

COUNTY COUNCIL OF BEAUFORT COUNTY
 ADMINISTRATION BUILDING
 BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
 100 RIBAUT ROAD
 POST OFFICE DRAWER 1228
 BEAUFORT, SOUTH CAROLINA 29901-1228
 TELEPHONE: (843) 255-2000
 FAX: (843) 255-9401
 www.bcgov.net

D. PAUL SOMMERVILLE
 CHAIRMAN

GERALD W. STEWART
 VICE CHAIRMAN

COUNCIL MEMBERS

CYNTHIA M. BENSCH
 RICK CAPORALE
 GERALD DAWSON
 BRIAN E. FLEWELLING
 STEVEN G. FOBES
 ALICE G. HOWARD
 WILLIAM L. MCBRIDE
 STEWART H. RODMAN
 ROBERTS "TABOR" VAUX

GARY T. KUBIC
 COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
 DEPUTY COUNTY ADMINISTRATOR
 SPECIAL COUNSEL

THOMAS J. KEAVENY, II
 COUNTY ATTORNEY

SUZANNE M. RAINEY
 CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
Monday, September 28, 2015
4:00 p.m.
 Executive Conference Room, Administration Building
 Beaufort County Government Robert Smalls Complex
 100 Ribaut Road, Beaufort

1. CALL TO ORDER – 4:00 P.M.
2. CAUCUS
 - A. Receipt of County Administrator’s Two-Week Progress Report ([backup](#))
 - B. Receipt of Deputy County Administrator/Special Counsel’s Two-Week Progress Report ([backup](#))
 - C. Discussion of consent agenda
 - D. Discussion is not limited to agenda items
 - E. Executive Session
 - (1) Receipt of legal advice relating to a pending construction claim covered by the attorney-client privilege
 - (2) Receipt of legal advice relating to pending and potential claims covered by the attorney-client privilege / Barrel Landing property and Pinkney Point property
3. ADJOURNMENT





Memorandum

DATE: September 25, 2015
TO: County Council
FROM: Gary Kubic, County Administrator *Gary Kubic*
SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place Monday, September 14, 2015 through Friday, September 25, 2015:

September 14, 2015

- Employee New Hire Orientation
- Joshua Gruber, Monica Spells, Joanne Romine and Daniel Morgan re: MIS Support
- Paul Sommerville, Jerry Stewart, Brian Flewelling, Joshua Gruber, Monica Spells, Maria Walls, Jim Beckert and George Wright re: Treasurer / Auditor / System Management
- Governmental Committee
- Caucus
- County Council

September 15, 2015

- Daufuskie Island Visit / Tour

September 16, 2015

- Guest Speaker – Retired Old Men Eating Out (ROMEEO), Sun City
- Colin Kinton, Tony Criscitiello, Gary Rowe, Shawn Leininger and Hal Grayson re: Development Concepts
- Chairman Paul Sommerville
- Ed Hughes re: Assessor Update
- Paul Sommerville, Joshua Gruber, Jerry Stewart, Paul Roth, Bill Evans, Dr. Jeffrey Moss, Alicia Holland, and Phyllis White re: Capital Improvements Financing

September 17, 2015

- Joshua Gruber, Monica Spells, Daniel Morgan and Joanne Romine re: IT Systems Protocols
- Joshua Gruber and Lillian Aquino of Verizon Wireless re: Smart Cities Presentation / Verizon Wireless Solutions
- Airports Board
- Joshua Gruber, Tabor Vaux, Tom Keaveny, Rob McFee, Eric Larson, Mike Turner and Michael Hawanczak re: Plantation Business Park

September 18, 2015

- Guest Speaker - Sun City's Government and Business Affairs Committee
- Colin Kinton re: Windmill Harbour Traffic Enhancements
- Community Training Home Visit

September 21, 2015

- Mark Roseneau re: Beaufort County Sheriff's Office Security Protocols
- Mare Baracco Hearing
- Finance Committee
- Public Facilities Committee

September 22, 2015

- Mike Bostwick, YMCA CEO, YMCA Board representatives, Mayor Billy Keyserling and Scott Marshall re: Charles "Lind" Brown Activity Center

September 23, 2015

- Agenda review with Chairman, Vice Chairman and Executive staff re: Review Draft Agenda for September 28, 2015 County Council Meeting
- Beaufort County staff, Cleland, SCDOT and Thomas & Hutton re: SC170 Roadway Widening Project
- Assessor Candidate Interview
- Joshua Gruber, Rob McFee, Mark Roseneau, Phil Foot and Rick Higginbotham, ABM Building Solutions re: Meet and Greet

September 24, 2015

- Jim Beckert re: Projects and Goals
- Marie Smalls re: Status Update
- Speak to United Way Department Liaisons / 2015 United Way Kick-off Campaign

