacement of two sets of wood-rotted French doors at the rear of the dwelling;

- **1010 Boundary Street (Non-contributing, vacant lot) – The North-West Quadrant neighborhood**
Discussion on proposed in-fill development of 3 sets of 4 townhomes each on vacant lots along Boundary Street;
- **1310 Washington Street (Non-contributing, c. 2020 – 1-story frame dwelling) – The North-West Quadrant**
Request for addition of single-car garage (352 sq. ft.);
- **1612 Prince Street (Non-contributing, c. 2011 – 2-story frame dwelling) – The North-West Quadrant**
Request for bathroom addition as dormer on side roof of second floor (62 sq. ft.);
- **708 East Street (Non-contributing, c. 1875 (altered) – 2-story frame dwelling) – The Point neighborhood**
Proposal to repaint exterior of existing dwelling;
- **713 Craven Street (Contributing, c. 1795 – 2-story stucco arsenal/museum) – The Old Commons neighborhood**
Discussion on proposed repainting of the historic arsenal's gate(s) with hardware: Submitted by: City of Beaufort c/o Linda Roper (Applicant)
- **611 Bay Street (Contributing, c. 1907 – 2-story brick dwelling) – The Point neighborhood**
Proposal for 1) exterior changes, including removal of exterior stairs, re-install of missing window; 2) repair or replacement of front entry steps, and 3) hardscaping with brick at front entry;

PC (Planning Commission):

PC (Planning Commission)

- Rezoning – 1556 Salem Road. The applicant, Tidewater Windows & Doors, Inc., is requesting approval of a rezoning of the property located at 1556 Salem Road from T4-N (T4-Neighborhood) to RMX (Regional Mixed-Use). The property is further identified as R120 029 000 103E 0000.
- Beaufort Development Code Changes – Amendments to Chapter 2, Chapter 3, and Chapter 4 regarding Maps and District, Land Use Provisions, Building Design and Infill Standards of the Beaufort Code.

ZBOA (Zoning Board of Appeals):

ZBOA (Zoning Board of Appeals) Cancelled for lack of quorum.

Tenant Change (Safety Inspections)

- 2201 Boundary Street Unit 208 – Mental Health Therapy Office (Michelle Carpenter Counseling)
- 1011 Bay Street Suite 111– Real Estate Office (Principal Advisors)
- 46 Robert Smalls Pkwy. – Fitness Training Facility (Strike Line Training)
- 500 Carteret Street Suite D – Software Developing (Jacque D. Holdings LLC)
- 1180 Ribaut Road Unit 7 – Tabacco Shop (KNK7 LLC)

Permits

New Construction - Residential Dwellings & Commercial Structures 2026

Month	Single Family	Multifamily	Commercial	Permit Fees
Jan	8	0	0	\$21,431.40
Feb	10	0	1	\$39,867.20
Mar	0	2	0	\$6,057.40
Apr	1	0	0	\$3,506.20
May	4	0	1	\$16,199.90
Jun				
Jul				
Aug				
Sep				
Oct				
Nov				
Dec				
Totals	23	0	2	\$87,062.10

Total Residential Units: 25

Note: The total permit fees collected does not include impact fees.

Month	Total Permits	Permit Fees Collected
Jan	103	\$58,048.96
Feb	72	\$68,792.84
Mar	92	\$29,672.47
Apr	69	\$13,968.29
May	96	\$34,489.40
Jun		
Jul		
Aug		
Sep		
Oct		
Nov		
Dec		
Totals	432	\$204,971.96

Note: The total permit fees collected does not include impact fees.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Linda Roper, Downtown Operations Director
Item Name: Downtown Operations Monthly Report
Meeting Date: July 7, 2026
Department: Downtown Operations

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Downtown Operations Monthly Report

MAIN STREET BEAUFORT

May Monthly Report



Meetings & Events Attended:

Leadership Beaufort May Session: Participated in the May session gained deeper insight into the Beaufort community.

Main Street Coffee Break: Joined the statewide Main Street check-in to share ideas and tools for supporting local businesses.

Cultural District Advisory Board Meeting: Prepared necessary materials and provided ongoing board support.

Leadership Beaufort Graduation: Attended graduation and officially completed the Leadership Beaufort Program.

Execution & Planning:

First Friday: Successfully organized and hosted the monthly community event in Downtown Beaufort.

North of the Broad Filming: Filmed a segment with WHHI for North of the Broad to promote downtown.

Boutiques in Bloom Flower Crawl: Planned, implemented, photographed, and executed a event geared towards reintroducing downtown to locals.

WEBSITE TOTAL VIEWS



2,485

Main Street Beaufort eNewsletter

Month	Recipients	Open Rate	Opened
Febuary	184	63%	108



INSTAGRAM INSIGHTS

TOP-PERFORMING CONTENT

7.4K

REACH

↘ 5.3%

588

Views

2.5K

VIEWS

↗ 61.4%

279

Reach



FACEBOOK INSIGHTS

TOP-PERFORMING CONTENT

114.2K

VIEWS

↗ 21.8%

25,518

Views

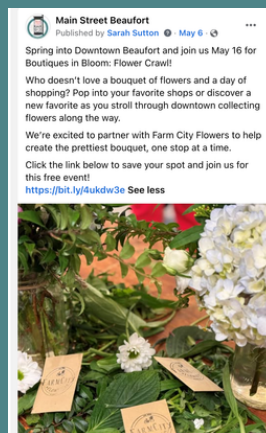
11,611

Reach

28.5K

REACH

↗ 2%



City of Beaufort Downtown Operations & Community Services Events & Tour Coordinator Activity Report May 2026

Highlights – May 2026:

- A Taste of Beaufort - May 1 & 2
 - Taste of Beaufort was held in three (3) locations
 - Rain was the major factor for all locations
 - Waterfront Park (Friday & Saturday)
 - A Taste of Beaufort
 - USCB Center for the Performing Arts (Friday & Saturday)
 - A Taste of the Arts
 - Washington Street Park (Saturday)
 - A Taste of Community
- Main Street Beaufort with First Friday
- Attended the City's Mental Health First Aid Class
- Gullah Festival held May 22-24 at Waterfront Park
 - Attended daily meetings with organizers to ensure all issues are met
 - Attended to any issues that came up throughout the event
- 4th of July planning session for festival in Waterfront Park
- Tours (updated to include horse carriages)
 - Tour numbers for 2026 Q1 (Jan-Mar)
 - Walking Tours – 45/Patrons 355
 - Golf Cart Tours – 563/Patrons 2,102
 - Bus Tours – 118/Patrons 708
 - Cruise Tours – 19/Patrons 348
 - Horse Carriage Tours – 131/Patrons 3,730
 - Total Tours 898
 - Total Patrons – 7,743
 - Horse carriages will not be operating in July and August due to heat
 - Keeping tours updated on construction progress
 - Tours continue to proceed regardless of the intersection and construction closures
 - Working with Tour Companies on rerouting due to construction
 - Issued 3 new tour badges
 - Weather has not yet reached the 91 wet bulb level to call in the horse carriages
- Parks
 - Washington Street Park is open, but we are not taking reservations at this time

**City of Beaufort Downtown Operations & Community Services
Events & Tour Coordinator Activity Report
May 2026**

Park Reservations May 2026

Location	Wedding	Special Event	Birthday or Baby Shower	Other	Festival	Attendance	
						-50	50+
Pigeon Point Park			5	7		12	
Southside Park			4	18		22	
The Bluff		1					1
Washington St. Park		1			1		2
Waterfront Park		6		3	2	3	8
Whitehall Park	1			3		3	1
Other							
Totals	1	8	9	31	3	40	12



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Alan Eisenman, Finance Director
Item Name: Finance Department Monthly Report
Meeting Date: July 7, 2026
Department: Finance Department

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Finance Department Monthly Report

Scott Marshall
CITY MANAGER
843-525-7070
FAX 843-525-7013



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Philip E. Cromer, Mayor
Mike McFee, Mayor Pro Tem
Neil Lipsitz
Mitch Mitchell
Josh Scallate

Dear Mayor, Members of City Council and City of Beaufort Stakeholders:

The City of Beaufort May 2026 financial statement is included in your agenda packet. This financial statement includes the City's Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balance (aka Income Statement). It also includes Budgetary Comparison Schedules for the City's fiscal year 2026 budgeted funds which include General Fund, TIF II Fund, Capital Projects Fund, Parks and Tourism Fund, American Rescue Plan Act (ARPA) Fund, Stormwater Fund, State Accommodations Tax Fund, and Fire Impact Fees Fund.

With May being the 11th month of the fiscal year 2026, recurring revenues and expenditures should be 91.7% of the budget. General Fund revenues are 81.4% of the budget while expenditures are 88.0% of the budget.

I'll be happy to answer any questions that you may have as you review the City's May 2026 financial statements.

Thanks,

Alan Eisenman CPA CGFO
Finance Director

CITY OF BEAUFORT, SOUTH CAROLINA
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2026

	General Fund	TIF II Fund	Capital Projects Fund	Parks and Tourism Fund	American Rescue Plan Act Fund	Stormwater Fund	Other Governmental Funds	Total Governmental Funds
ASSETS								
Cash and cash equivalents	\$ 16,509,820	\$ 182,591	\$ 1,819,510	\$ 3,824,682	\$ 1,416,397	\$ 543,538	\$ 2,538,008	\$ 26,834,546
Taxes receivable, net	244,426	-	-	-	-	57,205	-	301,631
Other receivables	985,113	-	230,795	118,144	-	-	-	1,334,052
Inventories and other assets	75,621.00	-	-	-	-	-	-	75,621
Restricted cash and cash equivalents	-	3,456,176	-	1,750,808	-	573,311	26,874	5,807,169
Total assets	<u>17,814,980</u>	<u>3,638,767</u>	<u>2,050,305</u>	<u>5,693,634</u>	<u>1,416,397</u>	<u>1,174,054</u>	<u>2,564,882</u>	<u>34,353,019</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES								
Liabilities:								
Accounts payable	30,544	-	9,918	8,936	-	1,228	-	50,626
Due to other governments	57,339	-	-	-	-	-	-	57,339
Unearned revenue	1,846,090	-	-	-	661,900	-	-	2,507,990
Accrued liabilities	110,169	-	-	60,410	662	2,291	3,142	176,674
Deposits and escrow	505,687	-	-	16,400	-	-	23,617	545,704
Total liabilities	<u>2,549,829</u>	<u>-</u>	<u>9,918</u>	<u>85,746</u>	<u>662,562</u>	<u>3,519</u>	<u>26,759</u>	<u>3,338,333</u>
Deferred Inflows of Resources:								
Unavailable revenue - property taxes	245,328	-	-	-	-	40,614	-	285,942
Unavailable revenue - grants	-	-	230,795	-	-	-	-	230,795
Total deferred inflows of resources	<u>245,328</u>	<u>-</u>	<u>230,795</u>	<u>-</u>	<u>-</u>	<u>40,614</u>	<u>-</u>	<u>516,737</u>
Fund balances:								
Nonspendable:								
Inventories	32,120	-	-	-	-	-	-	32,120
Cemetery	-	-	-	-	-	-	7,246	7,246
Restricted	1,669,236	3,638,767	1,809,592	3,857,080	753,835	556,610	2,489,774	14,774,894
Committed for:								
Land Acquisition	1,376,516	-	-	-	-	-	-	1,376,516
Vehicle and equipment replacement	2,184,527	-	-	-	-	-	-	2,184,527
Redevelopment	1,892,987	-	-	-	-	-	-	1,892,987
Capital Projects	1,567,317	-	-	1,750,808	-	573,311	-	3,891,436
Law enforcement	-	-	-	-	-	-	41,103	41,103
Assigned for:								
Subsequent year's budget	221,942	-	-	-	-	-	-	221,942
Unassigned	6,075,178	-	-	-	-	-	-	6,075,178
Total fund balances	<u>15,019,823</u>	<u>3,638,767</u>	<u>1,809,592</u>	<u>5,607,888</u>	<u>753,835</u>	<u>1,129,921</u>	<u>2,538,123</u>	<u>30,497,949</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 17,814,980</u>	<u>\$ 3,638,767</u>	<u>\$ 2,050,305</u>	<u>\$ 5,693,634</u>	<u>\$ 1,416,397</u>	<u>\$ 1,174,054</u>	<u>\$ 2,564,882</u>	<u>\$ 34,353,019</u>

CITY OF BEAUFORT, SOUTH CAROLINA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE MONTH ENDED MAY 31, 2026

	General Fund	TIF II Fund	Capital Projects Fund	Parks and Tourism Fund	American Rescue Plan Act Fund	Stormwater Fund	Other Governmental Funds	Total Governmental Funds
REVENUES								
Property taxes	\$ 11,057,831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,057,831
Other taxes	-	-	-	4,230,376	-	-	889,761	5,120,137
Franchise fees	983,428	-	-	-	-	-	-	983,428
Fines and forfeitures	55,055	-	-	-	-	-	-	55,055
Licenses and permits	4,468,456	-	-	-	-	-	43,673	4,512,129
Intergovernmental	3,484,168	-	2,699,453	20,000	1,280,233	-	-	7,483,854
Charges for services	2,074,893	-	-	444,334	-	1,341,320	-	3,860,547
Investment earnings	683,966	136,142	67,746	226,646	74,553	20,692	35,293	1,245,038
Miscellaneous	270,577	-	-	126,052	-	-	5,551	402,180
Total revenues	<u>23,078,374</u>	<u>136,142</u>	<u>2,767,199</u>	<u>5,047,408</u>	<u>1,354,786</u>	<u>1,362,012</u>	<u>974,278</u>	<u>34,720,199</u>
EXPENDITURES								
Current:								
General government	4,875,272	-	-	-	231,085	-	583,517	5,689,874
Law enforcement	6,600,504	-	-	1,451,076	-	-	496	8,052,076
Fire and emergency	8,081,927	-	-	-	-	-	-	8,081,927
Public works	2,213,624	-	-	-	-	653,422	-	2,867,046
Culture and recreation	-	-	-	1,636,421	-	-	-	1,636,421
Streets	942,549	-	-	-	-	-	-	942,549
Community development	1,154,693	-	-	987,969	-	-	-	2,142,662
Debt Service:								
Principal	1,604,230	-	-	646,212	-	325,417	-	2,575,859
Interest and other charges	271,668	-	-	328,284	-	177,375	-	777,327
Capital Outlay	-	354,472	5,696,861	151,663	-	-	-	6,202,996
Total expenditures	<u>25,744,467</u>	<u>354,472</u>	<u>5,696,861</u>	<u>5,201,625</u>	<u>231,085</u>	<u>1,156,214</u>	<u>584,013</u>	<u>38,968,737</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,666,093)</u>	<u>(218,330)</u>	<u>(2,929,662)</u>	<u>(154,217)</u>	<u>1,123,701</u>	<u>205,798</u>	<u>390,265</u>	<u>(4,248,538)</u>
OTHER FINANCING SOURCES (USES)								
Issuance of financed purchases	684,000	-	-	-	-	-	-	684,000
Transfers in	-	-	2,837,323	106,288	87,829	-	-	3,031,440
Transfers out	-	(100,000)	-	(1,569,452)	(1,136,977)	(225,011)	-	(3,031,440)
Total other financing sources (uses)	<u>684,000</u>	<u>(100,000)</u>	<u>2,837,323</u>	<u>(1,463,164)</u>	<u>(1,049,148)</u>	<u>(225,011)</u>	<u>-</u>	<u>684,000</u>
Net change in fund balances	(1,982,093)	(318,330)	(92,339)	(1,617,381)	74,553	(19,213)	390,265	(3,564,538)
Fund balances - beginning	<u>17,001,916</u>	<u>3,957,097</u>	<u>1,901,931</u>	<u>7,225,269</u>	<u>679,282</u>	<u>1,149,134</u>	<u>2,147,858</u>	<u>34,062,487</u>
Fund balances - ending	<u>\$ 15,019,823</u>	<u>\$ 3,638,767</u>	<u>\$ 1,809,592</u>	<u>\$ 5,607,888</u>	<u>\$ 753,835</u>	<u>\$ 1,129,921</u>	<u>\$ 2,538,123</u>	<u>\$ 30,497,949</u>

**CITY OF BEAUFORT, SOUTH CAROLINA
COMBINING BALANCE SHEET
OTHER GOVERNMENTAL FUNDS
MAY 31, 2026**

	<u>Special Revenue Funds</u>			<u>Permanent Fund</u>	<u>Total-Other Governmental Funds</u>
	<u>State Accommodations Tax Fund</u>	<u>Fire Impact Fees Fund</u>	<u>Drug Control and Prevention Fund</u>	<u>Cemetery Fund</u>	
ASSETS					
Cash and cash equivalents	\$ 1,859,256	\$ 630,403	\$ 41,103	7,246	\$ 2,538,008
Other receivables	-	-	-	-	-
Restricted cash and cash equivalents	-	-	26,874	-	26,874
Total assets	<u>1,859,256</u>	<u>630,403</u>	<u>67,977</u>	<u>7,246</u>	<u>2,564,882</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	-	-	-	-	-
Other accrued expenses	3,142	-	-	-	3,142
Deposits and escrow	-	-	23,617	-	23,617
Total liabilities	<u>3,142</u>	<u>-</u>	<u>23,617</u>	<u>-</u>	<u>26,759</u>
Fund balances:					
Nonspendable:					
Cemetery	-	-	-	7,246	7,246
Restricted	1,856,114	630,403	3,257	-	2,489,774
Committed for:					
Law enforcement	-	-	41,103	-	41,103
Total fund balances	<u>1,856,114</u>	<u>630,403</u>	<u>44,360</u>	<u>7,246</u>	<u>2,538,123</u>
Total liabilities and fund balances	<u>\$ 1,859,256</u>	<u>\$ 630,403</u>	<u>\$ 67,977</u>	<u>\$ 7,246</u>	<u>\$ 2,564,882</u>

CITY OF BEAUFORT, SOUTH CAROLINA
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
OTHER GOVERNMENTAL FUNDS
FOR THE MONTH ENDED MAY 31, 2026

	<u>Special Revenue Funds</u>			<u>Permanent Fund</u>	<u>Total-Other Governmental Funds</u>
	<u>State Accommodations Tax Fund</u>	<u>Fire Impact Fees Fund</u>	<u>Drug Control and Prevention Fund</u>	<u>Cemetery Fund</u>	
REVENUES					
Other taxes	\$ 889,761	\$ -	\$ -	\$ -	\$ 889,761
Licenses and permits	-	43,673	-	-	43,673
Investment earnings	34,505	-	788	-	35,293
Miscellaneous	-	-	5,551	-	5,551
Total revenues	<u>924,266</u>	<u>43,673</u>	<u>6,339</u>	<u>-</u>	<u>974,278</u>
EXPENDITURES					
Current:					
General government	583,517	-	-	-	583,517
Law enforcement	-	-	496	-	496
Total expenditures	<u>583,517</u>	<u>-</u>	<u>496</u>	<u>-</u>	<u>584,013</u>
Excess of revenues over expenditures	<u>340,749</u>	<u>43,673</u>	<u>5,843</u>	<u>-</u>	<u>390,265</u>
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	340,749	43,673	5,843	-	390,265
Fund balances - beginning	<u>1,515,365</u>	<u>586,730</u>	<u>38,517</u>	<u>7,246</u>	<u>2,147,858</u>
Fund balances - ending	<u>\$ 1,856,114</u>	<u>\$ 630,403</u>	<u>\$ 44,360</u>	<u>\$ 7,246</u>	<u>\$ 2,538,123</u>

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE MONTH ENDED MAY 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Revenues:					
Property taxes	\$ 9,969,172	\$ 9,969,172	\$ 11,057,831	\$ 1,088,659	110.9%
Franchise fees	2,384,440	2,384,440	983,428	(1,401,012)	41.2%
Fines and forfeitures	59,000	59,000	55,055	(3,945)	93.3%
Licenses and permits	7,817,000	7,817,000	4,468,456	(3,348,544)	57.2%
Intergovernmental	3,869,680	5,369,680	3,484,168	(1,885,512)	64.9%
Charges for services	2,088,745	2,088,745	2,074,893	(13,852)	99.3%
Investment earnings	600,000	600,000	683,966	83,966	114.0%
Miscellaneous	60,000	60,000	270,577	210,577	451.0%
Total revenues	26,848,037	28,348,037	23,078,374	(5,269,663)	81.4%
Expenditures:					
Current:					
General government					
City council	318,249	318,249	548,392	(230,143)	172.3%
City manager	1,006,844	1,011,226	788,555	222,671	78.0%
Finance	1,103,554	1,111,296	990,692	120,604	89.1%
Human resources	514,604	519,993	398,426	121,567	76.6%
Information technology	939,137	939,137	797,215	141,922	84.9%
Court and legal	690,911	706,300	517,150	189,150	73.2%
Non-departmental	815,171	815,171	834,842	(19,671)	102.4%
	5,388,470	5,421,372	4,875,272	546,100	89.9%
Law enforcement					
Police	6,272,804	6,462,388	5,854,257	608,131	90.6%
School resource officers	734,983	734,983	611,674	123,309	83.2%
Crossing guards	24,945	24,945	28,264	(3,319)	113.3%
Victims rights	123,030	123,030	106,309	16,721	86.4%
	7,155,762	7,345,346	6,600,504	744,842	89.9%
Fire and emergency					
City of Beaufort fire	8,696,627	9,135,095	8,081,927	1,053,168	88.5%
	8,696,627	9,135,095	8,081,927	1,053,168	88.5%
Public works					
Administration	545,431	578,223	451,832	126,391	78.1%
Maintenance	718,115	718,115	534,850	183,265	74.5%
Solid waste	1,476,050	1,476,050	1,226,942	249,108	83.1%
	2,739,596	2,772,388	2,213,624	558,764	79.8%

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
FOR THE MONTH ENDED MAY 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Streets	1,216,546	1,364,849	942,549	422,300	69.1%
	1,216,546	1,364,849	942,549	422,300	69.1%
Community development	1,356,171	1,363,259	1,154,693	208,566	84.7%
	1,356,171	1,363,259	1,154,693	208,566	84.7%
Total current	26,553,172	27,402,309	23,868,569	3,533,740	87.1%
Debt service:					
Principal	1,604,230	1,604,230	1,604,230	-	100.0%
Interest	243,568	243,568	271,668	(28,100)	111.5%
Total debt service	1,847,798	1,847,798	1,875,898	(28,100)	101.5%
Total expenditures	28,400,970	29,250,107	25,744,467	3,505,640	88.0%
Excess (deficiency) of revenues over (under) expenditures	(1,552,933)	(902,070)	(2,666,093)	(1,764,023)	
Other financing sources (uses):					
Issuance of capital lease	833,472	833,472	684,000	(149,472)	82.1%
Transfers in	69,584	69,584	-	(69,584)	0.0%
Transfers out	(375,000)	(375,000)	-	(375,000)	0.0%
Total financing sources (uses)	528,056	528,056	684,000	(594,056)	129.5%
Net change in fund balance	(1,024,877)	(374,014)	(1,982,093)	(1,608,079)	
Fund balance, beginning of year	17,001,916	17,001,916	17,001,916	-	
Fund balance, end of year	\$ 15,977,039	\$ 16,627,902	\$ 15,019,823	\$ (1,608,079)	

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
TAX INCREMENT FINANCING DISTRICT II – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MAY 31, 2026**

		Budgeted Amounts		Actual	Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
		Original	Final			
Revenues:						
Investment earnings		\$ 120,000	\$ 120,000	\$ 136,142	\$ 16,142	113.5%
	Total revenues	120,000	120,000	136,142	16,142	113.5%
Expenditures:						
Current:						
Capital Outlay		740,000	740,000	354,472	385,528	47.9%
	Total expenditures	740,000	740,000	354,472	385,528	47.9%
Excess of revenues over expenditures		(620,000)	(620,000)	(218,330)	(369,386)	
Other financing (uses):						
Transfers out		(1,100,000)	(1,200,000)	(100,000)	(1,100,000)	8.3%
	Total other financing uses	(1,100,000)	(1,200,000)	(100,000)	(1,100,000)	8.3%
Net change in fund balance		(1,720,000)	(1,820,000)	(318,330)	(1,501,670)	
Fund balance, beginning of year		3,957,097	3,957,097	3,957,097	-	
Fund balance, end of year		\$ 2,237,097	\$ 2,137,097	\$ 3,638,767	\$ (1,501,670)	

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
CAPITAL PROJECTS FUND – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MAY 31, 2026**

			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
Budgeted Amounts				
	Original	Final	Actual	
Revenues:				
Intergovernmental	\$ 21,593,759	\$ 21,755,759	\$ 2,699,453	\$ (19,056,306) 12.4%
Investment earnings	-	-	67,746	67,746 100.0%
Total revenues	21,593,759	21,755,759	2,767,199	(18,988,560) 12.7%
Expenditures:				
Current:				
Capital Outlay	28,449,471	28,865,471	5,696,861	23,168,610 19.7%
Total expenditures	28,449,471	28,865,471	5,696,861	23,168,610 19.7%
Excess of revenues over expenditures	(6,855,712)	(7,109,712)	(2,929,662)	(42,157,170)
Other financing sources:				
Transfers in	6,155,712	6,409,712	2,837,323	(3,572,389) 44.3%
Total other financing sources	6,155,712	6,409,712	2,837,323	(3,572,389) 44.3%
Net change in fund balance	(700,000)	(700,000)	(92,339)	(607,661)
Fund balance, beginning of year	1,901,931	1,901,931	1,901,931	-
Fund balance, end of year	\$ 1,201,931	\$ 1,201,931	\$ 1,809,592	\$ (607,661)

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
PARKS AND TOURISM – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MAY 31, 2026**

	<u>Budgeted Amounts</u>			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	<u>Original</u>	<u>Final</u>	<u>Actual</u>		
Revenues:					
Other taxes	\$ 4,445,000	\$ 4,445,000	\$ 4,230,376	\$ (214,624)	95.2%
Charges for services	717,500	717,500	444,334	(273,166)	61.9%
Investment earnings	350,000	350,000	226,646	(123,354)	64.8%
Total revenues	<u>5,512,500</u>	<u>5,512,500</u>	<u>5,047,408</u>	<u>(465,092)</u>	<u>91.6%</u>
Expenditures:					
Current:					
Law enforcement	1,731,909	1,795,104	1,451,076	344,028	80.8%
Culture and recreation	2,333,175	2,365,967	1,636,421	729,546	69.2%
Community development	1,108,256	1,126,273	987,969	138,304	87.7%
Debt Service:					
Principal	646,212	646,212	646,212	-	100.0%
Interest and other charges	323,284	323,284	328,284	(5,000)	101.5%
Capital Outlay	229,800	229,800	151,663	78,137	66.0%
Total expenditures	<u>6,372,636</u>	<u>6,486,640</u>	<u>5,201,625</u>	<u>1,285,015</u>	<u>80.2%</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(860,136)</u>	<u>(974,140)</u>	<u>(154,217)</u>	<u>819,923</u>	
Other financing sources (uses):					
Transfers in	-	-	106,288	106,288	
Transfers out	(2,561,185)	(2,661,185)	(1,569,452)	(1,091,733)	
Total financing sources	<u>(2,561,185)</u>	<u>(2,661,185)</u>	<u>(1,463,164)</u>	<u>(985,445)</u>	
Net change in fund balance	(3,421,321)	(3,635,325)	(1,617,381)	2,017,944	
Fund balance, beginning of year	7,225,269	7,225,269	7,225,269	-	
Fund balance, end of year	<u>\$ 3,803,948</u>	<u>\$ 3,589,944</u>	<u>\$ 5,607,888</u>	<u>\$ 2,017,944</u>	

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
AMERICAN RESCUE PLAN ACT (ARPA) – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MAY 31, 2026**

	<u>Budgeted Amounts</u>			<u>Variance with Final Budget Positive (Negative)</u>	<u>Variance with Final Budget Percentage</u>
	<u>Original</u>	<u>Final</u>	<u>Actual</u>		
Revenues:					
Intergovernmental	\$ -	\$ -	\$ 1,280,233	\$ 1,280,233	0.0%
Investment earnings	133,871	133,871	74,553	(59,318)	55.7%
Total revenues	133,871	133,871	1,354,786	1,220,915	1012.0%
Expenditures:					
Current:					
General government	233,871	238,253	231,085	7,168	97.0%
Capital Outlay	-	-	-	-	0.0%
Total expenditures	233,871	238,253	231,085	7,168	97.0%
Excess of revenues over expenditures	(100,000)	(104,382)	1,123,701	1,213,747	
Other financing (uses):					
Transfers in	-	-	87,829	87,829	
Transfers out	(1,352,827)	(1,352,827)	(1,136,977)	(215,850)	84.0%
Total other financing uses	(1,352,827)	(1,352,827)	(1,049,148)	(128,021)	77.6%
Net change in fund balance	(1,452,827)	(1,457,209)	74,553	(1,531,762)	
Fund balance, beginning of year	679,282	679,282	679,282	-	
Fund balance, end of year	\$ (773,545)	\$ (777,927)	\$ 753,835	\$ (1,531,762)	

**CITY OF BEAUFORT, SOUTH CAROLINA
BUDGETARY COMPARISON SCHEDULE
STORMWATER – SPECIAL REVENUE FUND
FOR THE MONTH ENDED MAY 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Revenues:					
Charges for services	\$ 1,375,000	\$ 1,375,000	\$ 1,341,320	\$ (33,680)	97.6%
Investment earnings	28,346	28,346	20,692	(7,654)	73.0%
Total revenues	1,403,346	1,403,346	1,362,012	(41,334)	97.1%
Expenditures:					
Current:					
Public works	884,446	917,238	653,422	263,816	71.2%
Debt Service:					
Principal	355,000	355,000	325,417	29,583	91.7%
Interest and other charges	163,900	163,900	177,375	(13,475)	108.2%
Total expenditures	1,403,346	1,436,138	1,156,214	279,924	80.5%
Excess (deficiency) of revenues over (under) expenditures	-	(32,792)	205,798	(321,258)	
Other financing (uses):					
Transfers out	(398,061)	(467,061)	(225,011)	242,050	48.2%
Total other financing (uses)	(398,061)	(467,061)	(225,011)	242,050	48.2%
Net change in fund balance	(398,061)	(499,853)	(19,213)	(480,640)	
Fund balance, beginning of year	1,149,134	1,149,134	1,149,134	-	
Fund balance, end of year	\$ 751,073	\$ 649,281	\$ 1,129,921	\$ (480,640)	

**CITY OF BEAUFORT, SOUTH CAROLINA
STATE ACCOMMODATIONS TAX SPECIAL REVENUE FUND
BUDGET TO ACTUAL
FOR THE MONTH ENDED MAY 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Revenues:					
Other taxes	\$ 916,667	\$ 916,667	\$ 889,761	\$ (26,906)	97.1%
Investment earnings	30,000	30,000	34,505	4,505	115.0%
Total revenues	946,667	946,667	924,266	(22,401)	97.6%
Expenditures:					
General government	1,075,717	1,075,717	583,517	492,200	54.2%
Law enforcement	25,729	25,729	-	25,729	0.0%
Total expenditures	1,101,446	1,101,446	583,517	517,929	53.0%
Excess of revenues over expenditures	(154,779)	(154,779)	340,749	495,528	
Other financing uses:					
Transfers out	(438,223)	(538,223)	-	(538,223)	0.0%
Total other financing uses	(438,223)	(538,223)	-	(538,223)	0.0%
Net change in fund balance	(593,002)	(693,002)	340,749	1,033,751	
Fund balance, beginning of year	1,515,365	1,515,365	1,515,365	-	
Fund balance, end of year	\$ 922,363	\$ 822,363	\$ 1,856,114	\$ 1,033,751	

**CITY OF BEAUFORT, SOUTH CAROLINA
FIRE IMPACT FEES SPECIAL REVENUE FUND
BUDGET TO ACTUAL
FOR THE MONTH ENDED MAY 31, 2026**

	Budgeted Amounts			Variance with Final Budget Positive (Negative)	Variance with Final Budget Percentage
	Original	Final	Actual		
Revenues:					
Licenses and permits	\$ 200,000	\$ 200,000	\$ 43,673	\$ (156,327)	21.8%
Investment earnings	5,000	5,000	-	(5,000)	0.0%
Total revenues	205,000	205,000	43,673	(161,327)	21.3%
Expenditures:					
Debt Service:					
Principal	-	-	-	-	0.0%
Interest and other charges	-	-	-	-	0.0%
Total expenditures	-	-	-	-	0.0%
Net change in fund balance	205,000	205,000	43,673	(161,327)	
Fund balance, beginning of year	586,730	586,730	586,730	-	
Fund balance, end of year	<u>\$ 791,730</u>	<u>\$ 791,730</u>	<u>\$ 630,403</u>	<u>\$ (161,327)</u>	



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Tim Ogden, Fire Chief
Item Name: Fire Department Monthly Report
Meeting Date: July 7, 2026
Department: Fire Department

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Fire Department Monthly Report



City of Beaufort/Town of Port Royal Fire Department

May 2026 Report

Public Events

The Fire Department held several public education events throughout May.

