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

**City Council Worksession Meeting and Quarterly Capital Projects
Workshop Agenda
August 25, 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 Meeting and Quarterly Capital Projects Workshop - Planning Conference
Room - 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. Employee New Hire Recognition**
- III. Presentations**
 - A. Applicant interview for Boards, Commissions and Committees
 - B. Quarterly Capital Improvements Program (CIP) Update
- IV. Discussion**
 - A. USACE Beaufort Coastal Storm Risk Management (CSRM) Feasibility Study
- V. Adjourn**



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 07/14/2026
From: Traci Guldner, City Clerk
Item Name: Applicant interview for Boards, Commissions and Committees
Meeting Date: August 25, 2026
Department: City Managers Office

Background Information:

Introduction:

Don Altman is interviewing for the Zoning Board of Appeals Seat.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Attachments:

1. Don Altman - ZBOA - 7-14-26_Redacted

Traci Guldner

From: noreply@civicplus.com
Sent: Tuesday, July 14, 2026 7:14 AM
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.

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 Don

Last Name Altman

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 N/A

Business hours	N/A
Statement of qualifications and interest	City resident with a strong interest in preserving and protecting our cities unique environment and quality of life.
Please Enter Basic Resume Information Below	Registered Architect, retired, experienced with working with codes, regulatory bodies as they related to my profession over the years.
Electronic Signature Agreement	I agree.
Electronic Signature	Donald J Altman

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





City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 08/19/2026
From: Brian Ranger, Interim Capital Projects Director
Item Name: Quarterly Capital Improvements Program (CIP) Update
Meeting Date: August 25, 2026
Department: City Managers Office

Background Information:

Introduction:

Interim Capital Improvements Director, Brian Ranger and David Gregory, Capital Improvements Program Coordinator, will be providing an update on current and completed Capital Projects.

Background:

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Attachments:

1. 3rd Quarter Capital Improvement Quarterly Update (Aug 2026)

Capital Improvement Quarterly Meeting

August 25, 2026

Presented By

Brian Ranger and David Gregory

Projects Completed

- King Street - The Point Downtown Drainage
- Waterfront Park “Day Dock” Improvements

King Street - The Point Downtown Drainage

Description

The project includes upgrading the drainage network on King Street between Hamilton and West Streets

Current Schedule

Construction started December 2025

Completed August 2026

Funding

SCIIP Grants: \$9,460,299

ARPA Fund: \$727,827

Consultant

Davis and Floyd

Contractor

JH Hiers



King Street - The Point Downtown Drainage

Highlights

Stormwater infrastructure, grading, sidewalks, and curbs were completed July 2026

JH Hiers began paving operations July 2026

Crews worked nights and weekends

The Federal Street flap gate was completed in July 2026, and the outfall was improved and added to the routine maintenance schedule.

J.H. Hiers Construction closed one lane of Carteret Street and King Street in downtown Beaufort for paving on July 26.



Waterfront Park “Day Dock” Improvements

Description

The proposed work would include replacing the existing gangway with a secondary entrance platform.

Schedule:

Completed July 2026

Funding:

Parks and Tourism Fund- \$325,000

Consultant

McSweeney Engineers

Contractor

O’Quinn Marine



Projects Under Construction

1. Charles & Craven Street Stormwater
2. Duke Street - Streetscape & Drainage
3. Carnegie Library Improvements

Charles & Craven Street Stormwater

Description:

SCOR ASIP-funded project to upgrade storm drainage along Charles Street from Craven Street to the Harbor, including portions of Craven Street and North Street

Current Schedule

Construction started November 2025

Completion estimate December 2026

Funding

ASIP-funded : \$10,708,149

Managing Agency

SCOR

Consultant

McCormick Taylor and Davis Floyd

Contractor

Gulf Stream Construction



Charles & Craven Street Stormwater

Highlights

The diameter of pipe being installed for this project include: 72", 60", 36", 18", & 15"

Gulf Stream has installed:

53 sections of 72" RCP pipe

50 sections of 60" RCP pipe

22 sections of 36" RCP pipe

Craven Street was reopened Aug 2026



Duke Street - Streetscape & Drainage

Description

Streetscape and Drainage Improvements from Hamar Road to Bladen Street

Current Schedule

The Duke Street Project was presented to City Council on June 9 and City Council awarded the contract to JH Hiers

Construction started August 2026

Completion estimate January 2027

Funding

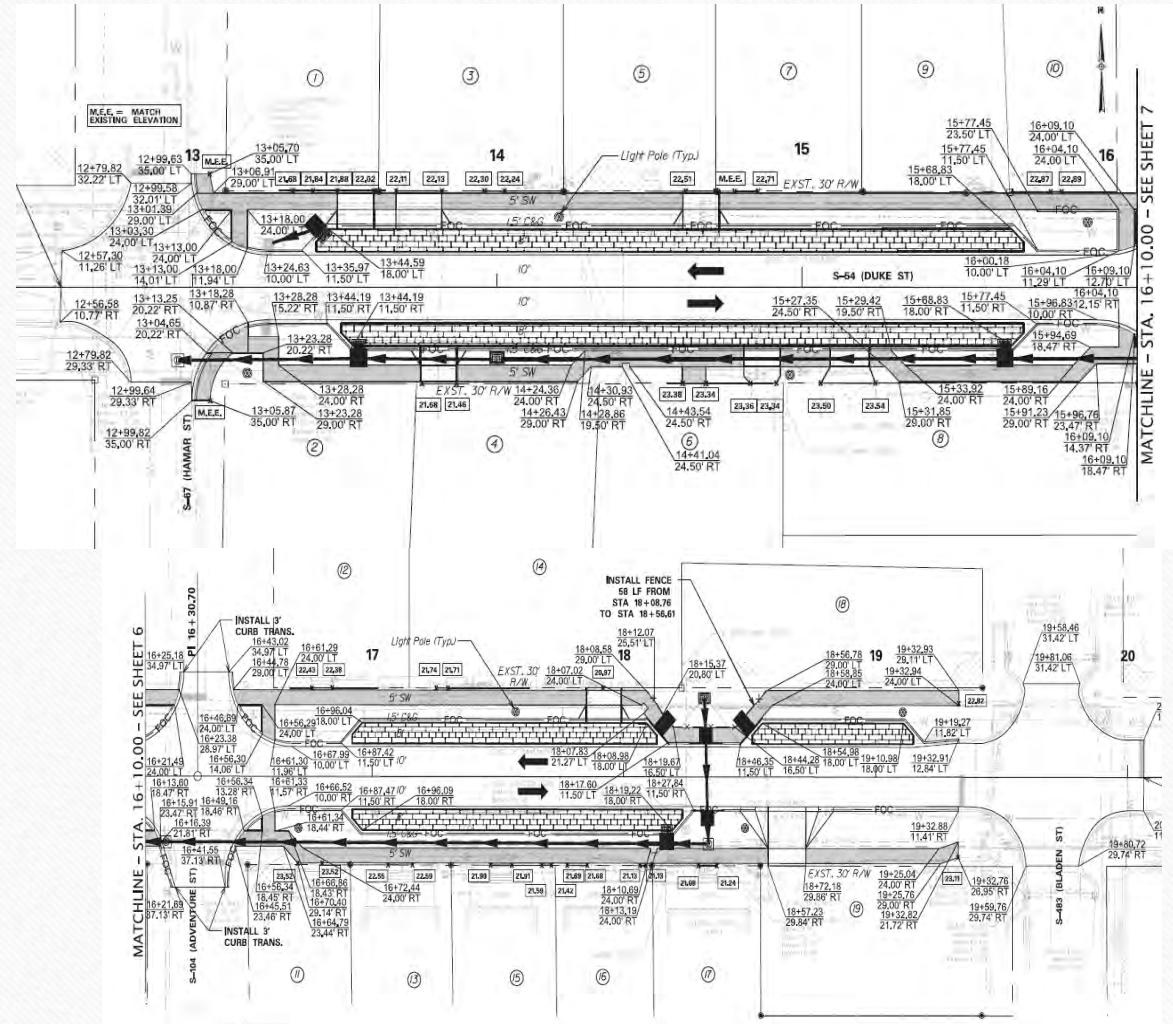
ARPA Fund- \$1,013,180

General Fund- \$655,031

BJWSA Partnership- \$428,441

Consultant **Contractor**

Davis and Floyd JH Hiers



Carnegie Library Improvements

Description:

Project to include roof repairs, gutters and downspouts, soffit and eave repair, engineering services and interior repairs.