September 25, 2015

- Dr. Al Panu, new USCB-Chancellor/ Introduction
- Dr. Panu, Monica Spells, Fred Leyda, Researchers and Human Service Alliance Staff re: Together for Beaufort County Initiative



Memorandum

DATE: September 25, 2015
TO: County Council
FROM: Joshua A. Gruber, Deputy County Administrator
SUBJECT: Deputy County Administrator's Progress Report

The following is a summary of activities that took place September 14, 2015 through September 25, 2015:

September 14, 2015 (Monday):

- Gary Kubic re: IT issues
- Gary Kubic, Monica Spells, Joanne Romine and Daniel Morgan re: MIS Support
- Paul Sommerville, Gary Kubic, Jerry Stewart, Brian Flewelling, Monica Spells, Maria Walls, Jim Beckert and George Wright re: Treasurer/Auditor/System Management
- Governmental Committee
- County Council

September 15, 2015 (Tuesday):

- Daufuskie Island Visit/Tour

September 16, 2015 (Wednesday):

- SCACA County Government and Intergovernmental Relations Steering Committee Meeting
- Gary Kubic, Paul Sommerville, Jerry Stewart, Paul Roth, Bill Evans, Dr. Jeffrey Moss, Alicia Holland, and Phyllis White re: Capital Improvements Financing

September 17, 2015 (Thursday):

- Gary Kubic, Monica Spells, Daniel Morgan and Joanne Romine re: IT Systems Protocols
- Gary Kubic and Lillian Aquino of Verizon Wireless re: Smart Cities Presentation/Verizon Wireless Solutions
- Gary Kubic, Tabor Vaux, Tom Keaveny, Rob McFee, Eric Larson, Mike Turner and Michael Hawanczak re: Plantation Business Park

September 18, 2015 (Friday):

- Meet with Bluffton Fire Chief John Thompson re: Status Update on Fire District Projects
- Meeting with Dick Stewart and Jon Rembold re: Hangar Development at Lady's Island Airport
- Jim Minor and Suzanne Gregory re: Convenience Center Hours and Personnel

September 21, 2015 (Monday):

- Rob McFee and Dave Thomas re: Developing an RFP for the Prospect Building at Myrtle Park
- Mare Baracco Motion to Vacate Contempt Order Hearing
- Finance Committee
- Public Facilities Committee

September 22, 2015 (Tuesday):

- SCDOT/Federal Highways Administration 2015 Title VI Training Session, Columbia, SC

September 23, 2015 (Wednesday):

- Agenda Review with Chairman, Vice Chairman and Executive Staff re: Review Draft Agenda for September 28, 2015 County Council Meeting
- Beaufort County staff, Cleland Site Prep., SCDOT and Thomas & Hutton Engineering Co. re: SC 170 Roadway Widening Project
- Assessor Candidate Interview
- Gary Kubic, Rob McFee, Mark Roseneau, Phil Foot and Rick Higginbotham, ABM Building Solutions re: Meet and Greet

September 24, 2015 (Thursday):

- Alicia Holland, Monica Spells and Phil Foot re: Bi-Weekly Project Review
- Tony Criscitiello, Charles Atkinson and Secession POA/Club Members re: Gibbs Island PUD

September 25, 2015 (Friday):

- Animal Shelter design review meeting with Engineer/Architect
- Meeting with Hilton Head Humane Association re: Development of MOU
- Jim Minor re: Adopt-a-Highway Program

ADD-ONS

The document(s) herein were provided to Council for information and/or discussion after release of the official agenda and backup items.

Topic: Affordable Housing Impact Fee Ordinance
Date Submitted: September 28, 2015
Submitted By: Stu Rodman
Venue: County Council Meeting

Affordable Housing Impact Fee Ordinance

<u>Thresholds</u>	<u>Discount</u>		<u>Delta</u>	<u>Average</u>
	<u>BC Ordinance</u>	<u>SC Code</u>		
Under 50%	60%	100%	40%	43%
50 - 60%	30%	100%	70%	
60 -70%	30%	60%	30%	
70 - 80 %	30%	60%	30%	
Over 80%	0%	0%		

	<u>Project</u>	<u>Impact Fees</u>	<u>Per Unit</u>	<u>Delta</u>
Units	50	Fire	\$481	\$204
Typical Cost	\$5,000,000	Library	553	235
Delta	\$97,113	Parks	1,385	589
	2%	Traffic	2,151	914
			\$4,570	\$1,942

Discussion Points

Difficult to attract Affordable Housing:

- BC Area Median Income (AMI) higher than state average
- BC average wages lower than state average
- BC construction cost higher (land values, wind & hale, etc.)