- Pub Ed with Kindergarten students at Mossy Oaks Elementary
- BP checks at Beaufort County Parks and Recreation in Port Royal
- Static display at Sea Island Sprouts
- Cook out at Sprenger Health
- Memorial Day Ceremony at the Beaufort National Cemetery
- Wet down for the students at Bridges Prep and Holy Trinity
- Royal Rangers event at Parise Assembly
- Static Display at Point Grande Beaufort.
- BP Checks at Charles Lind Brown Center

Fire Training

The Training Division conducted 931 hours of training.

Special Training:

All shifts completed continuing education hours for driver operator with the training division. The purpose of this training was to show personnel the capabilities of their apparatus while flowing with big water. Companies also completed downed firefighter CPR training in which crews had to work on getting a firefighter who was unconscious and not breathing (simulated) out of their gear and air pack to perform CPR.

Crews also went over the new SCOTT III RIT bags prior to them going into service in June. We also hosted the Bluffton Fire District along with Bluffton High School's CTC program for their Firefighter I and Firefighter II final skills and burn day.

Crews attended Bridges Prep for Prom Promis (event was moved inside due to weather) where crews were able to conduct vehicle extrication on a vehicle.

Medical

Public CPR training classes: 5
Public First Aid training class: 2
Senior BP Checks: 1

Monthly Medical Training all shifts: Completed the LC Council of Governments and the New Clinical Operating Guidelines.

Infectious Disease Training: 3 days for 8 firefighters

Medical Stand by:

- Taste of Beaufort - 2 days
- TCL Graduation - 1 day
- Gullah Festival - 3 days

Fire Marshal

The Fire Marshal division completed 113 certified inspections, and 35 Engine Company inspections were completed.

- The Fire Marshal division completed CFI Trainer 4 hours of fire investigation training.
- Fire Inspector Hakes completed the 40-hour Fire & Life Safety Educator course through the SCFA.
- Fire at Comfort Suites investigated by SLED & City PD.

Personnel

- Volunteer Firefighter Derrick Washington graduated from Leadership Beaufort

Apparatus

- Ladder 7587 PM service completed by Bluffton Maintenance
- Ladder 1053 PM Service completed by Bluffton Maintenance
- Eng. 7648 Brake job & Siren Replacement completed by Spartan Fire
- Car 13 A/C Repairs by Beaufort County
- Car 2 PM Service by Beaufort County
- Car 3 PM Service by Beaufort County
- Squad 1147 PM Service by Beaufort County

Major Incidents

- 541 total calls for service
 - Hotel room fire at Comfort Suites
 - Boat fire off Castel Rock Rd

PERSONNEL		
Part-Time	9	
Personnel Assigned	56	
Volunteer Personnel	18	
TOTAL PERSONNEL	83	

INCIDENT SUMMARY	BFT	P.R.
Structural Fires	2	1
Vehicle Fires	1	0
Brush, Trash Fire	4	1
Medical Calls	226	127
Vehicle Accident	22	5
Extrication (350-357)	1	1
Hazardous Condition	16	3
Service Calls (500)	32	18
Good Intent Calls (600)	9	5
False Calls (700)	39	28
Water Rescue	0	
EMS Standby		
Month	352	189
Total Month	541	

TRAINING/EDUCATION		
Local Instruction	931	
TOTAL	931	

VOLUNTEER		
Local Instruction	0	
Monthly Station Standby	0	
TOTAL	0	

AID SUMMARY - ALL	LI	BUR	PI	other
BEAUFORT				
Aid Given	1	1		
Aid Received				
Mutual Aid Given				
Mutual Aid Received				
PORT ROYAL				
Aid Given			2	
Aid Received				
Mutual Aid Given				
Mutual Aid Received				

FIRE PREVENTION	BFT	P.R.
Inspections Conducted	48	65
Violations Noted	19	44
Violations Corrected	12	44
Knox Box Installations	0	0
Fire Plans Reviewed	13	2
Burning Permits Issued	0	0
Permission to Burn Given	0	0
Public Education Events	12	2
Public Edu. Man Hours	39	10
# of Adults	82	15
# of Children	224	100
Car Seats Installation	0	
Smoke Detectors	1	0
CPR Certifications	50	



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Ivette Burgess, Human Resources Director
Item Name: Human Resources Monthly Report
Meeting Date: July 7, 2026
Department: Human Resources Department

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Human Resources Monthly Report

Memorandum

To: Scott Marshall, City Manager
From: Ivette Burgess, Human Resources Director
Date: 6/11/2026
Re: Department Update – May 2026

Onboarding/New Hires

3 New Hires:

- Danielle Logan – Public Information Officer, City Manager’s Office
- Cole Monczewski – Associate I (Stormwater Division), Public Works

HR Highlight

- HR staff opened and closed Open Enrollment for FY27. All changes were updated without incident.
- HR in partnership with Beaufort Memorial Hospital Well at Work, hosted a Mental Health Certification Course, May 6, 2026.
- HR conducted Youth@Work summer intern interviews. Intern selected for the program.

Interviews

- HR staff participated in interview panels for Municipal Court.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Charles Prezalar, Interdev IT Systems Engineer
Item Name: IT Monthly Report
Meeting Date: July 7, 2026
Department: City Managers Office

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

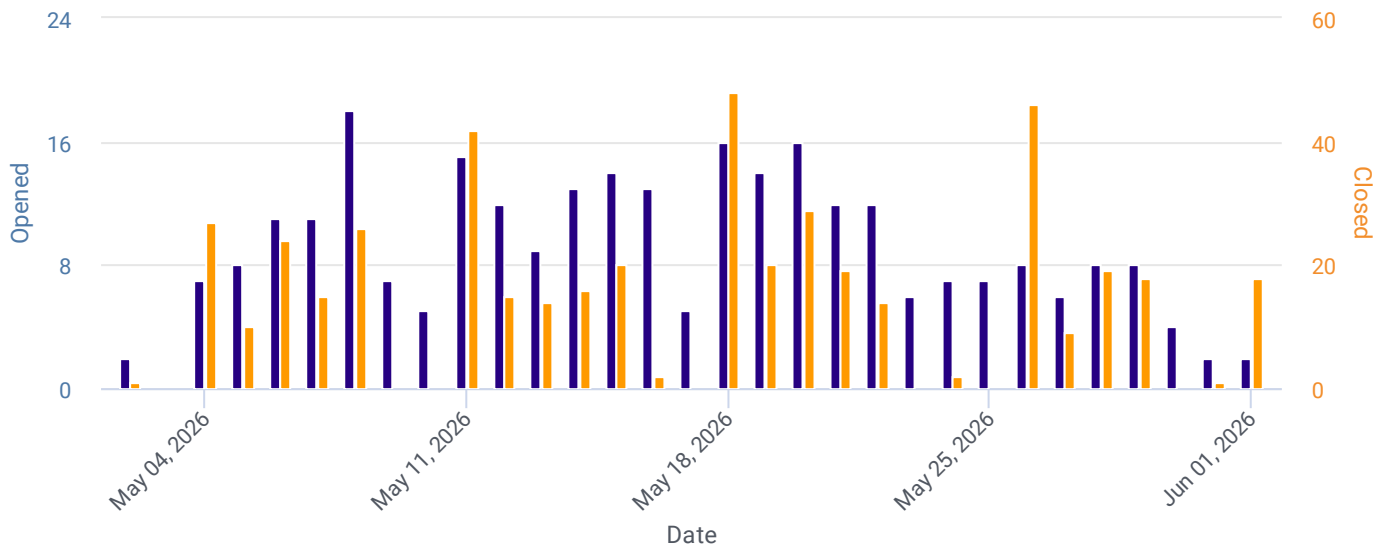
1. IT Monthly Report

Prepared for: **City of Beaufort** Created on: **Jun 1, 2026**

281 Beaufort Site Tickets Opened
Tickets Opened

266 Beaufort Site Tickets Closed
Tickets Closed

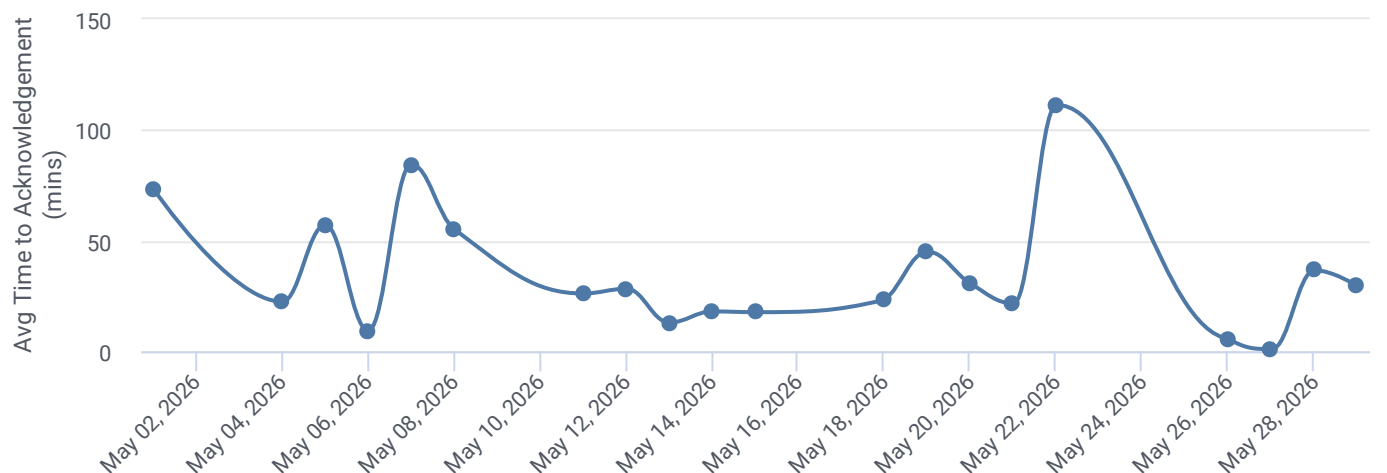
Beaufort Open vs. Closed Tickets



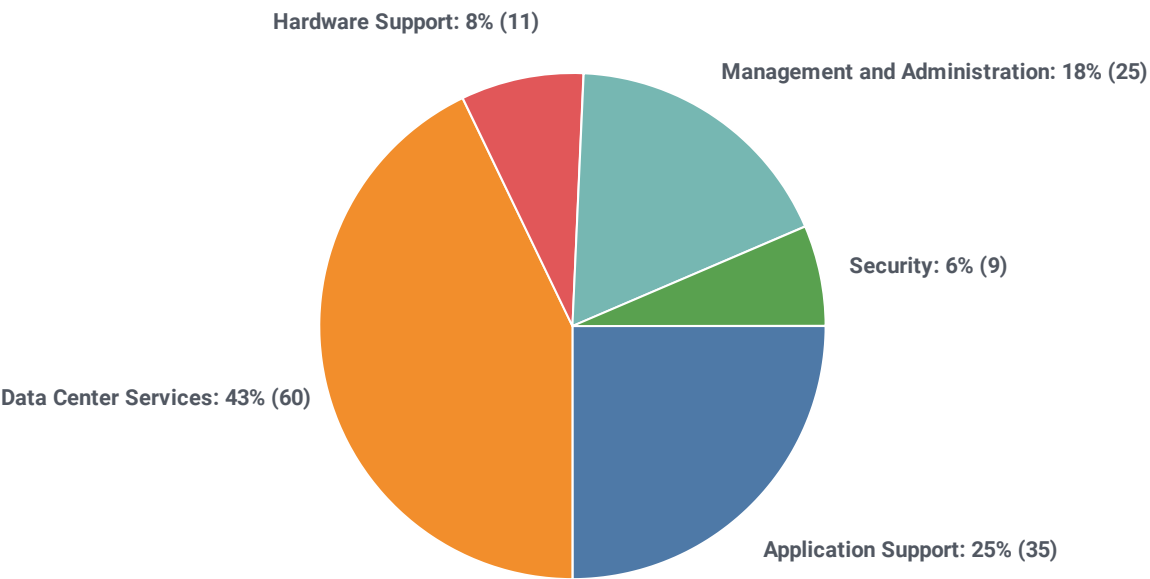
30 Beaufort Site Avg Response
Minutes

57 Beaufort 1st Response Resolution
1st Response Resolution

Beaufort Average Time to Acknowledgement



Beaufort Opened Tickets by Type



Beaufort - Other Services Ticket Count

TICKET BOARD NAME	TICKETS OPENED	TICKETS CLOSED
Data Protection Services	2	1
Infrastructure Support	1	1
Security Alerts	37	36
Security Services	57	55
Service Desk	94	90
vCIO	1	1



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Dana Wessels, Court Administrator
Item Name: Municipal Court Monthly Report
Meeting Date: July 7, 2026
Department: Municipal Court

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Municipal Court Monthly Report

City of Beaufort Municipal Court
Monthly Department Report
May 2026

DEPARTMENT OVERVIEW:

Bench trials are held every Monday and Thursday at 3:00pm. Seven sessions of bench trials were held in May 2026 and 169 cases were tentatively scheduled.

Case Overview:

- New cases filed: 124 (71 traffic / 53 criminal)
- Cases disposed: 80 (40 traffic / 40 criminal)

Disposed Cases Breakdown:

- 40 traffic cases
 - 19 guilty indicators (forfeiture, plea, or trial)
 - 21 not guilty indicators (dismissal by officer, Judge, or trial)
- 40 criminal cases
 - 16 guilty indicators (by plea or trial)
 - 24 not guilty indicators

Arrest Warrant Overview:

- 76 arrest warrants issued
- 8 Bench warrant issued

Expungements:

- 18 cases executed in the month of April

Jury Trial Overview:

- Jury Trial Period April 27 through May 1: 33 cases were scheduled. 18 cases were disposed. 16 cases were disposed at the roster meeting on April 27th, and one jury trial for 2 cases was held on Thursday, April 29th resulting in two guilty convictions.
- 29 cases pending: 16 criminal / 13 traffic
- Next session of jury trials to be held on July 13-17.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Stephenie Price, Police Chief
Item Name: Police Department Monthly Report
Meeting Date: July 7, 2026
Department: Police Department

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Police Department Monthly Report

BEAUFORT POLICE DEPARTMENT

1901 Boundary St. Beaufort, SC 29902

843-322-7900



Stephenie Price
Chief of Police

May 2026 Monthly Report

Part-1 Crimes Statistics

	Arson	Aggravated Assault	Burglary B/E	CSC	Homicide	Larceny	Mv Theft	Robbery
January	1	2	4	1	0	30	1	0
February	0	3	3	0	0	32	1	0
March	0	2	3	1	0	37	1	0
April	0	2	4	0	0	29	0	0
May	1	4	3	1	0	42	2	0

Total Calls for Service: **3,515**

- Officer Initiated: 2,381
- 911 Line: 423
- Non-Emergency: 711
- SMS T-911: 0

Community Events Attended: 7

- May 7 – Meet and Greet 1001 Greene St
- May 8 – Bike to School
- May 17 – Memorial Service St. Helena/First Responders
- May 21 – NWQ Community Meeting
- May 25 – Memorial Day Parade
- May 28 – Beaufort County Awareness Group Meeting
- May 28 – NWQ Community Meeting

Chief's Updates:

- May 7 – Meet and Greet 1001 Greene St
- May 8 – Bike to School
- May 12-City Council Mtg
- May 13-Vector Mtg
- May 19-MCRD Parris Island Commanding General Change
- May 20- Washington St Ribbon Cutting
- May 20- Parking Enforcement Mtg
- May 21- Gullah Festival Mtg
- May 21-Hurricane Prep Mtg
- May 26- City Council Work Session Mtg

Upcoming Events:

- June 13, Unity in the Community Event
- June 19, Juneteenth Parade
- June 20, Touch a Truck Event
- June 20, SLB Community Event at Ambrose Run
- June 22-26- Future Guardians Summer Camp
- June 24- BPD Movie in the Afternoon
- June 27- Open House



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 05/20/2026
From: Nathan Farrow, Public Works Director
Item Name: Public Works Monthly Report
Meeting Date: July 7, 2026
Department: Public Works Department

Background Information:

Introduction:

Monthly Report for May 2026.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Action

Attachments:

1. Public Works Monthly Report



CITY OF BEAUFORT PUBLIC WORKS DEPARTMENTS
MONTHLY ACCOMPLISHMENTS

MONTH OF: **JULY COUNCIL MEETING, MAY ACCOMPLISHMENTS**

Weekly Safety Briefs (M. Canela-Pena): *Opioids, Electrical Safety, Fall Prevention & Protection, Mental Health*

<u>See/Click/Fix:</u>	Reported:	49
	Resolved to date:	1713

<u>811 Locates</u>	Reported & Reviewed:	40
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<u>PO's (PR's)</u>	Created and Processed:	145
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<u>Banners</u>	Reserved and Hung:	6
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<u>On-Call Traffic:</u>	A. Davis / M. Canela-Pena
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<u>Weekend Duty:</u>	K. Looney, C. Moultrie, M. Heru, E. Major
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Office Administration:

- Assisted:
 - Touch a Truck goodie bag creation
 - Brightly development & implementation
 - Final budget review for the FY 26 year
 - Social media management
- Other:

Facility Maintenance Division: *(The Facility Maintenance Division will be working within the supervisory overview of General Support")*

Stormwater / Street Division:

- Repairs
 - Relevel and regrade Hay St and Riverside Dr.
 - Trip hazard/sinkhole repair @ Waterfront Park.
 - Washout repair/erosion prevention @ 1083 Otter Cir. (Installed berm to help prevent washout)
- Maintenance:
 - Easements maintenance at Polk St, Pick Pocket Plantation, Greenlawn Dr, Bagette/Union/Greene St, North St, Depot Rd, and Rhett St/Rhett St Alley, Grayson St, Reynolds St and Joyner St., Airport Cir, Stone Martin, Battery Shores, Pick Pocket Pl, Polk St, Greenlawn Dr, and Duke St., Jericho Woods, First Blvd, Mossy Oaks Rd, Coleman Ln, Coates Ln, Center Dr E, and South Dr.
 - Canopy raising @ Sea Island Pkwy.
 - Bush hogging outfall ditch on Jane Way behind Beaufort Middle School, Stumpman Property and Commerce Park.
 - Hauled debris from PW Debris staging area to the landfill.
 - Removed tree stump with stump grinder at Fire Station 1 Headquarters.
 - Removed scrap/junk that was stored at Southside Park lockup.
 - Performed maintenance easements at Southside Blvd area.
 - Bush hogging at Southside Park near the Dog Park area.
 - Removed debris piles with the knuckle boom.
- Assisted:
 - Assisted with tree trimming at Fire Station 1 Headquarters.
 - Assisted with cleaning up PW kitchen for remodel.
 - Assisted General Support with cleaning gutters at the Pavillion (Waterfront Park).
 - Assisted with setting up for the Gullah Festival.
 - Assisted with installing the new thumb attachment on the Cat 308.
- Other
 - Addressed and resolved complaints submitted through the See Click Fix platform.
 - Equipment hauling, load securing training class.
 - Addressed and resolved tickets for the See Click Fix platform.

- Street sweeping at Polk St and Sea Island Parkway.
- Addressed complaints submitted through the SeeClickFix platform.
- Cut and removed fallen tree (Call out)

Parks Division:

- Repairs:

- Added more caution tape to the stakes outside City Hall (they were torn off)
- Repaired broken nozzle in front of PD Building
- Irrigation repairs to City Hall, PD, Courts, and Fire Station 2 systems
- Irrigation repair at Courts (Funny Pipe)

- Maintenance:

- Landscape maintenance was completed at Pigeon Point, Southside, Whitehall, Pinckney, Christensen, Cuthbert, Lafayette, Annette Bryant, King & East, Tick Tock, Wilson, Calhoun Thomas, Duck Pond, Stumpman, Shed Property, Coffee Shop, Battery Saxton, 1st Vol Park, and Commerce Park
- Facilities maintenance was completed at City Hall, Courts, PD, Fire Station 1 & 2
- Removed growth from in front and behind trestles on Boundary St
- Watering Schedule for non-irrigated beds and trees
- Cleaned restrooms at Pigeon Point and Southside Park
- Prepped Pigeon Point and Southside Park for weekend duty
- Cleaned out small parks flowerbeds
- City wide trash run on Monday and Friday
- Spanish Moss Trail trash run and inspections on Monday and Friday
- Pressure washed Southside Playground and Pigeon Point Playground
- Cleaned concrete table areas and parking lots at Cuthbert
- Trash pick up on Boundary St, Polk St, and Spanish Moss Trail
- Backflows tested and paperwork completed
- Southside Trail Sprayed with Herbicides
- Leaves cleaned up in small parks
- Sealed Polk St Trestle
- Flowers were installed at Fire Station 1 and remaining small parks
- Pulled weeds at Southside Park beds
- Cleaned bathrooms daily
- Weekend Prep for Pigeon Point and Southside
- Installed support wheel to Southside Playground Gate
- City wide trash run
- Spanish Moss Trail trash run and inspections
- Watering Schedule Tuesday and Friday
- Elton Major completed Weekend Duty at Southside and Pigeon Point

- Other

- Met with vendors on The Spanish Moss Trail for thermo quotes
- Responded Sunday morning to down tree off Clarendon Rd

Traffic Control / General Support – Facility Maintenance

- **Traffic Control Division**
 - **Maintenance:**
 - Pick up all 4 water barricades from the Taste of Art
 - Break down all items from the Taste of Beaufort event
 - Deliver event items back to 500 Carteret for Downtown Operation
 - Collect and deliver all 6 electrical panels back to public works
 - Meet with General support for the street light knockdown at Boundary St, Bladen St
 - Organize and clean the barn
 - Reach out to Chase Smith with RFK engineers for signal timing
 - Reach out to Sherin Willian for a paint quote on Bay St
 - Budget Meeting with Director
 - Setup for the street light repair on Bladen St by the black chamber of Commerce
 - Reach out to Walker's brother for order eta
 - Pick up light poles from the south side
 - Set up street light pole on Boundary St
 - Meeting with Nate and Bryan Ranger for the Bay St Project
 - Miguel assisted in driving city council members during the Memorial Day Parade.
 - Gullah festival breakdown
 - For the Gullah festival, remove the drain covers from the marina parking lot and return them to the south side storage.
 - Return all parade items to City Hall for safekeeping
 - Clean out Durango and return to the fleet manager
 - Callout from traffic management for no power on the Grays Hill traffic signal
 - Replace and inspect the pedestrian board on both lights on Mink Point Rd
 - Replaced inspect the pedestrian board on both lights on Savannah Hwy
 - Replace both red-light bulbs on the traffic signal at Mink Point for Phase 6
 - Install 2 new stop signs with new poles and brackets on Laudonniere St & Von Harten
 - Install a new stop sign with base, pole, and brackets at Port Republic Library
 - Fix the lower green housing on phase 4 at Mink Point
 - Return all Yield to pedestrian crosswalk signs back to the road on Carteret St & Port Republic St, Bay St & Scott St, Bay St & West St, Bay St & Charles St, Bay St & Congress St
 - Fix the Bay St sign for SeeClickFix
 - Replace Both Green bulbs on Ribaut Rd & Depot Rd
 - Replace Both Green bulbs on Bay St & Charles St
 - Delivery Recycling Box to the sally port in the police department
 - Collect recycling boxes from the Beaufort County E-Waste center
 - Assist Bryan Durance with tree trimming at Fire Station 1
 - Bag pedestrian board on Savannah Hwy
 - Meet and assist the parking supervisor at the south side barn to collect sign poles
 - Fix and paint street name sign pole on Woodward Ave & Craven St
 - Fix and replace the bike sign pole on Brother Hood
 - Collect paint for road work at Bay St & Charles St from Sherlin Williams
 - Remove Street light pole from Craven St & Charles St House # 915
 - Investigate the location of the “sidewalk closed” signs at the 500 Carteret St building
 - Clean 24-002 bucket truck for the egg drop
 - Assist Beaufort Elementary School with the EGG Drop project
 - Prep 24-002 for ON-Call “Miguel”

- Prep paint sprayer for the line stripping on Bay St & Charles St for the pedestrian walk lane
- Spray Bay St & Charles St lines for the pedestrian walk
- Clean the spraying machine and tools
- Change Spring Banners to American Banner on Carteret St, Bay St, Port Republic, West St, Scott St, Craven St
- Installs cones for the new crosswalk at Bay St to help channel the pedestrians and traffic
- Gullah Festival setup for electrical panels, fencing panels, and drainage panels
- Change the pedestrian green on Allison Rd to help with pedestrian crossing
- Remove E-Waste from the Sally port at the police department garage
- Pick up and prep the parade float for the Memorial Day parade on Monday
- Collect parade items from City Hall
- Prep Durango for the parade
- Inspect all electrical panels for the Gullah Festival
- Meeting with everyone involved with the Gullah Festival at the downtown waterfront
 - Assisted:
 - Assist Joe with loading both Bobcat gators on the trailer for transport to the Savannah Ga dealer
 - SC811 Marking:
 - Ribaut Rd & First Blvd, Ribaut Rd & Spanish Point, Ribaut Rd & Hermitage Rd, Scott St & King St, King st & West St, Pince St & West St, Prince St & Scott St, Trask Pkwy & Parris Island Gateway, Ribaut Rd & Waddell Rd, Ribaut Rd & Lady's Island Rd, Craven St & New Castle St, Bay St & New Castle St, Bay St & Charles St, Ribaut Rd & Johnny Morrall Cir, Port Royal Landing Dr & Lady's Island Dr, Trask Pkwy & Clarendon Rd, Trask Pkwy & Bruce K Small Dr, New St & Craven St, Craven St & Carteret St, Spanish Point Dr & Ribaut Rd, First Blvd & Ribaut Rd, Ribaut Rd & Alison Rd, Ribaut Rd & Verdier Bluff Rd, Boundary St & E Queen St, Boundary St & Marsh Rd, Bay St & West St, Savannah Hwy & School Beacon., Craven St & New St, King St & Euhaw St, King St & Glebe St, Charles St & Craven St, Charles St & North St, Charles St & King St, Ribaut Rd & Waddell Rd, Ribaut Rd & Johnny Morrall Cir, Charles St & Bay St.
- Banner Install/Remove: FIRST FRIDAY & TASTE OF BFT, Lowcountry Montessori - Spring Fling Festival & Dragon Boat Race Day, Pop-Up Tea Event - Praise Assembly, Beaufort Music Festival
- **General Support – Facility Maintenance Division**
 - Repairs:
 - With the assistance of Traffic, two streetlights replaced. 1 on Bladen, 1 on Boundary
 - Assisted Parks with irrigation at Fire Station 2
 - Participated in a Trailer Transport and Load Securement class in Moncks corner
 - Troubleshoot HVAC at Carnegie Bldg
 - Get measurements for carpet replacement at City Hall and 500 Carteret
 - Trimmed trees at Fire Station 1
 - Inspected doors at PD
 - Met fence contractor at waterfront park
 - Set up fence panels for boaters parking for Gullah Festival
 - Moved kissing booth from downtown to Southside park
 - Cleaned gutters at waterfront park

- Picked up tables and chairs and set them up Washington St Park for event before returning them to City Hall
- Moved filing cabinet from 2nd floor City Hall to 1st floor
- Replaced hinge on door at PD
- Deliver Spider boxes to Gullah Festival
- Build storage cabinet at PW
- Gullah Festival Break Down
- Tree trimming at Fire Station 1
- Fixed three fence panels at Washington St Park
- Fixed three sections of pavers along Scott st ext at the waterfront
- Escorted contractor to complete fire extinguisher inspection at PD and City Hall
- Moved benches from outside the fence at Washington st Park to under the pavilion
- Maintenance:
 - Fixed hanging pipe bracket at Fire Station 4
 - Troubleshoot HVAC at Fire station 1
 - Replaced 1 fuse at Fire Station 1 for the Solar Panel System
- Assisted:
 - Assisted Parks department with the installation of water fountains at both the Waterfront Park and Washington Street Park.
 - Assisted Stormwater with fixing large sinkhole at waterfront park
- Other:
 - Assisted with the tear down of the Taste of Beaufort festival by removing fence panels and electrical cords from park
 - Moved both large and small enclosed trailers from the marina to 500 Carteret, then moved large trailer to PW
 - Met fence contractor at waterfront to discuss fencing
 - Began mounting air compressor for Stormwater
 - Removed one banner and hung a slightly larger one in its place.
 - Met at Charles and Bay to discuss the upcoming changes to the Pedestrian traffic in the area

Fleet / Equipment:

- Repairs:
 - · Pick up vehicle 24-002 from Carolina Truck repair
 - · Drop off vehicle 501 at Butler Dodge because of electrical short
 - · Drop off vehicle 527 at Butler Dodge. Needs fuel pump, part is back order. 4 to 5 weeks wait.
 - · 3 tires replaced from Stormwater
 - · Drop off 2 Bobcat gators at Bobcat of Savannah for repairs
 - · Pick up multiple supplies at Randels and Carquest
 - · Install storage system, pick up truck bed cover, strobe lights, and electrical inverter
 - · Order parts from Mower Max

Operations:

- **Repairs:**
 - Repair some fencing at Washington Street Park.
 - Cut and Removed a tree a Fire Station St.
 - Responded to a tree down on the SMT near Brotherhood Road. Cut up and removed the tree.
 - Trimmed trees at Fire Station 1 on Saturday morning.
 - Cleaned out and washed truck #703 to hand over to Joe
 - Responded to a lawnmower breakdown on Polk Street and replaced battery
 - Responded to Mower Max breakdown.
- **Maintenance:**
 - Inspected the Pigeon Point Boat landing, Christensen Park, and Pinkney Park.
 - Met with Altec at Public Works concerning the annual PM on the old bucket truck.
- **Assisted:**
 - Assisted Traffic and Facilities with Taste of Beaufort tear down.
 - Assisted Traffic with traffic equipment inspection at Charles Street and Craven Street after a contractor accidentally dug up conduit and wires.
 - Assisted Facilities with fence repair at Washington Street Park.
 - Assisted Stormwater with a drainage issue at 1083 Otter Circle.
 - Assisted Street's with removing a historic sign from in front of National Cemetery to be installed at a different location later.
 - Responded to and assisted Stormwater with cutting up and removing a fallen tree on the Spanish Moss Trail near Hay Street.
 - Assisted Stormwater with a job site walk through at the pond in Jericho Woods.
 - Assisted Facilities with a tree trimming walk through at Fire Station 1.
 - Assisted Fleet Department with setting up the new truck.
 - Assisted Traffic with removing a streetlight at 915 Craven Street for the contractor doing the drainage project.
 - Assisted Traffic with a traffic light malfunction at Sea Island Parkway and Distant Island Road.
- **Other:**
 - Removed a Sanford sign from the corner of Ribaut Road and Depot Road and brought it back to Public Works.
 - Met with a Citizen at 1038 Otter Circle in Battery Shores concerning a drainage issue.
 - Met with Code Enforcement on the SMT near Brotherhood Road concerning illegal dumping.
 - Opened and closed the Public Works building for the contractors doing the kitchen remodel on Saturday.
 - Attended a Sweeper Contract Meeting.
 - Public Works Compound walk through with Nate.
 - Attended multiple Budget Meetings.
 - Went over Hurricane Preparedness and gave handouts in the morning meeting.