Current Schedule

Construction started Mar 2026

Estimated completion Sep 2026

Funding

Parks and Tourism Fund: \$200,000

Contractor

Luna Roofing and Meadors Architecture



Carnegie Library Improvements

Highlights

Roof tiles installed May 2026

Roof dormers repaired and reinstalled May 2026

Installation of the gutter system is currently underway



Projects Designed/Advertised

1. Arsenal Windows Restoration
2. Carnegie Library Interior & Arsenal Walls Restoration
3. Bayard Street - The Point Downtown Drainage
4. Southside Park Phase 2
5. Pigeon Point Drainage Study
6. Fire Station One Renovation
7. Marina D Dock

Arsenal Windows Restoration

Description:

The Arsenal, originally constructed between 1795 and 1798, is undergoing window restoration that includes the removal of all exterior window components, including jambs, trim, sashes, and sills, for restoration and rehabilitation.

Current Schedule

RFP Advertised : June 2026

Bid Open : July 2026

Recommendation to Council : Aug 2026

Funding

State Accommodations Tax Fund:: \$200,000

Consultant

Meadors

Contractor

Shenandoah Restorations



Carnegie Library Interior & Arsenal Walls Restoration

Description:

The City plans to undertake the Arsenal wall restoration in conjunction with the planned interior restoration of the Carnegie Library. The Library project will focus on preserving and enhancing its historic interior.

Current Schedule

RFP Advertised: May 2026

Bid Open : June 2026

Recommendation to Council : Aug 2026

Funding

Park and Tourism Fund : \$200,000

State Accommodations Tax Fund: : \$239,639

Consultant

Meadors

Contractor

Mashburn



Bayard Street- Drainage Improvement

Description

The work within the Beaufort River critical area is part of the Bayard Street Drainage Improvements Project, which is designed to improve stormwater conveyance along Bayard Street.

