

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
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D. PAUL SOMMERVILLE
CHAIRMAN

GERALD W. STEWART
VICE CHAIRMAN

COUNCIL MEMBERS

RICK CAPORALE
MICHAEL E. COVERT
GERALD DAWSON
BRIAN E. FLEWELLING
STEVEN G. FOBES
YORK GLOVER, SR.
ALICE G. HOWARD
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

ASHLEY M. BENNETT
CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
REGULAR SESSION

Monday, June 26, 2017
6:00 p.m.

Council Chambers, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort

1. CALL TO ORDER - 6:00 P.M.
2. REGULAR SESSION
3. PLEDGE OF ALLEGIANCE
4. INVOCATION – Councilman Brian E. Flewelling
5. MOMENT OF SILENCE - Jimmie Stanley, Superintendent, Roads and Drainage South
Public Works Department
6. PROCLAMATION
A. Beaufort County Liberty Week
7. ADMINISTRATIVE CONSENT AGENDA
A. Approval of Minutes
 1. June 12, 2017 Caucus ([backup](#))
 2. June 12, 2017 Regular Session ([backup](#))
B. Committee Reports (next meeting)
 1. Community Services (July 24 at 3:00 p.m., ECR)
 2. Executive (August 14 at 3:00 p.m., ECR)
 3. Finance (August 7 at 2:00 p.m., ECR)
 - a. Minutes – June 5, 2017 ([backup](#))
 4. Governmental (August 7 at 4:00 p.m., ECR)
 - a. Minutes – June 5, 2017 ([backup](#))
 5. Natural Resources (August 21 at 2:00 p.m., ECR)
 - a. Minutes – June 19, 2017 ([backup](#))
 6. Public Facilities (August 21 at 4:00 p.m., ECR)
C. Appointments to Boards and Commissions ([backup](#))
8. PUBLIC COMMENT – Speaker sign-up encouraged no later than 5:45 p.m. day of meeting.



9. NEW BUSINESS

A. PRESENTATION / FY 2016 COMPREHENSIVE ANNUAL FINANCIAL REPORT

10. OLD BUSINESS

A. A RESOLUTION REPEALING AND REPLACING RESOLUTION NO. 2016/8 AND AUTHORIZING THE COUNTY ADMINISTRATOR TO ACCEPT FROM PLANTATION BUSINESS PARK OWNERS' ASSOCIATION INC., BUSINESS PARK WAY AND A PORTION OF PLANTATION PARK DRIVE, INTO COUNTY ROAD SYSTEM INCLUDING STORMWATER DRAINAGE INFRASTRUCTURE WITHIN THE DEDICATED RIGHTS OF WAY ([backup](#))

1. Consideration of adoption to occur June 26, 2017
2. Public Facilities Committee discussion and recommendation to adopt resolution occurred May 15, 2017 / Vote 7:0

11. CONSENT AGENDA

A. A RESOLUTION TO COMMISSION ANIMAL SERVICE OFFICER TO ENFORCE BEAUFORT COUNTY ANIMAL ORDINANCES FOR BEAUFORT COUNTY PURSUANT TO THE AUTHORITY GRANTED IN SECTION 4-9-145 OF THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED ([backup](#))

1. Consideration of adoption to occur June 26, 2017
2. Public Facilities Committee discussion to occur June 26, 2017 beginning at 3:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort

B. AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN EASEMENT ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY, 10 PRITCHER POINT ROAD, SOUTH CAROLINA ([backup](#))

1. Consideration of first reading approval to occur June 26, 2017
2. Public Facilities Committee discussion to occur June 26, 2017 beginning at 3:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort

C. AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN EASEMENT ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY, 20 AIRPORT CIRCLE, SOUTH CAROLINA ([backup](#))

1. Consideration of first reading approval to occur June 26, 2017
2. Public Facilities Committee discussion to occur June 26, 2017 at beginning 3:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort

- D. CONTRACT AWARD / DESIGN AND CONSTRUCTION MANAGEMENT FOR BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX ([backup](#))
1. Contract Award: Beaufort Design Build, LLC, Beaufort, South Carolina
 2. Amount: \$197,250, with a \$19,725 contingency fund
 3. Funding Source: Account 10001310-51160, Facilities Management, Professional Services
 4. Public Facilities Committee discussion to occur June 26, 2017 beginning at 3:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort
- E. CONTRACT AWARD / CONSTRUCTION OF NEW COMPREHENSIVE ANIMAL SERVICES CAMPUS (ANIMAL SHELTER, SURGERY CENTER AND PARK) IN OKATIE, PUBLIC-PRIVATE PARTNERSHIP WITH HILTON HEAD HUMANE ASSOCIATION ([backup](#))
1. Contract Award: Nix Construction, Hilton Head Island, South Carolina
 2. Revenue: Hilton Head Humane Association: \$2,000,000
Beaufort County: GO Bonds \$7,000,000 and TAG Funds \$400,000
 3. Contract Amount: \$7,147,500, with a \$679,013 contingency fund, for a total budget of \$7,826,513
 4. Funding Source: CIP Account 40090011-54600 and Private Funding
 5. Public Facilities Committee discussion to occur June 26, 2017 beginning at 3:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort
- F. A RESOLUTION AUTHORIZING THE BEAUFORT COUNTY ADMINISTRATOR AND BEAUFORT COUNTY STORMWATER UTILITY STAFF TO PREPARE AND SUBMIT AN AMENDMENT TO AN APPLICATION FOR NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM REGULATED SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS ([backup](#))
1. Consideration of adoption to occur June 26, 2017
 2. Natural Resources Committee discussion and recommendation to adopt resolution occurred June 26, 2017 / Vote 6:0
 3. Stormwater Management Utility Board discussion and recommendation to approve occurred May 17, 2017 / Vote 5:0
- G. AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE OFFICIAL BEAUFORT COUNTY ZONING MAP – SECTION 3.1.20 (ESTABLISHMENT OF ZONES) TO ADOPT THE 2013 F-35B AICUZ (AIR INSTALLATION COMPATIBILITY USE ZONE) MAP AS THE MARINE CORPS AIR STATION AIRPORT OVERLAY (MCAS-AO) ZONE MAP ([backup](#))
1. Consideration of first reading approval to occur June 26, 2017
 2. Natural Resources Committee discussion and recommendation to approve occurred June 19, 2017 / Vote 6:0

H. TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC): ([backup](#))

- SECTION 3.4.30 MCAS AIRPORT OVERLAY (MCAS-AO) ZONE STANDARDS (ADDS NOTICE REQUIREMENTS IN COMPLIANCE WITH SECTION 6-29-1610 OF THE SOUTH CAROLINA CODE);
- SECTION 5.3.20 APPLICABILITY (ARCHITECTURAL STANDARDS AND GUIDELINES) (CLARIFIES THAT ARCHITECTURAL STANDARDS ONLY APPLY TO NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES THAT ARE WITHIN 500-FEET OF ARTERIALS AND MAJOR COLLECTOR ROADS IN CONVENTIONAL, PUD (PLANNED UNIT DEVELOPMENT), AND CP (COMMUNITY PRESERVATION) DISTRICTS)
- SECTION 5.8.20 APPLICABILITY (LANDSCAPING, BUFFERS, AND SCREENING STANDARDS) (ADDS TREE REQUIREMENTS FOR NEW SINGLE-FAMILY AND DUPLEX LOTS); AND
- SECTION 5.11.100.E TREE PROTECTION DURING CONSTRUCTION (SUBPARAGRAPH 4. PENALTY FOR DAMAGING OR CUTTING PROTECTED TREES) (INCREASES THE PENALTY/MITIGATION OF ILLEGALLY REMOVED TREES FROM 1.25 TIMES TO 2 TIMES THE CALIPER INCHES REMOVED)

1. Consideration of first reading approval to occur June 26, 2017
2. Natural Resources Committee discussion and recommendation to approve occurred June 19, 2017 / Vote 6:0

12. PUBLIC HEARINGS

A. FISCAL YEAR 2017 – 2018 AIRPORTS BUDGET (ENTERPRISE FUND) ([backup](#))

1. Consideration of third and final reading to occur on June 26, 2017
2. Second reading approval occurred on June 12, 2017 / Vote 9:0
3. First reading, by title only, approval occurred on May 22, 2017 / Vote 11:0
4. Finance Committee discussion occurred May 22, 2017

B. FISCAL YEAR 2017 – 2018 STORMWATER MANAGEMENT UTILITY BUDGET (ENTERPRISE FUND) ([backup](#))

1. Consideration of third and final reading to occur on June 26, 2017
2. Second reading approval occurred on June 12, 2017 / Vote 9:0
3. First reading, by title only, approval occurred on May 22, 2017 / Vote 11:0
4. Finance Committee discussion occurred May 22, 2017

C. PORT ROYAL ISLAND ZONING MAP AMENDMENT FOR R100 040 000 0209 0000, (12 ACRES LOCATED ALONG BAY PINES ROAD); FROM T2-RURAL DISTRICT TO S1-INDUSTRIAL DISTRICT ([backup](#))

1. Consideration of third and final reading to occur on June 26, 2017
2. Second reading approval occurred on June 12, 2017 / Vote 9:0
3. First reading approval occurred on May 22, 2017 / Vote 11:0
4. Natural Resource Committee recommendation to approve on first reading occurred May 15, 2017 / Vote 7:0

D. TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC): ([backup](#))

- SECTION 1.3.50 EXEMPTIONS (ADDS REQUIREMENT TO COMPLY WITH HISTORIC PRESERVATION STANDARDS);
 - SECTION 2.2.50 LOTS (SPECIFIES MINIMUM WIDTHS OF FLAG LOTS);
 - SECTION 2.2.60 ACCESS MANAGEMENT (ALLOWS BUILDINGS TO FRONT MAJOR ROADWAYS WHILE TAKING ACCESS FROM A REAR STREET OR ALLEY);
 - TABLE 3.1.70 LAND USE DEFINITIONS (AMENDS “CAMPGROUND” TO SPECIFY TWO OR MORE RECREATIONAL VEHICLES/RVS ON A SINGLE PROPERTY);
 - SECTION 5.6.120 FREESTANDING SIGNS (ESTABLISHES MINIMUM 10-FOOT SETBACK FROM RIGHT-OF-WAY (ROW));
 - TABLE 5.8.50.F. EXISTING TREES IN THOROUGHFARE BUFFER (ADDS RETENTION REQUIREMENT OF EXISTING TREES 6-INCHES DBH IN THOROUGHFARE BUFFERS);
 - SECTION 5.8.110.B.4. PERFORMANCE GUARANTEE (ESTABLISHES A TWO-YEAR SURVIVAL BOND FOR LANDSCAPING);
 - SECTION 5.11.90 FORESTS (ADDS NEW SUBSECTION THAT PROMOTES INTERCONNECTIVITY OF PRESERVED FOREST HABITAT);
 - SECTION 5.11.100.B. SPECIMEN TREES (ADDS LONGLEAF PINE AND BLACK CHERRY AS SPECIMEN TREES AT 16 INCHES (DBH)); AND
 - SECTION 6.2.70 MAINTENANCE GUARANTEE (CROSS-REFERENCES THE LANDSCAPING SURVIVAL BOND FROM SECTION 5.8.110.B.4)
1. Consideration of third and final reading to occur on June 26, 2017
 2. Second reading approval occurred on June 12, 2017 / Vote 9:0
 3. First reading approval occurred on May 22, 2017 / Vote 11:0
 4. Natural Resource Committee recommendation to approve on first reading occurred May 15, 2017 / Vote 7:0

13. MATTERS ARISING OUT OF EXECUTIVE SESSION

14. PUBLIC COMMENT - Speaker sign-up encouraged.

15. ADJOURNMENT

Official Proceedings
County Council of Beaufort County
June 12, 2017

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

A caucus of the County Council of Beaufort County was held Monday, June 12, 2017 beginning at 4:00 p.m. in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Councilmen Michael Covert, Brian Flewelling, Steven Fobes, York Glover, Alice Howard, Stewart Rodman and Roberts "Tabor" Vaux. Councilmen Rick Caporale and Gerald Dawson absent.

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance.