- One Park's employee and I picked up some concrete monument walls from Gulfstream Construction's lay down yard and brought them to Public Works.
- Attended a Brightly Software meeting.
- Attended an on-site Gullah Festival meeting at WFP.
- Met with the Stormwater Supervisor on Mink Point and Satilla Discuss line of site trimming.
- Attended a budget meeting.
- Attended Intern interview at City Hall.
- Inspect SMT from Robert Smalls Parkway to North Hermitage Road.
- Offloaded new cement mixer at shop.
- Responded to WFP concerning a drain box that the contractor wanted cleaned out. No action needed.
- Responded to a citizen complaint of a hazardous tree at Pinckney Park.
- Attended a Solid Waste and Recycling Board meeting at the county building.
- Found a street light knocked down on west street and reported it to traffic.



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 06/16/2026
From: Jennifer Pointer, Administrative Assistant
Item Name: Request from CAPA & the Exchange Club of Beaufort to host the 32nd Annual Ghost Tours, Oct 16-18, 23-25, and 29-30, 2026, and request for two (2) complimentary parking spaces from October 16-30, 2026
Meeting Date: July 7, 2026
Department: Downtown Operations

Background Information:

Introduction:

Request from CAPA & the Exchange Club of Beaufort to host the 32nd Annual Ghost Tours, Oct 16-18, 23-25, and 29-30, 2026, and request for two (2) complimentary parking spaces from October 16-30, 2026

Background:

Legal Authority:

[Code of Ordinances — Part 8 — MOTOR VEHICLES AND TRAFFIC / CHAPTER 2. - PARKING / Sec. 8-2002. - Metered parking](#)

[Code of Ordinances — Part 7 — LICENSING AND REGULATION / CHAPTER 11. - TOURISM MANAGEMENT / ARTICLE D. - ANIMAL-DRAWN VEHICLES FOR HIRE / Sec. 7-11063, Hours of operation](#)

[Code of Ordinances — Part 7 — LICENSING AND REGULATION / CHAPTER 11. - TOURISM MANAGEMENT / ARTICLE E. - WALKING TOURS FOR HIRE / Sec. 7-11075, Hours of operation](#)

[Code of Ordinances — Part 7 — LICENSING AND REGULATION / CHAPTER 11. - TOURISM MANAGEMENT / ARTICLE B. - TOUR CERTIFICATION / Sec. 7-110020, exemption of nonprofit organizations](#)

Staff Recommendation:

Staff recommends approval

Placed on Agenda For:**Attachments:**

1. CAPA and Exchange Club 2026 Ghost tour letter



June 16, 2026

Jennifer Pointer
Events & Tour Coordinator
City of Beaufort
500 Carteret Street, Suite B 2
Beaufort, SC 29902

Dear Jennifer:

The Exchange Club of Beaufort is sponsoring the 32nd Annual Ghost Tours to benefit the Child Abuse Prevention Association. The tours are scheduled for October 16-18, 23-25, and 29-30.

Southurn Rose Buggy Tours will submit a special event application and will supply carriages for the event. We are again offering tours as we have for the past 31 years, utilizing volunteer storytellers. We request that the carriages be loaded in the Beaufort Marina parking lot and that Cannon Park be used to start our walking tours. The Exchange Club and friends will provide at least two security volunteers per walking tour. We ask that the sprinklers on the tour route be off on tour days between 5:30 PM and 10:00 PM to prevent our volunteers and participants from getting wet. The areas of most concern are Cannon Park and the Craven Street area between New Street and Carteret.

We respectfully request two complimentary parking spaces in the downtown Marina for our costume truck. We need these spaces from October 16th to October 30th.

We sincerely appreciate the cooperative relationship we have had with the City. This fun event draws in many of visitors to the Beaufort area while raising funds for CAPA. We hope you will approve this year's Ghost Tours of Beaufort and we appreciate your continuous support.

Sincerely,


Jessie Chapman, CFRE
Director of Development (CAPA)
Exchange Club Member

Post Office Box 531 • Beaufort • SC • 29901
phone 843.524.4350 • fax 843.525.0070 • kids@capabeaufort.org
www.capabeaufort.org





City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 06/18/2026
From: Jennifer Pointer, Administrative Assistant
Item Name: Request from the YMCA to co-sponsor the Annual Beaufort River Swim on Saturday, May 22, 2027, use of the Marina/Waterfront Park from 5:00 am to 12:00 pm
Meeting Date: July 7, 2026
Department: Downtown Operations

Background Information:

Introduction:

Request from the YMCA to co-sponsor the Annual Beaufort River Swim on Saturday, May 22, 2027, use of the Marina/Waterfront Park from 5:00 am to 12:00 pm

Background:

Legal Authority:

[Code of Ordinances — Part 8 — MOTOR VEHICLES AND TRAFFIC / CHAPTER 2. - PARKING / Sec. 8-2002. - Metered parking](#)

Staff Recommendation:

Staff Recommends Approval

Placed on Agenda For:

Attachments:

1. 2027-05-22 Beaufort River Swim redacted



5K RUN/WALK APPLICATION

City of Beaufort-Downtown Operations & Community Services

Attn: Jennifer Pointer - Events & Tour Coordinator

500 Carteret Street, Suite B2 Beaufort, SC 29902

Phone: (843) 379-7519 / Email: events@cityofbeaufort.org | www.cityofbeaufort.org

To be filed NOT LESS than 150 days before event

- **Fee:** \$25.00 non-refundable application fee is payable when the application is submitted
- **Run/Walk Route:** City of Beaufort has a standard route in place that everyone must follow

Name of Applicant:

Meredith Anderson

Name of Sponsoring Organization:

YMCA of the Lowcountry

Address:

1801 Richmond Ave, Port Royal 29935

Date of 5K Run/Walk:

May 22, 2027

Time of 5K Run/Walk will Begin:

0900

5K Run/Walk will Terminate:

11:00

Swim starts at 8am

Time 5K Run/Walk Line-Up Begins:

Location(s) of Line-Up Area(s):

Approximate Number of Persons, Animals in the 5K Run/Walk:

125

5K Run/Walk will occupy all the width of the streets to be traversed:

NO

5K Run/Walk will occupy only a portion of the width of the streets to be traversed:

Brick path behind shops

OFFICE USE ONLY: Application received by:

Date Received:

Receipt #:

Approved By:

NOTE: IF THE 5K RUN/WALK IS DESIGNED TO BE HELD BY AND ON BEHALF OF OR FOR ANY PERSON OTHER THAN THE APPLICANT, THE APPLICANT FOR SUCH PERMIT SHALL FILE A LETTER FROM THAT PERSON WITH THE CITY MANAGER AUTHORIZING THE APPLICANT TO APPLY FOR THE PERMIT ON HIS BEHALF.

Signature of Applicant:

Meredith Anderson

Date:

6/17/26



June 18, 2026 City of Beaufort-Downtown Manager & Events Coordinator

I would like to request on behalf of the Beaufort-Jasper YMCA of the Lowcountry the continued use of the downtown boat ramp and surrounding area for our 21st annual Beaufort River Swim on Saturday May 22, 2027. The last seven years our swim grew to include a 5k optional run immediately following the swim. Our 5k run is unique in comparison to a traditional 5k; the participants do not line up for a gun start run. Once the swimmer is done with their swim, they transition (change into running attire) and then begin their run. The run will be on the red brick path behind the restaurants and on the sidewalk up the bridge. There will not be clusters of runners impeding on pedestrians in the park or on the bridge. The additional 5k has been successful and I anticipate the same for this year.

The Beaufort River Swim began in 2006 to promote the sport of swimming while the Water Festival was occurring. The Beaufort-Jasper YMCA took charge of the event in 2008. The YMCA recognized the need and opportunity to give swim lessons to both children and adults. All proceeds of this event benefit our Learn to Swim Program. We don't limit ourselves to swim lessons at our YMCA in Port Royal, the YMCA covers swim lessons throughout Beaufort, Jasper and Hampton Counties. Additionally, we have partnered with the Beaufort County School District to provide swim lessons to our local elementary school students. The Beaufort Jasper YMCA gave over 1,000 swim lessons to adults and children last year! This impact would not be possible without the Beaufort River Swim and its supporters.

We thank you for your consideration in our efforts. We believe no one in Beaufort, Jasper, or Hampton County should go without the opportunity to learn to swim because of lack of funds.

Respectfully,

Perri Flaherty

Aquatic Director Wardle Family YMCA

Phone: 843-379-1365 Email: p.flaherty@wardlefamilymca.org

REQUEST FOR CO-SPONSORSHIP

Henry C. Chambers Waterfront Park

Name of Event

Date of Event:

Contact person:

Telephone:

Please check all that apply.

	Yes	No
<i>Are you a "For Profit" entity?</i>		***
<i>Is this a fund-raising event?</i>		X
<i>Is this event open to the public?</i>	X	
<i>Is there a required fee / donation to attend this event?</i>	X	
<i>Are you requesting more than two (2) park areas for this event?</i>	X	
<i>Will there be any type of "sales" for this event?</i>		X
<i>Will this event require more than four (4) hours (includes setup & take down)? This is a multiple day display</i>	X	
<i>Will alcohol be sold / served?</i>		X

**If you answered "no" to the first question, what is your non-profit status? (501 (C) (3), (4) or (6))?

Request for waivers/co-sponsorship of events must be approved by City Council prior to the event.

Events Coordinator Recommendation: Approved:_____ Denied:_____

Explanation: _____

Forward for Council Deliberation: _____

Date of Council Meeting

Council: _____ Approved: _____ Denied: _____

Explanation: _____



City Council Regular Meeting

Meeting Minutes – City Hall Council Chambers, 2nd Floor

June 9, 2026

I. CALL TO ORDER

6:00 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. MEETING AGENDA APPROVAL

Motion to approve the Meeting Agenda was made by Councilman Scallate and seconded by Councilman Lipsitz.

All were in favor, motion carried.

IV. PROCLAMATIONS/COMMENDATIONS/RECOGNITIONS

A. Character Education Proclamation, Kareena Desai, Beaufort Middle School.

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

All were in favor, motion carried.

B. Proclamation honoring Dr. Stephen R. Wise upon his retirement.

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

All were in favor, motion carried.

C. Proclamation observing and commemorating Carolina Day.

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

All were in favor, motion carried.

D. Proclamation recognizing the 75th Anniversary of the Disabled American Veterans, Chapter 12.

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

All were in favor, motion carried.

V. PUBLIC COMMENT

Grant McClure, Coastal Conservation League spoke about the Plastics Ordinance passed by Beaufort County Council.

Joe Macdermant spoke about Parks and Recreation.

Felice LaMarca spoke about the Strategic Partners list in the proposed budget.

Mare Deckard spoke about payments made by the Beaufort County Economic Development Corporation for a third party.

Graham Trask spoke about the consideration of an adjustment for the City Manager, and the proposed budget.

VI. CONSENT AGENDA

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

All were in favor, motion carried.

Items approved are listed below:

A. Capital Projects Monthly Report.

B. Community Development Monthly Report.

C. Downtown Operations Monthly Report.

D. Finance Department Monthly Report.

E. Fire Department Monthly Report.

F. Human Resources Monthly Report.

G. IT Monthly Report.

H. Municipal Court Monthly Report.

I. Police Department Monthly Report.

J. Public Works Monthly Report.

VII. MINUTES

A. Regular Meeting - May 12, 2026.

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

Minutes approved as presented.

B. Capital Projects Quarterly Workshop - May 19, 2026.

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

Minutes approved as presented.

C. Worksession - May 26, 2026.

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

Minutes approved as presented.

VIII. OLD BUSINESS

- A. An ordinance to provide for the levy of taxes for the City of Beaufort for Fiscal Year beginning July 1, 2026, and ending June 30, 2027; to provide for execution of and to put into effect the consolidated budget; to provide budgetary control of the City's fiscal affairs - Second Reading.

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

Scott Marshall, City Manager, started off by saying the Fiscal Year 27 Consolidated Budget totals \$70.17 million, including \$24.4 million in capital projects. The budget maintains the City's overall millage rate at 73.9 mills while continuing to fund core municipal services, strategic capital investments, and community partnerships that directly benefit our residents. The value of a mill has increased by \$21,389.00 over Fiscal Year 26, bringing the total value of a mill to \$153,274.00. This growth in the City's tax base has allowed Beaufort to maintain service levels and continue investing in priorities without increasing the overall millage rate.

City Council reaffirmed its support for partners such as the Beaufort Digital Corridor and the Military Enhancement Committee, among others, recognizing the value these organizations provide to the community. Also budgeted is \$150,000.00 for the Housing Repair Assistance Program, representing a 50-percent increase over the City's Fiscal Year 26 funding commitment.

He stated this budget reflects a deliberate balance between addressing today's needs and preparing for tomorrow's opportunities. It invests in employees, strengthens public safety, maintains essential services, advances major infrastructure projects, supports community partners, and preserves the financial stability necessary to meet future challenges.

Alan Eisenman, Finance Director, went over projected revenues and expenses. Also included was a list of unfunded personnel positions, capital equipment and capital projects.

Councilman Scallate inquired about some of the costs in the Master Fee Schedule and stated he was intending to make motions to amend a few of them. After some discussion, Mr. Marshall asked if he could be given time to research his inquiries, and at a later date the Master Fee Schedule could be amended. He also spoke about the 2 mil reserve for aging infrastructure, and inquired if a detailed line item expenditure budget can be placed and accessed online.

All were in favor, motion carried.

- B. Ordinance to approve the sale of City-Owned Property at 2153 Boundary Street - Second Reading.

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

Scott Marshall, City Manager, provided an overview.

All were in favor, motion carried.

IX. NEW BUSINESS

- A. Resolution Recognizing National Trails Month and Celebrating the Spanish Moss Trail.

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

All were in favor, motion carried.

- B. Request to host a 4th of July Celebration in the Henry C. Chambers Waterfront Park on Saturday, July 4, 2026, from 9:00 am to 1:00 pm, Kids Parade, City and SCDOT road closures, and partial use of the 500 Carteret Street Parking Lot.

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

All were in favor, motion carried.

- C. Request from Historic Beaufort Foundation for use of the Henry C. Chambers Waterfront Park on Wednesday, July 1, 2026, from 12:00 pm - 4:00 pm for Putting Down the Roots of Liberty Event.

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

All were in favor, motion carried.

- D. An ordinance to amend the City of Beaufort Zoning Map to rezone real property located at 1556 Salem Road, Beaufort County Tax Map R120 029 000 103E 0000 from T4-Neighborhood (T4-N) to Regional Mixed-Use (RMX) - First Reading.

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

Curt Freese, Community Development Director, provided an overview.

Councilman Scallate provided his concerns and spoke about his reasoning for not supporting the rezoning request at this time.

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

- E. An ordinance to amend the City of Beaufort Zoning District Map to rezone real property identified as 909 Church Street, Beaufort County Tax Map Number R120 004 000 0275 from T4-Neighborhood (T4-N) to T4-Historic Neighborhood District (T4-HN) - First Reading.

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

Curt Freese, Community Development Director, provided an overview.

All were in favor, motion carried.

- F. Resolution recognizing the Waterfront Advisory Committee recommendation and expressing support for advancing Option 2 for the Henry C. Chambers Preserving the Promenade Project.

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

Eric Claussen, Assistant City Manager, provided an overview and stated Option 2 was to replace the existing relieving platform with a new elevated platform supported by piles. This option is intended to preserve as much of the attributes of the existing platform by occupying the same footprint.

All were in favor, motion carried.

- G. Authorization to allow the City Manager to enter into a Contractual Agreement for the Duke Street Streetscape Project.

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

Eric Claussen, Assistant City Manager, provided an overview. The committee recommended J.H. Hiers Construction.

All were in favor, motion carried.

- H. Authorization to allow the City Manager to enter into a Contractual Agreement for Real Estate Brokerage Services.

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

Alan Eisenman, Finance Director, provided an overview. The committee recommended Robert T. Jones, Jr.

Article 4 of the contract will be cleaned up to make sure there are no duplicated items.

All were in favor, motion carried.

- I. Appointments/Reappointments to Boards, Commissions and Committees - Cultural District Advisory Board, Downtown Advisory Board, Historic District Review Board, Military Enhancement Committee, Planning Commission, Tourism, Development Advisory Board, Zoning Board of Appeals.

Mayor Pro Tem, McFee made a motion to reappoint Mitzi McClure and appoint Mary Lurry to the Cultural District Advisory Board for three year terms to expire on June 30, 2029. The motion was seconded by Councilman Lipsitz.

All were in favor, motion carried.

Mayor Pro Tem, McFee made a motion to reappoint Eric Berman and appoint Richard Drake to the Historic District Advisory Board for three year terms to expire on June 30, 2029. The motion was seconded by Councilman Scallate.

All were in favor, motion carried.

Mayor Pro Tem, McFee made a motion to reappoint Terri Maude to the Military Enhancement Committee for a three year term to expire on June 30, 2029. The motion was seconded by Councilman Lipsitz.

All were in favor, motion carried.

Mayor Pro Tem, McFee made a motion to reappoint Bill Bardenwerper to the Planning Commission for a three year term to expire on June 30, 2029. The motion was seconded by Councilman Lipsitz.

All were in favor, motion carried.

Mayor Pro Tem, McFee made a motion to reappoint Randy Novick and appoint Lily Moss and Suzanne Ramm to the Tourism Development Advisory Board for three year terms to expire on June 30, 2029. The motion was seconded by Councilman Mitchell.

All were in favor, motion carried.

Mayor Pro Tem, McFee made a motion to appoint Zach Graber to the Zoning Board of Appeals for a three year term to expire on June 30, 2029. The motion was seconded by Councilman Scallate.

All were in favor, motion carried.

Mayor Pro Tem, McFee made a motion to appoint Reese Fazekas, Charlotte Lawrence and Brenda Litchfield to the Downtown Advisory Board. The motion was seconded by Councilman Mitchell.

All were in favor, motion carried.

J. Consideration of Adjustment to City Manager Compensation.

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

Councilman Lipsitz made a motion to give the City Manager a 5 percent salary increase. The motion was seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

X. REPORTS

City Manager's Report

Stated the King Street drainage project is nearing completion.

Mentioned the Charles-Craven drainage project continues to make steady progress thanks to great cooperation from our partners at the SC Office of Resilience and the Beaufort Jasper Water Sewer Authority.

Reminded everyone there will be a Council Worksession on Tuesday, June 23, 2026, at 5:00 pm.

Mayor's Report

Reported on meetings and events he had attended which included the Parris Island Change of Command Ceremony.

Councilman Mitchell

Spoke about meetings and events he had attended which included the Memorial Day Celebration events.

Spoke about the 3rd annual Unity in the Community Event at the Charles Lind Brown Center on Saturday, June 13, 2026.

Mayor Pro Tem, McFee

Reported on items discussed at the last Lowcountry Area Transportation Study meeting which included items like the Long Range Plan.

Councilman Scallate

Provided his thoughts and perspectives about who the Council, the City Manager and Staff are as representatives. Would not be opposed to having a Worksession that is dedicated to public assessment.

Reported on his participation in Washington, DC at the Flood Coalition Conference.

Councilman Lipsitz

Thanked Linda Roper, Downtown Operations Director and staff for a wonderful First Friday event.

XI. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the South Carolina Code of Law: Discussion regarding citizens appointed by City Council - Boards, Commissions and Committees - BJWSA Board of Directors.
- B. Pursuant to Title 30, Chapter 4, Section 70 (a) (2) of the South Carolina Code of Laws. "Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim" - Lady's Island Fire District Contract.

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

All were in favor, motion carried.

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

All were in favor, motion carried.

Actions taken:

Mayor Pro Tem, McFee made a motion to terminate the 2017 Lady's Island/St. Helena Fire District Contract in accordance with the terms of the contract. The motion was seconded by Councilman Lipsitz.

All were in favor, motion carried.

XII. ADJOURN

9:46 PM

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

All were in favor, motion carried.

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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.



City Council Special Meeting

Meeting Minutes – City Hall Council Chambers, 2nd Floor

June 22, 2026

I. CALL TO ORDER

2:03 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. 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.

IV. PUBLIC COMMENT

No public comment.

V. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section 70 (a) (2) of the South Carolina Code of Laws. "Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim"; to wit FOIA Release Investigation.

Councilman Lipsitz made a motion to go into Executive Session and seconded by Mayor Pro Tem, McFee.

All were in favor, motion carried.

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

All were in favor, motion carried.

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

All were in favor, motion carried.

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City Council Worksession

Meeting Minutes – Planning Conference Room – 1st Floor

June 23, 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. EMPLOYEE NEW HIRE RECOGNITION

A. Fire Department.

Ross Vezin, Deputy Fire Chief, introduced Matthew Arguijo and Zachary Nykiel.

B. Public Works Department.

Nate Farrow, Public Works Director, introduced Markell Mulligan.

III. PRESENTATIONS

A. Boards, Commissions and Committees applicant interviews.

Council held a question and answer session with Jeremiah Smith for the Downtown Advisory Board.

B. Federal Interest Determination (FID) - Coastal Storm Risk Management (CSRM) Feasibility Study (US Army Corps of Engineers Presentation).

Eric Claussen, Assistant City Manager, introduced Jeff Livasy, Walker Messer and Bethney Ward with the Army Corps of Engineers. He stated the U.S. Army Corps of Engineers (USACE) has requested the City of Beaufort's formal consent to initiate the Federal Interest Determination (FID) for a Coastal Storm Risk Management (CSRM) feasibility study. The FID is an initial scoping process used by USACE to determine whether sufficient federal interest exists to proceed with a full feasibility study focused on reducing coastal storm and flood risks.

Mr. Claussen mentioned that The City of Beaufort faces ongoing coastal storm and flooding challenges, particularly within downtown Beaufort and The Point neighborhood. The 2022 Point and Downtown Drainage Study was provided to USACE. The first letter of intent sent to the USACE was in 2021.

The Beaufort CSRM study was included in the Fiscal Year 2027 President's Budget with \$600,000.00 in Year 1 funding under a 50/50 cost-share arrangement. Subsequent discussions outlined a preliminary three-year local funding approach of approximately \$400,000.00 in Fiscal Year 2026, \$600,000.00 in Fiscal Year 2027, and \$500,000.00 in Fiscal Year 2028 to support the estimated \$3 million feasibility study.

Mr. Livasy and his team went over how the process would work. A copy of their presentation is attached to these minutes.

There was a discussion to see if the work that needs to take place on the Waterfront Relieving Platform could be included in this study.

Council is supportive of proceeding with the process.

IV. DISCUSSIONS

A. City of Beaufort Housing Repair Program Update.

Claude Hicks and Jennifer Tuckwiller provided an update from the Beaufort-Jasper Housing Trust regarding the City of Beaufort Housing Repair Program. 23 applications have been received, of which 20 were determined eligible within the city limits. Two homes have completed repairs totaling approximately \$69,738.00, while three additional projects remain underway. Current projects include roof replacement, HVAC installation, foundation stabilization, electrical upgrades, accessibility improvements, and repairs to historic structures. A waiting list of 12 applicants remains; all located in Zone 1. There are 5 zones. The program began with \$250,000.00 in funding, with approximately \$48,000.00 remaining for future projects. They showed some before and after pictures on a few of the projects. They mentioned a new Housing Directory that can be used to search for workforce and affordable housing options across Beaufort and Jasper Counties. This brings together rental opportunities in one place, supporting individuals and families seeking stable, attainable housing near where they work and live. The website is bjht.org. The following will take you to the City of Beaufort Home Repair Program - <https://bjht.org/city-of-beaufort-repair/>.

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

Dan Blackmon
Joe Macdermant

V. EXECUTIVE SESSION

- A. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the SC Code of Laws - Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; to wit, Municipal Judges.
- B. Pursuant to Title 30, Chapter 4, Section 70 (a)(2) of the SC Code of Laws - Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim; to wit, Bond Court Services.
- C. Pursuant to Title 30, Chapter 4, Section 70 (a) (1) of the SC Code of Laws - Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; to wit, Downtown Advisory Board.

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

All were in favor, motion carried.

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

All were in favor, motion carried.

Actions Taken:

Mayor Pro Tem, McFee made a motion to appoint Jeremiah Smith to the Downtown Advisory Board. The motion was seconded by Councilman Scallate.

All were in favor, motion carried.

VI. ADJOURN

8:35 PM

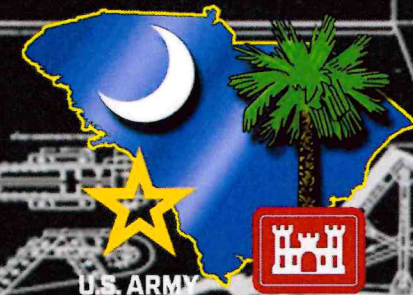
Motion to adjourn was made by Councilman Lipsitz and seconded by Councilman Mitchell.

All were in favor, motion carried.

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USACE PRESENTATION FOR BEAUFORT CITY COUNCIL



Jeff Livasy, P.E.
Chief of Civil Works

Walker Messer
Chief of Planning

Bethney Ward
Project Manager

Charleston District
June 23, 2026



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US Army Corps
of Engineers®

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INTRODUCTIONS



Jeff Livasy, P.E.
Chief of Civil Works



Walker Messer
Chief of Planning



Bethney Ward
Project Manager



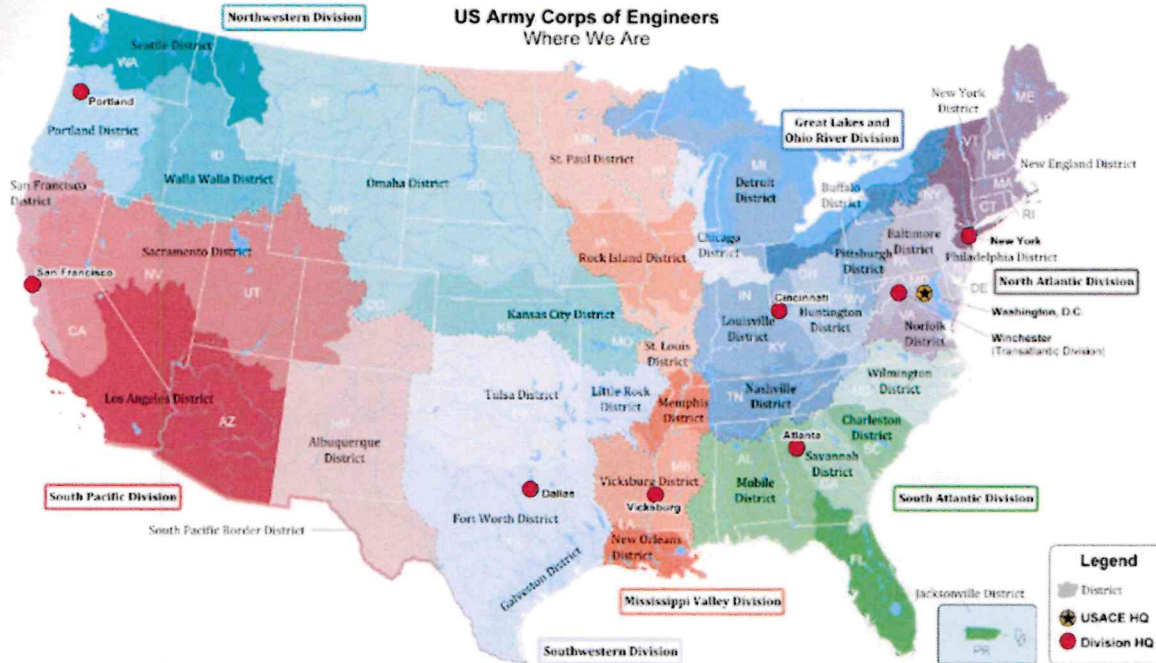
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MISSION, VISION, & ORGANIZATION

3



US Army Corps of Engineers Where We Are



Civil Works Districts shown in United States. Military Districts shown outside United States.

Other Organizations

249th Engineer Battalion
Army Geospatial Center
Engineering and Support Center, Huntsville
Engineer Research and Development Center (ERDC), 7 labs
Institute for Water Resources
Marine Design Center
USACE Finance Center
USACE Logistics Activity



34,000 DA Civilians | 800 Military | \$62 Billion Budget

USACE Mission

Deliver vital engineering solutions, in collaboration with our partners, to secure our Nation, energize our economy, and reduce risk from disaster.

USACE Vision

Engineering solutions for the Nation's toughest challenges.

Headquarters

- 9** Divisions
- 38** Districts
- 9** Centers and Labs
- 1** Active-Duty Unit
249th Prime Power Battalion
- 2** U.S. Army Reserve Theater Engineer Commands
412th and 416th

USACE PRIMARY CIVIL WORKS MISSIONS



Coastal Storm Risk Management (CSRM)

Reduce risk of flooding impacts from **storm surge** specifically.

SAC Examples:

- Charleston Peninsula Project
- Beach Projects – sand placement and dune construction designed to prevent surge inundation. Periodic renourishment of sand is included as part of the authorized project.



Flood Risk Management (FRM)

Reduce risk of impacts from riverine flooding
Flood waters *inside* homes or businesses, disrupting critical infrastructure evacuation or emergency routes

SAC Example:

- Waccamaw River Study



Harbor and Waterway Deepening and Maintenance Dredging

Creating and maintaining a means for **waterborne commerce** at the nation's deep ports. Dredged material may be used for beneficial purposes.

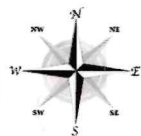
SAC Examples:

- Charleston Harbor
- AIWW
- Folly River, Murrells Inlet, Town Creek

CIVIL WORKS PROJECTS IN SOUTH CAROLINA



US Army Corps
of Engineers®
Charleston District



Hartwell Lake
(Savannah District)

Richard B. Russell Lake
(Savannah District)

J. Strom Thurmond Lake
(Savannah District)

SC Congressional Delegation

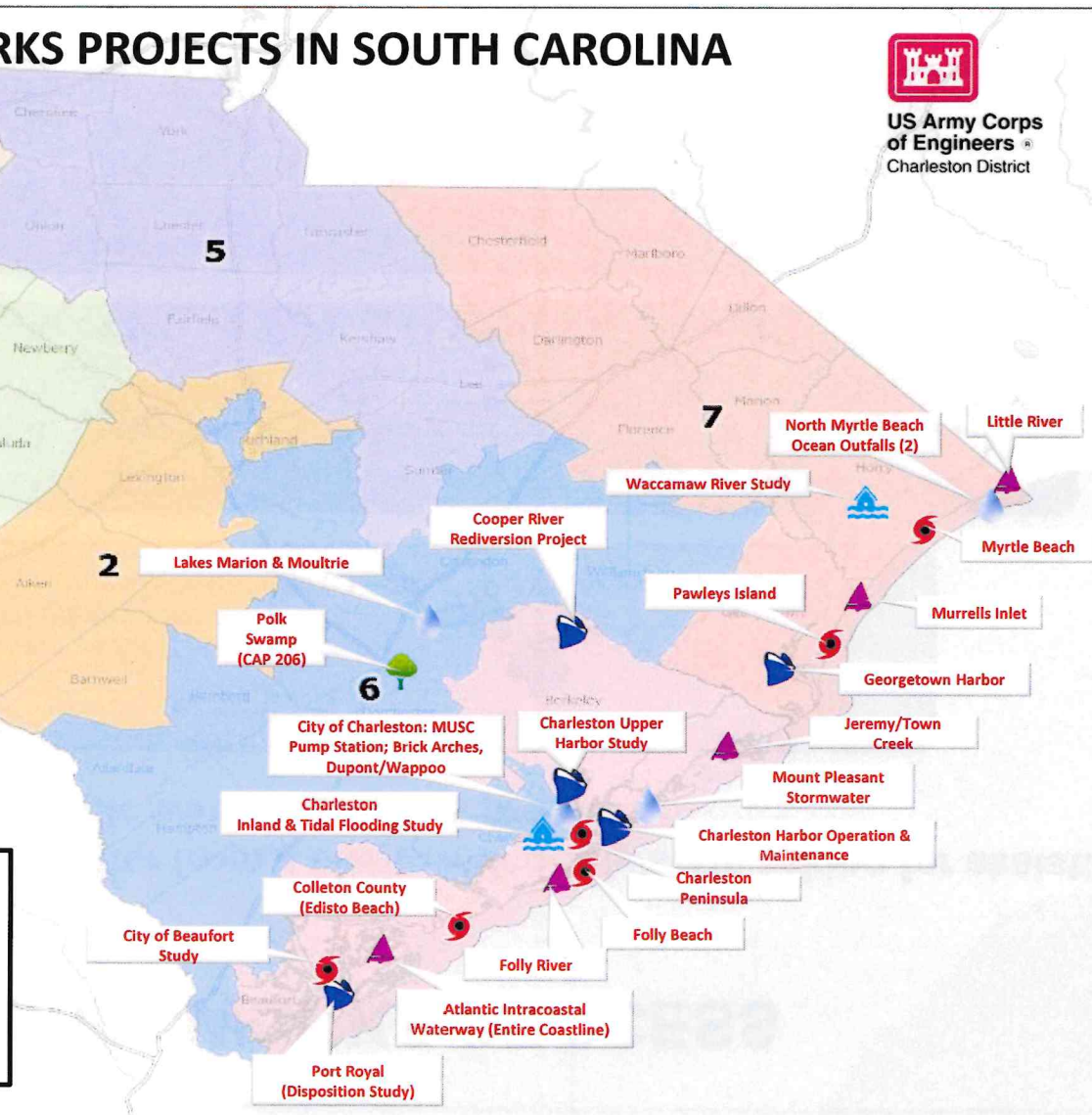
Senator Lindsey Graham (R)
Senator Tim Scott (R)

- | | |
|---|---------------------|
| 1 | Nancy Mace (R) |
| 2 | Joe Wilson (R) |
| 3 | Sheri Biggs (R) |
| 4 | William Timmons (R) |
| 5 | Ralph Norman (R) |
| 6 | James Clyburn (D) |
| 7 | Russell Fry (R) |

Legend

- | | | | |
|--|-------------------------------|--|--|
| | Deep Draft Navigation | | Hydropower |
| | Shallow Draft Navigation | | Planning Assistance to States |
| | Flood Risk Management | | Section 219 Environmental Infrastructure |
| | Coastal Storm Risk Management | | Continuing Authorities - Ecosystem Restoration |

DATE: May 2026





USACE CIVIL WORKS PROCESS



All Civil Works projects begin with a letter from a city/town/county/state asking for assistance with a specific water resources problem.

