

**CITY OF BEAUFORT**  
1911 BOUNDARY STREET  
BEAUFORT MUNICIPAL COMPLEX  
BEAUFORT, SOUTH CAROLINA 29902  
(843) 525-7070

**CITY COUNCIL SPECIAL REGULAR MEETING AGENDA**  
**May 7, 2019**

**NOTE: IF YOU HAVE SPECIAL NEEDS DUE TO A PHYSICAL CHALLENGE,  
PLEASE CALL IVETTE BURGESS 525-7070 FOR ADDITIONAL  
INFORMATION**

**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."

**SPECIAL REGULAR MEETING - Council Chambers, 2nd Floor - 7:00 PM**

**I. CALL TO ORDER**

A. Billy Keyserling, Mayor

**II. INVOCATION AND PLEDGE OF ALLEGIANCE**

A. Mike McFee, Mayor Pro Tem

**III. PUBLIC COMMENT**

**IV. OLD BUSINESS**

- A. TIFF II Budget Ordinance - 2nd Reading
- B. Ordinance amending Part 5 Chapter 2 Article C Section 5-2028 pertaining to Annexation Incentives - 2nd Reading

**V. NEW BUSINESS**

- A. Request from YMCA for use of the Downtown Marina boat ramp and grassy area by the Marina Store for Beaufort River Swim event Saturday, May 18, 2019
- B. Approval to allow City Manager to enter into Lease Agreement with Safe Harbor Marinas (SHM Beaufort Downtown Marina, LLC)

**VI. REPORTS**

- City Manager's Report
- Mayor Report
- Reports by Council Members

**VII. ADJOURN**



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 4/25/2019  
**FROM:** William Prokop, City Manager and Kathy Todd, Finance Director  
**AGENDA ITEM**  
**TITLE:** TIFF II Budget Ordinance - 2nd Reading  
**MEETING**  
**DATE:** 5/7/2019  
**DEPARTMENT:** City Clerk

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***BACKGROUND INFORMATION:***

1st Reading held April 23, 2019

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***PLACED ON AGENDA FOR:*** Action

***REMARKS:***

**ATTACHMENTS:**

Description	Type	Upload Date
Ordinance	Backup Material	5/3/2019

## ORDINANCE

Amending the 2018-2019 budget for the City of Beaufort to provide for the allocation and expenditure of incremental tax revenues (the "Incremental Tax Revenues") collected within the Redevelopment Project Area defined below.

WHEREAS, by Ordinance No. O-41-99 enacted June 22, 1999, City Council created a tax increment financing district ("TIF II") and established a plan (the "Redevelopment Plan") for the redevelopment of the Gateway Corridors Redevelopment Project Area (the "Redevelopment Project Area"); and

WHEREAS, TIF II expires by its terms on June 22, 2019 (the "Expiration Date"); and,

WHEREAS, under Section 31-6-70 of the South Carolina Code of Laws, costs of redevelopment projects within the Redevelopment Project Area incurred and budgeted prior to the Termination Date may be paid from Incremental Tax Revenues; and,

WHEREAS, the City has expended Incremental Tax Revenues as collected for redevelopment project costs in the Redevelopment Project Area as such costs have been incurred, as reflected in the following revenues and expenditures:

	<u>REVENUES</u>	<u>EXPENDITURES</u>	<u>PROJECT EXPENDED</u>
2014	\$2,364,772	\$ 91,742	Boundary Street
2015	2,458,939	2,031,245	Boundary Street
2016	2,546,529	15,000	Boundary Street
2017	2,094,570	29,900	Boundary Street
2018	47,147	4,351,967	Boundary Street & Greenlawn Street projects
2019	---	2,387,423	Boundary Street & Greenlawn Street projects

WHEREAS, the City has collected \$4,275,360.00 in Incremental Tax Revenues which are available for allocation and budgeting for redevelopment project costs incurred in the Redevelopment Project Area; and,

WHEREAS, City Council has identified redevelopment projects in the Redevelopment Project Area that should be paid out of Incremental Tax Revenues; and,

WHEREAS, City Council finds that these redevelopment projects in the Redevelopment Project Area, and the funding of these projects out of Incremental Tax Revenues, are necessary, beneficial, and in the best interest of the City of Beaufort and its citizens; and,

WHEREAS, a budget amendment is necessary for the allocation and expenditure of these funds by the City out of Incremental Tax Revenues; and,

THEREFORE, BE IT ORDAINED, by the City of Beaufort, South Carolina, by Council duly assembled and by the authority of the same, that the 2018-2019 budget for the City of Beaufort shall be and is hereby amended to allocate \$4,275,360.00 in Incremental Tax Revenues to budgeted costs incurred for the following redevelopment projects in the Gateway Corridors Redevelopment Project Area:

(A) Land and right-of-way acquisition, street improvement, medians and sidewalks, including without limitation the following:

1. Land and property acquisition within the  
Redevelopment Area..... \$3,225,360.00
2. Median in front of City Hall and Spanish Moss  
Trail Connection. .... \$100,000.00

(B) Public Facilities repair and renovation, including without limitation the following:

3. Municipal Complex mechanical/HVAC and  
security retrofit..... \$750,000.00
4. Public Works building upfit..... \$200,000.00

This Ordinance shall become effective immediately upon adoption.