CALL FOR EXECUTIVE SESSION

It was moved by Mr. Rodman, seconded by Mr. Glover, that Council go immediately into executive session regarding the (1) receipt of legal advice regarding pending or threatened claims: Magistrate Perquisites, St. James Baptist Church, and Hilton Head National Golf Club; (2) discussions incident to proposed contractual negotiations with a prospective economic development prospect – Project Tetris; and (3) discussion of employment of a person regulated by County Council. The vote: YEAS – Mr. Covert, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale, Mr. Dawson and Mr. Flewelling (arrived late). Mr. Vaux recused himself, left the room, and was not present for any of the discussion regarding Magistrate Perquisites. His wife is a magistrate. The motion passed.

EXECUTIVE SESSION

RECONVENE OF CAUCUS

DISCUSSION OF RECRUITMENT PROCESS FOR REPLACEMENT OF RETIRING COUNTY ADMINISTRATOR

Mr. David Krings, Midwest Regional Director of Slavin Management Consultants, and Mr. Robert Slaving, President of Slavin Management Consultant, provided Council with an overview of the recruitment process for the replacement of retiring County Administrator Gary Kubic.

STATUS OF HURRICANE MATTHEW RECOVERY PROCESS

Mr. Eric Larson, Division Director–Environmental Engineering and Land Management, stated an updated Hurricane Matthew Recovery Briefing, dated June 12, 2017 was distributed to Council by way of email and is available online at www.beaufortcountydasterrecovery.net

RECEIPT OF COUNTY ADMINISTRATOR’S SIX-WEEK PROGRESS REPORT

Council accepted the County Administrator’s Progress Report.

RECEIPT OF DEPUTY COUNTY ADMINISTRATOR / SPECIAL COUNSEL’S SIX-WEEK PROGRESS REPORT

Council accepted the Deputy County Administrator / Special Counsel’s Progress Report.

DISCUSSION OF NON-AGENDA ITEMS

Chairman Paul Sommerville publicly apologized to Councilman Brian Flewelling in how he conducted the May 22, 2017 meeting of County Council Regular Session during the discussion of the Hilton Head National rezoning request.

DISCUSSION OF CONSENT AGENDA

Chairman Paul Sommerville asked if any members of Council would like to pull any items from the Consent Agenda for discussion or separate vote.

Mr. Fobes requested the removal of Item 11H, a resolution authorizing the Beaufort County Economic Development Corporation to negotiate the scope and fees of an agreement to be entered into by and between Beaufort County and the SouthernCarolina Alliance for agreed upon economic development services.

Council adjourned at 6:00 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST

Ashley M. Bennett, Clerk to Council

Ratified:

Official Proceedings
County Council of Beaufort County
June 12, 2017

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

The regular session of the County Council of Beaufort County was held Monday, June 12, 2017 beginning at 6:00 p.m. in the Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Councilmen Michael Covert, Brian Flewelling, Steven Fobes, York Glover, Alice Howard, Stewart Rodman and Roberts "Tabor" Vaux. Councilmen Rick Caporale and Gerald Dawson absent.

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance.

INVOCATION

Council member Alice G. Howard gave the Invocation.

MOMENT OF SILENCE / SYREETA PARKS

The Chairman called for a moment of silence in remembrance of Lance Corporal Syreeta Parks, Correctional Officer, Beaufort County Detention Center.

PROCLAMATION

Mosquito Control Awareness Week

The Chairman proclaimed June 25 through July 1, 2017 as Mosquito Control Awareness Week. Mr. Greg Hunt, Director of Mosquito Control Department, accepted the proclamation.

RECOGNITION

Bluffton Parks and Leisure Services Girls Basketball League (Ages 9-10) / State Champions

Chairman Paul Sommerville recognized the members and coaches of the Bluffton Parks and Leisure Services Girls Basketball League (Ages 9-10) for winning the state championship -- Adriana Bevan, Que-anna Giles, Tacoya Heyward, Reagan Kelly, Kaela Morilla, Jalaina Mosley,

Morgan Scott, Molly Smith, Christina Vira, Madison Washington, Head Coach Jerome Smith, Assistant Coach James Bevan, and Assistant Coach Gene King.

Dixie Boys Baseball, Inc. / Bernie Varnadore Scholarship Award

Chairman Paul Sommerville recognized Mr. Rome Wallace, recipient of the Bernie Varnadore Scholarship Award. His mother accepted the award on his behalf.

Parks and Leisure Services Department / Deputy Director

Parks and Leisure Services Director Shannon Loper introduced Mr. Matt Watts, Beaufort County's new Deputy Director of Parks and Leisure Services Department.

ADMINISTRATIVE CONSENT AGENDA

Review of the Proceedings of the Caucus held May 22, 2017

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council approve the minutes of the caucus held May 22, 2017. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

Review of the Proceedings of the Regular Session held May 22, 2017

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mrs. Howard, that Council approve the minutes of the regular session held May 22, 2017. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

Committee Reports

Finance Committee

Announcement / June 19, 2017 Meeting

Mr. Stewart, as Finance Committee Chairman, announced a special Finance Committee meeting on June 19, 2017 beginning at 4:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

Governmental Committee

Parks and Leisure Services Board

Governmental Committee nominated Mr. Stanley Ganshow, representing northern Beaufort County, for appointment to serve as a member of the Parks and Leisure Services Board.

Natural Resources Committee

Announcement / June 19, 2017 Meeting

Mr. Flewelling, as Natural Resources Committee Chairman, announced the June 19, 2017 Natural Resources Committee meeting start time will be amended, if necessary, to reflect a lighter agenda. The exact time is tentative at this moment.

Public Facilities Committee

Solid Waste and Recycling Board

The vote on the reappointment of Mr. David Uehling, representing Solid Waste District 6, was delayed until the June 26, 2017 County Council meeting. Reappointment of Mr. Uehling requires ten votes and nine Council members are present.

Announcement / June 19, 2017 Meeting Rescheduled to June 26, 2017

Mr. Rodman, as Public Facilities Committee Chairman, announced the Public Facilities Committee meeting has moved from June 19, 2017 to June 26, 2017. The exact time is tentative at this moment.

PUBLIC COMMENT

Mr. Tommy O'Brien, a Beaufort resident, spoke about an email he sent to Council inquiring about Councilman Covert's federal tax liens. How can someone dictate how to spend local tax dollars, who does not pay his federal taxes? That should be a concern of Council. Did Mr. Covert notify the Ethics Commission of these tax liens when he ran for Council? Mr. O'Brien provided Council with a copy of a Notice of Federal Tax Lien, dated June 30, 2014, for Covert Aire, LLC.

Mr. Skip Hoagland, a Hilton Head Island resident, provided Council with a packet of information regarding examples of corruption, embezzlement and fraud by chambers of commerce, as well as the recent FBI investigation on the Berkley Chamber of Commerce. These examples are why forensic independent audits of all chambers in Beaufort County are mandatory. The Greater Bluffton Chamber of Commerce operates perfectly; but, why not Beaufort Regional and Hilton Head Island-Bluffton Chambers of Commerce? Mr. Caporale and Mr. Sommerville need to learn to respect the expert's advice and not have a false sense of

superiority of knowledge sitting on the dais. You should not be weak with fear, corrupted accomplices, or incompetent with full knowledge of the facts presented to you over the last three years. Ignorance is no excuse in the eyes of the law. Mr. Kubic and Mr. Gruber joined all of the chambers, using tax monies. Who is the member, Council or all taxpayers in Beaufort County? This is outrageous. He spoke about the inadequacies of the chambers, designated marketing organizations and the needs in Beaufort County.

OLD BUSINESS

CHIEF MAGISTRATE PETITION FOR REDRESS OF COUNTY ADMINISTRATOR DECISION TO PROVIDE MAGISTRATES WITH THE SAME PERQUISITES (FRINGE BENEFITS) AS THOSE EMPLOYEES OF THE COUNTY OF SIMILAR POSITION AND SALARY BEGINNING FY2018

Mr. Vaux recused himself, left the room, and was not present for any of the discussion. His wife is a magistrate.

Chairman Sommerville stated pursuant to *S.C. Code of Laws*, Section 22-8-50 the Chief Magistrate has petitioned this body for redress of the County Administrator's decision to provide part-time magistrates with the same perquisites (fringe benefits, in this case health insurance) as those employees of the County of similar position (part-time) and salary beginning in FY2018. 2017.

On May 8, 2017, County Council heard Magistrate McElynn's case. Judge McElynn believes the law does not allow the County to eliminate health insurance benefits for part-time magistrates until April 30, 2018 when their current term expires.

County Council also heard the County Administrator's case. The County believes the law does allow the County to eliminate health insurance benefits effective at the end of this month.

Mr. Flewelling wanted to know if Council changes the County Administrator's decision, does it expose us to potential lawsuits from other employees, who are part-time and not receiving health insurance coverage.

Mr. Keaveny said he has not looked into that issue; but Council may wish to refer to health care lawyers, who are familiar with the laws, about that type of coverage. That is a specific issue, about a specific area of the law. He is not qualified to answer.

Mr. Rodman stated this seems to be a legal dispute between judges and lawyers. The question is whether the insurance should remain in place through July 2017 to April 2018 (the time the magistrates' term expires). In reading the statutes and listening to the arguments, the issue could, however, be argued both ways. He hoped the magistrates and the County would have sought some type of alternative settlement. Not being qualified to make such decision, Mr. Rodman stated he would abstain from voting.

Mr. Glover stated it is only fair to continue providing healthcare coverage for the remainder of their term.

The Chairman stated the vote to appeal the County Administrator's decision, does not require a motion of Council.

The Chairman called for a vote to over-ride the County Administrator's decision to provide part-time magistrates with the same perquisites as those employees of the County of similar position and salary effective June 30, 2017. The vote: YEAS – Mr. Covert and Mr. Glover. NAYS – Mr. Flewelling, Mrs. Howard, Mr. Sommerville and Mr. Stewart. ABSTAIN – Mr. Fobes and Mr. Rodman. ABSENT – Mr. Caporale and Mr. Dawson. RECUSED – Mr. Vaux. Mr. Vaux recused himself, left the room, and was not present for any of the discussion. His wife is a magistrate. The motion failed.

ITEM REMOVED FROM CONSENT AGENDA

AN ORDINANCE OF BEAUFORT COUNTY COUNCIL CREATING A SPECIAL TAX ASSESSMENT FOR REHABILITATED HISTORIC PROPERTIES IN THE GEOGRAPHICAL BOUNDARIES KNOWN AS DAUFUSKIE ISLAND

Mr. Vaux removed this item from the Consent Agenda. After talking with the Beaufort County Legal Division, Daufuskie Island Council and Natural Resources Committee Chairman, he feels it best to send this item back to the Natural Resources Committee for further discussion. The terms proposed for Daufuskie Island differ from the terms implemented for the City of Beaufort. Without objection, the Chairman remanded this item to the Natural Resources Committee.

A RESOLUTION AUTHORIZING THE BEAUFORT COUNTY ECONOMIC DEVELOPMENT CORPORATION TO NEGOTIATE THE SCOPE AND FEES OF AN AGREEMENT TO BE ENTERED INTO BY AND BETWEEN BEAUFORT COUNTY AND THE SOUTHERNCAROLINA ALLIANCE FOR AGREED UPON ECONOMIC DEVELOPMENT SERVICES

Main motion: It was moved by Mr. Fobes, Governmental Committee Vice Chairman, to adopt a resolution authorizing the Beaufort County Economic Development Corporation to negotiate the scope and fees of an agreement to be entered into by and between Beaufort County and the SouthernCarolina Alliance for agreed upon economic development services.

Initially, Mr. Fobes asked that this item be removed from the Consent Agenda; but, after further consideration, he will approve of the resolution as written.

Mr. Rodman removed this item from the Consent Agenda. He provided Council with a handout regarding his recommendations to consider an agreement with SouthernCarolina Alliance. He feels the resolution is missing language to show that the Economic Development Corporation (EDC) has recommended joining the SouthernCarolina Alliance. He is also concerned that the language that does not restrict the EDC from pursuing negotiations with other entities.

