



Executive Committee Meeting

Chairman

Joseph Passiment

Vice Chairman

Brian Flewelling

Committee Members

Alice Howard
Lawrence McElynn
Stu Rodman
Paul Sommerville

County Administrator

Ashley M. Jacobs

Deputy County Administrator

Christopher S. Inglese, Esq.

Clerk to Council

Sarah W. Brock

Administration Building

Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

Contact

Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2180
www.beaufortcountysc.gov

Executive Committee Agenda

Monday, March 23, 2020 at 5:00 PM

Council Chambers, Administration Building

Robert Smalls Complex 100 Ribaut Road, Beaufort

REMINDER: ALL OF OUR MEETINGS ARE AVAILABLE ONLINE AT WWW.BEAUFORTCOUNTYSC.GOV. AND CAN ALSO BE VIEWED ON HARGRAY CHANNELS 9 AND 113, COMCAST CHANNEL 2, AND SPECTRUM CHANNEL 1304

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. *[Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act]*
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – March 9, 2020

ACTION ITEMS

6. Discussion of an Ordinance authorizing the conveyance of real property associated with boundary of 50' Right of Way known as Fiddler Drive located on Lady's Island.
7. Discussion of a Resolution amending County Council's Rules and Procedures by establishing standards for electronic meetings as authorized by The Freedom of Information Act SC Code of Laws 30-4-10 et. seq. for County Council and County Council Committee Meetings during a State of Emergency

CITIZEN COMMENTS

8. CITIZEN COMMENTS
9. ADJOURNMENT



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

Approval of Minutes

Council Committee:

Executive Committee

Meeting Date:

March 14, 2024

Committee Presenter (Name and Title):

Issues for Consideration:

Approval of T&A minutes

Points to Consider:

Funding & Liability Factors:

None.

Council Options:

Approve, Modify or Reject

Recommendation:

Approve

MINUTES
Executive Committee
March 9, 2020

Large Meeting Room, Hilton Head Island Branch Library
11 Beach City Road, Hilton Head Island

The electronic and print media duly notified in
accordance with the State Freedom of Information Act.

ATTENDANCE

Present: Chairman Stu Rodman, Vice-Chairman Paul Sommerville, Alice Howard, Joseph Passiment, Lawrence McElynn, Brian Flewelling,

Absent: Chris Hervocho, York Glover, Michael Covert, Gerald Dawson

Ex-officio: (Non-committee members of Council serve as *ex-officio* members and are entitled to vote.)

Media: Joe Croley, Low country Inside Track

CALL TO ORDER

FOIA- Public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act

APPROVAL OF AGENDA

Motion: It was moved by Councilman Flewelling, seconded by Councilman Passiment to approve the agenda as presented. The vote: YAYS – Councilman Rodman, Councilman Sommerville, Councilman Hervocho, Councilwoman Howard, Councilmen Passiment, Councilman Flewelling, Councilman McElynn, Councilman Covert, Councilman Glover, and Councilman Dawson. The motion passed.

APPROVAL OF MINUTES

Motion: It was moved by Councilman Flewelling, seconded by Councilman Passiment to approve the minutes from January 13, 2020 and February 10, 2020 with one small change which has been addressed with the clerk, approving minutes subject to that small correction as presented. The vote: YAYS – Councilman Rodman, Councilman Sommerville, Councilman Hervocho, Councilwoman Howard, Councilmen Passiment, Councilman Flewelling, Councilman McElynn, Councilman Covert, Councilman Glover, and Councilman Dawson. The motion passed.

ACTION ITEMS

Approval of a Resolution supporting certifications and assurances to the SC Department of Transportation for a State Mass Transit Funds (SMTF) Grant. ~ *Monica Spells, Assistant County Administrator, Civic Engagement and Outreach*

Beaufort County intends to apply to SCDOT for a State Mass Transit Funds (SMTF) FY21 grant for a maximum allocation of \$80,000 to assist with ferry transportation services for residents and property owners of Daufuskie Island. The County must submit to SCDOT specific certifications and assurances with its application along with an accompanying resolution from County Council; the assurances mirror certifications and assurances that Council approved at its February 10, 2020 meeting supporting the Disabilities and Special Needs Department's application to SCDOT for transit grant funding. The County has applied to SCDOT for funding to support the ferry program since at least 1994. Between the County and entities such as Daufuskie Island Ferry Services, LLC and Palmetto Breeze Transit in managing operations of this ferry services program is an effort to benefit citizens in need of ferry services in addition to support multi-modal strategies as promoted by the Lowcountry Council of Governments Metropolitan Planning Organization. The current ferry operator has a one-year renewal option for July 1, 2020 to June 30, 2021. If successful, the \$80,000 award will become part of the estimated budget for ferry operations

Motion: It was moved by Councilman Flewelling, seconded by Councilman Passiment to approve the resolution supporting certifications and assurances to the SC Department of Transportation for a State Mass Transit Funds (SMTF) Grant. The vote: YAYS –Councilman Rodman, Councilman Sommerville, Councilman Hervochon, Councilwoman Howard, Councilmen Passiment, Councilman Flewelling, Councilman McElynn, Councilman Covert, Councilman Glover, and Councilman Dawson. The motion passed

Recommendation: Forward to Council on March 9, 2020

Approval of purchasing Munis Software as a Service (SaaS) from Tyler Technologies with a recurring annual fee of \$210,095 and onetime fee of \$4,000 ~ *Dave Thomas, Purchasing and Daniel Morgan, Mapping and Applications Director*

The Purchasing Department received a request from the Mapping and Applications Department to upgrade the Tyler Technologies Munis software from an on-premise-hosted solution to a cloud-hosted solution by Tyler Technologies. This project supports the County's Disaster Recovery plan and will benefit Beaufort County through reduced cost and staff efforts, leveraging the latest technologies, heightened security, and robust backup. This project includes the removal of several on-premise-hosted servers providing a maintenance and equipment cost savings and a reallocation of services. There is an annual recurring cost of \$210,095, a one-time fee of \$4,000. Cost savings resulting from conversion would include on-premise server removal and reallocation at approximately \$26,000. Funding is from Account 10001111-51110, Beaufort County's Fiscal Year 2020 contract renewal for the maintenance and support of Tyler Technologies software (Munis and related software) was approved on June 10, 2019, in the amount of \$147,879. The increase in the recurring annual cost from \$210,095 was appropriated within the Fiscal Year 2020

General Fund budget. Than annual recurring costs are allocated across various departments that utilize the software.

Councilman Hervocho: Is this a software provider that we use in other areas of the county?

Dave Thomas: Yes. Building Codes, Purchasing, all of our software will be moved to the cloud.

Councilman Hervocho: This will help intergrate all the systems in the County, the entire County operations?

Dave Thomas: Yes, this will also help when we have hurricanes and have to go off site we can still use it and we won't lose anything, it will all be stored on the cloud.