Phase 1: Feasibility Study

- Once USACE receives Authorization and Appropriation, the feasibility phase can start.
- Phase begins with a ***Federal Interest Determination*** (100% Federal Cost).
- 3-year, \$3 million study leading to a Chief's Report, which recommends a project to Congress for Authorization

Phase 2: Project Construction

- Preconstruction Engineering and Design (PED) Phase begins once project authorization and appropriations are received (considered the start of the *Construction Phase*).
- Construction begins with the award of the first contract.

Phase 3: Operation & Maintenance

- Phase begins when an operable segment of the project is complete.
- Includes on-going Inspection of Completed Works.



STUDY AUTHORIZATION & APPROPRIATION



Authorization

Resolution adopted on April 22, 1988 by the Committee on Environment and Public Works of the United States Senate:

Resolved by the Committee on Environment and Public Works of the United States Senate, that the Secretary of the Army in accordance with the provisions of Section 110 of the River and Harbor Act of 1962, is hereby authorized to study, in cooperation with the State of South Carolina, its political subdivisions and agencies and instrumentalities thereof, the entire Coast of South Carolina in the interests of beach erosion control, hurricane protection and related purposes. Included in this study will be the development of a comprehensive body of knowledge, information, and data on coastal area changes and processes for such entire coast.

Appropriation

Timeline	City Cost (50% Cost Share)
Federal Interest Determination (~July 2026)	\$0k (100% Federal)
Fall 2026	\$400,000
2027	\$600,000
2028	\$500,00
TOTAL	\$1,500,000



U.S. ARMY

FEDERAL INTEREST DETERMINATION

8



Feasibility Studies require a Federal Interest Determination (FID) to begin.

- Federal Interest Determination will answer:
 - Does the problem and potential solution align with a core USACE mission (e.g., Flood Risk Management)?
 - Is there a potential solution that can address the identified problems?
 - Is there a reasonable likelihood that a solution's benefits will exceed its costs and are environmental impacts manageable?
- USACE has 45 days and \$100k (100% Federally funded) to make a recommendation
- FID submitted to Assistant Secretary of the Army for Civil Works for concurrence to start the Feasibility Study.



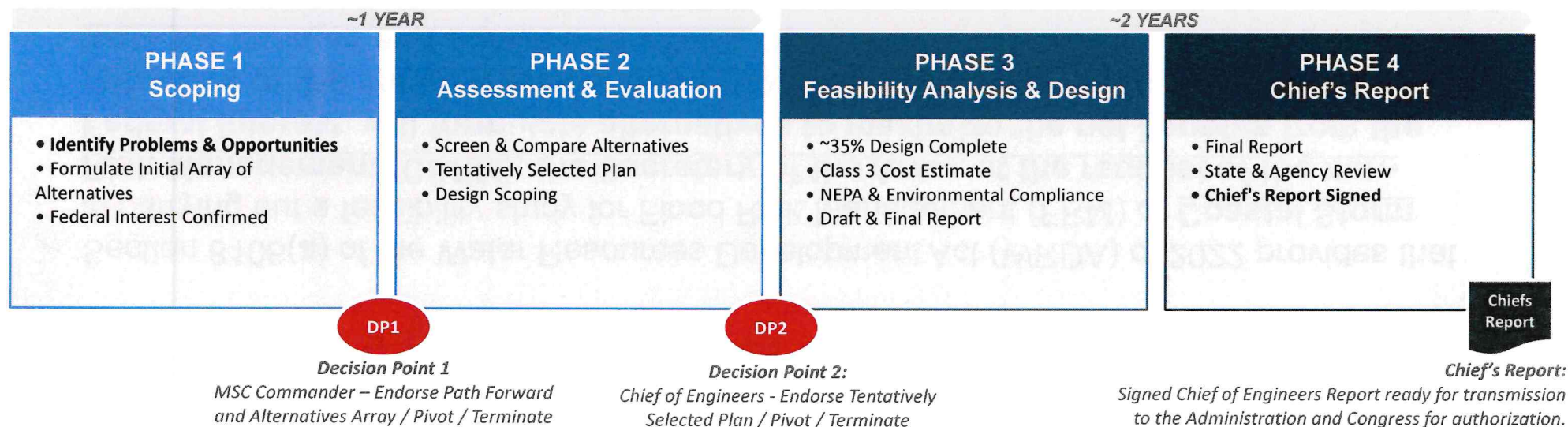
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FEASIBILITY STUDY PROCESS



9

- Starts with identifying the problem, ends with a recommendation in a Chief's Report.
- Up to 3-year, \$3 million study.
- Commitment from Non-Federal Sponsors:
 - **Cost Share:** 50%/50% for Feasibility Phase
 - **Time and Resources:** Significant data needs and staff time working with USACE project team
 - **Decision-Ready:** clear vision from City on problems and preferred outcomes.





SECTION 8106(a) Scope of Feasibility Studies



- Section 8106(a) of the Water Resources Development Act (WRDA) of 2022 provides that in carrying out a feasibility study for Flood Risk Management (FRM) or **Coastal Storm Risk Management (CSRM)**, **the Secretary of the Army, at the request of the non-Federal interest, will formulate alternatives to maximize the net benefits from the reduction of the comprehensive flood risk within the geographic scope of the study from the isolated and compound effects of.....**
- **The non-Federal sponsor for a feasibility study may provide a written request** to the Assistant Secretary of the Army for Civil Works (ASA(CW)) to formulate additional alternatives in any authorized FRM or CSRM feasibility study
- If the non-Federal sponsor prefers to recommend a plan that includes one or more measures that are outside of Army Civil Works policy, then that plan will be identified as a Locally Preferred Plan (LPP). The ASA(CW) may grant an exception to allow recommendation of the LPP if **the non-Federal sponsor agrees to pay 100 percent of the difference in construction cost** between the NED and the LPP.



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BOTTOM LINE

11



- Receiving authorization and appropriation for a feasibility study is rare. Beaufort and Charleston Harbor received the only new start studies in FY26 in the South Atlantic Division.
- Next steps:
 - **Federal Interest Determination:** USACE needs written consent (email) from the City to initiate the FID (early July)
 - **Feasibility Study Cost Share Agreement (FCSA):** soon after FID initiation, negotiate the FCSA, which commits USACE and the City to funding the feasibility study to completion.
 - **8106(a) Consensus & Request:** which drivers of comprehensive flood risk/compound effects.
 - **Feasibility Study:** study starts with concurrence on the Federal Interest Determination from ASA(CW).



CHARLESTON DISTRICT

12



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Bethney Ward
Project Manager
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(843) 329-8162





City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 06/10/2026
From: Curt Freese, Community Development Director
Item Name: An ordinance to amend the City of Beaufort Zoning Map to rezone real property located at 1556 Salem Road, Beaufort County Tax Map R120 029 000 103E 0000 from T4-Neighborhood (T4-N) to Regional Mixed-Use (RMX) -Second Reading
Meeting Date: July 7, 2026
Department: Community Development Department

Background Information:

Introduction:

The applicant is requesting a Rezoning approval pursuant to Code Section 9.16 to reuse the abandoned Beaufort Gazette building for commercial uses. Staff understands the building has been vacant since at least 2015, and was zoned T4-N in 2017, which would not allow the legal use the building was originally constructed for (newspaper printing).

Background:

The Applicant is proposing use to include the agent's Tidewater Glass Window's and Doors, which will include office, storage, and a showroom for customers, and potentially additional similar commercial uses in the remainder of the building which will not require any manufacturing on-site but could include on-site retail and showrooms as well as offices. The property is currently zoned T-4 N. The T4-N district as per Section 3.6.2 D, does not allow retail sales outside of the retail sales overlay which is only located downtown. In addition, wholesale type uses are not allowed in the T-4 N zoning district.

The applicant met Staff in 2025, and after further revision of their future plans, attended a TRC meeting on April 14, 2026. The notes of the meeting are found below. A few important notes: portions of the property are located under the 13' base flood elevation; however, it was believed the building was elevated above the base flood elevation. Staff recommended an elevation certificate to verify this belief, or per flood plain standards if improvements over 50% are made,

the entire building must be brought up to code.

RMX Zoning:

The RMX district allows all commercial, office, and wholesale type uses to allow for the redevelopment of the site. In addition, the property adjoins T-5 UC/RMX to the North and West. The purpose of the district is found below:

The RMX district's intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses. Development form supports a high-quality commercial character coordinated with a uniform streetscape that enables pedestrian and transit access.

Legal Authority:

Title 6, Chapter 29

Staff Recommendation:

The Planning Commission unanimously recommended approval of the rezoning at their May 18, 2026, meeting. Staff recommends approval.

First Reading was held on June 9, 2026. The motion passed by a vote of 4-1 with no changes.

Placed on Agenda For:

Action

Attachments:

1. 1556 salem road rezoning ordinance
2. CC packet 6_16_26 1556 Salem Rd

ORDINANCE 2026/13

AN ORDINANCE TO AMEND THE CITY OF BEAUFORT ZONING DISTRICT MAP TO REZONE REAL PROPERTY IDENTIFIED AS 1556 SALEM ROAD, BEAUFORT COUNTY TAX MAP NUMBER R120 029 000 103E 0000 FROM T4-NEIGHBORHOOD (T4-N) TO REGIONAL MIXED USE DISTRICT (RMX)

WHEREAS, the Beaufort Development Code, establishes zoning classifications and districts for the City of Beaufort (hereinafter “City”) and the City of Beaufort Zoning District Map (hereinafter “Zoning Map”); and

WHEREAS, an application for zoning map amendment was submitted to the City pursuant to Section 9.16 of the Beaufort Development Code, which sought to amend the Zoning Map to rezone real property identified as Beaufort County Tax Map Number R120 029 000 103E 0000 (hereinafter the Property”) to Regional Mixed Use District (RMX) from T4-Neighborhood (T4-N) District; and

WHEREAS, the proposed zoning map amendment is compatible and in accordance with the vision and goals of the City and the City’s Comprehensive Plan; and

WHEREAS, a zoning of the Property as Regional Mixed Use District (RMX) is consistent and compatible with the existing building and development pattern and adjacent zoning; and

WHEREAS, any future development of the property will be able to take advantage of the existing infrastructure and building; and

WHEREAS, it is reasonable to expect that the change of zoning to Regional Mixed Use District (RMX) will better allow the property to be developed for commercial and wholesale uses; and

WHEREAS, a staff report that reviewed the proposed amendment in light of the Comprehensive Plan and the general requirements of this Beaufort Development Code was prepared by staff and a copy was provided to the Planning Commission and the applicant before the scheduled public meeting of the Planning Commission at which the proposed amendment was considered by the Planning Commission; and

WHEREAS, a public hearing before the Planning Commission was held regarding the proposed change to the zoning map on May 18, 2026, with notice of the hearing published in The Beaufort Gazette on April 29, 2026, and at the close of that meeting, the Planning Commission recommended approval of the zoning designation of Regional Mixed Use District (RMX); and

WHEREAS, a public meeting before the City Council was held regarding the proposed change to the zoning map on June 9, 2026, and July 7, 2026, recommended approval of the zoning designation of Regional Mixed Use District (RMX).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, that the Zoning Map be amended such that the Property shall be zoned as Regional Mixed Use District (RMX).

This Ordinance shall become effective immediately upon adoption.

PHILIP E. CROMER, MAYOR

Attest:

TRACI GULDNER, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed as to form by Benjamin Coppage, City Attorney



STAFF REPORT: PLANNING COMMISSION (PC) – REZONING

1556 SALEM ROAD

DATE: May 18, 2026

GENERAL INFORMATION		
Applicant:	Randolph G. Martin, agent for Beaufort Dealership Properties LLC	
Site Address / Tax PIN:	1556 Salem Road; R120 029 000 103E 0000	
Applicant's Request:	Applicant is requesting approval for 1556 Salem Road, property of the former Beaufort Gazette newspaper, to be rezoned for proposed commercial businesses.	
Current Zoning:	T4-N	
Current Land Use:	Vacant ~20,000 sq. ft. building (of former Beaufort Gazette newspaper)	
Flood Zone/Base Flood:	Flood Zone: X, Elevations: 11-13 feet (Base-Flood Elevation: > 13 ft.)	
Existing Landmark/Specimen Trees:	No trees are affected by this request.	
ZONING DISTRICT INFORMATION		
T4-N Neighborhood		
Minimum Lot Width:	None Required	
Frontage Build Out	60% min; 85% max	
Minimum Lot Size:	None Required	
Max Impervious Lot Coverage:	70% Lot Coverage	
Front Setback	0' min, 15' max	
Side Setback	Corner/Alley: 10' max Interior: 5 ft min Attached: 0'	
Rear Setback	10 ft min; 0 ft from Alley	
Building Height:	2 stories min; 4 stories max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Required Buffer type(s) - see Sec. 5.4.1; 5.4.2; 5.4.3)
North: T5-UC/RMX	5 story Commercial Office Building	N/A
South: T4-N	Senior Housing (vested not built)	N/A
East: T-3 S and County	Single Family Homes; Uhaul/Storage Commercial Center	N/A
West: T5-UC/RMX	Dealership	N/A

Background:

The applicant is requesting Rezoning approval pursuant to Code Section 9.16 to reuse the abandoned Beaufort Gazette building for commercial uses. Staff understands the building has been vacant since at least 2015, and was zoned T4-N in 2017, which would not allow the legal use of the building as originally constructed for (newspaper printing).

The Applicant is proposing use to include the agent's business of "Tidewater Windows and Doors, Inc." which would include office, storage, and a showroom for customers, and potentially additional similar commercial uses in the remainder of the building which will not require any manufacturing on-site but could include on-site retail and showrooms as well as offices. The property is currently zoned T4-N. The T4-N district as per Section 3.6.2 D, does not allow retail sales outside of the retail sales overlay which is only located downtown. In addition, wholesale type uses are not allowed in the T4-N zoning district.

The applicant met staff in 2025, and after further revision of their future plans, attended a TRC meeting on April 14, 2026. The notes of the meeting are found below. A few important notes: portions of the property are located under the 13' base flood elevation; however, it was believed the building was elevated above the base flood elevation. Staff recommended an elevation certificate to verify this belief, or per flood plain standards if improvements over 50% are made, the entire building must be brought up to code.

RMX Zoning:

The RMX district allows all commercial, office, and wholesale type uses to allow for the redevelopment of the site. In addition, the property adjoins T5-UC/RMX to the North and West. The purpose of the district is found below:

The RMX district's intensity accommodates region- and community-serving commercial and business uses, as well as highway-oriented businesses. Development form supports a high-quality commercial character coordinated with a uniform streetscape that enables pedestrian and transit access.

TRC Meeting April 14, 2026

The Applicant attended a TRC meeting on April 14, the notes and next steps were sent to the applicant.

Planning and Zoning: o Currently zoned T4-N.

Will require a rezoning from T4-N to either T5-UC or RMX.

We recommend RMX as it'll better allow use of the property.

Rezoning requires a hearing with the Planning Commission and then City Council if the PC approves.

Screening/landscaping will be required with a successful rezoning.

Stormwater won't be needed unless you are disturbing more than 5,000 sf of land.

- **Fire:** Sprinkler system/fire safety

- **Building Codes:** Building elevation being under 13' will require you to not surpass 50% of the fair market value with renovations. If you exceed 50%, you will have to bring the building fully up to code. Obtain flood elevation certificate to verify

Applicant's Next Steps: First recommended step is to obtain the flood elevation certificate. Depending on the elevation and 50% building code requirement, if moving forward, we recommend rezoning to RMX, which Staff is in support of. Will require a hearing with the PC and then afterwards, City Council. The PC and City Council meetings will be a minimum of a month in between each meeting, so expect the process to take a few months.

Change of Use:

Should the rezoning be approved, the applicant will be required to change the use of the property. From the building side, it is unlikely any major changes will be needed. As an existing building, only landscaping/parking improvements would be required. It is unlikely there will be any need for stormwater improvements (only new buildings or disturbance over 5,000 sq.ft), or a need for a TIA (a use with over 50 peak hour trips) with the proposed use.

Future Land Use:

The area is categorized as General Urban by the Comprehensive Plan. While the General Urban does not support RMX, Staff believes encouraging the reasonable re-use of the existing building has greater weight and would correct an error in placing the T4-N district on the property in 2017.

 Land Use	Intensity of Use					 order of precedence
	Separated Uses				Separated Uses	
	Industrial	Urban Center	General Urban	Neighborhood	Parks & Conservation	
Zoning Classification	LI	RMX	T5-DC	T4-HN	T1	
	RMX	T5-UC	IC	T3-N		
	T5-UC	IC	T4-N	T3-S		
		LI	T1			

<u>9.16.3 C Finding of Fact</u>	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
a. Consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan	NO, but RMX would correct error	✓ The current T4-N district and General Urban District do not support the RMX zoning. ✓ Staff believes the T4-N district was not appropriately applied to this property, and created a hardship on the property for any reasonable reuse of the property. RMX would correct this error.
b. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood	Yes	✓ The RMX District is consistent and compatible with the adjoining properties to the North, East and West. ✓ The RMX district is best suited to allow for the redevelopment of the existing property and building.
c. Suitability of the property that would be affected by the amendment	Yes	✓ The property and building were constructed as an industrial/office use and can easily accommodate future RMX uses.
d. Compatibility with the natural features of — and any archaeological or cultural resources on — the property	Yes	✓ The property is flat with no significant tree cover, and regularly used for trucks, moving trucks, etc. as an illegal staging area.
e. Marketability of the property that would be affected by the amendment; and	Yes	✓ The property cannot be marketed in its current form. ✓ It does not seem appropriate or marketable to convert the existing building to residential uses as required in the T-4 district.
f. The availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.	Yes	✓ The reuse of the building allows for the least amount of strain on the existing infrastructure.

FINDINGS AND RECOMMENDATIONS

Findings: Rezoning request meets the majority of the Code requirements and factors.

Staff Recommendation: **Approve Rezoning request.**

1556 SALEM ROAD

(PIN: R120 029 000 103E 0000)

REZONING TO ACCOMMODATE COMMERCIAL BUSINESSES



DEVELOPMENT REVIEW PROCESS TRC/PRE-DESIGN CONFERENCE FORM

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org Website: www.cityofbeaufort.org

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: *Clayton S. Hart* Date: 4/7/20

Required Project Information

Project Name: Tidewater Windows & Doors

Existing use of Site or Structure: Abandoned Property - Empty

Proposed use of Site or Structure: Offices & Warehouse & Light Fabrication

Square footage of any proposed construction: 16,000 Sq. Ft. To Bring Building up to Code.

Provide a brief Project Narrative and outline any specific questions you would like addressed.

hand art Building was originally the Beaufort Gazette Property with a light Commercial zoning. In 2015 the Yaden Group of Dealerships purchased the property and it has sat vacant since then. Currently we are under contract to purchase the property to bring the building up to code in order to locate our business here. Currently Tidewater Windows & Doors is located across the street at 1555 Salem Road and has been there for 5 years.

We would like to separate the building into 3 spaces whereby Tidewater Windows & Doors would inhabit one space with the other two rented out to other businesses that need a loading dock and warehouse/office space. Because we have delivery trucks and equipment larger than what T&N allows we would like to enclose the rear area of the building (Fenced & or Covered) to keep it safe. Also looking to expand the business to include light fabrication to enter the Commercial Door & Window market.

CONTACT INFORMATION – Application form & supplementary information may be submitted via email:

City of Beaufort Community Development Department

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



1556 SALEM RD

R120 029 000 103E 0000, 1556 SALEM RD

R120 029 000 103E 0000: T4-N

Zoning Information

T4-N: NEIGHBORHOOD
Flood Zone: 0.2 PCT ANNUAL
CHANCE FLOOD HAZARD
Elevation: 10, 11, 12, 13, 8, 9, > 13 ft

Parcel Information

PIN: [R120 029 000 103E 0000](#)

AIN: 169356

Status: A

TAG: 120

Legres: No Information

Area Code: 180

CityOfBeaufort_Parcels

City Limits Public

Beaufort County
Wetlands

City of Beaufort Zoning

CoB Building Elevation

Beaufort County Flood
Zones

Soils

CoB Elevation

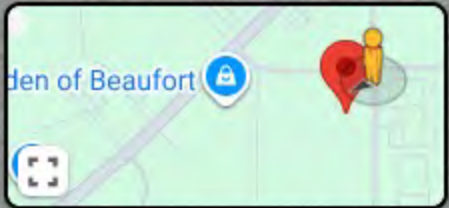




34 Salem Rd
Beaufort, South Carolina

 Google Street View

May 2023 [See more dates](#)



FUTURE LAND USE CATEGORIES

Parks/Open Space is intended to preserve areas that contain sensitive habitats, active or passive open spaces and urban parks, cemeteries, and limited

agricultural uses.

Neighborhood is intended to accommodate residential development with civic and park functions as complementary.

General Urban is intended as a mixed-use

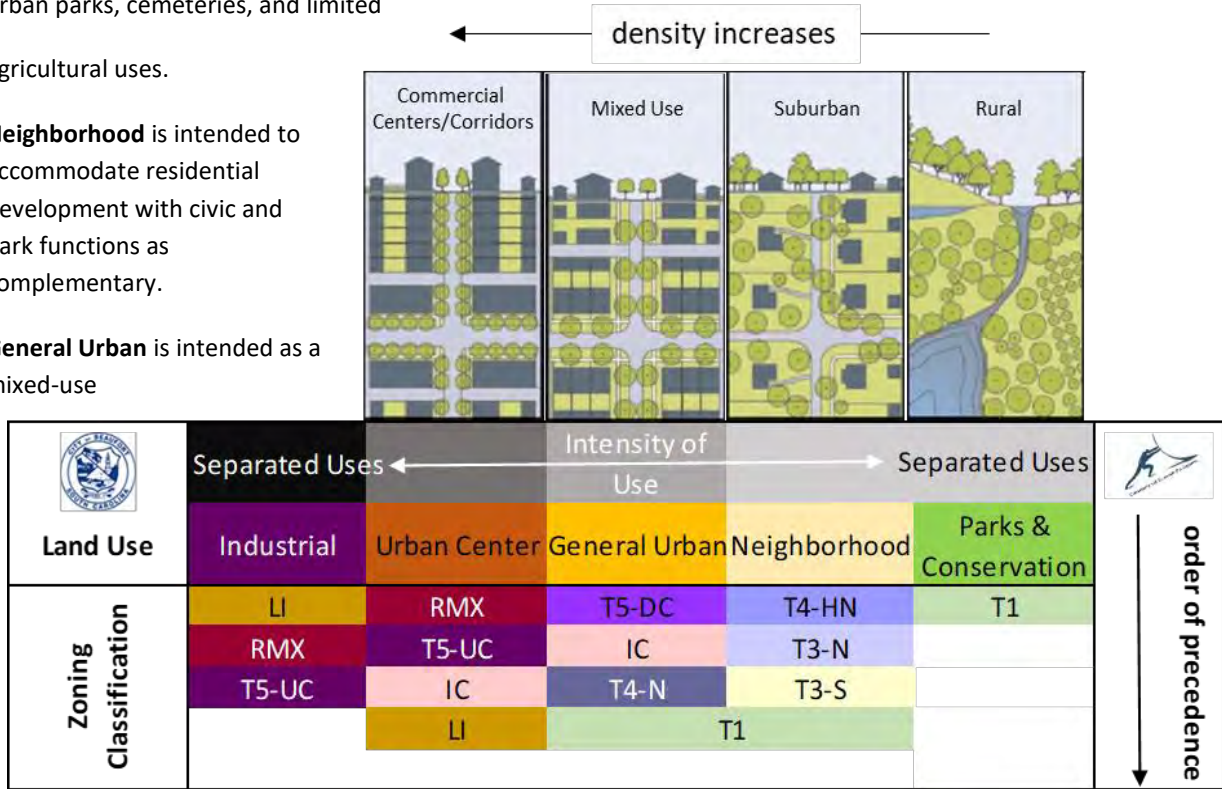


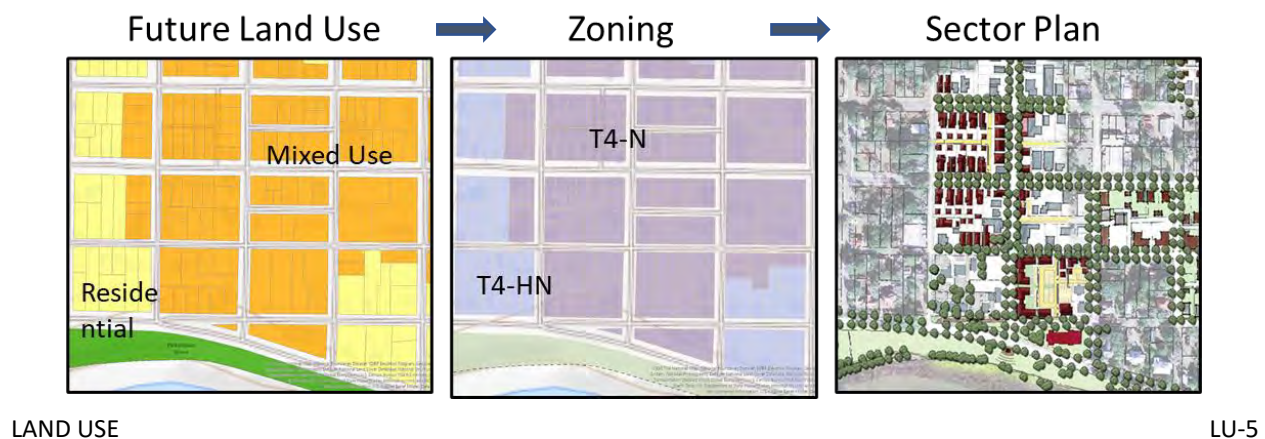
Figure 2 Land Use - Zoning Matrix

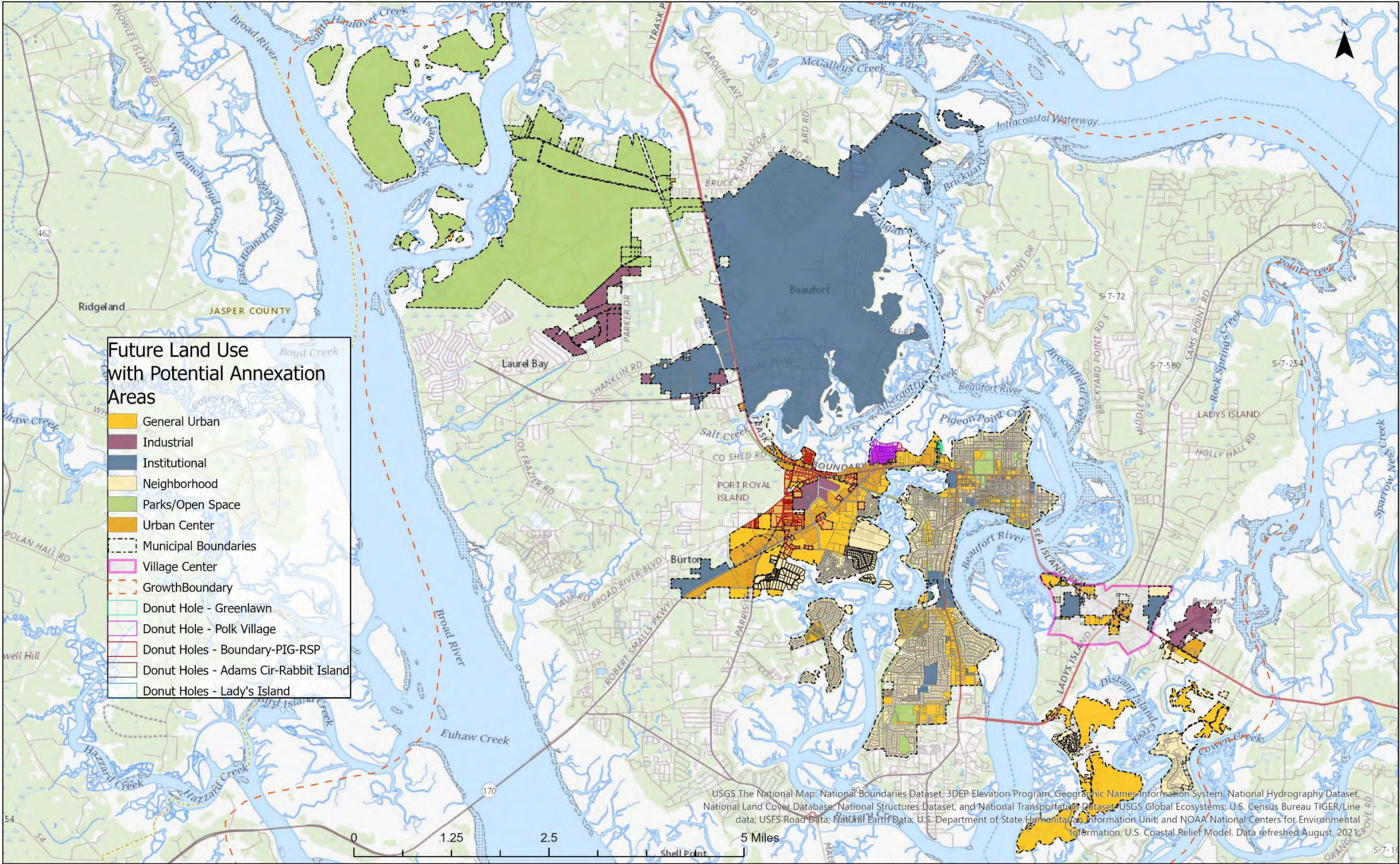
zone of urban residential units and commercial development.

Urban Center is intended to accommodate regional and community businesses and limited, light industry.

Industrial is intended for office, manufacturing, industrial, and warehousing uses, as well as their supporting uses.

PLANNING DOCUMENTS RELATIONSHIPS





Map 6 Future Land Use and Potential Annexation Areas



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 06/10/2026
From: Curt Freese, Community Development Director
Item Name: An ordinance to amend the City of Beaufort Zoning District Map to rezone real property identified as 909 Church Street, Beaufort County Tax Map Number R120 004 000 0275 from T4-Neighborhood (T4-N) to T4-Historic Neighborhood District (T4-HN) - Second Reading
Meeting Date: July 7, 2026
Department: Community Development Department

Background Information:

Introduction:

On behalf of the applicant, Ms. Kelley Lamsens, the City of Beaufort is requesting approval to align the zoning designation of the property located at 909 Church Street from a split zoning of T4-HN/T4-N (T4-Historic District Neighborhood /T4-Neighborhood) to a single zoning of T4-HN (T4-Historic Neighborhood). The property is further identified as R120 004 000 0275 0000, 909 Church Street.