Current Schedule

USACE and SCDOT permits have been received

Still waiting for EPA Funding

Funding

Stormwater Fund- \$419,091

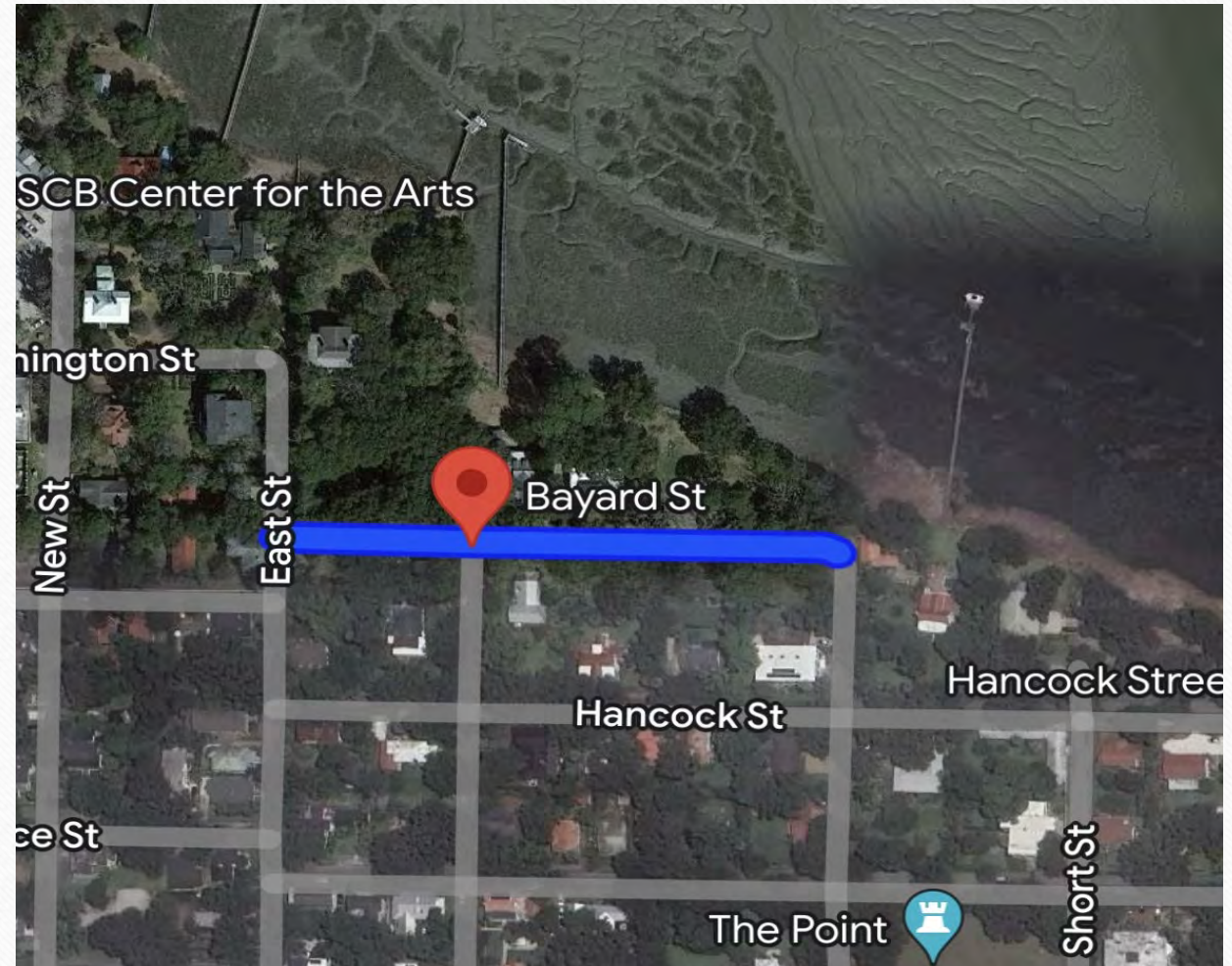
Grant Fund- \$683,464

Consultant

Davis and Floyd

Contractor

TBD



Southside Park

Phase 2

Description

Phase II of Southside Park will focus on improvements to fitness nodes, walking trails and disc golf course in addition to dog park improvements

Schedule:

Full Site Design anticipated late August 2026

Meeting with LCOG on CDBG Funding

Funding:

Park and Tourism Fund: \$275,000

Consultant

Davis and Floyd

Contractor

TBD



Pigeon Point Drainage Study

Description:

A professional study is needed to determine the best path forward for improving and then maintaining appropriate stormwater drainage in the Pigeon Point neighborhood.

Schedule:

As of June 2026, Davis & Floyd recommended expanding the study area to address drainage concerns; the City is currently seeking eligibility confirmation before proceeding.