Councilman Covert: The reoccurring fee of \$210,095 what are the terms for that?

Dave Thomas: That is annual fee, they could throw in a percentage based on CPI but they would have to prove and justify that.

Councilman Covert: Does it talk about CPI, plus/minus just trying to pin point a time frame.

Dave Thomas: We didn't put anything in there as far as CPI, that is how it normally works. We are asking for permission for one year of this and if it goes up we have to come back each year and we would ask for proof and justification.

Councilman Flewelling: I understand that this is an increase from prior years. It was \$147K now it is \$210K. The \$147 is what we have been paying Munis all along. We already use that in several departments and we are adding new departments to the system. So are we replacing other systems that we are having recurring cost for that would defer a little bit of this cost as well?

Dave Thomas: This is allowing us not to have to buy additional servers to hold the software that we use to use putting everything on the cloud through Munis.

Councilman Flewelling: Are there any other annual recurring expenses with the software we will no longer need?

Dave Thomas: Not for this system, that I know of.

Motion: It was moved by Councilman Flewelling, seconded by Councilwoman Howard to approve the purchase of Munis Software as a Service (SaaS) from Tyler Technologies with a recurring annual fee of \$210,095 and a onetime fee of \$4,000.. The vote: YAYS –Councilman Rodman, Councilman Sommerville, Councilman Hervocho, Councilwoman Howard, Councilmen Passiment, Councilman Flewelling, Councilman McElynn, Councilman Covert, Councilman Glover, and Councilman Dawson. The motion passed.

Recommendation: Forward to full Council for approval.

Approval of Securitas Security Services at Hilton Head Island Airport. ~ *John Rembold, Airports Director.*

Securitas Security Services will provide additional security at the terminal which will be crucial especially during the busy season. Primary role is to provide curbside traffic flow control. 100% operating revenue paid for with airlines rates and charges.

Councilman McElynn: Where is the Head Quarters for Securitas?

John Rembold: Their local headquarters is in Bluffton.

Councilman McElynn: That is their local headquarters is there a national headquarters?

John Rembold: It is a national firm, the representatives from Securitas is here. Maybe they can answer your questions.

Justin Heyward, VP of Securitas: Local office is in Bluffton, Regional office is in Charleston, the South Eastern office is in Atlanta, GA, North American office is in New Jersey and our Global headquarters is in Stockholm, Sweden.

Councilman McElynn: Are the people working in the Airport going to be local hires?

Justin Heyward: Yes

Councilman McElynn: How many of them will there be?

Justin Heyward: Ten (10)

Gate Reassignment Project- United Airlines ~ *John Rembold, Airports Director*

The Airport/County will not experience a cash deficit during this process because it is being administrated as a “pre-reimbursement” type project. In other words, the Airport will be paid in advance by one party before issuing the same payment to the second party. But since the overall payment amount will exceed the threshold requiring Council approval, this must be approved by the BCAB and forwarded to Executive Committee of County Council. The Airport and Delta will enter into a reimbursement agreement.

Approval of a Resolution authorizing the County Administrator to negotiate and execute the documents necessary for the purchase of properties for the expansion project at the Hilton Head Island Airport. ~ *John Rembold, Airports Director*

Motion: It was moved by Councilman Flewelling, seconded by Councilman Passiment to approve the agenda items as follows; Approval of Securitas Security Services at Hilton Head Island Airport, Gate Reassignment Project- United Airlines, Resolution authorizing the County Administrator to negotiate and execute the documents necessary for the purchase of properties for the expansion project at the Hilton Head Island Airport The vote: YAYS –. Councilman Rodman, Councilman Sommerville, Councilman Hervochoon, Councilwoman Howard, Councilmen Passiment, Councilman Flewelling, Councilman McElynn, Councilman Covert, Councilman Glover, and Councilman Dawson. The motion passed.

Councilman Rodman: Negotiate and execute, what kind of dollar amount are we talking about to purchase these properties?

John Rembold: In general, a million to a million and a half.

Councilman Rodman: I guess that raises the question, is this going to have to come back to Council?

Chris Inglese: This resolution will authorize the Administrator to close on the purchase of the properties.

Councilman Rodman: These funds will be reimbursed by the FAA?

John Rembold: That is correct, it does qualify for FAA and State reimbursement.

Councilman Glover: At 95%?

John Rembold: Yes, 90% from the FAA and 5% from the state.

Councilman Rodman: So we have 5%.

BOARDS AND COMMISSION

Airports Board Vacancy

Blakely Williams resigned as of February 2020. Need a Beaufort Regional Chamber Appointee.

Beaufort Memorial Hospital Board of Trustee's Appointments and Reappointments

Reappointment of David House to Beaufort Memorial Hospital Board of Trustees.

Nomination of Eugene Richardson LaBruce to fulfill the expired term of David Tedder.

Motion: It was moved by Councilman Sommerville seconded by Councilwoman Howard to reappoint David House to Beaufort Memorial Hospital Board of Trustees. The vote: YAYS – Councilman Rodman, Councilman Sommerville, Councilman Hervochoon, Councilwoman Howard, Councilmen Passiment, Councilman Flewelling, Councilman McElynn, Councilman Covert, Councilman Glover, and Councilman Dawson. The motion passed.

Motion: It was moved by Councilwoman Howard seconded by Councilman Passiment to nominate Eugen Richardson LaBruce to fulfill the expired term of David Tedder. The vote: YAYS – Councilman Rodman, Councilman Sommerville, Councilman Hervochoon, Councilwoman Howard, Councilmen Passiment, Councilman Flewelling, Councilman McElynn, Councilman Covert, Councilman Glover, and Councilman Dawson. The motion passed.

Recommendation: Forward to Council 3/9/20

CITIZEN COMMENTS

ADJOURNMENT

Ratified by Committee:

DRAFT



BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF REAL PROPERTY ASSOICATED WITH BOUNDARY OF 50' RIGHT OF WAY KNOWN AS FIDDLER DRIVE LOCATED ON LADY'S ISLAND

Council Committee:

Executive Committee

Meeting Date:

March 23, 2020

Committee Presenter (Name and Title):

Brittany Ward, Beaufort County Deputy Attorney; Patty Wilson, Beaufort County Right of Way Manager

Issues for Consideration:

Beaufort County paved Fiddler Drive as part of paving contract 31. During this time period, County Maintained roads were considered prescriptive Right of Way and although the County does not have a clear instrument of ownership, plats dating back to the 1970's and prior Beaufort County Tax maps designate Fiddler Drive as a ROW. The County has maintained the road for over 25 years. County paving plans are dated May 12, 2006 with County Council approval of the paving contractor on June 26, 2006. County Council also approved restriping of the road on October 27, 2014. The County has invested a lot of time and money into improving and maintaining the road. Title research reflects the County's interest in the road. Surveys and plats of surrounding subdivisions and parcels include the 50' ROW so there does not appear to be a conflict of ownership with other adjacent properties.

