



**CITY OF BEAUFORT
WATERFRONT ADVISORY COMMITTEE MEETING AGENDA
1911 Boundary Street, Planning Conference Room, Beaufort, SC 29902
September 14, 2026 at 5:00 pm**

Meetings will be live-streamed on the City of Beaufort's YouTube Page; City Beaufort SC

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.

Please click the link below to join the Webinar:

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88218020770?pwd=7byZbD5N8ngZTwHBKMZB0QacbC021S.1>

Passcode: 964355 +13092053325 Webinar ID: 882 1802 0770

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Meeting Agenda Approval**
- IV. Approval of minutes from July 6, 2026**
- V. Discussions**
 - 1. Update on Waterfront Park related matters**
 - 2. Future Meeting Dates**
- VI. Public Comment**
- VII. Executive Session**
 - 1. Pursuant to Title 30, Chapter 4, Section 70(a)(2) of the SC Code of Laws, for the purpose of discussions of negotiations incident to proposed contractual arrangements, and receipt of legal advice relating to matters covered by attorney-client privilege – Safe Harbor Lease**
- VIII. Adjourn**



Waterfront Advisory Committee Meeting Minutes – Planning Conference Room, 1st Floor

July 6, 2026

I. CALL TO ORDER

5:00 PM

Mr. Oliver, Chair.

Members in attendance - Clinton Hallman, Scott Marshall, Joseph Oliver (Virtual), David Russell (Virtual), Josh Scallate, Josh Schott, Mike Sutton.

Absent - David Bartholomew, Ben Coppage.

II. PLEDGE OF ALLEGIANCE

Mr. Sutton, Vice Chair.

III. MINUTES

A. June 1, 2026.

Motion to approve was made by Mr. Schott and seconded by Councilman Scallate.

Minutes approved as presented.

Mr. Hallman was welcomed to the Committee. He is taking the place of Bill Suter as the representative for the Planning Commission.

IV. DISCUSSIONS

1. Overview of Draft Request for Qualifications (RFQ) Tasks.

Eric Claussen, Assistant City Manager, provided an Executive Summary. He stated The City of Beaufort is preparing to advertise a Request for Qualifications to select a qualified multidisciplinary consultant team. The City intends to select one prime consultant responsible for managing all subconsultants and delivering a coordinated design, permitting, grant, public engagement, bidding, and construction-support effort. The work may be authorized in phases based on funding availability, regulatory approvals, federal environmental review requirements, and project readiness. The proposed scope consists of 4 phases and 12 tasks. This is a Design, Bid, Build approach.

Phase 1

Project Management and Coordination
Public Engagement and Communications Support

Existing Conditions Review and Project Summary
Survey, Investigation and Technical Analysis
Preliminary Design
Landscape Architecture Design
Environmental Review, National Environmental Protection Act (NEPA) Support and Permitting
Grant and Funding Strategy, Grant Writing, and Grant Administration Support

Phase 2

Final Design and Construction Documents
Cost Estimating, Value Engineering, and Funding Alignment

Phase 3

Bid-Phase and Construction- Phase Services

Phase 4

Post-Construction Monitoring and Asset Management

Mr. Claussen reminded everyone that this is an Executive Summary and it covers the major portions, but not every aspect of the RFQ. He mentioned the overall purpose of this scope is to move the Preserving the Promenade project from preferred concept into a coordinated, fundable, permissible, constructible, and maintainable project. The scope is intended to restore safe public access, protect one of Beaufort's most important civic spaces, support downtown businesses and tourism, preserve the character of Henry C. Chambers Waterfront Park, and improve the long-term resilience of the waterfront.

The Committee provided feedback to Mr. Claussen.

2. Future Meeting Dates.

There will be no meeting on August 3, 2026, that was previously scheduled. The next meeting date has been tentatively set for September 14, 2026.

V. PUBLIC COMMENTS

Howell Beach, Alternate Member of the Committee
Pete Cotter (A copy of his comments are attached)

VI. ADJOURN

6:29 PM

Motion to adjourn was made by Councilman Scallate and seconded by Mr. Schott.

All were in favor, motion carried.

Pete Cotter
6068 Vaux Road, Beaufort, SC 29906

July 6, 2026

I ask the Committee to request the City Staff modify the proposed scope of the “Draft Request for Qualifications” for consulting services.

This Committee selected “Option2” towards rebuilding the Henry Chambers Waterfront Park. I prefer that the option to install a sheet pile bulkhead immediately in front of the existing structure was discarded based upon perceived permitting challenges, not acknowledging either the significant values of public waterfront access or the tourism revenue generation of the public park, already in a SC Conservancy.

SC Dept of Environmental Services has latitude in the permitting process for such grand public access to the water. Properly approached, a permit can be obtainable. The current structure has an overhang which prevents sunlight to most of the one acre under the platform, which is, by inspection largely silt filled decreasing its environmental value. Marsh vegetation is not involved. IF mitigation to any extent was required, mitigation cost per acre ranges from \$45,000 to \$700,000 per acre.

Today, the projected cost to construct 1200 feet of steel sheet pile with a concrete cap and concrete facing to below the waterline and, backfill is under \$15 million dollars, including contingencies, permitting, engineering, construction administration and quality control. OPTION 2 is projected as \$66 million.

The sheet pile bulkhead construction time is six to nine months versus twelve to eighteen months for Option2. Sheet pile can be vibrated or hydraulically be pushed instead of driven reducing the daily disruption to residents, tourists and businesses. No interior sheet pile is required.

I ask the Committee to recommend to City Staff and City Council to :

- 1.) Expand the RFQ to include a steel bulkhead OPTION.
- 2.) Engage with SCDES at a senior level for directions/negotiations towards permitting a sheet pile bulkhead.
- 3.) Remove Task 8-Grant and Funding Strategy, Grant Writing and Grant Administration Support from the RFQ. This task is more appropriate for a consultant/specialist with verifiable current success in this specialized niche of grant writing/federal and state political connections.
- 4.) Remove Task 6- Landscape Architecture Design from the RFQ. The Committee recommended maintaining the current layout which has been surveyed, can be photographically documented and bid for re-installation.