Motion to amend by addition: It was moved by Mr. Rodman, seconded by Mr. Fobes, that Council add a “whereas clause” stating the Economic Development Corporation Board has recommended joining the SouthernCarolina Alliance.

Mr. Stewart asked EDC Chairman Stephen Murray to address whether or not the EDC has recommended joining the SouthernCarolina Alliance.

Mr. Murray referenced previous meetings where the EDC has agreed to pursue a relationship with the SouthernCarolina Alliance. The EDC has completed an analysis of both the SouthernCarolina Alliance and the Charleston Regional Development Alliance. The EDC and the hired consultant believe the SouthernCarolina Alliance is the best fit for Beaufort County. The EDC is in negotiations with the SouthernCarolina Alliance and there have been concerns regarding contract structure. The majority of the members of the EDC seems to be in support of the proposed resolution.

Mr. Keaveny stated at the 2017 Strategic Planning Session/Retreat, his recollection is the consultant saying they have examined a few alliances and recommend the EDC negotiate with the SouthernCarolina Alliance to provide certain services in which fees would be paid.

Mr. Stewart stated in all of his years on Council, that there has been always an understanding that once the Council sets up a board such as the EDC, it is their responsibility to carry out their work. Council should not be interfering or telling them what to do and when to do it. They will come back before Council with recommendations.

Mr. Rodman, as maker of the motion, and Mr. Fobes, as the seconder of the motion, agreed to modify the motion to amend by addition: Council add a “whereas clause” stating the Economic Development Corporation Board has recommended pursuing a negotiated agreement with the SouthernCarolina Alliance.

Mr. Sommerville stated the purpose of this resolution is to memorialize the authority that has already been given to the EDC. He will vote against the amendment because it is not necessary.

Mr. Flewelling does not want to hamstring the EDC, but feels this is vague enough to allow them to proceed with negotiations with the SouthernCarolina Alliance, but not obligate them until they have reached a decision they can recommend to Council. He will vote in favor.

Mr. Fobes stated the clarifying language should be included.

Vote on motion to amend by addition as modified: The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mr. Rodman, and Mr. Vaux. NAYS – Mrs. Howard, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

Vote on the amended motion, which is now the main motion, and includes the motion to amend by addition as modified: Council adopt a resolution authorizing the Beaufort County Economic Development Corporation to negotiate the scope and fees of an agreement to be entered into by and between Beaufort County and the SouthernCarolina Alliance for agreed upon economic development services. Further, to add a “whereas clause” stating the Economic Development Corporation Board has recommended pursuing a negotiated agreement with the SouthernCarolina Alliance. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

CONSENT AGENDA

A RESOLUTION ORDERING A BOND REFERENDUM TO BE HELD IN THE FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA, ON THE QUESTION OF THE ISSUANCE OF NOT EXCEEDING \$5,500,000 OF GENERAL OBLIGATION BONDS OF FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA; PROVIDING FOR THE FORM OF THE BALLOT TO BE USED; PROVIDING FOR NOTICE OF THE REFERENDUM; AND PROVIDING FOR OTHER MATTERS RELATING THERETO

This item comes before Council under the Consent Agenda. Discussion occurred at the June 5, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council adopt a resolution ordering a bond referendum to be held in the Fripp Island Public Service District, South Carolina, on the question of the issuance of not exceeding \$5,500,000 of general obligation bonds of Fripp Island Public Service District, South Carolina; providing for the form of the ballot to be used; providing for notice of the referendum; and providing for other matters relating thereto. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

CONTRACT AWARD / ENGINEERED MATERIALS ARRESTING SYSTEM (EMAS) FOR Hilton Head Island AIRPORT

This item comes before Council under the Consent Agenda. Discussion occurred at the June 5, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve a contract award to Zodiac Arresting System America (ZASA), Logan Township, New Jersey in the amount of \$2,344,000 for the procurement of Engineered Materials Arresting System (EMAS) material, shipping, and on-site installation support for the Hilton Head Island Airport. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

FISCAL YEAR 2017 – 2018 AIRPORTS BUDGET (ENTERPRISE FUND)

This item comes before Council under the Consent Agenda. Discussion occurred at the May 22, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve on second reading Fiscal Year 2017 – 2018 Airports Budget (Enterprise Fund). The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

The Chairman announced a public hearing on Monday, June 26, 2017 beginning at 6:30 p.m. in Council Chambers, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

FISCAL YEAR 2017 – 2018 STORMWATER MANAGEMENT UTILITY BUDGET (ENTERPRISE FUND)

This item comes before Council under the Consent Agenda. Discussion occurred at the May 22, 2017 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve on second reading Fiscal Year 2017 – 2018 Stormwater Management Utility Budget (Enterprise Fund). The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

The Chairman announced a public hearing on Monday, June 26, 2017 beginning at 6:30 p.m. in Council Chambers, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

PORT ROYAL ISLAND ZONING MAP AMENDMENT FOR R100 040 000 0209 0000, (12 ACRES LOCATED ALONG BAY PINES ROAD); FROM T2-RURAL DISTRICT TO S1-INDUSTRIAL DISTRICT

This item comes before Council under the Consent Agenda. Discussion occurred at the May 15, 2017 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve on second reading a Port Royal Island Zoning Map amendment for R100 024 000 078C 000 (12 acres located along Bay Pines Road) from T2-Rural District to S1-Industrial District. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

The Chairman announced a public hearing on Monday, June 26, 2017 beginning at 6:30 p.m. in Council Chambers, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC):

- **SECTION 1.3.50 EXEMPTIONS (ADDS REQUIREMENT TO COMPLY WITH HISTORIC PRESERVATION STANDARDS);**
- **SECTION 2.2.50 LOTS (SPECIFIES MINIMUM WIDTHS OF FLAG LOTS);**
- **SECTION 2.2.60 ACCESS MANAGEMENT (ALLOWS BUILDINGS TO FRONT MAJOR ROADWAYS WHILE TAKING ACCESS FROM A REAR STREET OR ALLEY);**
- **TABLE 3.1.70 LAND USE DEFINITIONS (AMENDS “CAMPGROUND” TO SPECIFY TWO OR MORE RECREATIONAL VEHICLES/RVS ON A SINGLE PROPERTY);**
- **SECTION 5.6.120 FREESTANDING SIGNS (ESTABLISHES MINIMUM 10-FOOT SETBACK FROM RIGHT-OF-WAY (ROW));**
- **TABLE 5.8.50.F. EXISTING TREES IN THOROUGHFARE BUFFER (ADDS RETENTION REQUIREMENT OF EXISTING TREES 6-INCHES DBH IN THOROUGHFARE BUFFERS);**
- **SECTION 5.8.110.B.4. PERFORMANCE GUARANTEE (ESTABLISHES A TWO-YEAR SURVIVAL BOND FOR LANDSCAPING);**
- **SECTION 5.11.90 FORESTS (ADDS NEW SUBSECTION THAT PROMOTES INTERCONNECTIVITY OF PRESERVED FOREST HABITAT);**
- **SECTION 5.11.100.B. SPECIMEN TREES (ADDS LONGLEAF PINE AND BLACK CHERRY AS SPECIMEN TREES AT 16 INCHES (DBH)); AND**
- **SECTION 6.2.70 MAINTENANCE GUARANTEE (CROSS-REFERENCES THE LANDSCAPING SURVIVAL BOND FROM SECTION 5.8.110.B.4).**

This item comes before Council under the Consent Agenda. Discussion occurred at the May 15, 2017 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council approve on second reading text amendments to the Beaufort County Community Development Code (CDC): Section 1.3.50 Exemptions (adds requirement to comply with historic preservation standards); Section 2.2.50 Lots (specifies minimum widths of flag lots); Section 2.2.60 Access Management (allows buildings to front major roadways while taking access from a rear street or alley); Table 3.1.70 Land Use Definitions (amends “campground” to specify two or more recreational vehicles/RVs on a single property); Section 5.6.120 Freestanding Signs (establishes minimum 10-foot setback from right-of-way (ROW); Table 5.8.50.F Existing Trees In Thoroughfare Buffer (adds retention requirement of existing trees 6-inches DBH in thoroughfare buffers); Section 5.8.110.B.4 Performance Guarantee (establishes a two-year survival bond for landscaping); Section 5.11.90 Forests (adds new subsection that promotes interconnectivity of preserved forest habitat); Section 5.11.100.B Specimen Trees (adds longleaf pine and black cherry as specimen trees at 16 inches (DBH)); and Section 6.2.70 Maintenance Guarantee (cross-references the landscaping survival bond From Section 5.8.110.B.4). The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

The Chairman announced a public hearing on Monday, June 26, 2017 beginning at 6:30 p.m. in Council Chambers, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

A RESOLUTION TO COMMISSION ANIMAL SERVICE OFFICER TO ENFORCE BEAUFORT COUNTY ANIMAL ORDINANCES FOR BEAUFORT COUNTY PURSUANT TO THE AUTHORITY GRANTED IN SECTION 4-9-145 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED

This item comes before Council under the Consent Agenda. Discussion occurred at the June 5, 2017 meeting of the Governmental Committee.

It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Council adopt a resolution to commission Quinton Chisolm, as Animal Service Officer, to enforce Beaufort County Animal Ordinances for Beaufort County pursuant to the authority granted in Section 4-9-145 of the *Code of Laws of South Carolina, 1976*, as amended. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

PUBLIC HEARINGS

AN ORDINANCE AUTHORIZING THE FRIPP ISLAND PUBLIC SERVICE DISTRICT, SOUTH CAROLINA, TO ISSUE GENERAL OBLIGATION BONDS IN A PRINCIPAL AMOUNT NOT EXCEEDING \$5,500,000, SUBJECT TO A SUCCESSFUL REFERENDUM IN THIS DISTRICT; AND OTHER MATTERS RELATING THERETO

The Chairman opened a public hearing beginning at 6:32 p.m. for the purpose of receiving public comment regarding an ordinance authorizing the Fripp Island Public Service District, South Carolina, to issue General Obligation Bonds in a principal amount not exceeding \$5,500,000, subject to a successful referendum in this district, and other matters relating thereto. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:33 p.m.

It was moved by Mr. Stewart, as Finance Committee Chairman, no second required, that Council approve on third and final reading an ordinance authorizing the Fripp Island Public Service District, South Carolina, to issue General Obligation Bonds in a principal amount not exceeding \$5,500,000, subject to a successful referendum in this district, and other matters relating thereto. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

FISCAL YEAR 2017 – 2018 COUNTY BUDGET PROPOSAL

The Chairman opened a public hearing beginning at 6:33 p.m. for the purpose of receiving public comment regarding Fiscal Year 2017 – 2018 County Budget proposal. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:34 p.m.

It was moved by Mr. Stewart, as Finance Committee Chairman, no second required, that Council approve on second reading, the Fiscal Year 2017-2018 County budget proposal as follows: County Operations 50.61 mills, Higher Education 2.40 mills, Purchase of Real Property Program 4.80 mills, County Debt 5.58 mills, Bluffton Fire District 24.70 mills operations and 1.04 mills debt service, Burton Fire District 64.53 mills operations and 5.26 mills debt service, Daufuskie Island Fire District 60.27 mills operations and 0.00 mills debt service, Lady's Island/St. Helena Island Fire District 39.26 mills operations and 2.11 mills debt service, and Sheldon Fire District 38.32 mills operations and 3.21 mills debt service. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

FISCAL YEAR 2017 – 2018 SCHOOL DISTRICT BUDGET PROPOSAL

Mr. Stewart, as Finance Committee Chairman, stated that at the Finance Committee on May 18, 2017 the School District presented a FY2017-2018 School District general fund budget in the amount of 114.5 mills to fund school operations. The Committee approved and recommended Council approve on second reading the FY2017-2018 School District general fund budget in the

amount of 113.5 mills to fund school operations. Since that time, the School Board has taken up Council's recommendation and has approved 113.5 mills to fund school operations.