Points to Consider:

Green Heath, LLC is trying to clear up acreage discrepancies associated with parcel R200 010 000 0022 0000 which abuts Fiddler Drive on Lady's Island. Green Heath, LLC is requesting a Quit Claim Deed and Certificate of Abandonment associated with a "GAP" area outside the platted 50 ROW. Green Heath, LLC has provided a Quit Claim Deed for any interest they have in Fiddler Drive. By the County accommodating Green Heath, LLC, the County will also have recorded documents that can be used in support of the County's claim on the ROW.

Funding & Liability Factors:

Fiddler Drive is a County Maintained Road with Liability responsibilities.

Council Options:

Approve or disapprove County Quit Claim Deed and Certificate of Abandonment to Green Heath, LLC and Quit Claim Deed From Green Heath, LLC to County

Recommendation:

Approve County Quit Claim Deed and Certificate of Abandonment to Green Heath, LLC and Quit Claim Deed From Green Heath, LLC to County

ORDINANCE 2020/ _____

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF REAL PROPERTY
ASSOCIATED WITH BOUNDARY OF 50' RIGHT OF WAY KNOWN AS FIDDLER
DRIVE LOCATED ON LADY'S ISLAND**

WHEREAS, Beaufort County ("County") has ownership interests in the Right of Way known as Fiddler Drive located on Lady's Island, said interest is supported by County maintenance history in excess of 25 years, plats dating back to the 1970's and prior County Tax Maps; and

WHEREAS, the County paved Fiddler Drive as part of contract 31 according to Road Improvement Plans dated May 12, 2006 designed by Beaufort County Engineering Department; and

WHEREAS, Green Heath, LLC is trying to clear up a boundary gap between Fiddler Drive 50' Right of way and parcel R200 010 000 0022 0000 which abuts Fiddler Drive Right of Way; and

WHEREAS, Green Heath, LLC is requesting Beaufort County grant a Quit Claim Deed attached as Exhibit "A" and an associated Certificate of Abandonment attached as Exhibit "B"; and

WHEREAS, Green Heath, LLC desires to grant Beaufort County any interest in Fiddler Drive 50' Right of Way more particularly described in the Quit Claim Deed attached as Exhibit "C"; and

WHEREAS, Beaufort County Council has determined that it is in its best interest to convey to Green Heath, LLC real property described in Quit Claim Deed attached as Exhibit "A" and the associated Certificate of Abandonment attached as Exhibit "B" and accept conveyance from Green Heath, LLC a Quit Claim Deed for Right of Way associated with Fiddler Drive as described in attached Exhibit "C"; and

WHEREAS, S.C. Code Ann. §4-9-130 requires that the transfer of any interest in real property owned by the County must be authorized by the adoption of an Ordinance by Beaufort County Council.

NOW, THEREFORE, BE IT ORDAINED by Beaufort County Council as follows:

1. the County Administrator is hereby authorized to execute the quit claim deed referenced herein and as shown in Exhibit A; and
2. the County Administrator is hereby authorized to execute the Certificate of Abandonment referenced herein and as shown in Exhibit B; and

3. the County Administrator is hereby authorized to accept conveyance of real property associated with 50' Right of Way known as Fiddler Drive from Green Heath, LLC referenced herein and as shown in Exhibit C.

DONE this ____ day of _____ 2020.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Joseph Passiment, Chairman

ATTEST:

Sarah W. Brock, Clerk to Council

Third and Final Reading:

Public Hearing:

Second Reading:

First Reading:

Exhibit "A"
Beaufort County Quit Claim Deed to Green Heath, LLC

Exhibit "A"

----- SPACE ABOVE THIS LINE FOR RECORDING DATA -----

Return recorded document to:

David L. Tedder, P.A..
1001 Craven Street
Beaufort, SC 29902

STATE OF SOUTH CAROLINA

QUITCLAIM DEED

COUNTY OF BEAUFORT

KNOW ALL MEN BY THESE PRESENTS, that **BEAUFORT COUNTY**, a political subdivision of the State of South Carolina (hereinafter "Grantor"), in consideration of the sum of Ten and NO/100 Dollars (\$10.00), to Grantor in hand paid at and before the sealing of these presents by **GREEN HEATH, LLC**, a South Carolina limited liability company (hereinafter "Grantee"), whose address is c/o Fred Trask, P.O. Box 1256, Beaufort, SC 29901, for which the receipt whereof is hereby acknowledged, has granted, bargained, conveyed, released and does forever quitclaim unto the said Grantee, its Successors and Assigns forever, all of Grantor's right, title and interest in and to the following described property, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

TOGETHER with all and singular, the rights, members, hereditament and appurtenances to the said Premises belonging, or in anywise incident or appertaining thereto.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned unto the said Grantee, its Successors and Assigns, forever – so that neither the said Grantor nor its successors and assigns, nor any other person or persons, claiming under Grantor or them, shall at any time hereinafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part of parcel thereof, forever.

WITNESS the Hand and Seal of the undersigned, this _____ day of _____, 2020.

**BEAUFORT COUNTY, a political subdivision of the State
of South Carolina**

By: _____
Ashley M. Jacobs, County Administrator

WITNESSES:

Signature of 1st Witness

Signature of 2nd Witness/Notary Public

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, _____ the undersigned Notary Public, do certify that Ashley M. Jacobs, County Administrator of Beaufort County, a political subdivision of the State of South Carolina, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my official seal this _____ day of _____, 2020.

Notary Public
Name of Notary: _____
My Commission Expires: _____

[NOTARIAL SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION

ALL that certain piece, parcel or tract of land situate, lying and being on Lady's Island, Beaufort County, South Carolina, containing 0.603 acres, more or less, and being more particularly shown and designated as "Area 1 (To Be Acquired By Parcel A) 26,286.56 Sq. Ft. 0.603 Ac" on Sheet 1 of 3 on that certain plat prepared by Jeremy W. Reeder, P.L.S., last revised January 3, 2020, and recorded in Plat Book _____ at Page _____ in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more complete description as to metes, courses, distances and bounds of said property, reference may be had to the aforementioned plat.

ALSO, ALL that certain piece, parcel or tract of land situate, lying and being on Lady's Island, Beaufort County, South Carolina, containing 0.050 acres, more or less, and being more particularly shown and designated as "Area 2 (To Be Acquired By Parcel B, 2,181.32 Sq. Ft. 0.050 Ac" on Sheet 1 of 3 on that certain plat prepared by Jeremy W. Reeder, P.L.S., last revised January 3, 2020, and recorded in Plat Book _____ at Page _____ in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more complete description as to metes, courses, distances and bounds of said property, reference may be had to the aforementioned plat.