\_\_\_\_\_  
BILLY KEYSERLING, MAYOR

Attest:

\_\_\_\_\_  
IVETTE BURGESS, CITY CLERK

1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading & Adoption \_\_\_\_\_

Reviewed by: \_\_\_\_\_

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WILLIAM B. HARVEY, III, CITY ATTORNEY



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 4/25/2019  
**FROM:** David Prichard, CEDD and Reece Bertholf, Fire Chief  
**AGENDA ITEM** Ordinance amending Part 5 Chapter 2 Article C Section 5-2028 pertaining to  
**TITLE:** Annexation Incentives - 2nd Reading  
**MEETING**  
**DATE:** 5/7/2019  
**DEPARTMENT:** City Clerk

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#### *BACKGROUND INFORMATION:*

Amendment discussed in Worksession April 9, 2019.  
1st Reading held on April 23, 2019.

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#### *PLACED ON AGENDA FOR:*

#### *REMARKS:*

#### **ATTACHMENTS:**

Description	Type	Upload Date
Ordinance	Backup Material	5/3/2019

## **ORDINANCE**

Amending Part 5 Chapter 2 Article C Section 5-2028 pertaining to Annexation Incentives

WHEREAS, Section 5-2028 provides for City tax incentives to property owners who agree to annex into the City of Beaufort; and,

WHEREAS, City staff has found that the public has difficulty understanding this code section, and staff has had difficulty with smooth implementation of the tax incentive process; and,

WHEREAS, staff has recommended that this section be amended to more clearly state the annexation rebates offered by the City; and,

WHEREAS, City Council agrees with this recommendation, and finds such amendment to be in the best interest of the City and its citizens;

THEREFORE, be it ordained by the City Council of Beaufort, South Carolina, in Council duly assembled, and by the authority of the same, that section 5-2028 (a) and (b) shall be, and are hereby repealed, and shall be replaced with the following new Section 5-2028:

Sec. 5-2028. - Annexation incentives.

As a result of the annexation process a property owner will be eligible for the following incentive.

Any property owner who owns real property located in Beaufort County that is not within the corporate limits of the City of Beaufort who, as a result of the annexation process, executes a successful annexation petition with the City will receive from the City a reimbursement grant equal to two (2) times that property's projected city real property taxes based upon the real property's then current appraised value, use, and city millage rate (City taxes paid) at the date of execution of the annexation petition less two (2) times any proportional payments remitted by the City to the Lady's Island St. Helena Fire District or the Burton Fire District based upon the real property's then current appraised value, use, and fire district millage rate (this reduction is NOT to exceed the millage rate of the City in the case where the Fire District millage rate is higher than that of the city) as a result of annexation.

The application for the incentive grant will be included with the annexation documents. The incentive grant application will include the pro-forma calculation of expected City

taxes at the time of annexation. The City will process the grant for payment upon the successful completion of the annexation.

This Ordinance shall become effective upon adoption.

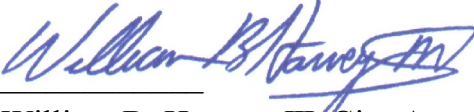
\_\_\_\_\_  
BILLY KEYSERLING, MAYOR

ATTEST:

\_\_\_\_\_  
IVETTE BURGESS, CITY CLERK

1<sup>ST</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading & Adoption \_\_\_\_\_

Reviewed by   
William B. Harvey, III, City Attorney



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 5/2/2019  
**FROM:** Rhonda Carey, Events Coordinator  
**AGENDA ITEM** Request from YMCA for use of the Downtown Marina boat ramp and grassy area by  
**TITLE:** the Marina Store for Beaufort River Swim event Saturday, May 18, 2019  
**MEETING**  
**DATE:** 5/7/2019  
**DEPARTMENT:** City Managers Office

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*BACKGROUND INFORMATION:*

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*PLACED ON AGENDA FOR:*

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*REMARKS:*

#### ATTACHMENTS:

Description	Type	Upload Date
Request	Backup Material	5/2/2019



On Apr 24, 2019, at 10:52 AM, Morton Palmer <[morton423@icloud.com](mailto:morton423@icloud.com)> wrote:

>

> Good Morning Rhonda.

>

> I am Pete Palmer - affiliated with the YMCA and long time (13 years) vocal supporter of the Y's annual River Swim.

>

> Proceeds go to fund free swim lessons for kids that otherwise would not know how to swim.

> (And drowning is the leading cause of accidental deaths in Beaufort County. )

>

> The Swim is scheduled for Saturday 18 May. They start at the Port Royal Marina dock - swim at least 2.3 miles - and finish at the ramp of the Chambers Park.

>

> We need Council's permission to use that portion of the Chambers Park from 6 am till about 11 am. (Open bathrooms early, etcetera. )

>

> The swimmers straggle in over the best part of an hour. The start will be 7:15 or 7:30 to take advantage of the following tide. The fastest do it in about 35 minutes. The slowest 1 hour and 30 minutes.

>

> Then we give out awards, commiserate, and give joy for the fun and the lives we have saved.

>

> More than you ever wanted to know.

>

> Please let Meredith Anderson and I know when we are on Council's calendar— since we will be doing the presenting.

>

> Any questions?

>

> Regards

>

> Pete

> 843-263-3371

>

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>

> Sent from my iPhone



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## CITY OF BEAUFORT

### DEPARTMENT REQUEST FOR CITY COUNCIL AGENDA ITEM

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**TO:** CITY COUNCIL **DATE:** 4/25/2019  
**FROM:** Bill Prokop, City Manager  
**AGENDA ITEM** Approval to allow City Manager to enter into Lease Agreement with Safe Harbor  
**TITLE:** Marinas (SHM Beaufort Downtown Marina, LLC)  
**MEETING**  
**DATE:** 5/7/2019  
**DEPARTMENT:** City Clerk

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*BACKGROUND INFORMATION:*

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*PLACED ON AGENDA FOR:*

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*REMARKS:*