The Chairman opened a public hearing beginning at 6:35 p.m. for the purpose of receiving public comment regarding Fiscal Year 2017 – 2018 School District Budget proposal. After calling once for public comment, the Chairman recognized Dr. Jeffrey Moss, School District Superintendent, who stated the Board of Education has recertified the budget in line with the recommendation from Council. Since that has occurred, the state has finalized their budget – a \$575,000 decrease in funding for Beaufort County schools -- meaning the School District's budget will need to be reduced by that amount. Beaufort County was not part of the hold harmless and, is the least state funded school district in South Carolina. The budget only took into consideration current needs. When looking at the amount needed to reduce, it will be a struggle since it was already made as lean as possible. The budget does contain the locality supplement. That would be the last thing to cut.

Mrs. Tonya Crosby, Chief Operational Services Officer, Beaufort County School District, thanked Finance Chairman Jerry Stewart, Assistant County Administrator-Finance Alicia Holland, and Deputy County Administrator/Special Counsel Josh Gruber, for all of their lively discussion to hash out the budget request. The City of Beaufort TIF II last debt payment is due June 21, 2017 and once the TIF reconciliation is completed, additional revenue will be available to reduce the millage rate from the original request of 114.5 mills to 113.5 mills. This enabled us to minimize tax increases to our constituents, but also allowed the School District to continue with their programs. There have been some questions recently regarding the School District's internal control. The District complies with the South Carolina Comptroller General's Office to provide the transparency information on the District's website for the items over \$100. There may be a misunderstanding of the information provided. All of the information and responses is that we have followed procurement. There are some recent items questioned regarding fraudulent activity. The District has been alerted 299 alerts over a period of 51 cards in the District. The bookkeeper monitors those alerts. There were 47 items regarding fraudulent activity that was disputed and have been refunded.

Ms. Cely Johnson, a fifth grade teacher at Beaufort Elementary, stated she supports students. The whole point of the budget is to ensure our students get a quality, world-class education. By passing the proposed budget, you will be ensuring students get that quality, world-class education. This is about the students. This is about our children. This is about Beaufort County's most important resource. This is about our future. Please have faith in the School District's budget.

Mr. Skip Hoagland, a Hilton Head Island resident, stated in the reports presented in the earlier public comment session, there are approximately 20 examples of school board, school system, and school administrator corruption, fraud, embezzlement, and credit card misuse. Forensic audits, independent audits and the Ronald Reagan principle of "Trust, But Verify" was not to listen to people tell you how honest they are. We have to stop handing money to the employees and take charge. Dr. Moss cannot get one more penny until he volunteers to an audit, complies

with an audit, or forced to an audit. We have plenty of reasons for suspicion. We are a corrupt state and need to clean it up.

After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:53 p.m.

It was moved by Mr. Stewart, as Finance Committee Chairman, no second required that Council approve on third and final reading the Fiscal Year 2017-2018 School District budget proposal as follows: School Operations 113.50 mills and School Bond Debt Service (principal and interest) 31.71 mills. The vote: YEAS – Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale and Mr. Dawson. The motion passed.

MATTERS ARISING OUT OF EXECUTIVE SESSION

There were no matters arising out of Executive Session.

PUBLIC COMMENT

Mr. Skip Hoagland, a Hilton Head Island resident, stated there is only one reason any public official, chamber of commerce employee or partner in business would refuse transparency or an independent audit -- they have something to hide. It is time to start being responsible and doing your job you were elected to do.

Dr. Jeffrey Moss, Beaufort County School District Superintendent, thanked Council for supporting the School District FY2017/2018 budget. In addition, the School District does have an independent audit annually and he trusts the audit process.

ADJOURNMENT

Council adjourned at 7:28 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST: _____
Ashley M. Bennett, Clerk to Council

Ratified:

FINANCE COMMITTEE

June 5, 2017

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

The Finance Committee met Monday, June 5, 2017 beginning at 2:00 p.m., in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Jerry Stewart, Vice Chairman Michael Covert and members Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes and Stu Rodman present. Non-committee member York Glover, Alice Howard, Paul Sommerville and Tabor Vaux present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Jim Beckert, Auditor; Tony Criscitiello, Planning Director; Joshua Gruber, Deputy County Administrator/Special Counsel; Chris Inglese, Assistant County Attorney; Gary James, Assessor; Tom Keaveny, County Attorney; Eric Larson, Division Director—Environmental Engineering and Land Management; Dave Thomas, Purchasing Director; Jon Rembold, Airports Director; Jeanette Romine, Application Technician; Dave Thomas, Purchasing Director; and Maria Walls, Treasurer.

Public: Shawn Epps, President F&ME Consultants, Inc.; John Harris, Harris Pillow Supply; Patrick Harris, Harris Pillow Supply; and Larry Rowland, resident of Lady's Island.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman Stewart chaired the meeting.

ACTION ITEMS

- 1. Consideration of Contract Award / Engineered Materials Arresting System (EMAS) for Hilton Head Island Airport (\$2,344,000)**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Jon Rembold, Airports Director, presented this item to the Committee. Hilton Head Island Airport is undertaking a project to extend Runway 3/21. Part of that project involves the installation of an Engineered Materials Arresting System (EMAS) bed in the Extended Runway Safety Area. Engineered Arresting Systems Corporation d/b/a Zodiac

Arresting Systems America (ZASA) is a sole source provider of the FAA-approved EMAS bed. ZASA will provide the EMAS block material, shipping, and on-site installation support. This project is being executed in accordance with the Hilton Head Island Airport Master Plan Phase I Implementation, as directed by Beaufort County and Town of Hilton Head Island Councils in 2010, and is part of the scope of work that is included in the approved FAA Airport Improvement Program Grant 39 that was received in September 2016. This contract would be funded as follows: 90% FAA AIP Grant 39, 5% SCAC Grant 16-039 and 5% Hilton Head Island Airport Capital Projects Fund.

Motion: It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Committee approve and recommend to Council approval of a contract award to Zodiac Arresting System America (ZASA), Logan Township, New Jersey in the amount of \$2,344,000 for the procurement of Engineered Materials Arresting System (EMAS) material, shipping, and on-site installation support for the Hilton Head Island Airport. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council award a contract to Zodiac Arresting System America (ZASA), Logan Township, New Jersey in the amount of \$2,344,000 for the procurement of Engineered Materials Arresting System (EMAS) material, shipping, and on-site installation support for the Hilton Head Island Airport.

2. A Resolution Ordering a Bond Referendum to be Held in the Fripp Island Public Service District, South Carolina, on the Question of the Issuance of Not Exceeding \$5,500,000 Of General Obligation Bonds of Fripp Island Public Service District, South Carolina; Providing for the Form of the Ballot to be Used; Providing for Notice of the Referendum; and Providing for Other Matters Relating Thereto

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Committee recommend Council adopt a resolution ordering a bond referendum to be held in the Fripp Island Public Service District, South Carolina, on the question of the issuance of not exceeding \$5,500,000 of general obligation bonds of Fripp Island Public Service District, South Carolina; providing for the form of the ballot to be used; providing for notice of the referendum; and providing for other matters relating thereto. The vote: YEAS – Mr. Caporale, Mr. Covert, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council adopt a resolution ordering a bond referendum to be held in the Fripp Island Public Service District, South Carolina, on the question of the issuance of not exceeding \$5,500,000 of general obligation bonds of Fripp Island Public Service District, South Carolina; providing for the form of the ballot to be used; providing for notice of the referendum; and providing for other matters relating thereto.

INFORMATION ITEMS

3. Executive Session

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Fobes, seconded by Mr. Rodman, that Committee go immediately into executive session for discussion of negotiations incident to proposed contractual arrangements: Solicitor's Office and Harris Pillow Supply. The vote: Mr. Caporale, Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. The motion passed.

Status: Committee went immediately into executive session for discussion of negotiations incident to proposed contractual arrangements: Solicitor's Office and Harris Pillow.

4. Presentation / Chamber of Commerce Annual Designated Marketing Organization Activities

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Status: The Hilton Head Island–Bluffton Chamber of Commerce and Beaufort Regional Chamber of Commerce, Council's designated marketing organizations (DMO), will provide an annual activity update at the August 7, 2017 Finance Committee meeting.

5. Continuing Discussion of Fiscal Year 2017 – 2018 Budgets

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Gary Kubic, County Administrator, provided the Committee an update on three recent meetings he has attended regarding the following: St. James Baptist Church, Hurricane Preparation Conference, and negotiations with the Town of Hilton Head Island regarding law enforcement services.

St. James Baptist Church

Mr. Kubic stated the County has submitted a proposal to the Deacons of St. James Baptist Church and their legal representative. The County has requested a 30-day review period and written response. Once a base agreement is reached, this item will come before Beaufort County Council and Hilton Head Island Town Council by way of a joint resolution.

Hurricane Preparation Conference

Mr. Kubic enlightened Council on the full-day Emergency Management Hurricane Preparedness Conference he attended on June 2, 2017. After 12 years of attending these meetings, this year's conference was one of the most productive sessions due to the ability to talk about Hurricane Matthew and its results. Hurricane Matthew was less than a Category 2 and, yet, it produced over a million dollars' worth of debris removal expenditures. At the end of the conference, Governor McMaster and his team made an appearance to talk about the State Emergency Management Division (EMD) and to hear from Beaufort County regarding our observations.

Beaufort County is the only county in the State of South Carolina that the evaluation is applicable to all residents and businesses. It is a very challenging exercise. We emphasized the fact that a lot of people stayed and, it was not a substantial storm. The eye of the storm was 22 miles off the coast, yet, all of that damage occurred. When it is time to evacuate, we want everyone to evacuate. He spoke with the Governor regarding re-entry and obstacles faced. The Governor was encouraged to give more authority to local officials to make the "call" regarding re-entry. In addition, administration spoke about the disappointment, as a County, that our taxpayers have to accept the responsibility of marine debris removal when, in fact, all issues regarding navigable waters in Beaufort County are deemed to be under the responsibility and jurisdiction of the Department of Health and Environmental Controls (DHEC), the Department of Natural Resources (DNR) or the Coast Guard and federal government. The delay in this controversy, affected our ability to apply the highest return from FEMA. Also, in Beaufort County we expect the same treatment as the Upstate where the local match was fully recovered from the State of South Carolina, at no cost to local residents. He reminded the Governor that the current proposal of \$80 million the General Assembly is reviewing is short. It will not cover the coastal communities. We are in the process of considering a \$35 million borrowing and the Town of Hilton Head Island is considering a \$20 million borrowing due to the fact that (i) June 1 designates the new hurricane season, (ii) Hurricane Matthew depleted our County resources, and (iii) we are still required to provide all public services. If the State is not going to give us 100% reimbursement, they need to give us an answer as to the amount so we can calibrate the shortfall and move forward with our financial planning accordingly.

Town of Hilton Head Island Regarding Law Enforcement Services

Mr. Kubic provided a recap of the meetings with the Town of Hilton Head Island (Town) regarding law enforcement services. Three weeks ago, he met with members the Town's Finance Committee. At that session, he indicated that if you look at the actual deputy salaries assigned in the past year to the Town, it would amount to \$4.4 million. That figure shocked the Town because our current agreement is in the amount of \$3.4 million. In the course of that meeting, it was relayed that the County does not expect an increase of \$1.0 million, but recognition of the actual costs compared to the \$3.4 million and the interest in developing a three-year agreement with the ability to align the current contracts to begin and end with our fiscal years.

From a formula-based process, we could establish factors outside of the subjective thought process on how to adjust the baseline of \$3.4 million, higher or lower, by way of the CPI Index and recent change in the state pension formula. With that, he was instructed to talk to Town Manager Steve Riley to create a potential MOU. In meeting with Mr. Riley, the process was discussed, and it was agreed that if we use the South Carolina Revenue Fiscal Affairs Office, which is associated with the CPI and the development of millage rates, that it could be a standard. We are probably looking at 2.26% adjusted increase for the normal inflationary cycle of the process. Other things we should look at in terms of a potential agreement: workers' compensation, hospitalization costs, and general salary adjustments. A meeting was scheduled, but had to be canceled. There was a Town Intergovernmental and Public Safety Committee (Town Committee) held earlier today, and Town Councilman Harkins stated he was unsure whether they were "paying a dollar and getting a dollar" in law enforcement services.