Exhibit “B”
Beaufort County Certificate of Abandonment

Exhibit “B”

----- SPACE ABOVE THIS LINE FOR RECORDING DATA -----

Return recorded document to:

Stuart R. Halpern, Esq.
Weiner, Shearouse, Weitz, Greenberg & Shawe
P.O. Box 10105
Savannah, GA 31412

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

**CERTIFICATE OF ABANDONMENT
OF REAL PROPERTY**

KNOW ALL MEN BY THESE PRESENTS, that **BEAUFORT COUNTY, SOUTH CAROLINA** (hereinafter, the "Grantor"), whose address is c/o Beaufort County Administrator, P.O. Drawer 1228, Beaufort, SC 29901, hereby acknowledges that it has abandoned and surrendered, and hereby **ABANDONS AND SURRENDERS**, any and all right, title and interest it has or may have in or otherwise with respect to those certain strips or parcels of land lying, being and situated on Lady's Island, Beaufort County, South Carolina, comprising approximately 0.653 acres of land, more or less, and being more specifically described on Exhibit "A" attached hereto and made a part hereof by this reference, together with all and singular, the rights, members, hereditament and appurtenances to the said Premises belonging, or in anywise incident or appertaining thereto (the "Property"), such that Grantor claims no interest whatsoever in said Property.

This Certificate of Abandonment was prepared by the law firm of Weiner, Shearouse, Weitz, Greenberg & Shawe, LLP, 14 East State Street, Savannah, Georgia 31401.

WITNESS Grantor's hand and seal, this ___ day of _____, 2020.

Signed, sealed and delivered in the presence of:

BEAUFORT COUNTY, SOUTH CAROLINA

Attest: _____
County Clerk to Council

By: _____
Ashley Jacobs

Signature of Notary Public / 2nd Witness

Title: Beaufort County Administrator

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

ACKNOWLEDGMENT

I, _____ the undersigned Notary Public do certify that Ashley Jacobs, in her capacity as Beaufort County Administrator, personally appeared before me this day of and acknowledged the due execution of the foregoing instrument.

Witness my official seal this _____ day of _____, 2019.

Notary Public

Commission Expiration Date: _____

[NOTARIAL SEAL]

EXHIBIT "A"
LEGAL DESCRIPTION

ALL that certain piece, parcel or tract of land situate, lying and being on Lady's Island, Beaufort County, South Carolina, containing 0.603 acres, more or less, and being more particularly shown and designated as "Area 1 (To Be Acquired By Parcel A) 26,286.56 Sq. Ft. 0.603 Ac" on Sheet 1 of 3 on that certain plat prepared by Jeremy W. Reeder, P.L.S., last revised January 3, 2020, and recorded in Plat Book _____ at Page _____ in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more complete description as to metes, courses, distances and bounds of said property, reference may be had to the aforementioned plat.

ALSO, ALL that certain piece, parcel or tract of land situate, lying and being on Lady's Island, Beaufort County, South Carolina, containing 0.050 acres, more or less, and being more particularly shown and designated as "Area 2 (To Be Acquired By Parcel B, 2,181.32 Sq. Ft. 0.050 Ac" on Sheet 1 of 3 on that certain plat prepared by Jeremy W. Reeder, P.L.S., last revised January 3, 2020, and recorded in Plat Book _____ at Page _____ in the Office of the Register of Deeds for Beaufort County, South Carolina. For a more complete description as to metes, courses, distances and bounds of said property, reference may be had to the aforementioned plat.

Exhibit “C”

Green Heath, LLC Quit Claim to Deed Beaufort County

Exhibit “C”

Prepared in the Law Office of David L. Tedder, P.A., 1001 Craven Street, Beaufort, SC 29902 **without benefit of title examination and without title certification**

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That **GREEN HEATH, LLC, a South Carolina limited liability company** (hereinafter "Grantor"), in consideration of the premises and also in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** to Grantor in hand paid at and before the sealing and delivery of these presents by **BEAUFORT COUNTY, a political subdivision of the State of South Carolina** (hereinafter "Grantee"), whose address is **P. O. Drawer 1228, Beaufort, SC 29901** (the receipt whereof is hereby acknowledged) has remised, released and forever quit-claimed, subject to the easements, restrictions, reservations and conditions ("Exceptions"), if any, and by these presents does remise, release and forever quit-claim unto the said Grantee, its Successors and Assigns forever, all of Grantor's right, title and interest in and to the following described real estate, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways of record affecting the property.

TOGETHER with, subject to the above Exceptions, if any, all and singular the rights, members, hereditaments and appurtenance to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above Exceptions, if any, all and singular the said premises before mentioned unto the said Grantee, its Successors and Assigns, forever -- so that neither the said Grantor nor its successors and assigns, nor any other person or persons, claiming under Grantor or them, shall at any time hereinafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part of parcel thereof, forever.

IN WITNESS WHEREOF, Frederick G. Trask, as sole Member of Green Heath, LLC, a South Carolina limited liability company, has hereunto set his Hand and Seal, this _____ day of _____, 2020.

WITNESSES:

GREEN HEATH, LLC, a South Carolina limited liability company

By: SEASTONE PROPERTIES, LLLP, Member

Signature of 1st Witness

By: _____
Frederick G. Trask, President
Wiseblood, Inc., its General Partner

Signature of 2nd Witness/Notary

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BEAUFORT)

I, the undersigned Notary, do hereby certify that the Grantor by Frederick G. Trask, its authorized signatory, personally appeared before me this day, and having satisfactorily proven to be the person whose name is subscribed above, has acknowledged the due execution of the foregoing instrument.