Background:

The applicant is requesting a Rezoning approval pursuant to Code Section 9.16. The applicant's property, 909 Church Street, was formerly part of the parcel known as 1114 Greene Street. In June 2019, 1114 Greene Street was unconsolidated and later subdivided in November 2019, creating the new lot now identified as 909 Church Street. However, the subdivision and associated plat approval in 2019 were processed in error and did not comply with applicable planning requirements, and the current request serves to correct that procedural mistake. Additionally, the zoning district boundaries were not updated to match the new lot configuration and instead continue to reflect the previous lot lines, resulting in two residential properties that appear to be dual-zoned T4-N and T4-HN. 1114 Greene Street was, and remains, T4-N, while the newly created 909 Church Street received T4-HN designation. The applicant is requesting a rezoning to apply T4-HN to the correct, full bounds of 909 Church Street.

As shown on the current zoning map (see below), the zoning district boundaries still follow the former property lines between 1114 Greene Street and 909 Church Street. These boundaries were

never updated after the lots were realigned and after 909 Church Street was expanded to include the rear portion of the original 1114 Greene Street parcel, which remained zoned T4-N.

Legal Authority:

Title 6, Chapter 29

Staff Recommendation:

At their April 20, 2026, meeting, the Planning Commission unanimously recommended approval of the rezoning request. Staff recommends approval.

First Reading was held on June 9, 2026. The vote passed unanimously with no changes.

Placed on Agenda For:

Action

Attachments:

1. 909 church street rezoning ordinance
2. 909 Church Street_Agenda Packet

ORDINANCE 2026/14

AN ORDINANCE TO AMEND THE CITY OF BEAUFORT ZONING DISTRICT MAP TO REZONE REAL PROPERTY IDENTIFIED AS 909 CHURCH STREET, BEAUFORT COUNTY TAX MAP NUMBER R120 004 000 0275 0000 FROM T4-NEIGHBORHOOD (T4-N) TO T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)

WHEREAS, the Beaufort Development Code, establishes zoning classifications and districts for the City of Beaufort (hereinafter “City”) and the City of Beaufort Zoning District Map (hereinafter “Zoning Map”); and

WHEREAS, an application for zoning map amendment was submitted to the City pursuant to Section 9.16 of the Beaufort Development Code, which sought to amend the Zoning Map to rezone real property identified as Beaufort County Tax Map Number R120 004 000 0275 0000 (hereinafter the Property”) to T4-Historic Neighborhood District (T4-HN) from T4-Neighborhood District (T4-N) ; and

WHEREAS, the proposed zoning map amendment is compatible and in accordance with the vision and goals of the City and the City’s Comprehensive Plan; and

WHEREAS, a zoning of the Property as T4-Historic Neighborhood District (T4-HN) is consistent and compatible with adjacent zoning; and

WHEREAS, any future development of the property will be able to take advantage of existing infrastructure; and

WHEREAS, it is reasonable to expect that the change of zoning to T4-Historic Neighborhood District (T4-HN) will better allow the property to be developed for residential uses; and

WHEREAS, a staff report that reviewed the proposed amendment in light of the Comprehensive Plan and the general requirements of this Beaufort Development Code was prepared by staff and a copy was provided to the Planning Commission and the applicant before the scheduled public meeting of the Planning Commission at which the proposed amendment was considered by the Planning Commission; and

WHEREAS, a public hearing before the Planning Commission was held regarding the proposed change to the zoning map on April 20, 2026, with notice of the hearing published in The Beaufort Gazette on March 28, 2026; and, at the close of that meeting, the Planning Commission recommended approval of the zoning designation of T4-Historic Neighborhood District (T4-HN); and

WHEREAS, a public meeting before the City Council was held regarding the proposed change to the zoning map on June 9, 2026, and July 7, 2026, recommended approval of the zoning designation of T4-Historic Neighborhood District (T4-HN).

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, that the Zoning Map be amended such that the Property shall be zoned as T4-Historic Neighborhood District (T4-HN).

This Ordinance shall become effective immediately upon adoption.

PHILIP E. CROMER, MAYOR

Attest:

TRACI GULDNER, CITY CLERK

1st Reading _____

2nd Reading & Adoption _____

Reviewed as to form by Benjamin Coppage, City Attorney

Public Hearing

-

909 CHURCH STREET

**Rezoning request for a dual-zoned
(T4-N / T4-HN) parcel**



STAFF REPORT: PLANNING COMMISSION (PC) – REZONING

909 CHURCH STREET

DATE: April 20, 2026

GENERAL INFORMATION		
Applicant:	Kelly Lamsens (Homeowner)	
Site Address / Tax PIN:	909 Church Street; R120 004 000 0275 0000	
Applicant's Request:	Applicant is requesting a Rezoning approval for 909 Church Street. Due to a mapping error during the 2019 unconsolidation and subdivision of the parent parcel, the property currently appears as dual-zoned T4-N / T4-HN. The 2019 subdivision was processed in error under the applicable planning requirements, and the rezoning corrects this error by applying a single T4-HN designation to the entire parcel.	
Current Zoning:	T4-N / T4-HN	
Current Land Use:	Undeveloped	
Flood Zone/Base Flood:	Flood Zone: X, Elevations: 17 – 19 ft. (Base-Flood Elevation: > 13 ft.)	
Existing Landmark/Specimen Trees:	No trees are affected by this request.	
ZONING DISTRICT INFORMATION		
T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)		
Minimum Lot Width:	40 ft min; 60 ft min in The Point	
Minimum Lot Size:	4,000 sf min; 6,000 sf min in The Point	
Max Impervious Lot Coverage:	55% (+10% for total impervious coverage)	
Front Setback	“Average Prevailing Setback on Block”	
Side Setback	Corner/Alley: 5 ft min, no max Interior: 6 ft min (10 ft min in The Point)	
Rear Setback	15 ft min; 0 ft from Alley	
Building Height:	3 stories max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Required Buffer type(s) - see Sec. 5.4.1; 5.4.2; 5.4.3)
North: T4-N	Residential Structure – 1114 Greene St (Contributing Structure, ca. 1905)	N/A
South: T4-HN	Residential Structure – 905 Church St (Noncontributing Structure, ca. 1960)	N/A
East: T4-HN	Residential Structure – 1110 Greene St (Noncontributing Structure, ca. 1910; altered)	N/A
West: T4-HN	Residential Structure – 1202 Greene St (Contributing Structure, ca. 1910)	N/A

Background:

The applicant is requesting a Rezoning approval pursuant to Code Section 9.16. The applicant's property, 909 Church Street, was formerly part of the parcel known as 1114 Greene Street. In June 2019, 1114 Greene Street was unconsolidated and later subdivided in November 2019, creating the new lot now identified as 909 Church Street. However, the subdivision and associated plat approval in 2019 were processed in error and did not comply with applicable planning requirements, and the current request serves to correct that procedural mistake. Additionally, the zoning district boundaries were not updated to match the new lot configuration and instead continue to reflect the previous lot lines, resulting in two residential properties that appear to be dual-zoned T4-N and T4-HN. 1114 Greene Street was, and remains, T4-N, while the newly created 909 Church Street received T4-HN designation. The applicant is requesting a rezoning to apply T4-HN to the correct, full bounds of 909 Church Street.

As shown on the current zoning map (see below), the zoning district boundaries still follow the former property lines between 1114 Greene Street and 909 Church Street. These boundaries were never updated after the lots were realigned and after 909 Church Street was expanded to include the rear portion of the original 1114 Greene Street parcel, which remained zoned T4-N.



Applicant's Stated Reason(s) for Requesting Rezoning:

"The subject property currently contains split zoning (T4-HN and T4-N) that does not align with the existing parcel configuration due to a prior lot consolidation. This request is intended to establish a consistent zoning designation across the entire parcel in accordance with City planning principles.

Rezoning the property to T4-HN will eliminate the existing inconsistency, allow for orderly development of the property, and align with the surrounding neighborhood context.

The proposed use is a single-family residence with an accessory dwelling unit, which is compatible with the character and development pattern of the area."

The Planning Commission shall study the proposed amendment, considering the following factors, in accordance with Code Sec. 9.16.3.C.2:

- a. Consistency (or lack thereof) with the Comprehensive Plan and Civic Master Plan.
 - ✓ Staff analysis: Consistency with the Comprehensive Plan and Civic Master Plan will be increased.
- b. Compatibility with the present zoning, with conforming uses of nearby property, and with the character of the neighborhood.
 - ✓ Staff analysis: Compatibility with present zoning is increased with the Rezoning request.
- c. Suitability of the property that would be affected by the amendment.
 - ✓ Staff analysis: Property will become more suitable with proper zoning district bounds.
- d. Compatibility with the natural features of — and any archaeological or cultural resources on — the property.
 - ✓ Staff analysis: Compatibility with the natural features of the property will be maintained. No archaeological or cultural resources are affected by this request.
- e. Marketability of the property that would be affected by the amendment; and
 - ✓ Staff analysis: Marketability of the property will be increased due to the property having its correct zoning district bounds.
- f. Availability of roads, sewer, water, and stormwater facilities generally suitable and adequate for the affected property.
 - ✓ Staff analysis: Infrastructure is not affected by this request.

FINDINGS AND RECOMMENDATIONS

Findings: Rezoning request meets all Code requirements and factors.

Staff Recommendation: **Approve Rezoning request.**

Location of Subject Property on City of Beaufort Zoning Map



4/14/2026, 4:17:09 PM

City of Beaufort Road Classifications Layer

STATE,PAVED

Address Numbers

CityOfBeaufort_Parcels

City Limits Public

City of Beaufort Zoning

T4-N

T4-HN

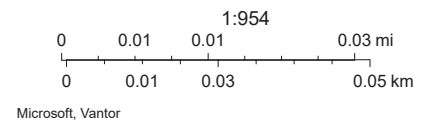
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 1088
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): Ed Pruitt's Grocery Store Map Ref.: BFT 09 (TL) Tax Number: R120 004 000 0274 0000
Common name(s): _____ City Block Ref.: 85 Island: Port Royal Is.
Address/location: 1114 Greene St. City/Vicinity of (vic.): Beaufort
Date: 1905 ca. Alteration date: _____
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): commercial - store/shop Current uses: vacant

Notes: Rectangular 1 story 3 x 3 bay frame store w/front-facing gable roof

National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____
☐ H.A.B.S. ☐ Other _____
☐ Feiss-Wright (1969) _____
☒ Historic Resources of the Lowcountry (1979) 38 BU 1089 The Neighborhood
☐ Milner Historic District Inventory (1979) _____
☐ A Guide to Historic Beaufort (1995 ed.) _____

Photograph: _____



Photographs:

☒ prints
☐ slides
☒ negatives

Date: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-10 9 N facade & W elev., fac. SE



REQUEST TO UNCONSOLIDATE LOT APPLICATION

Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: \$25

Receipt #

OFFICE USE ONLY: Date Filed: 6/14 Application #: 18373 Zoning District: TC1-N

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ☐ Yes ☐ No

\$ PAID
6/14 CAH

Applicant, Owner and Property Information

PROPERTY IDENTIFICATION NO.: 120 004 000 0274/2075
Applicant Name: The Bismark Co
Applicant Address: 820 Bay St.
Applicant Phone: [REDACTED]
Property Owner Name: The Bismark Co / John Lee III

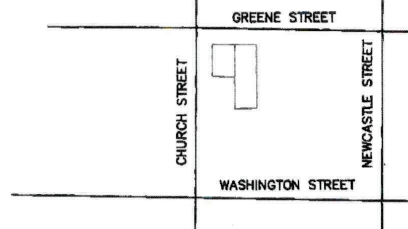
Please unconsolidate lots as shown on the attached plat.

Applicant's Signature: [Signature] Date: 6/14/19
Approved By: [Signature] Date: 6/14/19

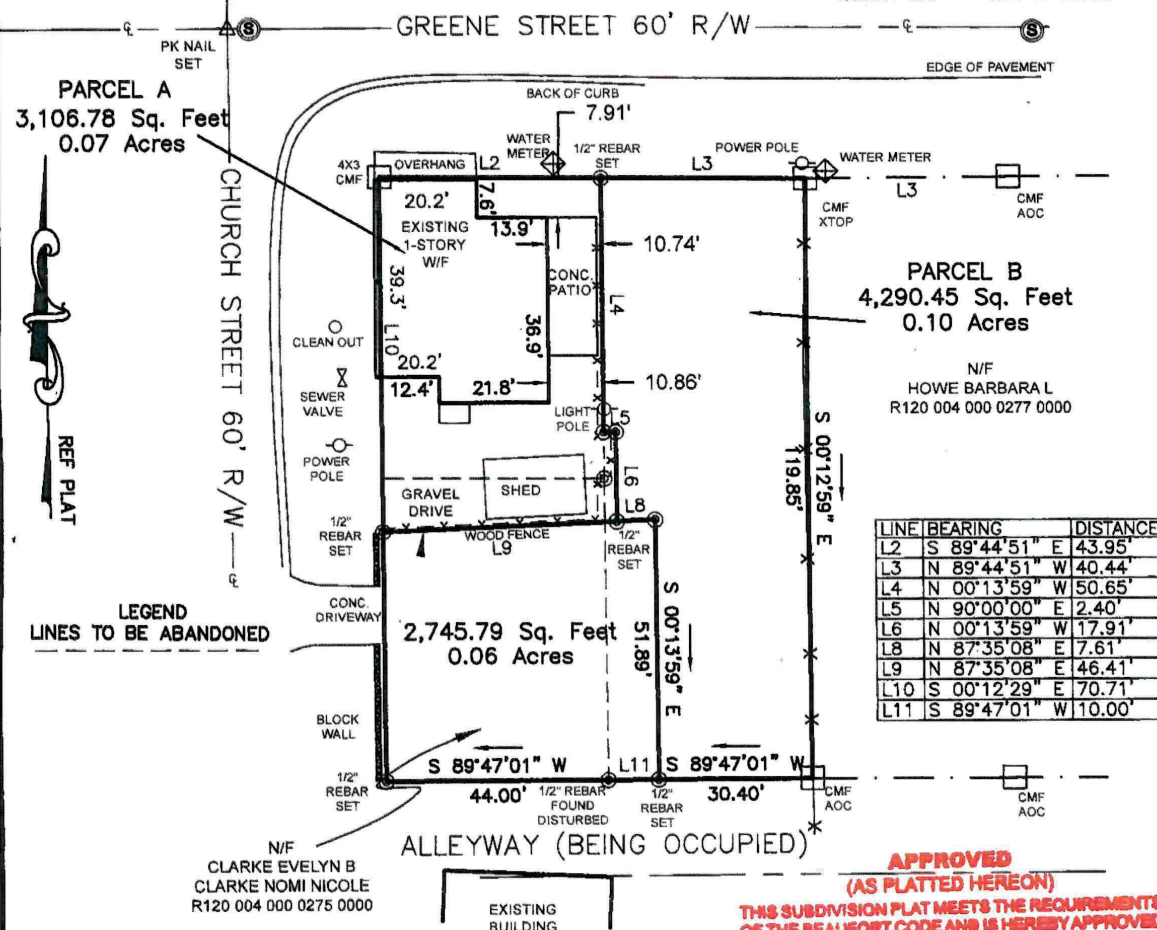


GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798



VICINITY MAP NOT TO SCALE



LOT LINE REVISION SURVEY PREPARED FOR
JOHN TRASK III

THIS BEING PORTIONS OF BLOCK 86 CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA. SET FORTH ON A PLAT OF THE TOWN BY THE SOUTH CAROLINA U.S. DIRECT DISTRICT TAX COMMISSIONERS. LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA. T.M.S. R120 004 000 0274 & 0275.

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.

THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE C AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 450026 0005 D. DATED SEPTEMBER 29 1986

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO JOHN TRASK III THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL AREA DETERMINED BY COORDINATE METHOD.



SCALE: 1"=30'

DATE: 11/13/2018

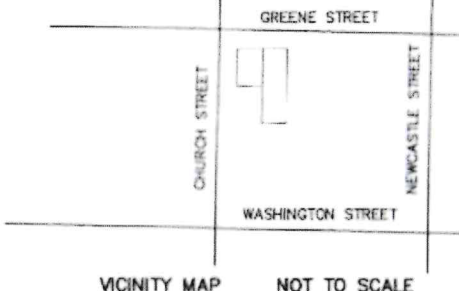
DAVID E. GASQUE, R.L.S. JOB # 49760
S.C. REGISTRATION NUMBER 10506 FB#939/TI DSGN#7
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.



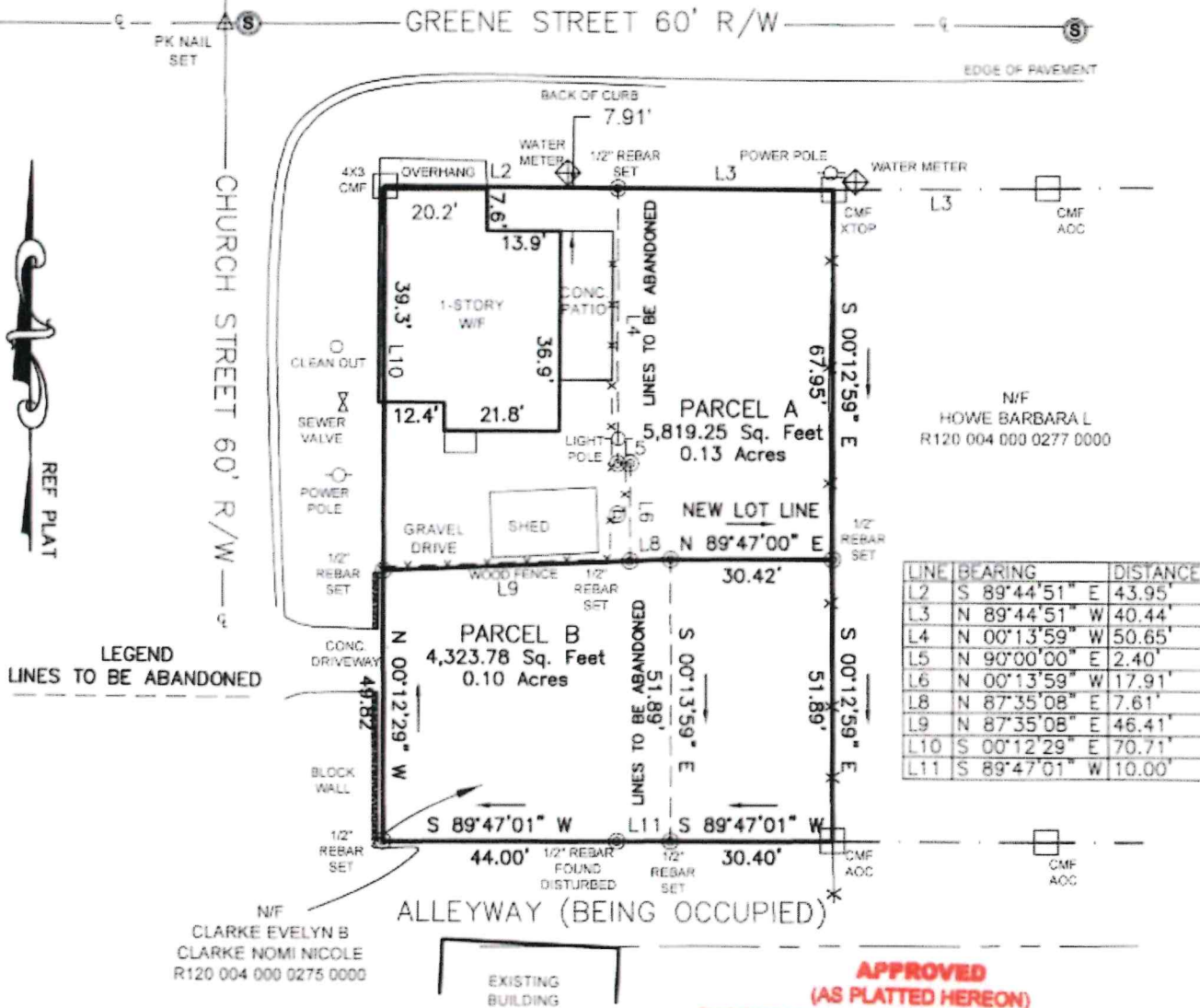
GASQUE & ASSOCIATES INC. **LAND SURVEYORS & PLANNERS**

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
PHONE (843) 522-1798

CITY OF BEAUFORT
PLANNING DEPARTMENT
1911 BOUNDARY STREET
BEAUFORT, SC 29902



VICINITY MAP NOT TO SCALE



APPROVED
(AS PLATTED HEREON)
THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS OF THE BEAUFORT CODE AND IS HEREBY APPROVED FOR RECORDING WITH THE BEAUFORT COUNTY REGISTER OF MEANS CONVEYANCES.

Certified by: Ann B. Gade
Date: November 22, 2019

LOT LINE REVISION SURVEY PREPARED FOR **JOHN TRASK III**

THIS BEING PORTIONS OF BLOCK 85 CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA. SET FORTH ON A PLAT OF THE TOWN BY THE SOUTH CAROLINA U.S. DIRECT DISTRICT TAX COMMISSIONERS. LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA. T.M.S. R120 004 000 0274 & 0275.

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City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 06/30/2026
From: Jennifer Pointer, Administrative Assistant
Item Name: Request from Just Listen Organization for co-sponsorship of Southside Park to host their 2nd Annual Back-to-School Bash on Sunday, August 2, 2026 from 3:00 PM to 6:00 PM
Meeting Date: July 7, 2026
Department: Downtown Operations

Background Information:

Introduction:

Request from Just Listen Organization for co-sponsorship of Southside Park to host their 2nd Annual Back-to-School Bash on Sunday, August 2, 2026 from 3:00 PM to 6:00 PM

Background:

Just Listen Organization is a nonprofit organization dedicated to youth development, family engagement, and community outreach. Through fundraising efforts, educational initiatives, and family-friendly events, the organization seeks to create positive opportunities for local youth and families.

One of its signature events is the annual Back-to-School Bash, which provides school supplies, recreational activities, and community resources in a welcoming environment.

The organization is requesting:

- Use of Southside Park on Sunday, August 2, 2026
- The event is scheduled from 3:00 p.m. to 6:00 p.m., with setup beginning at 1:00 p.m. and breakdown concluding by approximately 7:00 p.m.
- Activities will take place in the pavilion and surrounding lawn areas.
- Expected attendance will be approx 100

Legal Authority:

Staff Recommendation:

Staff recommends approval

Placed on Agenda For:**Attachments:**

1. 2026-08-02 Just Listen Event Co-Sponsorv1
2. 2026-08-02 Just Listen Eventv1
3. 2026-08-02 Just Listen Event Letternv1

REQUEST FOR CO-SPONSORSHIP

Southside Park

Name of Event Just listen 2nd annual back to school bash

Date of Event: August 2 2026

Contact person: Shakia Deoliveira

Telephone: _____

Please check all that apply.

	Yes	No
<i>Are you a "For Profit" entity?</i>		***
<i>Is this a fund-raising event?</i>		X
<i>Is this event open to the public?</i>	X	
<i>Is there a required fee / donation to attend this event?</i>		X
<i>Are you requesting more than two (2) park areas for this event?</i>	X	
<i>Will there be any type of "sales" for this event?</i>		X
<i>Will this event require more than four (4) hours (includes setup & take down)? This is a multiple day display</i>		
<i>Will alcohol be sold / served?</i>		X

**If you answered "no" to the first question, what is your non-profit status? (501 (C) (3), (4) or (6))? 501(c)(3)

Request for waivers/co-sponsorship of events must be approved by City Council prior to the event.

Events Coordinator Recommendation: Approved: _____ Denied: _____

Explanation: _____

Forward for Council Deliberation: July 7, 2026

Date of Council Meeting

Council: Approved: _____ Denied: _____

Explanation: _____



CITY OF BEAUFORT
Southside Park Application
Downtown Operations & Community Services Department
500 Carteret St, Ste B2, Beaufort, SC 29902

Phone: 843-379-7519

Email: events@cityofbeaufort.org

Name of Event: <u>Just Listen Organization 2nd back to school bash</u> _____	Date(s) of Event: <u>Aug 2, 2026</u> Setup start/end time: <u>3:00-6:00</u> Actual event start/end time: <u>3:00</u> Take down start/end time: <u>6:00</u>
Organization & Individual Name: <u>Just Listen Organization Shakia Deoliveira</u> _____	Full Address: _____ Phone: _____ Email: _____

- Completed application must be received and approved by the Events Coordinator.
- All reservations require the applicable refundable security deposit be remitted upon approval of application in order to secure the requested date(s).
- ***Deposits are refundable provided the venue is returned in the same condition it was received.***

Please mail completed application to:

City of Beaufort, Attn: Downtown Operations, 500 Carteret St, Ste B2 Beaufort, SC 29902, or scan and email to events@cityofbeaufort.org.

All events must abide and are governed by the City's Special Events Policy. To discuss specifics of the policy, contact the Events Coordinator at 843-379-7519 or visit our website at www.cityofbeaufort.org

Is event open to the public? Yes

Will admission be charged, or donation required? No

Will alcoholic beverages be sold? No Served? No

Will food be sold? No Served? Yes

Will there be any retail sales? No

Number of people expected to attend: Not sure maybe 100

Will you be using a tent? Yes

Will you have music? Yes just a Bluetooth speaker

Areas of Southside Park can be reserved/rented for 4-, 6-, or 12-hour blocks of time. Please factor time for set up and take down of the event into your chosen block of time. Blocks of time **cannot** be reserved or rented in pro-rated increments. **NO exceptions will be made to this policy.**

***The only locations that can be reserved are outside of the playground gates; the playground will always remain open to the public.**

Security Deposit is due upon approval of application

Fee payment due no less than 30 days prior to event.

Fill out by circling venue area(s) and pricing in blocks of time required for your event. Please indicate need for electrical hookup.

SOUTHSIDE PARK RENTAL RATES FOR PRIVATE EVENTS			
Park Area	<u>4 HR Block</u>	<u>6 HR Block</u>	<u>12 HR Block</u>
Pavilion	\$ 100.00	\$ 400.00	
Circle Event Lawn	\$ 75.00	\$ 300.00	
Pavilion & Event Lawn	\$200.00	\$800.00	\$2,000.00
Electric Fee	\$ 75.00	\$100.00	
Refundable Security Deposit	\$ 200.00	\$ 800.00	\$2,000.00

Did you know?

BEAUFORT PRIDE OF PLACE is a community involvement initiative that helps improve and develop quality of life throughout the city. Individuals, organizations, and visitors can get involved by donating money, equipment or time to assist the City with neighborhood improvement projects, youth programs, upgrading infrastructure and beautifying parks.

If you or your organization are interested in learning more about the program, volunteering or making a monetary or in-kind donation, please contact the City Manager's office @ 843-525-7070 or visit, <http://Cityofbeaufort.org/270/Beaufort-Pride-of-Place> THANK YOU!

Liability Insurance

- The City of Beaufort requires that any organization/group sponsoring any event at a City owned facility/property or right of way provide the City of Beaufort with evidence of insurance as outlined below.

General Liability as follows:

- \$500,000.00 minimum requirement per occurrence for General Liability and Auto Liability (depending on the size or type of event, this amount may increase)
- Must provide proof one week before event

Alcohol

- To serve alcohol or liquor at your event, you must obtain City Council approval.
 - If alcohol is served at your event, specific approval must be obtained by the City Manager and liquor liability insurance coverage is required with a minimum of \$1,000,000 per occurrence in coverage. The City of Beaufort must be listed as insured on the policy. If you have questions about the required liquor liability insurance coverage and listing the City as an additional insured, please contact the City Manager's office at (843)-525-7070.
- City of Beaufort does not provide nor obtain insurance coverage for any special events. It is the responsibility of the event organizer to obtain and pay for proper insurance coverage.

If you will be using a tent, please be aware that all tents must be weighted and not staked.

No balloons are allowed on park property.

****Please be aware that parking is limited to 45 spaces and 2 handicap spaces only. You cannot park outside of the park grounds****

Lessee/Applicant Signature

Date

-----**This section for City use**-----

Events Coordinator – City of Beaufort

Date Application Received

Deposit Paid: _____ Fees Paid: _____ Deposit to be Refunded: _____

Just Listen Organization

To Whom It May Concern,

My name is Shakia, Founder of Just Listen Organization. I am requesting a co-sponsorship to use Southside Park for our 2nd Annual Back-to-School Bash on August 2, 2026, from 3:00 PM to 6:00 PM. This free community event will provide school supplies, games, food, prizes, and family-friendly activities for local youth. Our goal is to help students prepare for the upcoming school year while bringing families and the community together. We respectfully request your support and consideration. Thank you for helping us make a positive impact on the children and families we serve.

Sincerely,
Shakia Deoliveira

CHANGING LIVES ONE EAR AT A TIME



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 06/29/2026
From: Alan Eisenman, Finance Director
Item Name: Authorization to allow the City Manager to enter into a Contractual Agreement for Waste Management Services
Meeting Date: July 7, 2026
Department: Finance Department

Background Information:

Introduction:

On April 2, 2026, the City solicited RFP 2026-111 Waste Management Services.

Background:

Three bid proposals were received by the deadline of April 30, at 2:00 PM and opened during a public meeting.

Capital Waste Services, LLC Columbia, SC
Coastal Waste & Recycling, Inc. Ridgeland, SC
Waste Pro of South Carolina Hardeeville, SC

Here is the bid breakdown by the direct billing method:

Residential Collection Services Fees		Capital Waste Services, LLC	Coastal Waste & Recycling	Waste Pro		
5300 Estimated # of Units						
Volume - 96 Gallons	Current Rate FY2026 \$22.50					
FY2027 (price/unit/month)		21.99	31.31	32.63		
FY2028 (price/unit/month)		22.72	32.62	34.28		
FY2029 (price/unit/month)		23.47	34	35.59		
FY2030 (price/unit/month)		24.24	35.45	36.96		
FY2031 (price/unit/month)		25.04	36.97	38.37		
Franchise Fee		5%	5%	5%		
Price per additional 96 Gallon Container:		8.25	8.64	28.63		
Commercial 96 gal. Roll Cart Service/Month, FY2027	Current Rates	Capital Waste Services, LLC	Coastal Waste & Recycling	Waste Pro		
Tier 1/1 Cart/2-day service		16.84	30.53	31.50		
Tier 2/2 Carts/2-day service		33.67	53.42	47.25		
Tier 3/3 Carts/2-day service		50.51	76.32	63.00		
Tier 4/3 Carts/5-day service		126.28	175.53	102.31		
Tier 5/4 Carts/5-day service		168.37	203	137.72		
Tier 6/5 Carts/5-day service		210.46	241.92	173.12		
Tier 7/6 Carts/5-day service		252.55	280.84	208.53		
Saturday Service \$___/Additional Tier		25.00	22.5	10.00		
Commercial/Multi-Family Residential Dumpster service charges per month						
Commercial/Multi-Family Residential Dumpster service charge FY2027	Current Rates	Capital Waste Services, LLC	Coastal Waste & Recycling	Waste Pro		
4-Yard/Once per Week		115.00	142.11	121.24		
6-Yard/Once per Week		145.00	189.47	181.86		
8-Yard/Once per Week		175.00	236.84	242.48		
4-Yard/Once per Week		222.00	257.89	242.48		
6-Yard/Once per Week		281.00	342.11	363.72		
8-Yard/Once per Week		341.00	410.53	484.96		
10 Yard Roll-Off - Per Service Ton		195/65	310.53/73.68	182.50		
20 Yard Roll-Off - Per Service Ton		195/65	310.53/73.68	140.00		
30 Yard Roll-Off - Per Service Ton		195/65	310.53/73.68	122.00		

The evaluation committee of Linda Roper, Eric Claussen, Nate Farrow and Alan Eisenman completed individual evaluations of the submissions. Capital Waste Services and Coastal Waste & Recycling scored the highest based upon the evaluation criteria. On June 17 interviews were conducted. Waste Pro was not included in the interviews due to their proposed rates being significantly higher. Both Capital Waste and Coastal Waste & Recycling are well qualified to perform the services. Capital Waste Services (CWS) has provided these services for the past five years and has acted as a partner to the city by providing residential and commercial services including services during city festival events and customer services for missed collections and communications of alternate pickup days for holidays.