The Town Committee's desire to receive activity reports should be worked out with Sheriff Tanner. Mr. Kubic requested a tape of the meeting and encouraged Council to listen to the discussion that took place which led to Town Councilman Harkins wanting the Town's contribution to be zero. Mr. Kubic informed the Town that if it was unreasonable to consider a \$1.0 million increase in a short period of time, it is equally unreasonable to expect Beaufort County to adjust its appropriation downward \$3.5 million. Sheriff Tanner has asked for those to understand the universal application of his support to the municipalities, with their own law enforcement, in comparison to his support to the Town.

Mr. Kubic distributed a document, produced by Mr. Riley, regarding law enforcement costs within the County and municipalities.

Status: Mr. Kubic and Mr. Riley are to discuss the process and, then, appear before Town Council, either in open or executive session, at their meeting on June 6, 2017.

GOVERNMENTAL COMMITTEE

June 5, 2017

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

The Governmental Committee met Monday, June 5, 2017 beginning at 4:00 p.m. in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Gerald Dawson, Vice Chairman Steven Fobes and members Michael Covert, Brian Flewelling, York Glover, Jerry Stewart and Roberts "Tabor" Vaux. Non-Committee members Rick Caporale, Alice Howard, Stu Rodman and Paul Sommerville present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Quinton Chisolm, Animal Service Office, Animal Services and Control Department; Eric Crisman, Animal Service Office, Animal Services and Control Department; Phil Foot, Assistant County Administrator-Public Safety; Chris Inglese, Assistant County Attorney; Donna Ownby, Emergency Management Services Director, Joshua Gruber, Deputy County Administrator/Special Counsel; and Tom Keaveny, County Attorney.

Public: Mike Alsko, member, Economic Development Corporation; Joe Fragale, resident of Sun City; Steve Murray, Chairman, Economic Development Corporation; and Joe Lee, member, Economic Development Corporation.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman Dawson chaired the meeting.

ACTION ITEMS

1. Resolution to Commission Animal Service Officer / Quinton Chisolm

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Flewelling, seconded by Mr. Covert, that Committee approve and recommend Council adopt a resolution to commission Quinton Chisolm, as Animal Service Officer, to enforce Beaufort County Animal Ordinances for Beaufort County pursuant to the authority granted in Section 4-9-145 of the Code of Laws of South Carolina, 1976, as

amended. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Fobes, Mr. Flewelling, Mr. Glover, Mr. Stewart and Mr. Vaux. The motion passed.

Recommendation: Council adopt a resolution to commission Quinton Chisolm, as Animal Service Officer, to enforce Beaufort County Animal Ordinances for Beaufort County pursuant to the authority granted in Section 4-9-145 of the *Code of Laws of South Carolina*, 1976, as amended.

2. Consideration of Reappointments and Appointments / Parks and Leisure Services Board

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Flewelling, seconded by Mr. Glover, that Committee approve and recommend Council nominate Mr. Stanley Ganshow, representing northern Beaufort County, for appointment to serve as a member of the Parks and Leisure Services Board. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Fobes, Mr. Flewelling, Mr. Glover, Mr. Stewart and Mr. Vaux. The motion passed.

Recommendation: Council nominate Mr. Stanley Ganshow, representing northern Beaufort County, for appointment to serve as a member of the Parks and Leisure Services Board.

3. Matters Arising Out of Executive Session / Economic Development

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Fobes, seconded by Mr. Covert, that Committee go immediately into executive session for discussion of negotiations incident to proposed contractual arrangements – Economic Development. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Fobes, Mr. Flewelling, Mr. Glover, Mr. Stewart and Mr. Vaux. The motion passed.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Committee approve and recommend Council adopt a resolution authorizing the Beaufort County Economic Development Corporation to negotiate the contractual terms of an agreement, to be entered into between Beaufort County and the SouthernCarolina Alliance, for the provisions of certain economic development purposes and more. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Fobes, Mr. Flewelling, Mr. Glover, Mr. Stewart and Mr. Vaux. The motion passed.

Recommendation Council adopt a resolution authorizing the Beaufort County Economic Development Corporation to negotiate the contractual terms of an agreement, to be entered into between Beaufort County and the SouthernCarolina Alliance, for the provisions of certain economic development purposes and more.

INFORMATION ITEMS

4. Departmental Annual Update / Emergency Management Services

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Ms. Donna Ownby, Director, Emergency Management Services Department (EMS), presented this item to the Committee.

New Vehicles

- Four new ambulances and seven remounted ambulances were purchased between the years 2012 and 2017.

Call Volume

- Received 13,654 calls during FY 2015/2016
- Received 14,441 calls from July 2016 through May 2017

Revenue

- Fees collected totaled \$2,499,307 from July 1, 2016 through May 1, 2017
- Debt Setoff collected totaled \$322,017 from July 1, 2016 through May 31, 2017
- Total collection \$2,821,386.90

Bill Collection

- 2010 - acquired a new company, ABS Accounts Billing Service, for debt collection
- 2015 - updated debt collection contracts through standard purchasing procedures
- 2010 - started accepting credit card payments
- 2011 - outsourced billing to EMS\MC
- 2016 - updated billing contract through standard purchasing procedures

Credit Card Payment

- Service offered for the convenience of client bill paying
- Clients can also pay over the phone with credit cards
- Billing company has the option to offer online credit card payments
- Collection agency takes online credit card payments

Bariatric Ambulance

- All frontline ambulances are now bariatric because of power stretchers and trams
- Each stretcher can lift 700 pounds
- The tram loads the stretcher into the ambulance
- All ambulances have patient slides that can carry up to 1,600 pounds

Stryker Power Stretcher

- The purchase of Stryker Power Stretchers in 2016 facilitated making all front line ambulances bariatric units
- Other South Carolina counties have had a decrease in staff injuries since implementation
- Additional equipment that was added in 2017 is the King Fisher Extract to facilitate in the movement of patients. It holds up 660 pounds.

STEMI Program

- Upgraded training to recognize the different types of heart attacks
- Fly Out Program / Lifenet
- Stroke program
- Personnel trained in stroke recognition
- “Stroke Alert”

STEMI Alert

- Initiated a “Stemi Alert Protocol” that combines a transmitted EKG pertinent data to receiving hospital
- Decreasing the amount of heart muscle damaged. Because of early notification by EMS Cath labs can be notified PTA EMS

Electronic Patient Care Reports (PCR)

- Electronic submission of all patient care reports
- PCR software allows electronic attachment of cardiac monitor records to a report, giving a more complete picture of the incident and allowing for better a QM/QA process of personnel.
- Utilize the National EMS Information System (NEMSIS)
- As of June 2017, South Carolina will be upgrading to NEMSIS 3. This will require an increased amount of data collected.

Data

- Data is sent to DHEC within 24 hours of the call
- Collects data and statistics to keep us consistent with EMS agencies on a national level.
- DHEC requires that a receiving facility has access to the PCR within 30 minutes and the completed PCR within 24 hours.
- Cradlepoint internet routers have been installed in frontline ambulance units that will allow all EMS electronic devices to connect to the internet with greater range and better reliability than the current MiFi system.

RMAT (Regenerative Medicine Advanced Therapy)

- Beaufort County Regional Assistance Team became operational 2007
- We are one of four teams in the state
- All equipment and supplies are through a Human Services Department (HSD) grant

Response

- Equipment and supplies give the department the ability to respond to large incidents or disasters
- Emergency shelters can also be utilized during disaster recovery

EMS Programs / Courses

- Public education –presentations on heart attacks in Sun City
- “What to do before the ambulance arrives”
- Stroke symptoms awareness
- Car seat safety, an agreement with Beaufort Memorial Hospital Labor and Delivery to instruct new parents on how to install car seats
- Department training program - called the National Continued Competency Program
- CPR classes for departments
- Prom Promise – a drinking and driving awareness program for teenagers

Status: Information only. No action.

5. Discussion / Local Government Fund Update

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Josh Gruber, Deputy County Administrator / Special Counsel, provided to the Committee an update on the Local Government Fund (LGF). The South Carolina Association of Counties has been providing updates on the LGF by way of an email. The most recent update received, indicated they have reconciled the budgetary impact as a result of the Conference Committee coming to a recommendation on the State budget. They anticipate Beaufort County receiving the same amount of revenue in FY2018, as we did in FY2017. In addition, they have money in the budget for hurricane relief. We are being told that the money that has been appropriated will be sufficient to cover 100% of our out-of-pocket costs that will not be reimbursed by FEMA. We remain skeptical. When you add up the numbers, there does not appear to be enough to go around. He anticipates that Beaufort County will be in the range of 75% and 80% reimbursement. There are other areas in the State affected by Hurricane Matthew.

Mr. Gruber provided an update on the FEMA money. Beaufort County has been told there is \$5.8 million in the “million dollar queue.” That is the last area of review that occurs before the check is obligated and the U.S. Department of the Treasury transfers the money. That represents the first push costs. We then have the first 90 days of reimbursements submitted in excess of \$30 million. We are currently in the process of putting together the 90 to 180 day invoices for submission. Altogether, Beaufort County has over \$30 million in reimbursement requests pending before FEMA.

Mr. Gruber provided an update on the final approval of the Road Improvement Bill. There is a push in the General Assembly to fix the roads. The Governor vetoed the legislation,

but the General Assembly overrode the veto. A 12 cent gas tax has been adopted. It will be phased in at 2 cents per year over the next six years. A portion of that funding is supposed to go to the local county transportation committees.

Status: Information only. No action.

DRAFT

NATURAL RESOURCES COMMITTEE

June 19, 2017

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

The Natural Resources Committee met Monday, June 19, 2017 beginning at 2:30 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Committee Chairman Brian Flewelling, Committee Vice Chairman Tabor Vaux and members Rick Caporale, Gerald Dawson, York Glover and Alice Howard present. Member Steven Fobes absent. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County Staff: Tony Criscitiello, Planning Director; Chris Inglese, Assistant County Attorney; Thomas Keaveny, County Attorney; Gary Kubic, County Administrator; Eric Larson, Division Director-Environmental Engineering; and Dan Morgan, Mapping and Applications Director.

Public: Paul Cooper; Beverly Davis, RS&H; Harold Mitchell, Planning Commission member; and Sonny Timmerman, Complete Communities.

Media: Suzanne Larson, *Lowcountry Inside Track*.

Mr. Flewelling chaired the meeting.

ACTION ITEMS

I. MS4 Resolution By Permit

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Eric Larson, Division Director-Environmental Engineering, reviewed with the Committee a resolution authorizing the Beaufort County Administrator and Beaufort County Stormwater Utility staff to prepare and submit an amendment to an application for NPDES General Permit for stormwater discharges from regulated small municipal separate storm sewer systems.

Motion: It was moved by Mr. Dawson, seconded by Mr. Glover, that Natural Resources Committee recommend Council adopt a resolution authorizing the Beaufort County Administrator and Beaufort County Stormwater Utility staff to prepare and submit an amendment to an application for NPDES General Permit for stormwater discharges from regulated small municipal separate storm sewer systems. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

Recommendation: Council adopt a resolution authorizing the Beaufort County Administrator and Beaufort County Stormwater Utility staff to prepare and submit an amendment to an application for NPDES General Permit for stormwater discharges from regulated small municipal separate storm sewer systems.

2. Proposed Amendment to the Beaufort County Official Zoning Map–Sec. 3.1.20 (Establishment Of Zones) to Adopt the 2013 F-35B AICUZ (Air Installation Compatibility Use Zone) Map as the MCAS-AO Overlay Zone

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: The proposed amendment is to adopt an updated Marine Corps Air Station – Airport Overlay (MCAS – AO) map showing 2013 F-35B noise contours and accident potential zones. The MCAS – AO Zone applies to all land within noise and accident potential zones as outlined in Sec. 3.4.30 of the Beaufort County Community Development Code. The overlay zone establishes regulations in addition to those pertaining to the underlying zoning district. It includes limitations and restrictions that apply to land use in the overlay zone, adds requirements for noise attenuation of structures, prohibits operations that may interfere with flight operations (e.g. bright lighting, electronic interference, and visual hazards), and requires disclosure statements on all subdivision plats and property transfers.