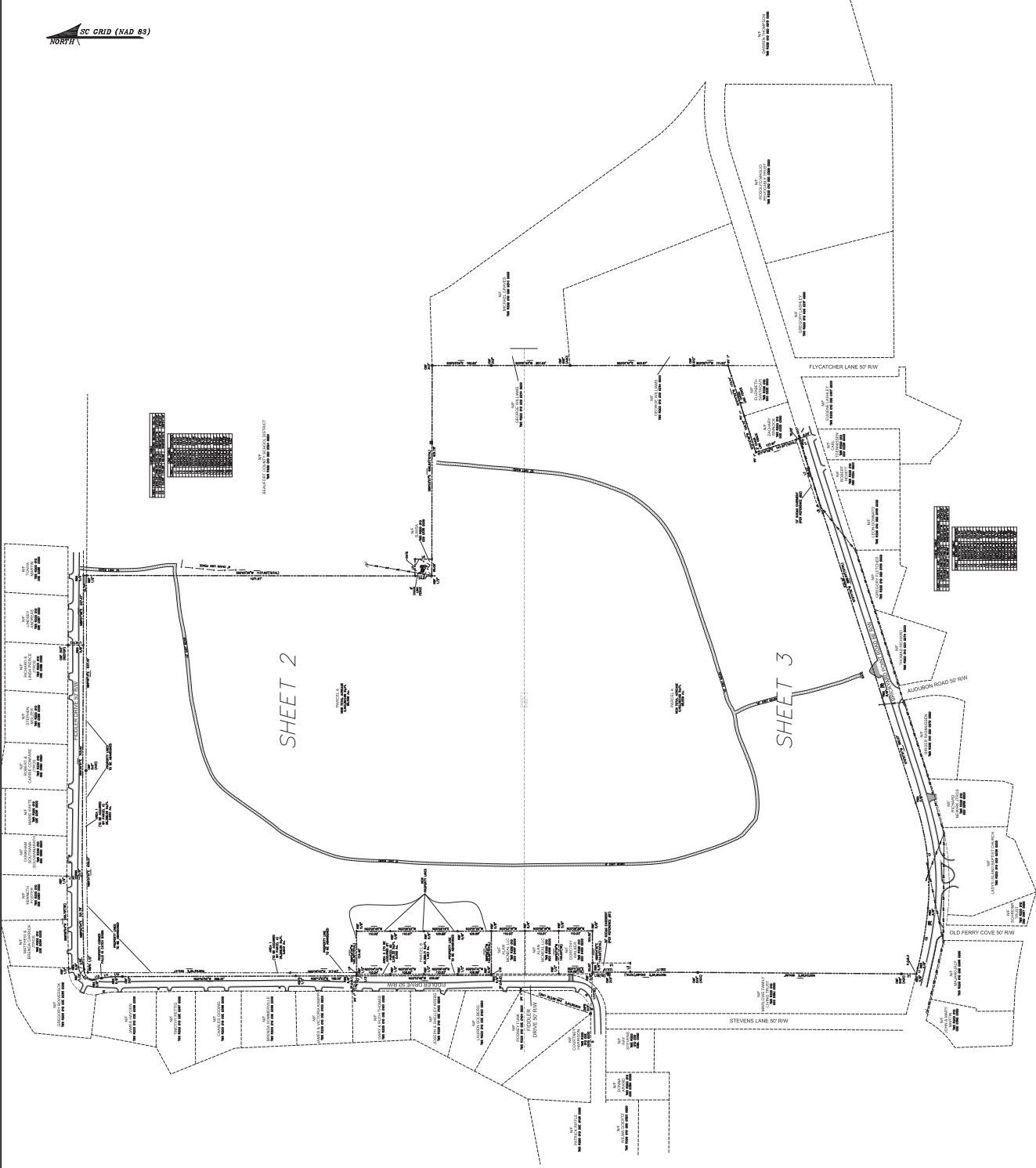
Witness my Hand and official seal, this _____ day of _____, 2020.

_____(SEAL)
Signature of Notary Public
Name of Notary: _____
NOTARY PUBLIC FOR SOUTH CAROLINA
My Commission Expires: _____

LEGAL DESCRIPTION

ALL that certain piece, parcel or tract of land situate, lying and being on Lady's Island, Beaufort County, South Carolina, being a fifty (50') foot right-of-way known as Fiddler Drive, said property being shown and designated as "Fiddler Drive 50' R/W" on that certain plat prepared by Jeremy W. Reeder, P.L.S., last revised on January 3, 2020, and recorded in Plat Book _____ at Page _____ in the Office of the Register of Deeds for Beaufort County, South Carolina.

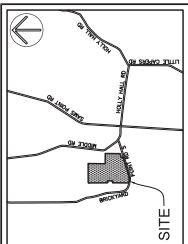
SC CRID (NAD 83)



- LEGEND**
- CONC. MONUMENT FOUND
 - ARTHUR OLIVER CHRISTENSEN
 - IRON PIPE FOUND - DISTURBED
 - IRON REBAR FOUND
 - IRON REBAR FOUND - DISTURBED
 - POINT OF BEGINNING
 - FENCE LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND DRAINAGE LINE
 - EDGE OF DRIVEWAY
 - CONCRETE
 - GRAVEL
 - REGULATORY CONTROL VALVE
 - ELECTRIC JUNCTION BOX
 - WATER METER
 - WATER LATERAL OR SUBROUT
 - WATER VALVE
 - TRANSFORMER-ELECTRIC

ACREAGE CHART

PARCEL A	41,562,751.12 SQ. FT.	946.86 AC.
AREA 1 (TO BE ACQUIRED BY PARCEL A)	26,286,506 SQ. FT.	600.00 AC.
NEW PARCEL A TOTAL	41,762,248.58 SQ. FT.	950.00 AC.
PARCEL B	61,256.11 SQ. FT.	1.413 AC.
AREA 2 (TO BE ACQUIRED BY PARCEL B)	2,181,820.00 SQ. FT.	50.00 AC.
NEW PARCEL B TOTAL	63,437,976.11 SQ. FT.	145.413 AC.

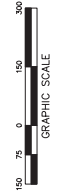


VICINITY MAP NOT TO SCALE

- NOTES**
1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE G.
 2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE CRID (NAD 83).
 3. LEGEND IS LOCATED ON SHEET 1.
 4. BROWARD NORTH ROAD RIGHT OF WAY IS PER REFERENCE #21 AND #22.
 5. SEWAGE PLACEMENTS WERE SCALED IN PER REFERENCE #21 AND #22.