The current collection method billing for residential service is \$270/year, \$22.50/month charged on the Beaufort County residential property tax bills. Under the new contract CWS will bill on a quarterly basis beginning January 1, 2027, directly to the resident. The City will select option 1

including a 5% franchise fee. The City will pay the contractor directly \$20.78/unit for residential collection fee from July 1, 2026, to December 31, 2026, based on the current collection method to coincide with the 2026 Property Tax Bill and allow Capital Waste a 6-month period to reach out to the residents regarding the change in billing process. The City paid \$23.12/unit to the contractor in FY26. Effective January 1, 2027, the City will exercise the direct billing method at \$21.99/unit from residential collection from January 1, 2027, to June 30, 2027. The next four fiscal years will follow the direct billing method with adjustments according to the US Consumer Price Index: Urban Consumer – Garbage and Trash Collection. The contractor will bill the resident directly on a quarterly basis beginning January 1, 2027. CSW's proposal also includes replacement of existing commercial trash compactors.

The selection committee is unanimous in recommending Capital Waste Services, LLC, as the lowest and most responsive bidder for waste management services.

Legal Authority:

City Code of Ordinance- Part 1, Chapter 4, Article A, Section 1-4004, Paragraph 9

Staff Recommendation:

Staff recommends that Council approve the contract to Capital Waste Services, LLC for waste management services.

Placed on Agenda For:

Action

Attachments:

1. RECOMMENDATION MEMO RFP 2026-111
2. CONTRACT RFP 2026-111 CWS WASTE MANAGEMENT SERVICES
3. CAPITAL WASTE SERVICES RFP 2026-111-Redacted



TO: SCOTT MARSHALL
FROM: JAY PHILLIPS
SUBJECT: RECOMMENDATION MEMO FOR RFP 2026-111 WASTE MANAGEMENT SERVICES
DATE: JUNE 29, 2026
CC: ALAN EISENMAN, NATE FARROW, LINDA ROPER, ERIC CLAUSSEN, SANDRA RICE

On April 2, 2026 , the City solicited RFP 2026-111 Waste Management Services. The public notice and RFP package was posted on the City's website, the State of South Carolina Business Opportunities (SCBO) website and was advertised in the Island News. A non-mandatory pre-bid meeting was held on April 14. Questions that were submitted by the deadline of April 17 were answered on or before April 21.

Three bid proposals were received by the deadline of April 30, at 2:00 PM and opened during a public meeting.

Capital Waste Services, LLC Columbia, SC

Coastal Waste & Recycling, Inc. Ridgeland, SC

Waste Pro of South Carolina Hardeeville, SC

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directly to the resident. The City will select option 1 including a 5% franchise fee. The City will pay the contractor directly \$20.78/unit for residential collection fee from July 1, 2026, to December 31, 2026, based on the current collection method to coincide with the 2026 Property Tax Bill and allow Capital Waste a 6-month period to reach out to the residents regarding the change in billing process. The City paid \$23.12/unit to the contractor in FY26. Effective January 1, 2027, the City will exercise the direct billing method at \$21.99/unit from residential collection from January 1, 2027, to June 30, 2027. The next four fiscal years will follow the direct billing method with adjustments according to the US Consumer Price Index: Urban Consumer – Garbage and Trash Collection. The contractor will bill the resident directly on a quarterly basis beginning January 1, 2027. CSW's proposal also includes replacement of existing commercial trash compactors.

The selection committee is unanimous in recommending Capital Waste Services, LLC, as the lowest most responsive bidder for waste management services. Upon your approval, a notice of intent to award and a contract draft will be sent to Capital Waste Services, and the contract will be submitted for approval by City Council at the meeting on July 7.



CITY MANAGER
Scott Marshall
843-525-7070

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Philip Cromer, Mayor
Mike McFee, Mayor Pro Tem
Philip Cromer
Neil Lipsitz
Mitch Mitchell

Standard Agreement Between

City of Beaufort and Capital Waste Services, LLC

where the basis of payment is a STIPULATED SUM

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AGREEMENT made as of the _____ day of **July** in the year **2026**.

BETWEEN the Owner:

**CITY OF BEAUFORT
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902**

and the Contractor:

**CAPITAL WASTE SERVICES, LLC.
1450 BLUFF ROAD
COLUMBIA, SOUTH CAROLINA 29201**

The Services are:

WASTE MANAGEMENT SERVICES

The Owner and Contractor agree as follows:

ARTICLE 1 - THE DOCUMENTS

The contract Documents consist of this Agreement, (**City of Beaufort and Capital Waste Services, LLC**) Conditions of the Contract (General, Supplementary and other Conditions), the Request for Proposal (RFP #2026-111) and the Proposal Submitted by Capital Waste Services, LLC, in response to this RFP, Drawings, Specifications, addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement; these form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Document, other than Modifications appears in Article 7.

ARTICLE 2 - THE WORK OF THIS AGREEMENT-

Contractor shall fully execute the Work described in the Agreement, except to the extent specifically indicated in the Agreement to be the responsibility of others.



CITY MANAGER
Scott Marshall
843-525-7070

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Philip Cromer, Mayor
Mike McFee, Mayor Pro Tem
Philip Cromer
Neil Lipsitz
Mitch Mitchell

Standard Agreement Between

City of Beaufort and Capital Waste Services, LLC

where the basis of payment is a STIPULATED SUM

ARTICLE 3 - DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

- 3.1** The date of commencement of the Work shall be July 1, 2026, and shall remain in full force and effect through midnight of June 30, 2031.

ARTICLE 4 - CONTRACT SUM

- 4.1** The City is exercising Option 1 with 5% franchise fee from the Capital Waste RFP response.
- 4.2** The City will pay the contractor directly \$20.78/unit for residential collection fee from July 1, 2026, to December 31, 2026, based on the current collection method.
- 4.3** Effective January 1, 2027, the City will exercise the direct billing method at \$21.99/unit from residential collection from January 1, 2027, to June 30, 2027. The contractor will bill the resident directly on a quarterly basis beginning January 1, 2027.
- 4.4** The Contractor will remit to the owner monthly, a 5% franchise fee based on total residential billings for all Residential and Commercial solid waste collected.
- 4.5** The next four fiscal years will follow the direct billing method with adjustments according to the CPI: Urban Consumer - Garbage and trash collection as published by U.S. Bureau of Labor Statistics of each year.
- 4.6** Residential municipal solid waste service accounts will be reconciled quarterly by the Contractor.
- 4.7** The Contractor is solely responsible for billing and collection of fees for scheduled and additional services to residential and commercial customers

ARTICLE 5 - TERMINATION OR SUSPENSION

- 5.1** Failure by Contractor to comply with the provisions of the Contract Documents shall constitute default thereof. The Owner shall give to the Contractor written notice of any default. Contractor shall have fifteen days from the receipt of such written notice to cure the default. Upon the failure of refusal of Contractor to cure any such default, Owner shall have the right to undertake such legal and other proceedings, in law or in equity, and to seek recovery of such damages, as may be allowed by law, including, but not limited to, reasonable attorney's fees and costs.
- 5.2** Failure of the Owner to properly account or to timely remit payment for services provided by Contractor in accordance with the provisions of the Contract documents shall constitute default thereof. Contractor shall give to Owner written notice of any default. The Owner shall have 15 days from receipt of such written notice to cure the default. Upon the failure of refusal of the Owner to cure any such default, the Contractor shall have the right to terminate this Agreement. Upon termination, the Contractor shall have the right to undertake such legal and other proceedings, in law or in equity, and to seek recovery of



CITY MANAGER
Scott Marshall
843-525-7070

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

COUNCIL MEMBERS:
Philip Cromer, Mayor
Mike McFee, Mayor Pro Tem
Philip Cromer
Neil Lipsitz
Mitch Mitchell

Standard Agreement Between

City of Beaufort and Capital Waste Services, LLC

where the basis of payment is a STIPULATED SUM

such damages, as may be allowed by law, including, but not limited to, reasonable attorney's fees and cost.

ARTICLE 6 - MISCELLANEOUS PROVISIONS

6.1 The Owner's representative is:

**LINDA ROPER, DIRECTOR OF DOWNTOWN OPERATIONS
CITY OF BEAUFORT
500 CARTERET STREET
BEAUFORT, SOUTH CAROLINA 29902**

6.2 The Contractor's representative is:

**MICHAEL GLOSQUE
CAPITAL WASTE SERVICES, LLC
1450 BLUFF ROAD
COLUMBIA, SC 29201**

6.3 Neither the Owner's nor the Capital Waste Services, LLC representative shall be changed without ten days' written notice to the other party.

ARTICLE 7 - ENUMERATION OF CONTRACT DOCUMENTS

7.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated as follows:

7.1.1 The Agreement;

7.1.2 The General Conditions, which are the City of Beaufort General Terms and Conditions as published on the owners' website;

7.1.3 The specifications, which are those stated in the RFP;

7.1.4 The Proposal;

7.1.5 Contractors Certificates of Liability and Workers Compensation Insurance; and

7.1.6 Contractor's City of Beaufort Business License



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This Agreement is entered into as of the day and year first written above and is executed in at least three original copies, of which one is to be delivered to the Director Downtown Operations, one to the Contractor for use in the administration of the Agreement, and the remainder to the Owner.

CITY MANAGER (Printed Name)

**CAPITAL WASTE SERVICES, LLC
(Printed Name)**

CITY MANAGER (Signature)

**CAPITAL WASTE SERVICES, LLC
(Signature)**

**WITNESS FOR THE CITY
(Printed Name)**

**WITNESS FOR CAPITAL WASTE
SERVICES, LLC (Printed Name)**

WITNESS FOR THE CITY (Signature)

**WITNESS FOR CAPITAL WASTE
SERVICES, LLC (Signature)**



CAPITAL WASTE SERVICES

CAPITAL WASTE SERVICES, LLC

Local Faces, Greener Places

**PROPOSAL FOR
WASTE MANAGEMENT SERVICES
RFP NO. 2026-111
CITY OF BEAUFORT, SOUTH CAROLINA**

Submitted to:

City of Beaufort
Finance Department, Procurement Administrator
1911 Boundary Street, Beaufort, SC 29902

Bid Due: Thursday, April 30, 2026 at 2:00 p.m.

Submitted by:

Capital Waste Services, LLC

1450 Bluff Road
Columbia, South Carolina 29201
(803) 814-0040

Michael Glosque, Area Sales Manager



April 30, 2026

Procurement Administrator
City of Beaufort, Finance Department
1911 Boundary Street
Beaufort, South Carolina 29902

RE: Proposal for Waste Management Services, RFP No. 2026-111

Dear Procurement Administrator and Members of the Evaluation Committee,

Capital Waste Services, LLC is honored to submit this proposal to continue serving as the waste management services provider for the City of Beaufort. We have been proud to serve the City of Beaufort and Beaufort County, and our commitment to this community is reflected in our team, our equipment, and our daily operations across the Lowcountry. When residents see our trucks on Boundary Street, in the historic district, on Pigeon Point Road, or at the Marina, they're seeing a company that treats Beaufort as home.

As your incumbent provider, we are not asking the City to take a chance on an unknown vendor. We are asking for the opportunity to continue a service relationship that already works: routes are optimized, residents know our schedule, our drivers know the City's narrow downtown streets and 9:45 a.m. core-commercial vacate window, our carts are already in residents' yards, our compactors are already serving the Marina Parking Lot and the Library, and our operational team is already accountable to City Hall. Switching providers introduces avoidable cost, disruption, and risk. Continuing with Capital Waste Services preserves the consistency residents and businesses have come to expect.

Capital Waste Services was founded in 2015 by waste industry veterans who previously led operations at national providers, on a clear mission: to provide responsive, local, and dependable service rooted in community care. Today we operate fourteen hauling locations and fifteen disposal facilities across six states, and serve approximately 95,000 residential customers across seventeen long-term municipal contracts. But our commitment to Beaufort is not measured by what we do across six states. It is measured by what we do here, on the ground, every week.

What sets us apart in Beaufort:

- **Truly Local.** Our Lowcountry operations team and regional fleet of 27 vehicles serve the City of Beaufort and the surrounding Lowcountry every day. Our Director of Sales, Jessica Beasley, is a long-time resident of Beaufort County and an active board member of Keep Beaufort County Beautiful.
- **Incumbent Continuity.** All 5,493 residential carts are placed. The 300+ commercial accounts are running. The Marina compactor and Library compactor are operating. Yard waste, recycling, special-event support, and four municipal facility collection points are already integrated into our daily routes. There is no transition risk, no cart distribution disruption, and no learning curve.
- **Local Leadership.** Our General Manager Rob Scott, Operations Manager Jason Lovett, and Office Manager Nancy Medina are based in the Lowcountry and accessible directly to the Municipal Contract Manager, with no out-of-state call centers and no corporate gatekeepers.
- **Proven Track Record.** Beaufort residents and businesses are receiving service today that meets the City's standards, and we look forward to continuing to earn that trust under a renewed agreement.

Two billing methods, each with two franchise fee variants, give the City four pricing scenarios to choose from:

- Option 1: 5% Franchise Fee. Capital Waste Services offers a 5% franchise fee on all monthly billings, matching the current franchise fee per Q1 of the City's official Q&A. The Option 1 pricing form presents rates both with direct billing of residents (Capital Waste Services bills residents directly per Q4 of the Q&A) and without direct billing (the City continues to bill residents through the County tax bill, with Capital Waste Services invoicing the City monthly). The City selects the billing method that best fits its needs.
- Option 2: 10% Franchise Fee. Capital Waste Services offers a 10% franchise fee on all monthly billings, providing higher annual revenue to the City to support other priorities. As with Option 1, the Option 2 pricing form presents rates both with direct billing and without direct billing of residents, with the City selecting the preferred billing method.

All four scenarios cover the identical scope of services and include a 50% net recycling revenue share to the City per Q2 of the Q&A. The 5% and 10% franchise fee variants are offered so the City Council and Procurement Committee can choose the structure that best fits the City's near-term financial planning. The City's official Pricing Forms, completed in ink for all four scenarios, are attached to this Proposal.

Equipment Upgrade Commitment: As part of the renewed contract, Capital Waste Services will replace the existing Vertipak compactor at the Library with a new vertical compactor unit at no charge to the City, regardless of which pricing scenario the City selects. This investment reflects our continued commitment to Beaufort's downtown infrastructure and to the businesses served by the Library compactor.

This proposal also includes the executed Bid Bond / 10% bid security per the General Specifications, a Performance Bond Acknowledgment confirming we will furnish the \$500,000 performance bond within ten (10) days of award, and all other forms required at the back of this submission.

Thank you for your continued partnership. We do not take this relationship for granted, and we will continue to earn it every week.

Respectfully submitted,



Michael Glosque

Area Sales Manager

Capital Waste Services, LLC

1450 Bluff Road, Columbia, SC 29201

[Redacted contact information]

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Qualifications & Local Presence

Capital Waste Services, LLC is the **incumbent provider** of waste management services for the City of Beaufort. We are bidding to continue work that we are already performing reliably for the City: 5,493 residential carts deployed, 300+ commercial accounts active, the Marina and Library compactors operating, all four municipal facility collection points integrated, and our drivers already meeting the 9:45 a.m. core-commercial vacate window every day. There is no provider in this RFP process who can match our level of operational readiness for Beaufort on July 1, 2026, because we are already on the road here today.

A Lowcountry Operation

Capital Waste Services is not a national franchise managed from a remote headquarters. Our Lowcountry operation serves the City of Beaufort and the broader Lowcountry every day, anchored by a regional fleet of 27 vehicles, our local management team, and a Director of Sales who lives in Beaufort County and serves on the board of Keep Beaufort County Beautiful.

This footprint is the result of deliberate, long-term investment in South Carolina and the Southeast. Capital Waste Services maintains permanent operations across the region, including:

- Lowcountry operations serving the City of Beaufort, Beaufort County, and surrounding communities.
- Columbia, South Carolina headquarters at 1450 Bluff Road, supporting back-office, finance, fleet, and customer service functions.
- Multi-state operating presence across South Carolina, Tennessee, Georgia, Florida, North Carolina, and Virginia.
- Vertically integrated network of fourteen hauling locations and fifteen disposal facilities (eight transfer stations and seven landfills).



Capital Waste Services regional operations footprint across the Southeast.

This regional density means redundancy. If a truck goes down in Beaufort, a backup is not five states away, it is a short drive away. Our ability to respond to the City's needs is measured in minutes and hours, not days.

Company Background

Founded in 2015 and headquartered in Columbia, South Carolina, Capital Waste Services was built by a team of waste industry veterans with decades of senior leadership experience at national providers. Today we operate fourteen hauling locations and fifteen disposal facilities across six states.

Capital Waste Services serves approximately 95,000 residential customers across seventeen long-term municipal contracts and approximately 18,000 commercial, industrial, and post-collection customers. We have been in continuous business for more than ten (10) years, exceeding the five (5) year minimum experience requirement set forth in the City's Evaluation Criteria for Collection Experience.

Compliance with Essential Minimum Experience and Qualifications

Capital Waste Services confirms full compliance with the experience and qualifications requirements identified in the RFP's Evaluation Criteria:

- **Collection Experience:** More than 10 years of demonstrated experience providing residential, commercial, industrial, and recycling collection services to South Carolina and Southeast jurisdictions, including the City of Beaufort itself as the current incumbent.
- **Service Initiation/Transition Experience:** Capital Waste Services regularly implements new municipal contracts. For Beaufort specifically, the relevant fact is that no transition is required: 5,493 residential carts are already deployed, 300+ commercial accounts are active, and the Marina and Library compactors are already in place.
- **Customer Service Systems:** Capital Waste Services operates on the Navusoft cloud-based ERP platform with integrated 3rd Eye GPS and camera-based fleet monitoring, providing the City with real-time service verification and detailed reporting.
- **Collection Approach:** Reliable, modern regional fleet of 27 vehicles, proven collection methods, and standardized 96-gallon containers.
- **Diversion Ability:** Established single-stream recycling program with the Beaufort County MRF, with 50% net recycling revenue share to the City. Detailed below.
- **Public Education & Promotion:** Capital Waste Services produces and distributes printed educational mailers to all served households, posts service information on our website, and provides personnel for City meetings on request.
- **Implementation Plan:** As the incumbent, our implementation plan is service continuity. The contract starts July 1, 2026 with zero operational change to residents, businesses, or City staff.

Why the Incumbent Advantage Matters for Beaufort

A change of waste haulers is one of the most operationally disruptive transitions a municipality can experience. It involves cart removal, cart re-distribution to thousands of homes, route reconstruction, schedule re-publishing, customer re-education, and inevitable missed pickups during the changeover window. Even a well-executed transition typically generates weeks of complaints to City Hall and can take months to fully stabilize. The City's RFP explicitly evaluates "Service Initiation/Transition Experience" as a scored criterion, recognizing this risk.

Awarding this contract to Capital Waste Services as the incumbent eliminates that risk entirely. On July 1, 2026:

- All 5,493 residential carts remain in place: no swap-out, no resident confusion, no missed homes.
- All 300+ commercial accounts continue without interruption: same containers, same service days, same drivers.
- The Marina Parking Lot compactor and the Library compactor remain operating.
- All four municipal facility collection points (City Hall, Police/Municipal Court, Public Works, Fire Stations) continue without disruption.
- The 9:45 a.m. core-commercial vacate window is already known and met daily by our drivers.
- Customer service phone numbers remain the same: residents and businesses do not need to relearn anything.
- City Hall keeps the same direct line to the same operations team it works with today.

This is the quietest, simplest, lowest-risk path forward for the City, and it is only available by retaining Capital Waste Services.

Two Billing Options for the City of Beaufort

Per Q4 of the City's official Q&A response (April 16, 2026), Contractors are explicitly permitted to submit an additional price sheet for direct billing of residents. Capital Waste Services has elected to take advantage of this provision and offers the City two distinct billing methods for the same scope of services. Within each billing method, Capital Waste Services has further elected to submit pricing at two franchise fee variants, giving the City four pricing scenarios in total. The choice among them is the City's to make.

Option 1: 5% Franchise Fee

Capital Waste Services offers a 5% franchise fee on all monthly billings, matching the current franchise fee per Q1 of the City's official Q&A. The Option 1 pricing form presents rates both with direct billing of residents (Capital Waste Services bills residents directly per Q4 of the Q&A) and without direct billing (the City continues to bill residents through the County tax bill, with Capital Waste Services invoicing the City monthly). The City selects the billing method that best fits its needs.

Option 2: 10% Franchise Fee

Capital Waste Services offers a 10% franchise fee on all monthly billings, providing higher annual revenue to the City to support other priorities. As with Option 1, the Option 2 pricing form presents rates both with direct billing and without direct billing of residents, with the City selecting the preferred billing method.

Why Two Franchise Fee Variants?

Capital Waste Services offers both a 5% and a 10% franchise fee on each billing method so the City Council and Procurement Committee can choose the structure that best fits the City's financial planning. The 5% variant matches the current franchise fee confirmed in Q1 of the official Q&A and keeps underlying rates as competitive as possible. The 10% variant generates higher annual franchise revenue to the City for funding other priorities, with the trade-off reflected in the underlying rates. All four scenarios cover the identical scope of services and include the 50% net recycling revenue share to the City.

All Four Scenarios Include the Same Full Scope of Services

Regardless of which billing option and franchise fee variant the City selects, Capital Waste Services will provide the full scope of services described in the RFP, at the levels and frequencies specified in the General Specifications:

- Once-per-week residential refuse collection from approximately 5,493 96-gallon carts.
- Bi-weekly residential single-stream recycling collection.
- Once-per-week residential yard debris collection (up to 125% of historical average; petition basis above that threshold per the Specifications).
- Commercial 96-gallon roll cart and dumpster service across approximately 300 accounts (Tiers 1 through 7, with Saturday service available).
- Marina Parking Lot self-contained compactor and (2) 8-yard cardboard dumpsters serviced 3x per week.
- Library 6-yard vertical compactor.
- Roll-off and dumpster services (4-yard, 6-yard, 8-yard, 10/20/30 yard roll-offs).
- Free collection at municipal facilities (City Hall, Police, Public Works, 500 Carteret Street, Fire Stations Central / #2 / #4, Pigeon Point boat landing, Pigeon Point Park).
- Free containers and collection support for City-sponsored special events (Beaufort Water Festival, Beaufort Shrimp Festival, Taste of Beaufort, A Night on the Town, and others), with three to four employees provided one hour before, during, and one hour after each event per Q9.
- Bulky item / white goods / brown goods on-call collection.
- Storm and disaster debris response, including hurricane and major weather events.

Scope of Work & Service Continuity

Understanding of Scope

Capital Waste Services has thoroughly reviewed the General Specifications and Scope of Work in the City's RFP, and confirms full understanding of and compliance with each requirement. Because we are the incumbent, this scope is not theoretical to us. It is the work we are performing for Beaufort residents and businesses today.

Residential Refuse (Once Per Week)

Capital Waste Services will continue to collect refuse once per week from approximately 5,493 96-gallon collection carts at single-family homes and duplexes, on the existing Monday-through-Friday geographic route schedule. Per Q11 of the City's official Q&A, Capital Waste Services maintains both refuse and recycling carts for replacement and for new owners. Carts are owned and maintained by Capital Waste Services.

- Curbside (and alley-way where applicable) collection from 96-gallon carts.
- Special Assistance: At no additional cost, our drivers retrieve carts for residents with verified physical disabilities, per the General Specifications.
- Bagged household refuse must be closed before placement in carts; non-recyclable items separated.
- Bulky item / white goods removal on resident request.

Residential Recycling (Bi-Weekly, Single-Stream)

Recycling is collected every other week on the resident's normal collection day using the current single-stream methodology. Residents may use up to one (1) 96-gallon cart or two (2) 18-gallon bins per cycle. Additional 32-gallon and 96-gallon recycling container sizes are available on request. Per Q11, Capital Waste Services maintains all recycling carts and replaces them at no cost when damaged through normal service.

Recycling Revenue Share: Materials are processed at the Beaufort County MRF. Per the City's General Specifications and confirmed by Q2, all revenues remaining after processing costs are shared proportionately with the City. Capital Waste Services confirms a 50% net recycling revenue share to the City under both billing options (matching the current arrangement). The City may negotiate a higher percentage; the percentage offered is entered on the Price Summary Forms.

Yard Debris (Once Per Week)

Yard debris is collected once per week on the resident's scheduled refuse collection day. Bagged, bundled, or contained yard debris may be placed adjacent to (but not in) the street. Bags must weigh less than 50 pounds; bundles must be less than 4 feet long and 50 pounds; residents are limited to ten (10) bags or bundles per collection day, or one personal 96-gallon cart labeled "Yard Waste."

Storm Volume Provision: Per the General Specifications, Capital Waste Services will pick up and dispose of up to 125% of the historical average yard debris (110 tons/month average from 2018-2019 reference, equivalent to 137.5 tons/month threshold). Volume above this threshold during storm events will be addressed through reimbursement petition as provided in the Specifications.

Commercial Services (Approximately 300 Accounts)

Capital Waste Services serves approximately 300 commercial accounts within the City, including 96-gallon roll-cart accounts (Tiers 1 through 7) and dumpster accounts (4-yard, 6-yard, 8-yard) on weekly and twice-weekly schedules, plus Saturday service where requested. Roll-off services include 10-, 20-, and 30-yard containers per service or per ton.

Tipping Fee Responsibility: Per the General Specifications, all commercial MSW disposal costs are borne by the Contractor. These costs are factored into the commercial pricing presented on the Price Summary Forms.

Commercial Account List: Per Q8 of the official Q&A, the City does not currently have a complete commercial account list with service days, type, size, and cart/dumpster count immediately available for incumbent verification. As the incumbent, Capital Waste Services already maintains and operates this list internally and will continue to do so seamlessly under a renewed contract; we are also able to provide our current Beaufort commercial customer list to the City on request.

Marina Parking Lot Compactor

Capital Waste Services continues to supply, maintain, and empty the self-contained mechanical compactor at the Marina Parking Lot serving approximately 7+ downtown restaurants and other retailers. In addition, two (2) 8-yard cardboard recycling dumpsters are serviced 3 times per week. Per the Specifications, Capital Waste Services provides this equipment at no charge to the City and recovers cost from the businesses within the core-commercial area.

Library Compactor (Equipment Upgrade)

Capital Waste Services continues to service the 6-yard vertical self-contained mechanical compactor at the Library, serving approximately 6 downtown restaurants and other retailers (including Beaufort County Library, Lowcountry Produce, and others as identified in Q3 of the official Q&A). Provided at no charge to the City.

Equipment Upgrade Commitment: As part of the renewed contract, Capital Waste Services will replace the existing Vertipak compactor unit at the Library with a new, modern vertical compactor at no charge to the City. The replacement provides updated equipment, improved reliability, and a fresh start to the new contract term, demonstrating our continued investment in Beaufort's downtown infrastructure.

Core Commercial Area: 9:45 a.m. Vacate Window

Capital Waste Services drivers are already familiar with and operate within the City's requirement that downtown core-commercial collection be completed and the area vacated by 9:45 a.m. each collection day. This is incorporated into our existing route sequencing and dispatch protocols.

Municipal Facility Collection (No Charge)

Per the Specifications, the following municipal facilities receive collection service at no charge to the City. Capital Waste Services has all of these collection points integrated into our existing routes today:

- City Hall, 1911 Boundary Street: 8-yard dumpster weekly + 3 96-gallon recycling carts bi-weekly.
- Police / Municipal Court, 1901 Boundary Street: 2-yard front-load 3x weekly.

- Public Works, 16 Burton Hill Road: 8-yard dumpster weekly.
- 500 Carteret Street: 4 96-gallon refuse weekly + 2 96-gallon recycling bi-weekly.
- Fire Station Central Headquarters, 135 Ribaut Road: 8-yard front-load weekly + 2-3 96-gallon recycling bi-weekly.
- Fire Station #2, 2519 Mossy Oaks Road (transitioning to new Ribaut Road station): 3-4 96-gallon refuse weekly + 2-3 96-gallon recycling bi-weekly.
- Fire Station #4, 571 Robert Smalls Parkway: 4-yard dumpster weekly.
- Pigeon Point Boat Landing, 2427 Pigeon Point Road: 3 96-gallon refuse weekly + 2 96-gallon recycling weekly.
- Pigeon Point Park, 1521 Pigeon Point Road: 8 96-gallon refuse weekly + 1 96-gallon recycling weekly.
- Additional municipal containers added at no charge as requested by the City.

Special Events

Capital Waste Services provides containers and collection support for City-sponsored special events. Per Q9 of the official Q&A, we will provide three to four employees to assist with setup, trash collection, and breakdown one hour before, during, and one hour after each event. Events covered include:

- Beaufort Water Festival (July) - independent event contract or in-kind sponsorship.
- Beaufort Shrimp Festival (October) - independent event contract or in-kind sponsorship.
- Taste of Beaufort Festival (May).
- A Night on the Town event (December).
- Other festivals and events as authorized by the City.

Bulky Items / White Goods / Brown Goods

Capital Waste Services provides on-call bulky-item collection for furniture, appliances, water heaters, and similar items that are too large for regular refuse collection. Freon-containing appliances and microwaves are coordinated for delivery to County drop-off centers. Per the Specifications, this service may be provided at a fixed lump-sum annual amount or on a charged-to-resident basis as a bid alternate.

Day Changes and Resident Notification (Q18 / Q19)

Per Q18 of the official Q&A, Capital Waste Services will discuss any pickup-day-change request with the City Contract Manager before implementing. Per Q19, Capital Waste Services takes responsibility for notifying residents of service-day changes via printed mailers, with the City assisting through public and social media announcements. Mailer cost is included in our base pricing.

Public Education and Pre-Contract Mailing

Per the Specifications, Capital Waste Services produces and distributes a printed educational mailing or letter to households served by this contract. Materials are provided at the Contractor's cost (including postage), drafted in consultation with the City, and a reasonable extra quantity is provided for the City's welcome packets to new residents. Information is also posted to the Contractor's website and the City's website.

Community Event Support

The City of Beaufort's festivals and downtown events are part of what makes living here feel special, and Capital Waste Services treats them as an extension of our service, not an interruption to it. Our team shows up visibly and reliably so residents, visitors, and organizers experience clean, welcoming public spaces from the first vendor setup to the last guest heading home.

Beaufort Water Festival

Each summer at the Beaufort Water Festival, we tailor our operations to match the pace of ten days of concerts, food, and waterfront activity. Capital Waste Services deploys 60 96-gallon carts across the Henry C. Chambers Waterfront Park area and services them every morning so the grounds feel reset for the day's events. On concert nights, our team performs an additional service before the concert begins, making sure containers have ample capacity for the evening crowd. We then return the following morning to service carts again, so residents and visitors are greeted by a clean, litter-free waterfront rather than the remnants of the night before.

For special occasions like the Admiral's Dinner, we go further by stationing staff on-site to quietly monitor and empty containers so attendees never have to think about trash, they simply experience a smooth, well-run event.

A Taste of Beaufort and the Beaufort Shrimp Festival

For food-centered events like A Taste of Beaufort and the Beaufort Shrimp Festival, we know that high foot traffic, food service, and families all converge in a tight footprint. To keep that experience enjoyable, Capital Waste Services provides a mix of 96-gallon carts and approximately 25 clearly lined cardboard stations and assigns staff to walk the site, changing bags and refreshing containers throughout the event. That presence avoids unsightly overflow near food vendors, keeps walkways clear, and helps maintain the charm and cleanliness that residents expect from downtown Beaufort.

Night on the Town

Night on the Town brings people into the heart of downtown, often filling the streets with neighbors, children, and visitors. For these evenings, Capital Waste Services supplies several 96-gallon carts and provides on-the-ground staff who adjust service in real time as certain corners or blocks become busier. By staying flexible and visible, we help the City deliver a festive atmosphere without leaving a heavy cleanup burden behind for City crews the next morning.