The current MCAS – AO map was adopted by County Council in 2004, and is based on the results of a 2003 Air Installation Compatible Use Zone (AICUZ) study prepared by the U.S. Department of the Navy. That study utilized noise contours and accident zones associated with the F/A-18 aircraft. In 2013, a new AICUZ study was published that was based on the transition to a new aircraft at MCAS – Beaufort, the F-35B Joint Strike Fighter. The transition from the F/A-18 to the F-35B began in 2014, and is expected to be complete by the mid-2020s. The 2003 AICUZ comprised 7,219 acres off-Station, while the 2013 AICUZ comprises 9,477 acres, an increase of 2,258 acres.

The proposed zoning map amendment to adopt an updated airport overlay zone map is a recommendation of the 2015 Joint Land Use Study (JLUS), which was administered by the Lowcountry Council of Governments, in cooperation with Beaufort County, the City of Beaufort, the Town of Port Royal, and MCAS – Beaufort. The updated map will ensure that the County’s airport overlay regulations are being applied to the most current noise and accident potential zones for MCAS Beaufort.

This proposed amendment was reviewed and approved by the Beaufort County Planning Commission on June 5, 2017.

Mr. Harold Mitchell, Planning Commission member, spoke before the Committee. He is a resident of the Sheldon Township and is concerned the F-35B and the expanded AICUZ may have an adverse effect on property values. He is not worried about the noise, but the requirement that comes along with the AICUZ.

Motion: It was moved by Mr. Glover, seconded by Mr. Howard, that Natural Resources Committee recommend Council approve the proposed amendment to the Beaufort County Official Zoning Map – Section 3.1.20 (Establishment of Zones) to adopt the 2013 F-35B AICUZ map as the MCAS-AO overlay zone. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

Recommendation: Council approve the proposed amendment to the Beaufort County Official Zoning Map – Section 3.1.20 (Establishment of Zones) to adopt the 2013 F-35B AICUZ map as the MCAS-AO overlay zone.

- 3. Text Amendments To The Community Development Code (CDC); Applicant: Beaufort County Planning Staff:**
- A. Section 3.4.30 MCAS Airport Overlay (MCAS-AO) Zone Standards (adds notice requirements in compliance with Section 6-29-1610 of the South Carolina Code);**
 - B. Section 5.3.20 Applicability (architectural standards and guidelines) (clarifies that architectural standards only apply to non-residential and multi-family structures that are within 500-feet of arterials and major collector roads in conventional, PUD (Planned Unit Development), and CP (Community Preservation) Districts);**
 - C. Section 5.5.30 General Parking Standards (allows parking of commercial trucks and semi-trailer tractors/cabs on residential lots of one acre or larger);**
 - D. Section 5.8.20 Applicability (landscaping, buffers, and screening standards) (adds tree requirements for new single-family and duplex lots); and**
 - E. Section 5.11.100.E Tree Protection during Construction (Subparagraph 4. Penalty For Damaging Or Cutting Protected Trees) (increases the penalty/mitigation of illegally removed trees from 1.25 times to 2 times the caliper inches removed)**

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Tony Criscitiello, Planning Director, provided the Committee with an overview of the proposed text amendment to the Community Development Code (CDC) as follows:

- Section 3.4.30 MCAS Airport Overlay (MCAS-AO) Zone Standards (adds notice requirements in compliance with Section 6-29-1610 of the South Carolina Code).
- Section 5.3.20 Applicability (architectural standards and guidelines) (clarifies that architectural standards only apply to non-residential and multi-family structures that are within 500-feet of arterials and major collector roads in conventional, PUD (Planned Unit Development), and CP (Community Preservation) Districts).
- Section 5.5.30 General Parking Standards (allows parking of commercial trucks and semi-trailer tractors/cabs on residential lots of one acre or larger).
- Section 5.8.20 Applicability (landscaping, buffers, and screening standards) (adds tree requirements for new single-family and duplex lots).
- Section 5.11.100.E Tree Protection during Construction (Subparagraph 4. Penalty For Damaging Or Cutting Protected Trees) (increases the penalty/mitigation of illegally removed trees from 1.25 times to 2 times the caliper inches removed).

After much discussion regarding Section 5.5.30 General Parking Standards (allows parking of commercial trucks and semi-trailer tractors/cabs on residential lots of one acre or larger), the Committee decided to send this amendment back to County Staff for revisions.

Motion: It was moved by Mr. Glover, seconded by Mr. Vaux that Natural Resources Committee recommend Council approve on first reading text amendments to the Community Development Code (CDC): Section 3.4.30 MCAS Airport Overlay (MCAS-AO) Zone Standards (adds notice requirements in compliance with Section 6-29-1610 of the South Carolina Code); Section 5.3.20 Applicability (architectural standards and guidelines) (clarifies that architectural standards only apply to non-residential and multi-family structures that are within 500-feet of arterials and major collector roads in conventional, PUD (Planned Unit Development), and CP (Community Preservation) Districts); Section 5.8.20 Applicability (landscaping, buffers, and screening standards) (adds tree requirements for new single-family and duplex lots); and Section 5.11.100.E Tree Protection during Construction (Subparagraph 4. Penalty For Damaging Or Cutting Protected Trees) (increases the penalty/mitigation of illegally removed trees from 1.25 times to 2 times the caliper inches removed). The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Glover, Mrs. Howard and Mr. Vaux. ABSENT – Mr. Fobes. The motion passed.

Recommendation: Council approve on first reading text amendments to the Community Development Code (CDC): Section 3.4.30 MCAS Airport Overlay (MCAS-AO) Zone Standards (adds notice requirements in compliance with Section 6-29-1610 of the South Carolina Code); Section 5.3.20 Applicability (architectural standards and guidelines) (clarifies that architectural standards only apply to non-residential and multi-family structures that are within 500-feet of arterials and major collector roads in conventional, PUD (Planned Unit Development), and CP (Community Preservation) Districts); Section 5.8.20 Applicability (landscaping, buffers, and screening standards) (adds tree requirements for new single-family and duplex lots); and Section 5.11.100.E Tree Protection during Construction (Subparagraph 4. Penalty For Damaging Or Cutting Protected Trees) (increases the penalty/mitigation of illegally removed trees from 1.25 times to 2 times the caliper inches removed).

INFORMATION ITEMS

4. Discussion / Previous Planning Commission Meeting

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Tony Criscitiello, Planning Director, provided the Committee an update on the Planning Commission meeting of June 5, 2017.

Ms. Beverly Davis, RS&H, provided the Committee with a PowerPoint presentation on the Daufuskie Island Plan and Code Update which included the plan update, the project team, plan update process, public involvement, and project schedule.

Status: Information only.

5. An Ordinance Of Beaufort County Council Creating A Special Tax Assessment For Rehabilitated Historic Properties In The Geographical Boundaries Known As Daufuskie Island

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Tony Criscitiello, Planning Director, reviewed this item with the Committee. The intent of this ordinance is to recognize the historic district on Daufuskie Island and incentivize owners of historic property to rehabilitate.

Mr. Chris Inglese, Assistant County Attorney, stated the ordinance essentially mirrors that of the City of Beaufort. The only difference is the City of Beaufort has its own board and Daufuskie Island will have a different tax year deferment. The statute allows for up to a 20-year tax deferment, and a minimum of 20% investment while the proposed ordinance allows for up to a 10-year tax deferment, and a minimum of 75% investment. The Assessor's Office favors consistency countywide.

Mr. Flewelling stated a potential difference the Daufuskie Island Council is considering asking is extending the timeline, lowering the investment amount, and some variation in the aboveground historical survey.

Status: This item will be held in abeyance until the next Natural Resources Committee.

6. Consideration of Reappointments and Appointments / Southern Beaufort County Corridor Beautification Board

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Status: No action at this time.

DRAFT

Boards and Commissions
Reappointments and Appointments
June 26, 2017

1 Governmental Committee

Parks and Leisure Services Board

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
06.12.17	Stanley Ganshow	Northern Beaufort County	Appoint	6/11	Partial	2/2021

2 Public Facilities Committee

Solid Waste and Recycling Board

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
05.22.17	David T. Uehling	Solid Waste District 6	Reappoint	10/11	4	2/2021

RESOLUTION NO. 2017/___

A RESOLUTION REPEALING AND REPLACING RESOLUTION NO. 2016/8 AND AUTHORIZING THE COUNTY ADMINISTRATOR TO ACCEPT FROM PLANTATION BUSINESS PARK OWNERS' ASSOCIATION INC., BUSINESS PARK WAY AND A PORTION OF PLANTATION PARK DRIVE, INTO COUNTY ROAD SYSTEM INCLUDING STORMWATER DRAINAGE INFRASTRUCTURE WITHIN THE DEDICATED RIGHTS OF WAY.

WHEREAS, County Council adopted Resolution 2016/8 authorizing the County Administrator to accept Business Park Way and that portion of the Plantation Park Drive which is owned by Plantation Park Business Owners' Association Inc. and only the road, but not any stormwater drainage infrastructure or fixtures which adjoin or abut the road which is owned by the Association and which is identified by TMS number (TMS No: R610 031 000 0135 0000); and

WHEREAS, U.S. Highway 278 is a heavily traveled main thoroughfare in southern Beaufort County consisting of six plus lanes at various points which are used for both commercial and personal travel; and

WHEREAS, in an effort to reduce the amount of traffic on U.S. Highway 278, to alleviate congestion and to improve safety on this and other highways, Beaufort County has encouraged, and invested in, the development, design and construction of a network of frontage roads which run adjacent to heavily traveled highways and thoroughfares and which allow motorists who are traveling to and from local business to use these networks of roads rather than the highways and main thoroughfares; and

WHEREAS, Plantation Business Park is a commercial center in the Town of Bluffton which is located adjacent to U.S. Highway 278 and which consists of a variety of businesses and offices which are joined by a network of private and County owned roads all of which make access to and from businesses and offices convenient and help motorists avoid the use of U.S. Highway 278; and

WHEREAS, Business Park Way and Plantation Park Drive (TMS No: R610 031 000 0135 0000) are frontage roads which run perpendicular to and parallel with U.S. Highway 278, respectively; Business Park Way is owned by Plantation Business Park Property Owners' Association Inc. ("the Association"); part of Plantation Park Drive is owned by Beaufort County and part of it is owned by the Association; and

WHEREAS, the Association desires to convey to Beaufort County its interest in Business Park Way and Plantation Park Drive (collectively "the road" or "roadway"); and

WHEREAS, Beaufort County commissioned a forensic engineering study of stormwater drainage infrastructure and fixtures which exist on, and abut, the road which the Association owns; and

WHEREAS, the study determined that significant maintenance issues exist with the stormwater drainage infrastructure and fixtures which abut, and are adjacent to, the road which the Association owns; as a result of the study and other factors, Beaufort County agrees to accept into the County's road system Business Park Way and that portion of Plantation Park Drive which the Association owns; Beaufort County accepts ownership of stormwater drainage infrastructure or fixtures directly underneath the road including roadside pipe and catch basins shown on Exhibit A incorporated herein by reference; and Beaufort County accepts responsibility for repairing, replacing or maintaining any stormwater drainage infrastructure or fixtures which exists within the footprint of Business Park Way and that portion of Plantation Park Drive which by this resolution is adopted into the public County road system; and

WHEREAS, separating the roadway from the stormwater drainage is not feasible due to the existing stormwater pipes and catch basins located under the road; and

WHEREAS, the stormwater infrastructure under the roads being adopted pursuant to this Resolution carry stormwater from the road to the private stormwater system owned by the Plantation Business Park Owners' Association Inc; and

WHEREAS, the Plantation Business Park Owners' Association Inc. agrees to continue to accept, carry, store, and treat stormwater drainage coming from the roads and leaving the catch basins under the roads being adopted into the County Public Road system, pursuant to this Resolution and to perpetually provide for the stormwater management of water leaving Business Park Way and Plantation Park Drive.