Proposed completion date of November 2026

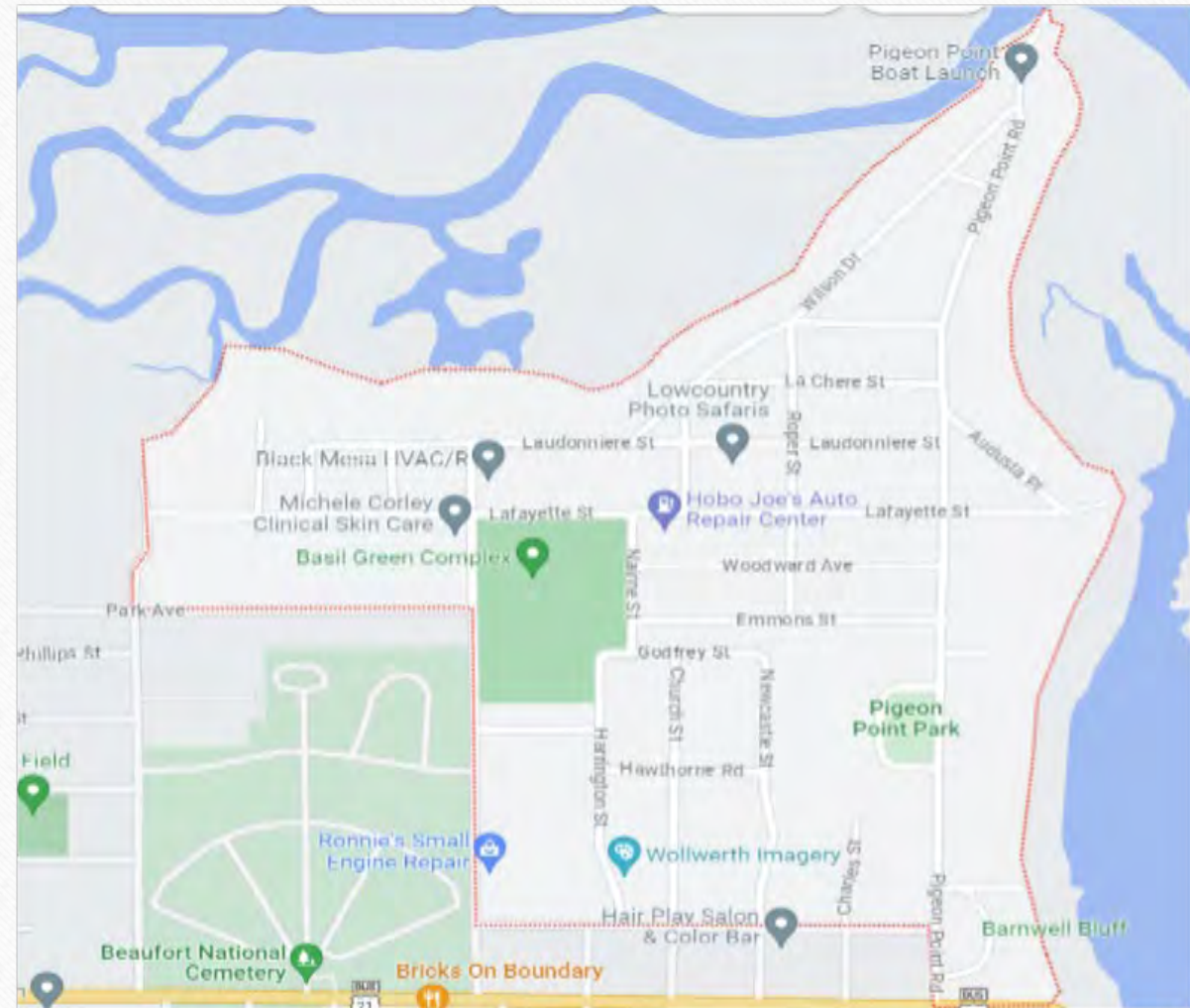
Funding:

Stormwater Fund- \$54,000

Grant Fund- \$162,000

Consultant Contractor

Davis and Floyd TBD



Fire Station One Renovation

Description

The City of Beaufort is soliciting bids from licensed, qualified contractors for renovations to Fire Station #1 at 135 Ribaut Road. The scope of work includes demolition, roof and window replacement, a new secure entry, office renovations, raising the front and rear middle bays.

Schedule:

RFP Advertised : Aug 2026

Bid Open : Sept 2026

Recommendation to Council : Oct 2026

Funding:

General Fund: \$800,000

Contractor

TBD



Marina D Dock

Description

The proposed work would include replacing the existing D Dock

Schedule:

Plan on issuing RFP in October 2026

Funding:

Parks and Tourism Fund- \$111,447

Grant Fund- \$513,333

Consultant

McSweeney Engineers

Contractor

TBD



Projects Unfunded/Partially Funded

1. Henry C. Chambers Waterfront Park
(Preserving the Promenade)
2. 1st South Carolina Volunteer Park
3. City Hall & Police Station Re-Roofing
4. Pigeon Point Boat Landing Improvements

Henry C. Chambers Waterfront Park (Preserving the Promenade)

Description:

The project focuses on assessing structural conditions, resiliency needs, and design alternatives to restore public access while preserving the park's iconic waterfront experience.