Smaller Community and Cultural Gatherings

Our support also extends to smaller, but meaningful, community and cultural gatherings. Throughout the year, we provide 96-gallon carts for various Beaufort Museum events, helping preserve the sense of care and professionalism around these historical and educational programs. When the City Manager calls for neighborhood clean-out events, we deliver open-top dumpsters that give residents a convenient way to remove

bulky items and accumulated debris. These neighborhood efforts do not always make headlines, but they have a direct impact on how clean, cared-for, and proud residents feel about where they live.

Looking Ahead: More Opportunities to Be Present

Looking ahead, we see many more opportunities to be present where Beaufort comes together. From annual parades like Presidents Day, St. Patrick's Day, Memorial Day, the Water Festival Parade, Independence Day, Labor Day, Veterans Day, and the Christmas Parade, to community traditions like Trunk or Treat and the Gullah Festival on the waterfront, we want our partnership with the City to be both visible and reassuring. Our goal is for residents to notice that waste and recycling are simply handled wherever the City gathers, without having to think about how it happens.

A Reflection of the Community

Capital Waste Services understands that every event is a reflection of the community. By coordinating closely with City staff, placing containers where they are most useful, and adjusting service levels in response to what is happening on the ground, we help create clean, welcoming spaces for residents and guests. In doing so, we support the City's broader goal of making Beaufort's gatherings something the community can be proud of, year after year.

Operations, Equipment & Infrastructure

Local Operations Hub

Capital Waste Services' Lowcountry operations are based at our local hub at 408 Schinger Avenue, Ridgeland, SC 29936, with phone (843) 757-2722. From this Lowcountry base we support service to the City of Beaufort with a regional fleet of 27 vehicles, local mechanics, on-site truck maintenance, cart inventory, and on-the-ground management. We dispatch the trucks that service Beaufort routes daily and maintain the equipment used for the Marina compactor, the Library compactor, the 300+ commercial accounts, and the special-event support that the City relies on. The Ridgeland hub is approximately 23 miles from City Hall, putting our local management within a 30-minute drive of any incident, request, or coordination meeting at the City.

Beaufort Daily Truck Deployment

Capital Waste Services operates the City of Beaufort contract with a focused, right-sized daily fleet deployment. The trucks listed below are the units running Beaufort routes today and proposed to continue running Beaufort routes under the renewed contract:

Day	Trucks Deployed for Beaufort	Service Type
Monday – Friday	1 ASL (Automated Side Loader)	Residential refuse collection
Monday – Friday	1 REL (Rear-Loader)	Yard debris and bulk collection
Monday – Friday	1 REL (Rear-Loader)	Commercial collection (carts and dumpsters)
Every Other Week	+ 1 ASL (Automated Side Loader)	Residential single-stream recycling
Saturday	1 Commercial truck	Commercial Saturday service for accounts requesting

This means three to four trucks are actively running Beaufort routes on any given collection day, plus the recycling ASL on alternate weeks and the Saturday commercial truck. This is the deployment that has delivered consistent service to Beaufort residents and businesses, and it is the deployment we propose to continue.

Regional Fleet Backup (Equipment Inventory Form)

Behind the small daily Beaufort deployment described above sits a much larger regional fleet of 27 vehicles based at our Lowcountry operations. The remaining trucks in this regional pool serve neighboring Lowcountry communities and provide layered redundancy for Beaufort: when one of the 3-4 daily Beaufort trucks goes down, a backup is in our regional yard, not five states away. The regional pool also supports surge capacity

during hurricane events, special events (Beaufort Water Festival, Shrimp Festival, etc.), and other peak demand periods.

Equipment Inventory Form: The complete itemized Equipment Inventory Form, listing all 27 regional trucks with unit numbers, manufacturer and chassis model, year, body type, capacity (cubic yards / GVWR), and dispatch information, is provided in Appendix A of this Proposal as required by the Equipment Inventory section of the RFP and Vehicle compliance requirements of the General Specifications.

Truck Types in the Regional Fleet

- **Automated Side Loaders (ASL):** Used for high-density residential routes; mechanical arm lifts and dumps 96-gallon carts without manual handling.
- **Rear-Loaders (REL):** Versatile collection trucks for residential and small commercial routes.
- **Front-Loaders (FEL):** Used for commercial and multi-family dumpster service.
- **Roll-Off Trucks (ROL):** Used for compactor service (Marina, Library), construction containers, and large special-event waste collection.
- **Container Delivery:** Dedicated truck for cart and dumpster delivery, swap-out, and replacement.
- **Par-Kan Support Truck:** Support vehicle for cart deliveries, route audits, and supervisor mobility.



CWS rear-load collection truck.



CWS Automated Side Loader (ASL).

Standard Equipment on Every Collection Vehicle

Each Capital Waste Services residential collection truck is equipped with:

- DOT-compliant lighting, reflective markings, and safety features.
- Backup cameras and audible alarms (FMCSA compliant).
- GPS telematics and route tracking integrated with our Navusoft ERP platform.
- In-cab tablet for two-way dispatch communication and real-time service exception logging.
- Mounted fire extinguisher, spill kit, and first aid kit.
- Watertight, enclosed body to prevent leaking, spilling, or blowing of refuse during hauling (Section 4.07).
- High-visibility branding showing Capital Waste Services name, vehicle number, and customer service phone.

Maintenance & Reliability

All routine maintenance is performed in-house by trained technicians. Preventive maintenance schedules, daily Driver Vehicle Inspection Reports (DVIRs), and our fleet management software work together to keep trucks road-ready and minimize unscheduled downtime. All vehicles are inspected daily before route launch; any vehicle with a leak or operational issue is pulled from service immediately and substituted with a backup unit, in compliance with the General Specifications.

Spare equipment and regional support are available across our broader Lowcountry and South Carolina network, providing layered redundancy that no out-of-region bidder can credibly offer.

Cart Inventory

As the incumbent, we already have approximately 5,493 residential carts deployed at Beaufort residences, plus the recycling cart inventory and the commercial cart and dumpster fleet. We maintain additional cart inventory regionally to meet replacement and new-service demand without delay. Cart deliveries for new service or replacements are typically completed within five (5) business days of request, in alignment with the General Specifications. Per Q11 of the official Q&A, Capital Waste Services maintains both refuse and recycling carts for replacement and for new owners.

Damaged carts caused by Capital Waste Services are repaired or replaced at no charge to the resident or City. Carts lost or damaged due to resident negligence are replaced by purchase from the Contractor, per the General Specifications.

Technology: Operational Oversight, Verification, and Accountability

Capital Waste Services' technology strategy supports real-time service verification, route efficiency, accountability, and enhanced safety for drivers and the public. Beaufort customers, routes, and accounts are already fully configured in our systems. Two integrated platforms work together to give the City complete operational visibility every single day:

Third Eye GPS and Camera-Based Fleet Monitoring

Capital Waste Services collection vehicles are equipped with the Third Eye GPS and camera-based fleet monitoring system. Originally implemented to enhance driver safety, Third Eye has evolved into a comprehensive operational and verification tool that protects the City, our drivers, and Beaufort residents and businesses.

Capabilities include:

- Real-time GPS tracking of every collection vehicle's location.
- Verification of completed service stops with timestamp and GPS coordinates.
- Historical "breadcrumb trail" of routes traveled, retained for service-inquiry investigation.
- In-cab and exterior video footage, with passive monitoring for hard stops, sharp turns, speeding, and unsafe behavior.
- Speed, idle time, and operational metrics for every vehicle, every day.

- Event-based documentation for safety reviews and service-claim resolution.

If a Beaufort resident or commercial customer calls City Hall to report a missed pickup, Capital Waste Services management can pull the truck's GPS breadcrumb trail and on-board camera footage in minutes to confirm what happened at that address and on what timestamp. This is accountability backed by data, not promises.

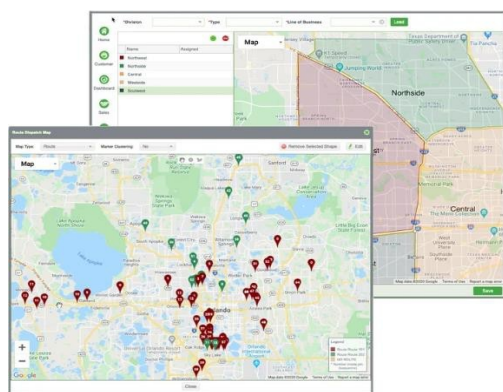
Navusoft: Integrated Dispatch, Routing, and Service Verification

Capital Waste Services' operations are managed through Navusoft, an integrated Enterprise Resource Planning and dispatch platform built specifically for the waste industry. Navusoft works in conjunction with Third Eye GPS to provide dispatchers and supervisors with real-time operational oversight.

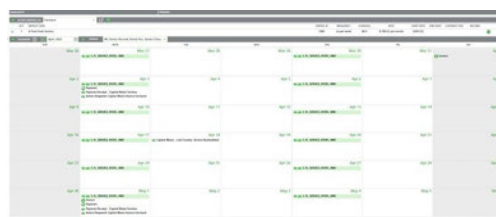
Navusoft enables:

- Route creation and adjustment by service type, frequency, and geographic area.
- Mobile access for drivers and supervisors via in-cab tablets.
- Monitoring of estimated versus actual service times, with exception alerts.
- Geofencing around the City of Beaufort collection area, downtown core-commercial district, and Beaufort County MRF and disposal facilities.
- Real-time customer account lookup for our customer service representatives.
- Service request, missed-pickup, and cart-replacement tracking with timestamps and full accountability.
- Customer-facing online portal for residents to view service history and submit requests.

Geofencing functionality automatically confirms arrival and departure times at each facility, ensuring accurate documentation of service activity, drive-time, and disposal turnaround. This data is available to City staff on request.



Navusoft route dispatch and live GPS map.



Navusoft service calendar and verification view.

Service Verification and Reporting to the City

Capital Waste Services' service verification process combines real-time and historical reporting through Navusoft and Third Eye. Completed services are visually confirmed within the system, allowing City staff to verify daily performance and identify any exceptions. Reports available to the City include:

- Daily completed-service logs with timestamps.
- Missed-pickup investigations with GPS breadcrumb and camera evidence.

- Quarterly tonnage reports for waste collected from City residents (Section 4.08).
- Complaint logs documenting incident, response time, and resolution (Section 4.04).
- Customized reporting on request, formatted to match the City Manager's workflow.

Personnel & Local Management

"Local Faces, Greener Places."

At Capital Waste Services, the people who deliver the service are the people who know the community. Our local management for the City of Beaufort contract lives and works in the Lowcountry. Our drivers are familiar faces on Beaufort routes. Our office team is reachable by phone every business day.

This is not marketing language. It is the operational reality of having a Lowcountry team accountable to the Municipal Contract Manager and to City Hall. When a Beaufort resident or business has a concern, they reach our local management directly, not a corporate call center in another state.

Lowcountry Operations Office: 408 Schinger Avenue, Ridgeland, SC 29936 | (843) 757-2722

Local Management: Direct Oversight of the Beaufort Contract

Michael Glosque, Area Sales Manager

[REDACTED]

Michael serves as the Area Sales Manager for the Lowcountry and is the primary contact for the City of Beaufort during the proposal and contract award process. He coordinates between the City, Capital Waste Services local operations, and our executive team to ensure all of the City's needs are heard and addressed.

Rob Scott, General Manager

[REDACTED]

Rob is the General Manager for Lowcountry operations and the single point of accountability for the City of Beaufort contract. He has direct day-to-day responsibility for service performance, fleet readiness, route execution, and coordination with the Municipal Contract Manager.

Jason Lovett, Operations Manager

[REDACTED]

Jason oversees daily operations including dispatch, route execution, driver performance, equipment readiness, and on-the-ground response to operational issues. He is reachable directly by City staff for any operational matter.

Nancy Medina, Office Manager

[REDACTED]

Nancy manages the local office, customer service team, account administration, billing coordination, and resident inquiry resolution. She is the primary local point of contact for residents and commercial customers seeking account assistance, cart replacements, billing questions, or service requests.

Jessica Beasley, Director of Sales



Jessica has over 5 years of environmental waste experience and was recently promoted for her incredible efforts and success during her tenure at Capital Waste Services. Jessica is Lean Six Sigma certified, knowledgeable, and committed to simply being better today than she was yesterday. Jessica is a long-time resident of Beaufort County and is an active board member of Keep Beaufort County Beautiful.

Executive Leadership Access

In addition to the talented local team, the City will have the full attention, support, and oversight of our experienced executive leadership for any issue requiring escalation.

Matt Parker, President and Chief Executive Officer



Matt is the President and CEO of Capital Waste Services with just under a decade of waste industry experience. He has worked in every facet of the industry, from residential loader, to C-suite, and every role in between. His operational experience, meticulous attention to detail, vision, and strong leadership qualities have molded Capital Waste Services into the company it is today.

Brian Yorston, Chief Operating Officer



Brian is the Chief Operating Officer of Capital Waste Services and the newest addition to our executive leadership team. Brian has been in the industry for nearly 30 years through various leadership roles at Waste Management and most recently Rehrig Pacific.

Don Minihan, Chief Financial Officer



Don is the Chief Financial Officer of Capital Waste Services. Don joined Capital Waste Services in June of 2025 and brings a vast knowledge of financial expertise as well as operational and back-office systems expertise to our team.

Kim Huckabee, Vice President of Sales and Marketing



Kim has almost 20 years of experience in the waste industry in various roles from sales, to business development, to operations. Kim leads her team to accomplish both personal and professional goals at Capital Waste Services because she knows that developing people is the most valuable investment a company can make. She is customer-centric, results-driven, and serves as a consultative business partner to our clients.

Wayne Harriman, Vice President of Fleet



Wayne is the Vice President of Fleet for Capital Waste Services. Wayne ensures our shop is appropriately staffed and our fleet maintenance standards are being met for all existing and new equipment. He and his team are dedicated to the proper maintenance and safety of our fleet.

Gary Sink, Vice President of Operations

[REDACTED]

Gary is an Army veteran and prior law enforcement officer of over 20 years. He has more than a decade of waste industry experience, from route manager to Vice President of Operations, having operated at multiple waste and recycling companies. Gary is committed to safety, service, and service excellence.

Holley Pate, Vice President of Administration

[REDACTED]

Holley has 24 years of experience in the waste industry. She is accountable for system development, installation, and modification, ensuring operational efficiency. Holley leads policy and procedure development for system deployment and maintenance, offering crucial technical guidance.

Randy Snead, Director of Operations

[REDACTED]

Randy has more than a decade of experience in the waste industry and a leadership foundation built on 25 years of public service. His hands-on industry knowledge and commitment to safety and service help ensure Capital Waste Services continues delivering reliable, high-quality service to the communities it serves.

The Drivers, Dispatchers, and CSRs Behind the Service

Drivers are the daily face of the contract. Capital Waste Services drivers serving Beaufort are required to hold a current CDL with an acceptable Motor Vehicle Record, complete a documented safety training program, and have at least two years of waste and recycling driving experience. They are coached daily, monitored through in-cab safety technology, and held to a zero-tolerance mobile phone policy.

Dispatchers coordinate route assignments, monitor real-time progress, and serve as the bridge between drivers, customer service, and operations leadership. Customer service representatives handle inquiries, sign-ups, cart requests, and complaint resolution under a one-call resolution philosophy. All are trained on Navusoft and operate from documented service scripts.

Customer Service & Reporting

Office and Phone Coverage

Capital Waste Services maintains a staffed customer service office under the leadership of our local Office Manager Nancy Medina, with a responsible person on duty during regular business hours on regular collection days. After-hours and emergency contact is provided through a dedicated line that routes directly to local management. The City and its residents and businesses will continue to use the same contact numbers and email addresses they use today.

Resident and Customer Communication

Capital Waste Services notifies residents and commercial customers of complaint procedures, regulations, and scheduled collection days. Holiday schedule changes, weather-related delays, and any service variances are communicated in advance through:

- Direct email and SMS notifications through Navusoft.
- Door hangers when a service exception affects a specific stop.
- Postings to the City's communication channels (with City approval, per Q19 of the Q&A).
- Mailers for any pickup-day changes (Capital Waste Services responsibility per Q19).
- Updates to our customer-facing website and online portal.
- Tagging system for refuse and recycling containers that are not collected, with explanation of reason (overcapacity, contamination, improper preparation, etc.).

Reporting to the City

Capital Waste Services will provide the data collection and reporting required by the General Specifications:

- Quarterly reports of total weight of refuse collected and number of refuse stops per month.
- Quarterly recycling reports including weight of each recyclable material commodity collected, average market price, net revenues, processor/broker name, and market commentary.
- Monthly bulk-item collection counts.
- Total number of containers distributed and addresses where they are in use.
- Monthly financial reports accompanying the franchise fee payment, including amount billed for residential, commercial, and recyclables, and billing adjustments per category. Due on the 15th of each month.
- Quarterly financial reports of collected and uncollectable amounts per category. Due on the 15th of the month following the quarter.
- Accounts Receivable information as required by the City (under Option 2 direct billing).
- Tipping receipts upon request.

Complaint Handling

Capital Waste Services maintains a daily log of all complaints received. A copy of the monthly complaint log is furnished to the City no later than 15 days after the close of the month. Verified missed collections are serviced

within 48 hours of complaint receipt. The Municipal Contract Manager has full final-and-binding authority to arbitrate any unresolved service or rate disputes, and we cooperate fully with any fact-finding requested.

Damage Mitigation

Capital Waste Services accepts responsibility for damages to public or private property resulting from careless operation of vehicles or careless handling of any receptacle. All such damage (sod, basketball hoops, mailboxes, refuse and recycling containers, etc.) is repaired or replaced as soon as possible to equivalent quality at the time of damage, at no extra charge to the City or the property owner.

Safety, Contingency & Disaster Response

Safety Culture

Safety is the non-negotiable foundation of Capital Waste Services' operations. It is led at the corporate level by our Director of Safety and reinforced daily by local site management. Every employee receives comprehensive safety training and is regularly tested on safety absolutes.

- Mandatory daily morning safety huddles before any truck rolls out.
- Third Eye in-cab camera systems passively monitor for hard stops, sharp turns, speed violations, and unsafe behavior.
- Zero-tolerance mobile phone policy for drivers.
- Real-time review of safety events with same-day coaching and documentation.
- Documented daily pre-trip and post-trip vehicle inspections (DVIRs).
- Compliance with the General Specifications' Accident Prevention requirements, including all applicable Federal, State, and local safety laws, regulations, and building codes.

Accident and Incident Notification

Per the General Specifications, Capital Waste Services will immediately notify the Municipal Contract Manager of any accident involving the public, public property, or private property within the City municipal boundary or while in performance of contracted service. We provide all required accounting details and copies of written accident reports as the City may require, and self-report any unauthorized release of solids or liquids to the South Carolina Department of Environmental Services (SC-DES) as necessary.

Drug-Free Workplace

Capital Waste Services maintains a Drug-Free Workplace program in compliance with all applicable federal regulations and South Carolina law, including the South Carolina Drug-Free Workplace Act.

Insurance

Capital Waste Services maintains insurance coverage that meets or exceeds the requirements of the General Specifications. Per Q26 of the official Q&A, the requirement for Fidelity and Theft Insurance has been removed from this RFP. Coverages currently maintained include:

Coverage	Limits
Commercial General Liability	\$1M each occurrence / \$2M general aggregate / \$2M products-completed ops
Automobile Liability	\$1M combined single limit (any auto)

Coverage	Limits
Umbrella / Excess Liability	\$5M each occurrence / \$5M aggregate, plus \$10M of additional excess layers
Workers' Compensation	Statutory (SC, GA, FL, TN, VA)
Employer's Liability	\$1M each accident / \$1M disease (per employee) / \$1M policy limit
Site Pollution Liability	\$5M per pollution incident / \$5M combined aggregate
Cyber Liability	\$3M policy limit
Property and Contractor's Equipment	Per Additional Remarks Schedule

A current Certificate of Liability Insurance is included as Appendix C. Upon contract award, Capital Waste Services will direct its broker to issue a City of Beaufort-specific Certificate of Insurance naming the City as required.

Bid Bond / Bid Security (10% of Annual Contract Amount)

Per the General Specifications, Capital Waste Services has submitted with this Proposal a bid bond or company check equal to ten percent (10%) of the annual contract amount as required bid security. This will be returned upon contract award per the City's normal procedure. The bid security is included immediately following the cover letter for ease of review by the Procurement Administrator.

Performance Bond (\$500,000)

Capital Waste Services confirms it will furnish a Performance Bond in the amount of Five Hundred Thousand Dollars (\$500,000.00) within ten (10) days of contract award, as required by the General Specifications. The bond will be issued by a duly authorized corporate surety company acceptable to the City and approved by the City Attorney as to form and content. The City of Beaufort will be named on the Performance Bond. The bond will be maintained in full force and effect throughout the term of this contract at the Contractor's expense. A signed Performance Bond Acknowledgment is included in Appendix E.

Storm and Disaster Response (Hurricane and Major Weather)

Capital Waste Services maintains a comprehensive Disaster Recovery and Emergency Response Plan designed to ensure continuity of service during hurricanes, tropical storms, tornadoes, and other natural disasters that affect the South Carolina Lowcountry. The plan emphasizes preparedness, rapid response, and recovery while prioritizing safety. It is the City's stated goal to continue normal refuse collection as debris is being removed, and our plan is designed to support that goal.

Pre-Event Planning

Capital Waste Services activates an established response protocol the moment severe weather is forecast or a state of emergency is declared:

- Continuous monitoring of NWS bulletins, NHC tropical advisories, and Beaufort County emergency alerts.
- Advance route planning and contingency scheduling based on anticipated conditions.
- Pre-event vehicle inspections and full fueling of the entire deployable fleet.
- Strategic staging of trucks, drivers, and supervisory personnel for rapid post-event deployment.
- Pre-event coordination call with the City of Beaufort Municipal Contract Manager to align on schedule modifications, advisories to residents and businesses, and post-event priorities.
- Coordination with our broader Lowcountry and South Carolina operations to pre-position regional support.

Emergency Operations and Staffing

During declared or anticipated events, Capital Waste Services maintains 24/7 emergency response capability:

- Internal incident response cadence with leadership communications every 6 to 12 hours during active events.
- Backup trucks and spare equipment held in reserve, with one spare unit maintained for every three trucks in active service.
- Mobilization of regional support from Capital Waste Services' broader Lowcountry, South Carolina, and Southeast operations centers when needed.
- Activation of alternate routing and disposal plans, leveraging our regional network of vertically integrated landfill and transfer-station partners.
- On-call drivers and supervisors with documented contact protocols.

Capital Waste Services' regional density is a critical advantage in emergency conditions. When a localized event affects Beaufort, additional crews and equipment can be mobilized from neighboring South Carolina and regional facilities in hours, not days. No out-of-region competitor can match this response capability.

Communication and Coordination

Clear, proactive communication with the City, residents, and commercial customers is the foundation of every emergency response:

- Designated single point of contact (Rob Scott, General Manager) responsible for direct coordination with the Municipal Contract Manager before, during, and after any event.
- Proactive communication with the City regarding service impacts, anticipated delays, and modified schedules.
- Resident- and commercial-customer-facing notifications through Navusoft email and SMS, door hangers, and the customer-facing online portal.
- Ongoing situation updates as conditions evolve and recovery progresses.

Service Restoration and Storm Debris Recovery

Once conditions are deemed safe, Capital Waste Services moves quickly to restore normal service:

- Collection services are systematically restored across the City on a prioritized basis, beginning with routes most critical to public health and the downtown core-commercial district.
- Additional resources are deployed to manage increased yard debris and refuse volumes generated by the event.
- Storm yard-debris volumes up to 125% of the historical average (137.5 tons/month threshold) are absorbed within the base contract; volumes exceeding that threshold are addressed via reimbursement petition per the General Specifications.
- For storm-debris cleanup work that falls outside routine residential and commercial collection, terms are negotiated in good faith with the City as a separate scope, including FEMA-eligible documentation support if applicable.
- Equipment and facility assessments are completed to identify and address any storm-related damage.
- Documented after-action review is conducted with the City following any significant weather event, identifying lessons learned and improvements for future readiness.

Commitment to Continuity and Safety

Capital Waste Services' disaster recovery planning reflects our commitment to protecting City facilities, maintaining operational continuity, and supporting Beaufort during both routine operations and emergency conditions. Our proactive planning, regional support structure, and disciplined operational approach ensure reliable service delivery and rapid recovery when disruptions occur.

References

The strongest reference for our service to the City of Beaufort is the City of Beaufort itself. We have been the residential and commercial solid waste hauler here, and the Municipal Contract Manager and City staff have direct, current experience with our performance. We invite the Evaluation Committee to consider that experience as the most relevant reference of all.

In addition, we are pleased to offer the following municipal and county references where Capital Waste Services serves comparable populations across South Carolina, Tennessee, and the Southeast.

Reference 1: City of Beaufort, South Carolina (Incumbent)

Linda Roper, Director of Downtown Operations and Community Service

500 Carteret Street, Beaufort, SC 29902

[REDACTED]

[REDACTED]

Capital Waste Services has provided residential solid waste, recycling, yard debris, and commercial collection services for the City of Beaufort since July 2021 under the current five-year agreement. The current scope includes approximately 5,493 96-gallon residential carts, 300+ commercial accounts, the Marina Parking Lot self-contained compactor and recycling, the Library 6-yard vertical compactor, weekly municipal facility collection at City Hall, Police, Public Works, 500 Carteret Street, and multiple Fire Stations, and special-event support including the Beaufort Water Festival, Beaufort Shrimp Festival, Taste of Beaufort, and A Night on the Town. We are in regular communication with Ms. Roper and her team.

Reference 2: Lexington County, South Carolina (Area 6)

Rachel Laster, Accounting and Collections Supervisor

212 South Lake Drive, Suite 503, Lexington, SC 29072

[REDACTED]

[REDACTED]

Capital Waste Services has served approximately 6,121 residents in Lexington County's Area 6 since 2018 under a multi-year franchised collection contract. Throughout the partnership we have maintained open communication, attended regular meetings, and consistently met or exceeded contractual standards. This contract demonstrates our capability to deliver consistent service to a county-level customer of size comparable to Beaufort's residential count.

Reference 3: City of Marion, South Carolina

Alan Ammons, City Administrator

107 South Main Street, Marion, SC 29571

[REDACTED]

[REDACTED]

Capital Waste Services has provided residential curbside collection for approximately 3,000 households in Marion since 2021, plus front-end-load service for over 150 commercial customers. When the prior provider experienced severe service failures, the City asked Capital Waste Services to begin operations 60 days earlier than scheduled. We responded immediately and have remained in good standing ever since. This reference demonstrates our service initiation and transition capability under pressure.

Reference 4: City of Soddy-Daisy, Tennessee

Burt Johnson, City Manager

9835 Dayton Pike, Soddy-Daisy, TN 37379

[REDACTED]

Capital Waste Services has been the residential solid waste collection provider for the City of Soddy-Daisy since 2015 (10 years and counting), serving approximately 5,400 homes weekly. We operate from our permitted hauling and transfer station facility located inside the corporate limits of Soddy-Daisy. This long-tenured municipal partnership demonstrates our ability to maintain a stable, multi-year incumbent relationship with a city of size and service profile comparable to Beaufort.

Reference 5: City of Dunlap, Tennessee

Clayton Smith, Public Works Director

15595 Rankin Avenue, Dunlap, TN 37327

[REDACTED]

[REDACTED]

Capital Waste Services has provided residential solid waste collection to approximately 2,400 homes in the City of Dunlap since 2019. We have remained in good standing throughout the partnership and continue to deliver consistent, reliable weekly service.

Reference 6: City of Chattanooga, Tennessee

Roshonda Woods, Operations Manager, Waste and Recycling

1250 Market Street, Suite 2100, Chattanooga, TN 37402

[REDACTED]

[REDACTED]

Capital Waste Services has served the City of Chattanooga since 2020, providing Front End Loader and refuse collection services for the Solid Waste Division and citywide. The scope includes 51 roll-off and refuse sites and 64 Front End Loader sites across the City. This contract demonstrates our capability to operate at scale alongside a major municipal partner.

Price Summary

Pricing for the City of Beaufort Waste Management Services Contract, RFP No. 2026-111, is presented on the City's official Pricing Forms, completed in ink by Michael Glosque on behalf of Capital Waste Services, LLC.

Capital Waste Services has elected to provide the City with maximum flexibility by submitting four (4) parallel pricing scenarios across two (2) attached pricing forms. Each scenario covers the same full scope of services and the same five-year contract term (July 1, 2026 through June 30, 2031). The City selects which scenario to award.

How the Four Scenarios Map to the Two Forms

Option 1 (5% Franchise Fee) Form:

- Without Direct Billing column: Option 1A (City Billing + 5% franchise fee, matching the current arrangement per Q1 of Q&A).
- With Direct Billing column: Option 2A (Contractor Direct Billing + 5% franchise fee, per Q4 of Q&A).

Option 2 (10% Franchise Fee) Form:

- Without Direct Billing column: Option 1B (City Billing + 10% franchise fee, alternative for higher annual revenue to the City).
- With Direct Billing column: Option 2B (Contractor Direct Billing + 10% franchise fee).

Each form set includes the residential collection pricing (single-family and multi-family), commercial roll cart and dumpster services, roll-off services, and the franchise fee acknowledgment page on the City's official format. Commercial pricing on each form is identical across the two submissions; only the residential rates and franchise fee percentage vary by scenario.

All four scenarios cover the identical scope: residential refuse, recycling (with 50% net recycling revenue share to the City per Q2), yard debris, commercial accounts, Marina and Library compactors, free service to municipal facilities, special-event support, bulky-item collection, and storm/disaster response. The Library Vertipak compactor will be replaced with a new vertical compactor unit at no charge to the City under any scenario.

[The City's official Pricing Forms, completed in ink and signed by Michael Glosque, follow behind each of the two dividers below.]

OPTION 1

5% Franchise Fee

Capital Waste Services, LLC

City of Beaufort, RFP No. 2026-111

Franchise Fee to City: 5% of the monthly amount billed for all solid waste and recycling services rendered (matching the current franchise fee per Q1 of the official Q&A).

Net Recycling Revenue Share to City: 50% (per Q2 of the official Q&A).

Form contains two columns:

- Without Direct Billing (Option 1A): The City of Beaufort continues to bill residents on the annual Beaufort County property tax bill; Capital Waste Services invoices the City monthly.
- With Direct Billing (Option 2A): Capital Waste Services bills residents and commercial customers directly per Q4 of the official Q&A; City accounts receivable load is reduced.

[The completed City of Beaufort Option 1 (5% Franchise) Pricing Form, completed in ink and signed by Michael Glosque on behalf of Capital Waste Services, LLC, follows on the next page.]

Price Summary Forms

COLLECTION FOR CITY OF BEAUFORT

Refuse collection pricing per unit per month to be provided allowing weekly collection of 96-gallon refuse, brown, bulky, and white goods, yard debris and recycling collection. Please provide pricing for billing under current collection method and pricing for alternative collection method.

Residential Collection Service Fees	Current Collection Method	Current Collection Method	Direct Billing or additional collection method	
	Single Family and Duplexes	Multi-Family Complexes above 2 Units	Single Family and Duplexes	Multi-Family Complexes Above 2 Units
Total Estimated Number of Units:	5,300 Units	300+/- Units	5,300 Units	300+/- Units
Volume:	96-Gallons	96-Gallon	Up to 96 Gallons	Up to 96 Gallons
FY 2027 (price/unit/month)	\$ 20.78	\$ 20.78	\$ 21.99	\$ 21.99
FY 2028 (price/unit/month)	\$ 21.47	\$ 21.47	\$ 22.72	\$ 22.72
FY 2029 (price/unit/month)	\$ 22.18	\$ 22.18	\$ 23.47	\$ 23.47
FY 2030 (price/unit/month)	\$ 22.91	\$ 22.91	\$ 24.24	\$ 24.24
FY 2031 (price/unit/month)	\$ 23.67	\$ 23.67	\$ 25.04	\$ 25.04

Price per additional 96 Gallon Container: \$8.25 (billed and paid directly).