WHEREAS, the Public Facilities Committee met May 15, 2017 and recommends that Council accept the dedication of Business Park Way and Plantation Park Drive including responsibility for stormwater infrastructure located within the roadway, and make a one-time TWENTY-FIVE THOUSAND DOLLARS and 00/cents (\$25,000.00) to the Plantation Business Park Owners' Association Inc. with the expectation that the expenditure be used for a reserve fund, available for future private stormwater infrastructure maintenance and repairs as needed for stormwater drainage from the roadways hereby adopted; and

WHEREAS, the County Council recognizes the uniqueness of the roadway in that these roadways are part of a frontage road which provides an alternative route for traffic traveling parallel to U.S. Highway 278 and is currently under private ownership; and

WHEREAS, County Council desires to resolve the issues of ownership and maintenance of the roads providing a connection for the valuable frontage road alleviating heavy traffic along U.S. Highway 278 while at the same time putting in place an agreement regarding the drainage, storage and treatment of stormwater coming from Business Park Way and Plantation Park Drive.

WHEREAS, the County Administrator is authorized to pursue matching funding in the amount of TWENTY-FIVE THOUSAND DOLLARS and 00/cents (\$25,000.00) from the Town of Bluffton.

NOW THEREFORE, BE IT RESOLVED, that the County Council of Beaufort County hereby adopts this resolution as follows:

Section 1. The above recitals are true and correct and incorporated into this Resolution herein by reference.

Section 2. The County Administrator is authorized to accept dedication of Plantation Park Drive and Business Park Way identified by TMS number (TMS No: R610 031 000 0135 0000) into the County road system, including dedication of public stormwater infrastructure existing under the dedicated right of way as shown on the attached Exhibit A.

Section 3. The County Administrator is authorized to execute a Memorandum of Understanding regarding the existing stormwater infrastructure under the road such that the County is responsible only for stormwater infrastructure located directly under the intended right of way, as shown on the attached Exhibit A. The Plantation Business Park Owners' Association, Inc. shall be responsible for stormwater and the maintenance of its private stormwater infrastructure once stormwater leaves the area of the accepted roadways.

Section 4. Resolution 2016/8 adopted May 23, 2016 is hereby rescinded in its entirety and Resolution 2017/___ is substituted in its place.

Section 5. The County Administrator is authorized for the expenditure of TWENTY-FIVE THOUSAND DOLLARS and 00/cents (\$25,000.00) payable to the Plantation Business Park Owners' Association Inc. with the understanding that the funds be used to establish a reserve fund for the maintenance and repair of their private stormwater drainage systems and that both parties pursue matching funds from the Town of Bluffton.

ADOPTED this _____ day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

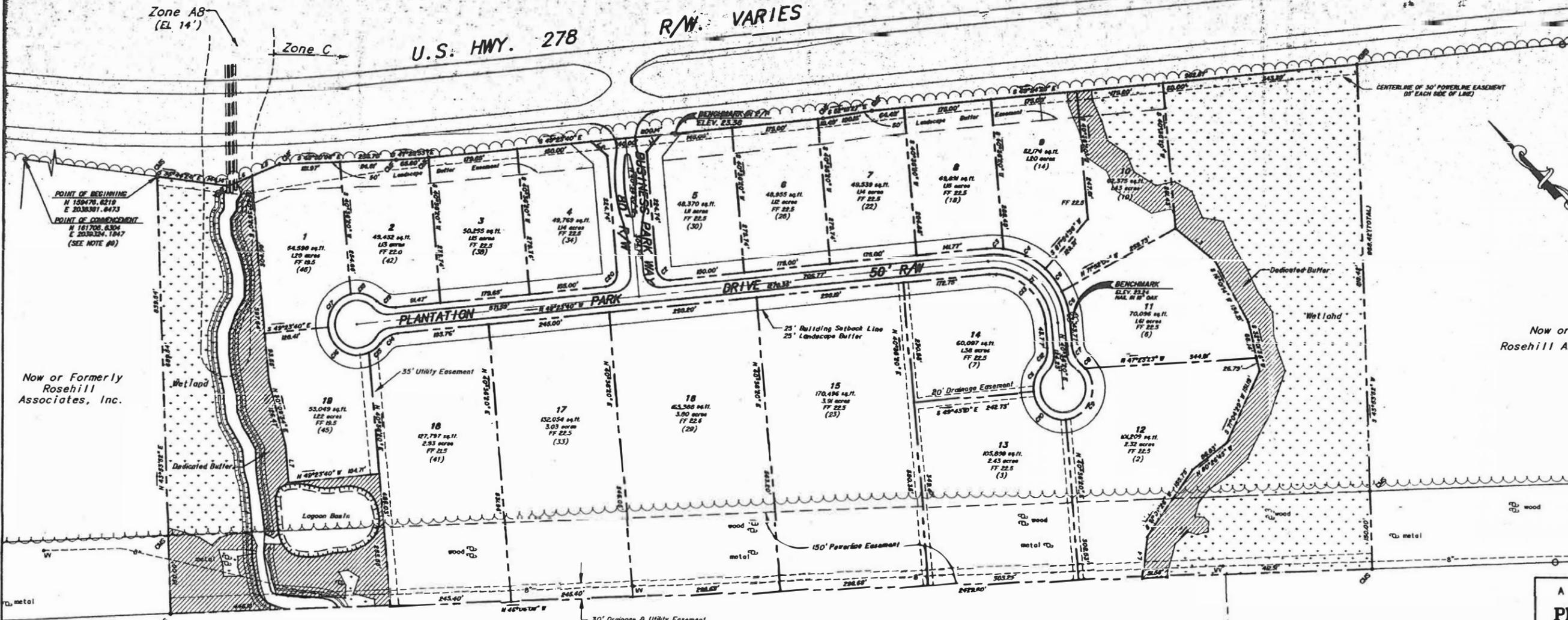
Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

EXHIBIT "A"

U.S. HWY. 278 R/W. VARIES



POINT OF BEGINNING
N 15°47'00" E
203.821, 18473

POINT OF COMMENCEMENT
N 161°05'00" E
203.824, 1847
(SEE NOTE #8)

Now or Formerly
Rosehill
Associates, Inc.

Now or Formerly
Rosehill Associates, Inc.

ORIGINAL DOCUMENT
POOR CONDITION OR CONTRAST



- REFERENCES:**
1. A PLAT OF THE BOUNDARY & WETLANDS FOR BLOCK X BEING A PORTION OF ROSEHILL PLANTATION PREPARED BY THOMAS & HUTTON ENGINEERING COMPANY JOB # 6294 DATED 9/25/93 LAST REVISED 9/30/93.
 2. A PLAT OF 50 ACRES BEING A PORTION OF ROSEHILL PLANTATION PREPARED BY THOMAS & HUTTON ENGINEERING COMPANY JOB # 3237 DATED 9/25/93.

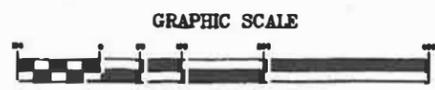
- NOTES:**
1. PLAT ERROR OF CLOSURE IS 1/1750000
 2. FIELD ERROR OF CLOSURE IS 1/30,000
 3. ANGULAR ERROR OF CLOSURE IS 0.2" PER ANGLE POINT.
 4. THE AREA WAS DETERMINED BY GEOMETRIC METHOD OF LAND CALCULATION.
 5. FIELD EQUIPMENT: SOKKIA SET4, SOKK J3
 6. COORDINATES BASED ON SOUTH CAROLINA STATE PLANE GRID.
 7. THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE OF ALL LOTS.
 8. THE PROPERTY IDENTIFICATION NUMBER IS R000-0230-000-000-000 FOR THE TRACT. PROPERTY IDENTIFICATION NUMBERS FOR THE SUBDIVIDED TRACT HAVE NOT BEEN ASSIGNED BY BEAUFORT COUNTY.
 9. COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHERN INTERSECTION OF U.S. HWY. 278 AND BRICK ISLAND ROAD; THENCE S 20°24'22" E FOR 685.54'; THENCE S 27°35'12" E FOR 104.45'; THENCE S 31°48'40" E FOR 104.46'; THENCE S 35°58'44" E FOR 104.43'; THENCE S 37°01'24" E FOR 416.88'; THENCE S 38°44'23" E FOR 201.64' TO THE POINT OF BEGINNING.
 10. THE FINISHED FLOOR ELEVATION SHOWN FOR EACH LOT IS THE MINIMUM ELEVATION.

FLOOD NOTE:

THE AREA INDICATED ON THIS PLAT AS A FLOOD HAZARD AREA HAS BEEN DETERMINED AS HAVING AT LEAST A ONE (1) PERCENT CHANCE OF BEING FLOODED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANE. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE BEAUFORT COUNTY BUILDING CODES DEPARTMENT. IN ADDITION, SOME JURISDICTIONS MAY REQUIRE SUPPLEMENTARY PLUMBING OF 12,000 SQUARE AS A REQUIREMENT TO MORTGAGE FINANCING IN THESE DESIGNATED FLOOD HAZARD AREAS.

ACCORDING TO F.L.M.A. MAP NO. 440079 PANEL NO. 610 MAP REVISION NUMBERED 10/98 A PORTION OF THIS PLAT FALLS WITHIN A 100 YEAR

RIGHT-OF-WAY 2.78 AC.
WETLANDS & BUFFERS 12.77 AC.
LOTS 34.45 AC.
TOTAL 50.00 AC.



Line Schedule

LINE	DIRECTION	DISTANCE
L1	N 85°36'20" E	42.43'
L2	N 04°23'40" W	42.43'
L3	N 05°53'48" W	101.85'
L4	S 52°50'50" W	80.88'
L5	S 66°09'26" E	80.88'
L6	S 68°09'26" E	41.13'
L7	S 40°36'20" W	71.39'

Curve Schedule

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	130.00'	204.20'	130.00'	181.65'	N 04°23'40" W	30°00'00"
C2	130.00'	89.27'	28.00'	35.38'	S 04°23'40" E	30°00'00"
C3	155.00'	33.48'	18.81'	33.42'	S 43°12'18" E	12°22'41"
C4	155.00'	94.48'	48.78'	83.03'	S 18°33'11" E	34°53'54"
C5	155.00'	54.70'	27.84'	54.42'	S 00°01'14" W	20°13'14"
C6	155.00'	80.80'	30.80'	80.41'	S 29°23'36" W	29°28'39"
C7	50.00'	41.03'	21.75'	38.89'	S 17°08'05" W	17°00'51"
C8	80.00'	11.41'	5.76'	11.42'	S 00°55'48" E	10°53'23"
C9	80.00'	130.01'	130.00'	108.00'	S 67°54'36" W	128°01'28"
C10	80.00'	31.81'	16.88'	31.81'	N 04°23'40" W	60°00'29"
C11	80.00'	89.57'	28.30'	48.78'	N 61°57'01" E	47°10'25"
C12	80.00'	41.03'	21.75'	38.89'	N 84°06'46" E	37°40'51"
C13	125.00'	184.83'	125.00'	128.29'	N 04°23'40" E	30°00'00"
C14	50.00'	41.03'	21.75'	38.89'	N 71°54'06" W	47°00'51"
C15	80.00'	29.68'	14.84'	29.68'	N 02°10'51" W	28°19'11"
C16	80.00'	11.42'	5.76'	11.42'	N 13°44'29" W	100°41'19"
C17	80.00'	41.03'	21.75'	38.89'	N 01°14'27" E	17°00'51"
C18	80.00'	37.87'	19.38'	37.87'	S 29°23'36" W	59°01'19"
C19	80.00'	41.03'	21.75'	38.89'	S 29°23'36" W	47°00'51"
C20	25.00'	30.37'	15.19'	30.37'	N 28°19'20" E	60°12'00"

BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS
FINAL PLAN APPROVAL

This plat complies with the Beaufort County Development Review Team's final plan shown herein to be in compliance with the Beaufort County Zoning & Development Standards Ordinance and has reduced impact of a development parcel.

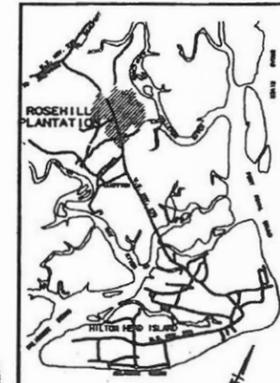
Date of Dev. Rev. Team Approval: 3/6/96
Development Period 1: 2/3/96

Certified by: *[Signature]*
Date: 4/12/96
Revised: 6/20/97

Now or Formerly
Rosehill Associates, Inc.