Schedule

RFQ Issued July 2026

RFQ Bids Aug 2026

Recommendation to Council Oct 26

Funding

Park and Tourism Fund: \$925,000

Consultant

TBD

Contractor

TBD



1st South Carolina Volunteer Park

Description:

This is a passive park located off Boundary St. along the bluff. It has open areas where previous buildings have been demolished. A simple design of park benches and gravel walkway are envisioned.

Schedule

The relocation of the 1st South Carolina Volunteers of African Descent historic marker was moved to a 2248 Boundary Street in May 2026.

Final Package Deliver to Council anticipated September 2026

Funding

TBD

Consultant

Davis and Floyd

Contractor

TBD



City Hall & Police Station Re-Roofing

Description

Second-floor renovations at the Courthouse and Police Building, including removal and reinstallation of solar panel systems and roof replacements at the City Municipal Complex.

Funding:

TBD

Contractor

TBD



Pigeon Point Boat Landing Improvements

Description:

Pigeon Point Boat Landing consists of a dock with five floating units totaling 122 L.F., single launch boat ramp 15'wide x 90'long, approximately 11 parking spaces, and Pinckney park with crabbing dock.

Schedule

Still waiting on final approval from SCDES, BCM and Army Corp

Preliminary Estimate : \$1,500,000+

Funding

TBD

Consultant

Davis and Floyd



QUESTIONS?



City of Beaufort
Department Request for City Council Agenda Item

To: City Council **Date:** 08/20/2026
From: Eric Claussen , Assistant City Manager
Item Name: USACE Beaufort Coastal Storm Risk Management (CSRM) Feasibility Study
Meeting Date: August 25, 2026
Department: City Managers Office

Background Information:

Introduction:

The U.S. Army Corps of Engineers (USACE), Charleston District, has prepared a Federal Interest Determination (FID) for a Beaufort Coastal Storm Risk Management (CSRM) feasibility study. The report recommends the finding of Federal interest and transition to the feasibility study phase. City Council is being asked to confirm whether the City is willing to serve as the non-Federal Sponsor and commit up to \$1.5M as the City's 50% share of a three-year, \$3M feasibility study, and whether Council is willing, in principle, to pursue implementation of a recommended resiliency project at the conclusion of the study. This decision should be considered in the context of the City's significant capital obligation of the Waterfront Park: Preserving the Promenade project.

Background:

USACE initiated the FID in July 2026 after the City expressed support for evaluating Federal interest in a coastal storm risk management study. The FID is being completed with 100% Federal funding, at a cost not to exceed \$100,000. The FID report concludes that coastal storm risk management is a core USACE mission, that a potentially viable alternative exists, and that the anticipated economic, social, and environmental benefits are likely to exceed costs. The report therefore recommends advancing Beaufort into the feasibility study phase.

The feasibility study would be conducted under the USACE RAPID Feasibility Framework, commonly referred to as a "3 x 3". The study would target completion within three years, with a total study cost of up to \$3M and an actionable project element advanced to approximately 35% design. Feasibility study costs are anticipated to be shared 50% Federal / 50% non-Federal, resulting in a City commitment of up to \$1.5M, including the commitment of \$400,000 that would most likely need to be appropriated from City reserves.

The purpose of the study is to identify and advance an implementable Federal resiliency project. Based on current discussions, the anticipated non-Federal implementation share would be approximately 35% of the project cost, subject to the recommended plan and future project agreement. The City could also have responsibilities associated with real estate, easements, utility relocations, and long-term operation and maintenance. The FID does not establish the ultimate project scope or cost, so the amount of this future City obligation is not known at this time.

This future obligation comes at a time when the Waterfront Park: Preserving the Promenade project that is also moving toward design and permitting and will require substantial future capital investment. Council is not simply being asked whether a \$1.5M feasibility study is worth pursuing, but they are being asked whether there is a financial appetite to advance a study intended to lead to a significantly larger resiliency project, while the City is simultaneously advancing the Waterfront Park project.

Legal Authority:

Staff Recommendation:

Placed on Agenda For:

Attachments:

None