- REFERENCES**
1. DEED BOOK 4674 PAGE 1308 W/ PLAT
 2. DEED BOOK 4674 PAGE 1308 W/ PLAT
 3. DEED BOOK 4674 PAGE 1308 W/ PLAT
 4. DEED BOOK 4674 PAGE 1308 W/ PLAT
 5. DEED BOOK 4674 PAGE 1308 W/ PLAT
 6. DEED BOOK 4674 PAGE 1308 W/ PLAT
 7. DEED BOOK 4674 PAGE 1308 W/ PLAT
 8. DEED BOOK 4674 PAGE 1308 W/ PLAT
 9. DEED BOOK 4674 PAGE 1308 W/ PLAT
 10. DEED BOOK 4674 PAGE 1308 W/ PLAT
 11. DEED BOOK 4674 PAGE 1308 W/ PLAT
 12. DEED BOOK 4674 PAGE 1308 W/ PLAT
 13. DEED BOOK 4674 PAGE 1308 W/ PLAT
 14. DEED BOOK 4674 PAGE 1308 W/ PLAT
 15. DEED BOOK 4674 PAGE 1308 W/ PLAT
 16. DEED BOOK 4674 PAGE 1308 W/ PLAT
 17. DEED BOOK 4674 PAGE 1308 W/ PLAT
 18. DEED BOOK 4674 PAGE 1308 W/ PLAT
 19. DEED BOOK 4674 PAGE 1308 W/ PLAT
 20. DEED BOOK 4674 PAGE 1308 W/ PLAT
 21. DEED BOOK 4674 PAGE 1308 W/ PLAT
 22. DEED BOOK 4674 PAGE 1308 W/ PLAT
 23. DEED BOOK 4674 PAGE 1308 W/ PLAT
 24. DEED BOOK 4674 PAGE 1308 W/ PLAT
 25. DEED BOOK 4674 PAGE 1308 W/ PLAT
 26. DEED BOOK 4674 PAGE 1308 W/ PLAT
 27. DEED BOOK 4674 PAGE 1308 W/ PLAT
 28. DEED BOOK 4674 PAGE 1308 W/ PLAT
 29. DEED BOOK 4674 PAGE 1308 W/ PLAT
 30. DEED BOOK 4674 PAGE 1308 W/ PLAT
 31. DEED BOOK 4674 PAGE 1308 W/ PLAT
 32. DEED BOOK 4674 PAGE 1308 W/ PLAT
 33. DEED BOOK 4674 PAGE 1308 W/ PLAT
 34. DEED BOOK 4674 PAGE 1308 W/ PLAT
 35. DEED BOOK 4674 PAGE 1308 W/ PLAT
 36. DEED BOOK 4674 PAGE 1308 W/ PLAT
 37. DEED BOOK 4674 PAGE 1308 W/ PLAT
 38. DEED BOOK 4674 PAGE 1308 W/ PLAT
 39. DEED BOOK 4674 PAGE 1308 W/ PLAT
 40. DEED BOOK 4674 PAGE 1308 W/ PLAT
 41. DEED BOOK 4674 PAGE 1308 W/ PLAT
 42. DEED BOOK 4674 PAGE 1308 W/ PLAT
 43. DEED BOOK 4674 PAGE 1308 W/ PLAT
 44. DEED BOOK 4674 PAGE 1308 W/ PLAT
 45. DEED BOOK 4674 PAGE 1308 W/ PLAT
 46. DEED BOOK 4674 PAGE 1308 W/ PLAT
 47. DEED BOOK 4674 PAGE 1308 W/ PLAT
 48. DEED BOOK 4674 PAGE 1308 W/ PLAT
 49. DEED BOOK 4674 PAGE 1308 W/ PLAT
 50. DEED BOOK 4674 PAGE 1308 W/ PLAT
 51. DEED BOOK 4674 PAGE 1308 W/ PLAT
 52. DEED BOOK 4674 PAGE 1308 W/ PLAT
 53. DEED BOOK 4674 PAGE 1308 W/ PLAT
 54. DEED BOOK 4674 PAGE 1308 W/ PLAT
 55. DEED BOOK 4674 PAGE 1308 W/ PLAT
 56. DEED BOOK 4674 PAGE 1308 W/ PLAT
 57. DEED BOOK 4674 PAGE 1308 W/ PLAT
 58. DEED BOOK 4674 PAGE 1308 W/ PLAT
 59. DEED BOOK 4674 PAGE 1308 W/ PLAT
 60. DEED BOOK 4674 PAGE 1308 W/ PLAT
 61. DEED BOOK 4674 PAGE 1308 W/ PLAT
 62. DEED BOOK 4674 PAGE 1308 W/ PLAT
 63. DEED BOOK 4674 PAGE 1308 W/ PLAT
 64. DEED BOOK 4674 PAGE 1308 W/ PLAT
 65. DEED BOOK 4674 PAGE 1308 W/ PLAT
 66. DEED BOOK 4674 PAGE 1308 W/ PLAT
 67. DEED BOOK 4674 PAGE 1308 W/ PLAT
 68. DEED BOOK 4674 PAGE 1308 W/ PLAT
 69. DEED BOOK 4674 PAGE 1308 W/ PLAT
 70. DEED BOOK 4674 PAGE 1308 W/ PLAT
 71. DEED BOOK 4674 PAGE 1308 W/ PLAT
 72. DEED BOOK 4674 PAGE 1308 W/ PLAT
 73. DEED BOOK 4674 PAGE 1308 W/ PLAT
 74. DEED BOOK 4674 PAGE 1308 W/ PLAT
 75. DEED BOOK 4674 PAGE 1308 W/ PLAT
 76. DEED BOOK 4674 PAGE 1308 W/ PLAT
 77. DEED BOOK 4674 PAGE 1308 W/ PLAT
 78. DEED BOOK 4674 PAGE 1308 W/ PLAT
 79. DEED BOOK 4674 PAGE 1308 W/ PLAT
 80. DEED BOOK 4674 PAGE 1308 W/ PLAT
 81. DEED BOOK 4674 PAGE 1308 W/ PLAT
 82. DEED BOOK 4674 PAGE 1308 W/ PLAT
 83. DEED BOOK 4674 PAGE 1308 W/ PLAT
 84. DEED BOOK 4674 PAGE 1308 W/ PLAT
 85. DEED BOOK 4674 PAGE 1308 W/ PLAT
 86. DEED BOOK 4674 PAGE 1308 W/ PLAT
 87. DEED BOOK 4674 PAGE 1308 W/ PLAT
 88. DEED BOOK 4674 PAGE 1308 W/ PLAT
 89. DEED BOOK 4674 PAGE 1308 W/ PLAT
 90. DEED BOOK 4674 PAGE 1308 W/ PLAT
 91. DEED BOOK 4674 PAGE 1308 W/ PLAT
 92. DEED BOOK 4674 PAGE 1308 W/ PLAT
 93. DEED BOOK 4674 PAGE 1308 W/ PLAT
 94. DEED BOOK 4674 PAGE 1308 W/ PLAT
 95. DEED BOOK 4674 PAGE 1308 W/ PLAT
 96. DEED BOOK 4674 PAGE 1308 W/ PLAT
 97. DEED BOOK 4674 PAGE 1308 W/ PLAT
 98. DEED BOOK 4674 PAGE 1308 W/ PLAT
 99. DEED BOOK 4674 PAGE 1308 W/ PLAT
 100. DEED BOOK 4674 PAGE 1308 W/ PLAT

8-11-2006
 COUNTY ENGINEERING DIVISION
 1-11-2006
 ASSOCIATED DATED 5-27-06 &



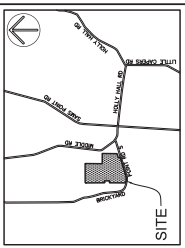
ATLAS SURVEYING, INC.



PREPARED FOR:
FRED TRASK
 A SUBDIVISION/RECONSTRUCTION PLAN OF
THE GLEASON TRACT
 PARCELS A & B
 TAX PARCEL NO. P200 010 000 0032 0000
 LADY'S ISLAND
 BEAUFORT COUNTY, SOUTH CAROLINA

SHEET 1 OF 3

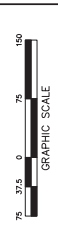
FOR AND MADE OWNED BY: [Signature]



VICINITY MAP NOT TO SCALE

- NOTES
1. THIS PARCEL APPEARS TO BE IN FLOOD ZONE G.
 2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 3. LEGEND IS LOCATED ON SHEET 1.
 4. BROWARD POINT ROAD RIGHT OF WAY IS PER REFERENCE #21 AND #22.
 5. SEWAGE EASEMENTS WERE SCALED IN PER REFERENCE #21 AND #22.