*Year-over-year rate increases shown reflect an estimated 3.3% Consumer Price Index. Annual escalators applied under the contract will be based on the actual published CPI for Water, Sewer, and Trash Services (CPI-WST) at the time of each adjustment. In addition, in the event of an extraordinary, non-routine increase in pass-through costs outside the Contractor's control, such as the recycling disposal cost increase that occurred during the initial contract term, the Contractor and the City of Beaufort agree to engage in good-faith negotiation regarding an appropriate rate adjustment, consistent with the precedent already established between the parties.

Commercial Services

Commercial 96-Gallon roll cart service charge per month.

Commercial Roll Cart Service	Description	FY2027	FY 2028	FY2029	FY 2030	FY2031
Tier 1	1 cart/2-day service	\$ 16.84	\$17.40	\$17.98	\$18.58	\$19.20
Tier 2	2 carts/2-day service	\$ 33.67	\$34.79	\$35.94	\$37.13	\$38.36
Tier 3	3 carts/2-day service	\$ 50.51	\$52.18	\$53.91	\$55.69	\$57.53
Tier 4	3 carts/5-day service	\$ 126.28	\$130.45	\$134.76	\$139.21	\$143.80
Tier 5	4 carts/5-day service	\$ 168.37	\$173.93	\$179.67	\$185.60	\$191.73
Tier 6	5 carts/5-day service	\$ 210.46	\$217.41	\$224.58	\$231.99	\$239.65
Tier 7	6 carts/5-day service	\$ 252.55	\$260.89	\$269.50	\$278.40	\$287.59
SATURDAY service \$ __25__ additional per tier						

Commercial / Multi-Family Residential Dumpster service charge per month.

Dumpster Service		FY2027	FY2028	FY2029	FY2030	FY2031
4-Yard	Once per Week	\$ 115.00	\$118.80	\$122.72	\$126.77	\$130.96
6-Yard	Once per Week	\$ 145.00	\$149.79	\$154.74	\$159.85	\$165.13
8-Yard	Once per Week	\$ 175.00	\$180.78	\$186.75	\$192.91	\$199.28
4-Yard	Twice per Week	\$ 222.00	\$229.33	\$236.90	\$244.72	\$252.80
6-Yard	Twice per Week	\$ 281.00	\$290.28	\$299.86	\$309.76	\$319.98
8-Yard	Twice per Week	\$ 341.00	\$352.26	\$363.89	\$375.90	\$388.31
10 Yard Roll-Off	Per Service/Ton	\$ 195/65	\$195/65	\$205/65	\$205/65	\$215/65
20 Yard Roll-Off	Per Service/Ton	\$ 195/65	\$195/65	\$205/65	\$205/65	\$215/65
30 Yard Roll-Off	Per Service/Ton	\$ 195/65	\$195/65	\$205/65	\$205/65	\$215/65

*Year-over-year rate increases shown reflect an estimated 3.3% Consumer Price Index. Annual escalators applied under the contract will be based on the actual published CPI for Water, Sewer, and Trash Services (CPI-WST) at the time of each adjustment. In addition, in the event of an extraordinary, non-routine increase in pass-through costs outside the Contractor's control, such as the recycling disposal cost increase that occurred during the initial contract term, the Contractor and the City of Beaufort agree to engage in good-faith negotiation regarding an appropriate rate adjustment, consistent with the precedent already established between the parties.

BILLING AND COLLECTION RESPONSIBILITIES

Billing and collection responsibilities shall be at the discretion of the City. The Contractor shall offer the City, a franchise fee for the monthly amount billed for ALL solid waste and recycling services rendered per this RFP. Said franchise fee shall be due on or before the 15th day of each month. For more details, see Part 3 – General Specifications.

The Contractor submits a franchise fee of 5 % if awarded the billing responsibilities for all solid waste services described herein this RFP.

The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, and all subsequent Addenda, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment, and services, necessary to provide services as described herein, according to the requirements of the Procurement and Contracting Documents, for the Prices proposed in this Price Quotation Sheet:

*Signature:  Title: Area Sales Manager

Printed Name: Michael Glosque Date: 4/30/2026

OPTION 2

10% Franchise Fee

Capital Waste Services, LLC

City of Beaufort, RFP No. 2026-111

Franchise Fee to City: 10% of the monthly amount billed (alternative variant for higher annual revenue to the City), due on or before the 15th day of each month per the General Specifications.

Net Recycling Revenue Share to City: 50% (per Q2 of the official Q&A).

Form contains two columns:

- Without Direct Billing (Option 1B): The City of Beaufort continues to bill residents on the annual Beaufort County property tax bill; Capital Waste Services invoices the City monthly.
- With Direct Billing (Option 2B): Capital Waste Services bills residents and commercial customers directly per Q4 of the official Q&A; City accounts receivable load is reduced.

[The completed City of Beaufort Option 2 (10% Franchise) Pricing Form, completed in ink and signed by Michael Glosque on behalf of Capital Waste Services, LLC, follows on the next page.]

Price Summary Forms

COLLECTION FOR CITY OF BEAUFORT

Refuse collection pricing per unit per month to be provided allowing weekly collection of 96-gallon refuse, brown, bulky, and white goods, yard debris and recycling collection. Please provide pricing for billing under current collection method and pricing for alternative collection method.

Residential Collection Service Fees	Current Collection Method	Current Collection Method	Direct Billing or additional collection method	
	Single Family and Duplexes	Multi-Family Complexes above 2 Units	Single Family and Duplexes	Multi-Family Complexes Above 2 Units
Total Estimated Number of Units:	5,300 Units	300+/- Units	5,300 Units	300+/- Units
Volume:	96-Gallons	96-Gallon	Up to 96 Gallons	Up to 96 Gallons
FY 2027 (price/unit/month)	\$ 21.96	\$ 21.96	\$ 23.23	\$ 23.23
FY2028 (price/unit/month)	\$ 22.68	\$ 22.68	\$ 24.00	\$ 24.00
FY 2029 (price/unit/month)	\$ 23.43	\$ 23.43	\$ 24.79	\$ 24.79
FY 2030 (price/unit/month)	\$ 24.20	\$ 24.20	\$ 25.61	\$ 25.61
FY 2031 (price/unit/month)	\$ 25.00	\$ 25.00	\$ 26.46	\$ 26.46

Price per additional 96 Gallon Container: \$8.25 (billed and paid directly).

*Year-over-year rate increases shown reflect an estimated 3.3% Consumer Price Index. Annual escalators applied under the contract will be based on the actual published CPI for Water, Sewer, and Trash Services (CPI-WST) at the time of each adjustment. In addition, in the event of an extraordinary, non-routine increase in pass-through costs outside the Contractor's control, such as the recycling disposal cost increase that occurred during the initial contract term, the Contractor and the City of Beaufort agree to engage in good-faith negotiation regarding an appropriate rate adjustment, consistent with the precedent already established between the parties.

Commercial Services

Commercial 96-Gallon roll cart service charge per month.

Commercial Roll Cart Service	Description	FY 20 27	FY 20 28	FY 20 29	FY 2030	FY 2031
Tier 1	1 cart/2-day service	\$ 17.64	\$18.23	\$18.84	\$19.46	\$20.11
Tier 2	2 carts/2-day service	\$ 35.28	\$36.45	\$37.66	\$38.91	\$40.20
Tier 3	3 carts/2-day service	\$ 52.92	\$54.67	\$56.48	\$58.34	\$60.27
Tier 4	3 carts/5-day service	\$ 132.29	\$136.66	\$141.17	\$145.83	\$150.65
Tier 5	4 carts/5-day service	\$ 176.38	\$182.21	\$188.23	\$194.44	\$200.86
Tier 6	5 carts/5-day service	\$ 220.48	\$227.76	\$235.28	\$243.04	\$251.06
Tier 7	6 carts/5-day service	\$ 264.58	\$273.31	\$282.33	\$291.65	\$301.27
SATURDAY service \$ __25__ additional per tier						

Commercial / Multi-Family Residential Dumpster service charge per month.

Dumpster Service		FY 20 27	FY 20 28	FY2029	FY 2030	FY 2031
4-Yard	Once per Week	\$ 120.75	\$124.73	\$128.85	\$133.10	\$137.49
6-Yard	Once per Week	\$ 152.25	\$157.27	\$162.46	\$167.82	\$173.36
8-Yard	Once per Week	\$ 183.75	\$189.81	\$196.07	\$202.54	\$209.22
4-Yard	Twice per Week	\$ 233.10	\$240.79	\$248.74	\$256.95	\$265.43
6-Yard	Twice per Week	\$ 295.05	\$304.79	\$314.85	\$325.24	\$335.97
8-Yard	Twice per Week	\$ 358.05	\$369.87	\$382.08	\$394.69	\$407.71
10 Yard Roll-Off	Per Service/Ton	\$ 195/65	\$195/65	\$205/65	\$205/65	\$215/65
20 Yard Roll-Off	Per Service/Ton	\$ 195/65	\$195/65	\$205/65	\$205/65	\$215/65
30 Yard Roll-Off	Per Service/Ton	\$ 195/65	\$195/65	\$205/65	\$205/65	\$215/65

*Year-over-year rate increases shown reflect an estimated 3.3% Consumer Price Index. Annual escalators applied under the contract will be based on the actual published CPI for Water, Sewer, and Trash Services (CPI-WST) at the time of each adjustment. In addition, in the event of an extraordinary, non-routine increase in pass-through costs outside the Contractor's control, such as the recycling disposal cost increase that occurred during the initial contract term, the Contractor and the City of Beaufort agree to engage in good-faith negotiation regarding an appropriate rate adjustment, consistent with the precedent already established between the parties.

BILLING AND COLLECTION RESPONSIBILITIES

Billing and collection responsibilities shall be at the discretion of the City. The Contractor shall offer the City, a franchise fee for the monthly amount billed for ALL solid waste and recycling services rendered per this RFP. Said franchise fee shall be due on or before the 15th day of each month. For more details, see Part 3 – General Specifications.

The Contractor submits a franchise fee of 10 % if awarded the billing responsibilities for all solid waste services described herein this RFP.

The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, and all subsequent Addenda, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment, and services, necessary to provide services as described herein, according to the requirements of the Procurement and Contracting Documents, for the Prices proposed in this Price Quotation Sheet:

*Signature:  Title: Area Sales Manager

Printed Name: Michael Glosque Date: 4/30/26

RFP Signature Page

CITY OF BEAUFORT, SOUTH CAROLINA | RFP NO. 2026-111

The City's official RFP Signature Page, completed and signed in ink by Michael Glosque on behalf of Capital Waste Services, LLC, is attached following this page.

[The original RFP Signature Page issued by the City of Beaufort, completed and signed by an authorized officer of Capital Waste Services, LLC, follows on the next page.]

CITY OF BEAUFORT
SOUTH CAROLINA
RFP SIGNATURE PAGE
RFP 2026-111

PROPOSER'S NAME: Capital Waste Services

The undersigned, having become familiar with the existing conditions and the Proposal Scope of Services hereby proposed, agrees to complete the work as described in accordance with the Request for Proposal and Contract Documents.

Proposer warrants that no gratuities, in the form of gifts, entertainment, or otherwise, were offered or given by the **Proposer**, to any officer or employee of the City with a view toward securing the contract or securing favorable treatment with respect to any determination concerning the performance of the contract.

This offer is genuine and not made in interest of or on behalf of any undisclosed person, vendor or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; **Proposer** has not directly induced or solicited any other **Proposer** to submit false or sham bid; **Proposer** has not solicited or sought by collusion to obtain for itself any advantage over any other **Proposer** or other **Owner**.

The words "Bidder", "Offeror", "Proposer", "Vendor", and "Company" are used interchangeably throughout this solicitation, and are used in place of the person, vendor, or corporation submitting a solicitation.

Proposer has examined copies of all documents and of the following addenda (if

applicable): Addendum No.	Date
<u>1</u>	<u>4/14/2026</u>
<u>2</u>	<u>4/23/2026</u>
<u>3</u>	<u>4/30/2026</u>
<u>4</u>	<u>5/6/2026</u>

Mailing Address: 408 Schinger Ave

City: Ridgeland State: SC Zip Code: 29936

Telephone: 843-757-2722

Email: [REDACTED]

Signature: 

Title: Area Sales Manager

Printed Name: Michael Glosque

Date: 4/30/2026

Required Forms

The following forms required by the City of Beaufort RFP No. 2026-111 are submitted with this Proposal, completed and executed by an authorized officer of Capital Waste Services, LLC. Each form is presented behind its respective divider on the following pages:

- Ethics in Public Contracting Affidavit (signed and notarized)
- Non-Collusion Affidavit of Prime Bidder (signed and notarized)
- Small / Woman-Owned / Minority Business Enterprise Form (completed)
- Non-Resident Taxpayer Affidavit, S.C. Department of Revenue Form I-312 (signed)

Certificates of Insurance required as part of the Required Forms section are presented as Appendix C of this Proposal, in compliance with Section 11.0 of the General Specifications.

[The completed Required Forms follow on the next pages.]

Scott Marshall
CITY MANAGER
843-525-7070



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

Jay Phillips
PROCUREMENT ADMINISTRATOR
843-525-7071

ETHICS IN PUBLIC CONTRACTING AFFIDAVIT

STATE OF South Carolina)

COUNTY OF Beaufort)

Michael J Glosque, being first duly sworn, deposes and says that:

1. He/She is Area Sales Manager (title) for/of Capital Waste Services (company/business), the Bidder that has submitted the attached Statement of Bids;
2. He/She is legally qualified and capable of signing this affidavit and is authorized to do so by Bidder;
3. He/She is fully informed regarding the preparation and contents of the attached Statement of Bid and of all pertinent circumstances respecting such Bid;
4. Such Bid is genuine and is made without fraud;
5. Neither the said Bidder, nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest has offered or received any kickbacks or inducements from any Bidder, suppliers, manufacturer, or company in connection with the offer, and they have not conferred on any public employee, public member, or public official having official responsibility for this procurement or transaction, any payment, loan, subscription, advance, deposit of money, services, or anything of value as defined in Section 8-13-100 of the South Carolina Code of Laws; and
6. Furthermore, neither the Bidder, nor any of its officers, partners, owners, agents, representatives, employees or parties in interest has any relationship with the City, another person, or organization that interferes with fair competition or that constitutes a conflict of interest with respect to a contract with the City.

4/28/2026

DATE

Capital Waste Services, LLC
COMPANY/BUSINESS

BY: 

SIGNATURE

Scott Marshall
CITY MANAGER
843-525-7070



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

Jay Phillips
PROCUREMENT ADMINISTRATOR
843-525-7071

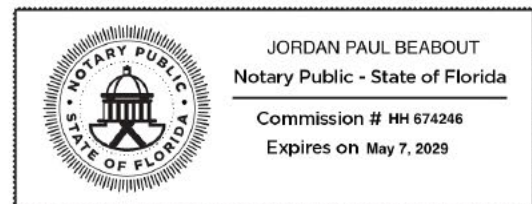
Notarized remotely online using communication technology via Proof.

SWORN to before me this 28th
day of April, 2026

Notary Public for Florida (state)
My commission expires: 05/07/2029
By: [Signature]
(signature)

Area Sales Manager

TITLE



NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

STATE OF South Carolina)

COUNTY OF Beaufort)

Michael J Glosque, being first duly sworn, deposes and says that:

1. He/She is Area Sales Manager of Capital Waste Services, the Bidder that has submitted the attached Bid;
2. He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;
3. Such Bid is genuine and is not a collusive or sham Bid;
4. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly with any other Bidder, company or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, company or person to fix the price or prices in the attached Bid or of any other Bidder, or to secure through any other Bid, or to fix any overhead, profit or cost element of the bid price or the bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Beaufort, SC or any person interested in the proposed contract.

Scott Marshall
CITY MANAGER
843-525-7070



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

Jay Phillips
PROCUREMENT ADMINISTRATOR
843-525-7071

(signed)

A handwritten signature in blue ink, appearing to be "JP", is written over a horizontal line.

(title)

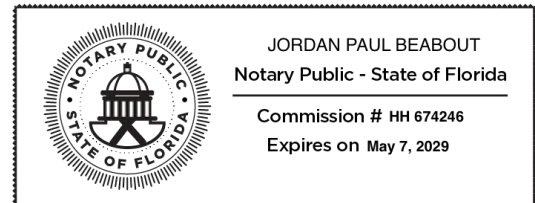
Area Sales Manager

SWORN to before me this 28th
day of April, 2026

Notary Public for Florida (state)

My commission expires: 05/07/2029

By:
(signature)



Notarized remotely online using communication technology via Proof.

Scott Marshall
CITY MANAGER
843-525-7070



CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

Jay Phillips
PROCUREMENT ADMINISTRATOR
843-525-7071

SMALL/WOMAN-OWNED/MINORITY BUSINESS ENTERPRISE FORM	
YOUR COMPANY'S CURRENT STATUS	SUPPLIER BUSINESS CLASSIFICATIONS
Is this a small business? Yes ☒ No	A small business is a business which is independently owned and operated, not dominant in its field of operation, and can qualify under criteria concerning number of employees, average annual receipts, or other criteria as outlined by the Small Business Administration. (See CFR Title 13, Part 121, as amended)
Is this a woman-owned business? Yes ☒ No	A woman-owned business is a business which is at least 51% owned by a woman or women who also control and operate the business.
Is this a minority-owned business? Yes ☒ No If Yes, please indicate minority group: ___ Asian American ___ Black American ___ Hispanic American ___ Native American	A minority-owned business is a business which is at least 51% owned, controlled and operated by socially and economically disadvantaged individuals. The following groups are among those presumed to be socially and economically disadvantaged: Asian Americans, Black Americans, Hispanic Americans, and Native Americans.
Is this a disabled-owned business? Yes ☒ No	A disabled-owned business is a business which is at least 51% owned, controlled and operated by an individual or individuals who are disabled.
Is this a veteran-owned business? Yes ☒ No	A veteran-owned business a business which is at least 51% owned, controlled and operated by an individual or individuals who are U.S. veterans.

Scott Marshall
CITY MANAGER
843-525-7070



Jay Phillips
PROCUREMENT ADMINISTRATOR
843-525-7071

CITY OF BEAUFORT
1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902

Is this a disabled veteran-owned business? Yes ☒ No	A disabled veteran-owned business is a business which is at least 51% owned, controlled and operated by an individual or individuals who are U.S. veterans and disabled.
Are the individuals who own, control and operate this business U.S. citizens? No	☒ Yes
Is this business a non-profit organization? Yes ☒ No	
Is this business incorporated? Yes ☒ No	

All Bidders shall acknowledge receipt and acceptance of this addendum by signing in the space provided in the RFP Signature Page. Bids submitted without this Addendum may be considered non-responsive.

Other Information to Provide

The following additional information is provided in response to the "Other Information to Provide" section of the City of Beaufort RFP No. 2026-111 Submission Requirements.

Lawsuits and Arbitration Proceedings (Past Five Years)

Per the Submission Requirements of RFP No. 2026-111, Capital Waste Services, LLC discloses the following with respect to lawsuits or arbitration proceedings initiated by or against the Company in the past five (5) years:

Capital Waste Services, LLC has no active or material lawsuits or arbitration proceedings to disclose. In the ordinary course of operating a multi-state waste collection business, the Company occasionally becomes party to routine commercial or operational disputes that are addressed and resolved through standard business and insurance channels. None of these matters are material to the Company's financial condition or its ability to perform under a Beaufort waste management services contract.

Surety Letter on Bonding Capacity

Per the Submission Requirements of RFP No. 2026-111, a letter from the surety company that would issue Performance and Payment bonds for Capital Waste Services, LLC, providing information on the Company's bonding capacity, follows on the next pages.

Bonding Capacity Summary: Capital Waste Services, LLC maintains an established surety relationship with bonding capacity well in excess of the required \$500,000 Performance Bond for this contract. The Company has continuously maintained Performance Bonds satisfactory to the City of Beaufort throughout our existing contract term, and has done so for similar municipal contracts across multiple states without exception.

[The two-page surety letter on bonding capacity, addressed to the City of Beaufort and provided by Capital Waste Services' authorized surety, follows on the next pages.]

Appendix A: Equipment Inventory Form

The completed Equipment Inventory Form for the City of Beaufort Waste Management Services Contract, RFP No. 2026-111, follows on the next page in the City's required format. The form lists vehicles by service category (Refuse, Recycling, Yard Debris and Bulky Item, Commercial, and Roll-Off / Reusable Item / Container Delivery) per the City's instruction to list "refuse, recycling, and reusable item collection vehicles in separate groupings," with unit numbers, ownership status, manufacturer and chassis model, fuel type, year, body type, capacity (cubic yards / GVWR), radio dispatch, and estimated useful life.

Primary Fleet on the Form (8 units across 5 service categories):

- Refuse: Two (2) Automated Side Loaders (ASL), including a 2025 Mack LR 64R.
- Recycling: One (1) 2025 Peterbilt 520 Automated Side Loader (alternating-week recycling routes).
- Yard Debris/Bulk: One (1) 2025 Mack MD6 Rear-Loader.
- Commercial: One (1) Mack TE64 Rear-Loader and one (1) 2023 Mack TE64 Front-Loader (Saturday service).
- Roll-Off / Reusable Item / Container Delivery: One (1) 2024 Mack MD742 roll-off truck and one (1) Freightliner M2 106 container delivery vehicle.

Broader Regional Backup: The 8 units listed on the form are the primary fleet utilized for the City of Beaufort contract, including primary route assignments and direct backups. Capital Waste Services maintains a broader regional fleet of 27 vehicles at our Lowcountry operations base (408 Schinger Avenue, Ridgeland, SC 29936), available to absorb breakdowns, surge capacity for special events, and emergency response without disruption to City service. Additional unit detail is available on request.

[The completed Equipment Inventory Form follows on the next page.]

EQUIPMENT INVENTORY

List information relating to all vehicular equipment to be utilized in performance of this contract.

List refuse, recycling, and reusable item collection vehicles in separate groupings.

Refuse Collection Vehicles

Contractor's Unit Number	Owned/ Leased/ Proposed	Manufacturer & Chassis Model	Gas/ Diesel	Year	Body Type	Capacity (Cubic Yards & GVWR)	Radio Dispatched	Estimated Useful Life
225133	Owned	Mack LR 64R	Diesel	2025	ASL Refuse	29 cy / 66,000 GVWR	Yes	10 yrs
222131	Owned	Mack LR64	Diesel	2022	ASL Refuse	29 cy / 66,000 GVWR	Yes	10 yrs

Recycling Collection Vehicles

Contractor's Unit Number	Owned/ Leased/ Proposed	Manufacturer & Chassis Model	Gas/ Diesel	Year	Body Type	Capacity (Cubic Yards & GVWR)	Radio Dispatched	Estimated Useful Life
225134	Owned	Peterbilt 520	Diesel	2025	ASL Recycling	29 cy / 66,000 GVWR	Yes	10 yrs

Yard Debris and Bulky Item Collection Vehicles

Contractor's Unit Number	Owned/ Leased/ Proposed	Manufacturer & Chassis Model	Gas/ Diesel	Year	Body Type	Capacity (Cubic Yards & GVWR)	Radio Dispatched	Estimated Useful Life
225224	Owned	Mack MD6	Diesel	2025	REL Yard/Bulk	25 cy / 33,000 GVWR	Yes	10 yrs

Commercial Collection Vehicles

Contractor's Unit Number	Owned/ Leased/ Proposed	Manufacturer & Chassis Model	Gas/ Diesel	Year	Body Type	Capacity (Cubic Yards & GVWR)	Radio Dispatched	Estimated Useful Life
222227	Owned	Mack TE64	Diesel	2022	REL Commercial	25 cy / 66,000 GVWR	Yes	10 yrs
123259	Owned	Mack TE64	Diesel	2023	FEL Commercial	40 cy / 66,000 GVWR	Yes	10 yrs

Roll-Off and Reusable Item Collection / Container Delivery Vehicles

Contractor's Unit Number	Owned/ Leased/ Proposed	Manufacturer & Chassis Model	Gas/ Diesel	Year	Body Type	Capacity (Cubic Yards & GVWR)	Radio Dispatched	Estimated Useful Life
324135	Owned	Mack MD742	Diesel	2024	ROL Roll-Off	10/20/30 cy containers / 33,000 GVWR	Yes	10 yrs
619210	Owned	Freightliner M2 106	Diesel	2019	Container Delivery	Cart/dumpster delivery / 33,000 GVWR	Yes	12 yrs

Note: The above represents the primary fleet utilized for performance of this contract, including primary route assignments and direct backups. Capital Waste Services maintains a broader regional fleet of 27 vehicles at our Lowcountry operations base (408 Schinger Avenue, Ridgeland, SC 29936), available to absorb breakdowns, surge capacity for special events, and emergency response without disruption to City service. Additional unit information is available on request.

Appendix D: Business Standing & Authorization

Evidence that Capital Waste Services, LLC is licensed to do business and in good standing in the State of South Carolina, including the South Carolina Secretary of State Certificate of Existence and current business license documentation, is provided on the following pages.

Entity Information

- Entity Name: Capital Waste Services, LLC
- Entity Type: [REDACTED]
- Headquarters: 1450 Bluff Road, Columbia, SC 29201
- Federal EIN: [REDACTED]
- Status: Active and in good standing

[The South Carolina Secretary of State Certificate of Existence and supporting business standing documentation follow on the next pages.]

Appendix E: Performance Bond and Bid Security Acknowledgment

Capital Waste Services, LLC acknowledges and agrees to the bond and bid security requirements set forth in the General Specifications.

Bid Bond / Bid Security:

Per the Bid Bond section of the General Specifications, Capital Waste Services has submitted with this Proposal a bid bond or company check equal to ten percent (10%) of the annual contract amount.

Performance Bond:

Upon award of the Contract, Capital Waste Services, LLC will furnish a corporate surety bond in the amount of Five Hundred Thousand Dollars (\$500,000.00) within ten (10) days of award, naming the City of Beaufort as obligee, as security for the faithful performance of the Contract.

[The three-page bid bond submitted as bid security, along with the original signed Performance Bond Acknowledgment, follow on the next pages.]

Appendix F: W-9

The completed and signed IRS Form W-9 for Capital Waste Services, LLC is provided on the following page.

Entity: Capital Waste Services, LLC

Federal EIN: [REDACTED]

Tax Classification: [REDACTED]

Address: 1450 Bluff Road, Columbia, SC 29201

[The signed IRS Form W-9 follows on the next page.]

Appendix G: Additional Community Involvement

Capital Waste Services is proud to support the Beaufort and greater Lowcountry community as a service provider, employer, and active participant in local life. Our community investment is not a marketing campaign. It is the daily and seasonal work of a local company supporting the City and County where its team members live and work.

Resident-Focused Service

Capital Waste Services proactively offers special-assistance collection for elderly and physically disabled residents who are unable to bring carts to the curb, at no additional cost. This service is coordinated through our local customer service team based in the Lowcountry.

Keep Beaufort County Beautiful

Our Director of Sales, Jessica Beasley, is a long-time resident of Beaufort County and an active board member of Keep Beaufort County Beautiful. Capital Waste Services supports the organization through volunteer participation, equipment donations, and roll-off container service for community cleanups.

Beaufort Festivals and City-Sponsored Events

Capital Waste Services provides containers and on-site staff for City-sponsored events including the Beaufort Water Festival, the Beaufort Shrimp Festival, the Taste of Beaufort Festival, and A Night on the Town. Per Q9 of the official Q&A, three to four employees are provided one hour before, during, and one hour after each event.

CWS Annual Toy Drive

Capital Waste Services hosts an annual Toy Drive benefiting families in need across the communities we serve, including the Lowcountry. Donations are collected at our offices and distributed in partnership with local charitable organizations during the holiday season.



Appendix I: Tagging System

Per Section 18 of the General Specifications, the Contractor is required to submit with its proposal an example of the tagging system used to communicate with residents whose refuse or recycling containers are not collected, with the format and printed text subject to the City's prior approval. The specimen non-collection tag(s) on the following page(s) reflect the format Capital Waste Services currently uses in service to the City of Beaufort and comparable municipalities. The tag identifies the date and address of the missed collection, indicates the reason the container was not serviced (overcapacity, contamination with non-recyclables, improper preparation, hazardous or banned materials, container not at the curb by the required time, or other condition), and provides clear next-step instructions to the resident along with Capital Waste Services' local customer service contact information. Capital Waste Services welcomes the City's review and will incorporate any revisions to wording, format, branding, or contact information requested by the Municipal Contract Manager prior to use under the renewed contract.

CWS
CAPITAL WASTE SERVICES

SERVICE ISSUE(S)

SERVICE ADDRESS:

THE TAGGED ITEM(S) DO NOT MEET THE COLLECTION REQUIREMENTS

GARBAGE

☐ 1. HAZARDOUS MATERIALS: OIL, GAS, PAINT, ACID, AUTOMOTIVE BATTERIES ARE PROHIBITED

☐ 2. PLEASE PLACE YOUR CART CURBSIDE AWAY FROM MAILBOXES, TREES, BUSHES AND PARKED CARS

☐ 3. PLEASE PLACE YOUR CART CURBSIDE BY 6:30AM THE MORNING OF YOUR SERVICE DAY

☐ 4. OTHER:

RECYCLABLES

☐ 1. CONTAMINATION:

☐ 2. PLEASE PLACE YOUR CART CURBSIDE AWAY FROM MAILBOXES, TREES, BUSHES AND PARKED CARS

☐ 3. PLEASE PLACE YOUR CART CURBSIDE BY 6:30AM THE MORNING OF YOUR SERVICE DAY

☐ 4. OTHER:

YARD WASTE

☐ 1. YARD WASTE WAS NOT BAGGED, BUNDLED OR BOXED ACCORDING TO CITY ORDINANCE.

☐ 2. BRANCHES ARE LONGER THAN 4 FOOT IN LENGTH OR ARE NOT PROPERLY BUNDLED

☐ 3. PLEASE PLACE YOUR YARD DEBRIS CURBSIDE BY 6:30AM THE MORNING OF YOUR SERVICE DAY

☐ 4. OTHER:

☐ **FIRST NOTICE**
IF YARD WASTE IS NOT IN COMPLIANCE BY YOUR NEXT SERVICE DAY, CODES ENFORCEMENT WILL BE NOTIFIED.

☐ **SECOND NOTICE**
YOUR ADDRESS HAS BEEN SUBMITTED TO THE CITY OF BEAUFORT CODES ENFORCEMENT.

WE APPRECIATE YOUR COOPERATION.
PLEASE CORRECT THE CONDITION AND THE ITEM(S) WILL BE PICKED UP ON YOUR NEXT SERVICE DAY. IF YOU HAVE ANY QUESTIONS, PLEASE REFER TO THE CITY OF BEAUFORT WEB PAGE AT WWW.CAPWASTESERVICES.COM/BEAUFORT OR FEEL FREE TO GIVE US A CALL AT (843) 757-2722.

CWS
CAPITAL WASTE SERVICES

SERVICE ISSUE(S)

SERVICE ADDRESS:

THE TAGGED ITEM(S) DO NOT MEET THE COLLECTION REQUIREMENTS

GARBAGE

☐ HAZARDOUS MATERIALS: OIL, GAS, PAINT, ACID, AUTOMOTIVE BATTERIES ARE PROHIBITED

☐ PLEASE PLACE YOUR CART CURBSIDE AWAY FROM MAILBOXES, TREES, BUSHES AND PARKED CARS

☐ PLEASE PLACE YOUR CART CURBSIDE BY 6:30AM THE MORNING OF YOUR SERVICE DAY

☐ OTHER:

RECYCLABLES

☐ CONTAMINATION:

☐ PLEASE PLACE YOUR CART CURBSIDE AWAY FROM MAILBOXES, TREES, BUSHES AND PARKED CARS

☐ PLEASE PLACE YOUR CART CURBSIDE BY 6:30AM THE MORNING OF YOUR SERVICE DAY

☐ OTHER:

YARD WASTE

☐ YARD WASTE WAS NOT BAGGED, BUNDLED OR BOXED ACCORDING TO CITY ORDINANCE.

☐ BRANCHES ARE LONGER THAN 4 FOOT IN LENGTH OR ARE NOT PROPERLY BUNDLED

☐ PLEASE PLACE YOUR YARD DEBRIS CURBSIDE BY 6:30AM THE MORNING OF YOUR SERVICE DAY

☐ OTHER:

☐ **FIRST NOTICE**
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