- REFERENCES
1. DEED BOOK #74 PAGE 1369 WY / PLAT
 2. DEED BOOK #139 PAGE 1432
 3. DEED BOOK #139 PAGE 1432
 4. DEED BOOK #139 PAGE 1432
 5. DEED BOOK #139 PAGE 1432
 6. DEED BOOK #139 PAGE 1432
 7. DEED BOOK #139 PAGE 1432
 8. DEED BOOK #139 PAGE 1432
 9. DEED BOOK #139 PAGE 1432
 10. DEED BOOK #139 PAGE 1432
 11. DEED BOOK #139 PAGE 1432
 12. DEED BOOK #139 PAGE 1432
 13. DEED BOOK #139 PAGE 1432
 14. DEED BOOK #139 PAGE 1432
 15. DEED BOOK #139 PAGE 1432
 16. DEED BOOK #139 PAGE 1432
 17. DEED BOOK #139 PAGE 1432
 18. DEED BOOK #139 PAGE 1432
 19. DEED BOOK #139 PAGE 1432
 20. DEED BOOK #139 PAGE 1432
 21. DEED BOOK #139 PAGE 1432
 22. DEED BOOK #139 PAGE 1432
 23. DEED BOOK #139 PAGE 1432
 24. S.E.T. OF ROAD PLANS FOR BROWARD DRIVE BY S-11-2006.
 25. S.E.T. OF ROAD PLANS FOR BROWARD & ASSOCIATED DATED 5-24-10.



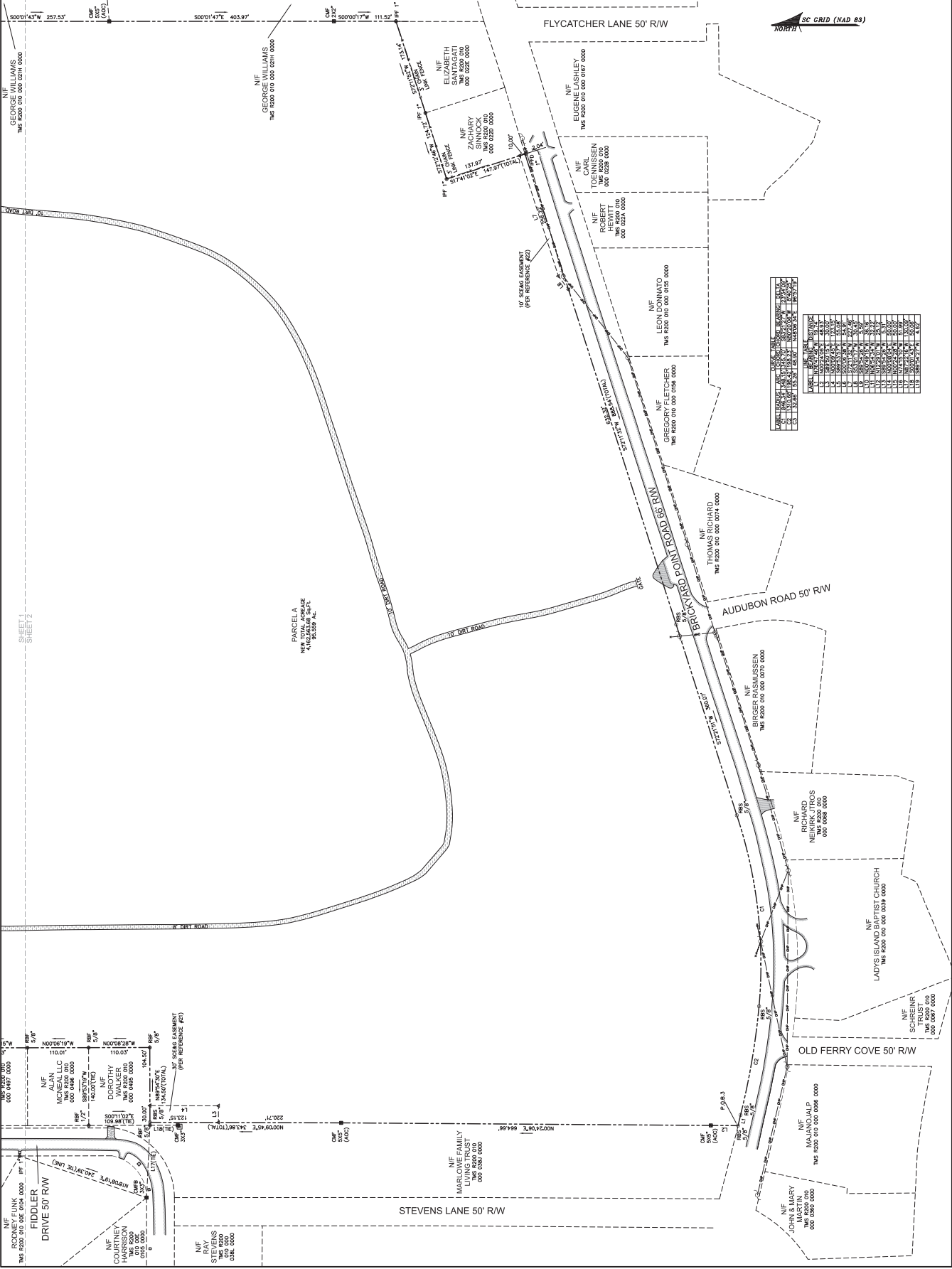
ATLAS SURVEYING, INC.
 1000 W. BROADWAY, SUITE 100
 FREDERICKSBURG, VA 22401
 PHONE: (845) 444-3274
 FAX: (845) 444-3275
 EMAIL: INFO@ATLAS-SURVEYING.COM



PREPARED FOR:
FRED TRASK
 A SUBDIVISION/RECONSTRUCTION PLAN OF
THE GLEASON TRACT,
 PARCELS A & B
 TAX PARCEL NO. 8200 010 000 0022 0000
 LADY'S ISLAND
 BRUNSWICK COUNTY, SOUTH CAROLINA

SHEET 2 OF 2
 INFORMATION IN THIS PLAN IS THE SOLE PROPERTY OF ATLAS SURVEYING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ATLAS SURVEYING, INC. THE MATERIALS AND METHODS USED IN THIS SURVEY ARE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF VIRGINIA.

BRUNSWICK COUNTY, SOUTH CAROLINA
 LADY'S ISLAND
 THE GLEASON TRACT, PARCELS A & B
 TAX PARCEL NO. 8200 010 000 0022 0000
 PREPARED FOR: FRED TRASK
 DATE: 11/15/2011
 DRAWN BY: J. J. JONES
 CHECKED BY: J. J. JONES
 SCALE: AS SHOWN
 SHEET 2 OF 2





BEAUFORT COUNTY COUNCIL

Agenda Item Summary

Item Title:

A RESOLUTION AMENDING COUNTY COUNCIL'S RULES AND PROCEDURES BY ESTABLISHING STANDARDS FOR ELECTRONIC MEETINGS AS AUTHORIZED BY THE FREEDOM OF INFORMATION ACT SC CODE OF LAWS 30-4-10 et seq. FOR COUNTY COUNCIL AND COUNTY CO

Council Committee:

Executive Committee and County Council

Meeting Date:

March 23, 2020

Committee Presenter (Name and Title):

Christopher S. Inglese, Deputy County Administrator

Issues for Consideration:

Only applies during an emergency as declared by adoption of an Emergency Ordinance approved by 2/3 of members present at a duly assembled meeting of county council.

Points to Consider:

Necessity of announcing who the speaker is each time a speaker address the body so that the Clerk can properly record minutes.

Funding & Liability Factors:

We will want to be proactive to ensure public hearings provide the public multiple forum to submit written comments for consideration. Public comments received should be read into the record by the Chairperson or Clerk to Council.

Council Options:

Council may move to adopt the resolution; or may move to decline adoption of the Resolution; or may move to defer adoption of the Resolution.

Recommendation:

Staff recommends adopting the Resolution for application during the declaration of an emergency.

RESOLUTION NO. 2020/___

A RESOLUTION AMENDING COUNTY COUNCIL’S RULES AND PROCEDURES BY ESTABLISHING STANDARDS FOR ELECTRONIC MEETINGS AS AUTHORIZED BY THE FREEDOM OF INFORMATION ACT SC CODE OF LAWS 30-4-10 *et seq.* FOR COUNTY COUNCIL AND COUNTY COUNCIL COMMITTEE MEETINGS DURING A STATE OF EMERGENCY.

WHEREAS, the South Carolina Freedom of Information Act, which is codified at Title 30, Chapter 4 of the Code of Laws of South Carolina 1976, as amended, (the “*Act*”) defines a “Meeting” as “the convening of a quorum of the constituent membership of a public body, whether corporal *or by means of electronic equipment*, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction or advisory power” (emphasis added); and

WHEREAS, a committee of Council reviewing Council’s Rules and Procedures recommended allowing meetings by means of electronic equipment during an emergency at its November 4, 2019 meeting; and

WHEREAS, the Act further permits that emergency meetings of public bodies may be held without having provided twenty-four hours’ notice of such meeting; and

WHEREAS, South Carolina law provides that cities and counties may enact emergency ordinances to meet public emergencies affecting life, health, safety or the property of the people upon a single reading, provided that such ordinance does not levy taxes, grant, renew or extend a franchise or impose or change a service rate, upon the affirmative vote of at least two-thirds of the city or county council present, and provided that such emergency ordinance shall expire automatically on the sixty-first day following its enactment; and

WHEREAS, the Act providing for meetings “by means of electronic equipment” is generally understood to include use of telephonic equipment, video conferencing, and electronic mail (e-mail); and

WHEREAS, S.C. Code of Laws Section 4-9-110 provides that County Council may “determine its own rules and order of business” including adopting Rules and Procedures for facilitating Council meetings.

NOW THEREFORE BE IT RESOLVED, by County Council of Beaufort County (the “*Governing Body*”), that County Council Rules and Procedures be amended to allow for meetings by means of electronic equipment during the duration of an emergency declaration by inserting into County Council’s Rules and Procedures “**Chapter 2 Meetings and Agendas**” a paragraph “J” as follows:

Section 1. Standards for Electronic Meetings. The Governing Body is hereby authorized to conduct public meetings exclusively in electronic form during a declaration of an emergency adopted by emergency ordinance that has been approved by a 2/3 vote of the members present at a duly assembled meeting of County Council, provided the medium for such meeting, whether telephonic, broadcast video, computer-based, or other electronic media, or any

combination of these, and the conduct of the electronic meeting, allows for the following standards and practices to be met:

(a) At the beginning of any electronic meeting, the presiding officer shall poll the members of the Governing Body to confirm attendance, and any member of the Governing Body attending by way of electronic media shall be considered present for the purposes of constituting a quorum.

(b) Throughout the duration of the electronic meeting, all members of the Governing Body, as well as any officials or staff required to speak at such meeting, must have the capability to be heard at all times by any other member of the governing body and by the general public.

(c) Any vote of the Governing Body must be conducted by individual voice vote of the members of the Governing Body, who shall verbally indicate their vote on any matter by stating “yay” or “nay.” All individual votes shall be recorded by the clerk, secretary, or presiding officers, as appropriate.

(d) Meetings shall be recorded or minutes kept in the same manner as an in-person meeting as required by the Act.

(e) All members of the Governing Body, officials, staff, and presenters *must* identify themselves and be recognized prior to speaking. Members of the Governing Body shall strictly comply with the rules of the Governing Body as they relate to procedural matters in order to preserve order and allow for the effectiveness of electronic meetings.

(f) Electronic executive sessions shall be permitted in accordance with the provisions of the Act and the Governing Body shall properly announce its reason for going into any executive session in conformance with Section 30-4-70 of the Act. Upon the entry into any electronic executive session, meeting minutes need not be kept and the electronic meeting utilized for such executive session may be held by (i) a separate telephonic, broadcast video, computer-based, or other electronic media, or any combination of these wherein the public shall not be permitted to participate, or (ii) on the initial telephonic, broadcast video, computer-based, or other electronic media, or any combination of these, with the implementation of necessary participation or listening restrictions, provided that in either instance all members of the Governing Body must have the capability to be heard at all times.

(g) With respect to any electronic meeting, any public comment periods provided for by local ordinance, resolution, policy, or bylaws are hereby suspended. Members of the public may submit written public comments which shall be distributed to the members of the Governing Body.

Section 2. Suspension of Local Provisions. During the period of effectiveness of this Ordinance, any ordinance, resolution, policy, or bylaw of the Governing Body that conflicts with the provisions hereof is suspended and shall be superseded hereby.

Section 3. Effective Date; Expiration. The provisions hereof shall be effective upon a single meeting of County Council and two-thirds vote of the members present adopting an ordinance declaring an emergency, and shall expire on the sixty-first day following the effective date of the emergency ordinance.

Adopted this ____ day of _____, 2020.

COUNTY COUNCIL OF BEAUFORT COUNTY

Joseph Passiment, Chairman

ATTEST:

Sarah Brock, Clerk to Council