FILED
JOHN A. SULLIVAN, JR.
R.C.
BEAUFORT COUNTY, S.C. DATE: 7/14/97

97 JUL 14 PM 3:56
3K
FOLDER # PG
LEGEND



A PLAT OF
**PLANTATION
BUSINESS PARK**
BEAUFORT COUNTY
SOUTH CAROLINA



PREPARED FOR:
PLANTATION BUSINESS PARK
GENERAL PARTNERSHIP

RECORDED IN BOOK _____ PAGE _____
DATE _____

IN THE OFFICE OF
CLERK OF COURT
BEAUFORT COUNTY S.C.

REPLACES PLATS IN
BOOK 56 PAGE 20

SCALE 1"=100'
FILE J-0850
DATE 5/9/97
TECH. J.W.M.

THIS SHEET CONTAINS 19 LOTS.



THOMAS & HUTTON ENGINEERING CO.
SAVANNAH GEORGIA

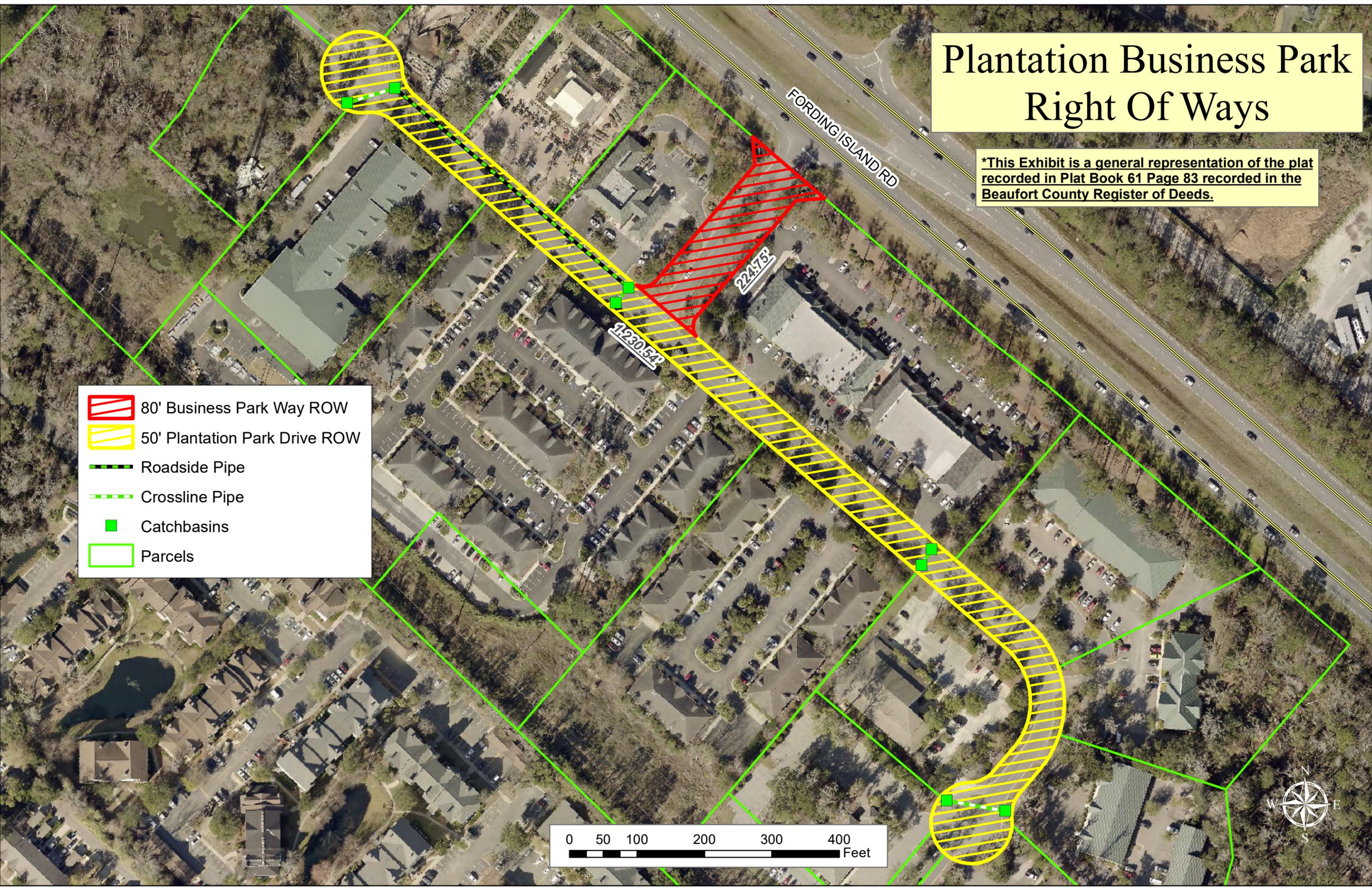


VICINITY MAP

Plantation Business Park Right Of Ways

***This Exhibit is a general representation of the plat recorded in Plat Book 61 Page 83 recorded in the Beaufort County Register of Deeds.**

-  80' Business Park Way ROW
-  50' Plantation Park Drive ROW
-  Roadside Pipe
-  Crossline Pipe
-  Catchbasins
-  Parcels



RESOLUTION 2017 /

A RESOLUTION TO COMMISSION ANIMAL SERVICE OFFICER TO ENFORCE BEAUFORT COUNTY ANIMAL ORDINANCES FOR BEAUFORT COUNTY PURSUANT TO THE AUTHORITY GRANTED IN SECTION 4-9-145 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED

WHEREAS, Beaufort County Council may appoint and commission as many animal service officers as may be necessary for proper security, general welfare and convenience of the County; and

WHEREAS, each candidate for appointment as a Beaufort County Animal Service Officer has completed training and required certification as may be necessary.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Beaufort County, South Carolina that:

1. County Council hereby appoints and commissions the following individual as Animal Service Officer for Beaufort County:

Leslie Mosier
Employee No. 9147
Beaufort County Animal Service Officer

2. Each Animal Service Officer shall present the appropriate certificate to the Beaufort County Magistrate's office prior to any official action as an Animal Service Officer.

Adopted this ____ day of June, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

Ordinance No. 2017/ ____

**AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN
EASEMENT ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY,
10 PRITCHER POINT ROAD, SOUTH CAROLINA**

WHEREAS, Beaufort County owns real property (“County Parcel”) known as TMS No.: R600 013 000 0061 0000 and located on SC Hwy 170 (also known as Okatie Highway) on the East side of SC Hwy 170 with Pritcher Point Road located along the southern part of the County Parcel and Huffalump Road located along the northern part of the County parcel; and

WHEREAS, due to the Beaufort County Animal Services Facility project, it is necessary for Palmetto Electric Cooperative, Inc., to locate overhead and/or underground electric and communications systems to serve the new facility; and

WHEREAS, Palmetto Electric Cooperative, Inc. has requested that Beaufort County grant it a Utility Easement for the nonexclusive right to enter the County Parcel for the purpose of erecting, operating and maintaining overhead and/or underground electric and communication systems across portions of the County’s property; and

WHEREAS, County staff has worked diligently with Palmetto Electric Cooperative, to locate an appropriate easement path across the County’s property that ensures a minimal impact to the property itself; and

WHEREAS, Beaufort County Council has determined that it is in its best interests to authorize the execution and delivery of the requested Easement attached hereto and incorporated by reference and shown on the attached “Exhibit A”; 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 Easement referenced herein and which is shown on “Exhibit A”; and
- (2) The County Administrator is hereby authorized to take all necessary actions as may be necessary to complete the conveyance of the Easement and ensure the construction and installation of the new power line to occur as agreed upon by the County and Palmetto Electric Cooperative, Inc.

Dated this ____ day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley Bennett, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:



**COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DEPARTMENT**
2266 Boundary Street, Beaufort, SC 29902
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Steward Rodman, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator
Josh Gruber, Deputy County Administrator
Tom Keaveny, County Attorney 

FROM: Robert McFee, PE, Division Director for Construction, Engineering & Facilities 

SUBJ: **Palmetto Electric Cooperative Easement for Electrical Services for the New Animal Services Facility**

DATE: June 15, 2017

BACKGROUND. The Engineering Department is in the process of acquiring all the necessary documents for construction to begin on the County's new Animal Services Facility located on 10 Pritcher Point Road, Bluffton, Parcel # R600 013 000 0061 0000, as shown in Attachment #1. Palmetto Electric Cooperative (PEC) is requesting an easement (Attachment #2) from the County in order to facilitate the electrical services for this project.

FOR ACTION. Public Facilities Committee meeting on June 26, 2017.

RECOMMENDATION. That the Public Facilities Committee approve and recommend to County Council the requested easement from PEC in order to provide electrical services for the new Animal Services Facility.

JRM/PLW/mjh

Attachments: 1) Location Map
2) Easement Document

Contract/ASerFac/PECeasementApp

Attachment 2

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT) EASEMENT

KNOW ALL MEN BY THESE PRESENTS that the undersigned Beaufort County hereinafter ("GRANTOR"), for consideration of One (\$1.00) Dollar, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the covenants and conditions expressed herein, do hereby grant bargain and sell and by these presents have granted, bargained and sold unto PALMETTO ELECTRIC COOPERATIVE, INC., its Successors and Assigns (hereinafter "GRANTEE") the nonexclusive right to enter the following described lands for the purpose of erecting, operating and maintaining overhead and/or underground electric and communications systems.

ALL that certain piece, parcel or lot of land described and known as:

NUMBER OF ACRES: 35.721
TAX DISTRICT: R600
PLAT & PARCEL NO.: R600-013-000-0061-0000
AREA OF COUNTY: Southern Beaufort
TOWN/TOWNSHIP: Bluffton
PLANTATION/SUBDIVISION:
LOCATION: 10 Pritcher Point Rd.
LOT:
PLAT REFERENCE: Book: 116 Page: 38
Deed Book: 3194 Page: 1874
OTHER: Previous Owner Atlas SC I SPE LLC
Deed Book: 3005 Page: 1141

Said easement being fifteen (15') feet on either side of centerline of power line or thirty (30') feet wide. More specifically described in attached Exhibit "A".

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining. TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the PALMETTO ELECTRIC COOPERATIVE, INC., its Successors and Assigns forever.

AND I (WE) do hereby bind myself (ourselves) and my (our) Heirs and Assigns, Executors and Administrators, to warrant and forever defend, all and singular, the said Premises unto the said **PALMETTO ELECTRIC COOPERATIVE, INC.**, its Successors and Assigns, against me (us) and my (our) Heirs, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

The grant of this easement is subject to the following terms and conditions:

1. That **Grantee's** right to enter the above-described property shall be nonexclusive and solely for the purpose of, and is hereby limited to, such activities as are reasonable necessary for construction, reconstructing, operating and maintaining an overhead and/or underground electric or communications system.
2. That **Grantor** hereby reserves the right to use or convey the property which is subject of this Easement in any manner whatsoever which does not interfere with the use and enjoyment of the Easement.
3. That **Grantor** hereby reserves the right to change the location of the within Easement from time to time, but solely at the expense of **Grantor**.
4. That landscaping shall not be planted within ten (10') feet of any door or opening of electrical distribution equipment, or within the boundaries of the basic easement. If landscaping is planted in violation of this provision, Grantee shall have the right to remove such landscaping and shall have no obligation to replant such landscaping.

WITNESS my (our) Hand(s) and Seal(s), this _____ day of _____, in the year of our Lord Two Thousand Seventeen.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Beaufort County

(Witness #1 Signature)

(Grantor's Signature)

Print Name: _____

By: _____ (L.S.)
(Print Grantor's Name)

(Witness #2 Signature)

Its: _____

Print Name: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that he/she saw the within named **Grantor** sign, seal, and as his/her act and deed, deliver the within written Easement, and that he/she with the other witness whose signature appears above witnessed the execution thereof.

(Witness #1 or #2)

SWORN to before me, this _____
day of _____, A.D., 2017

_____ (SEAL)
Notary Public for _____
My Commission Expires: _____

Ordinance No. 2017/____

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN EASEMENT ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY, 20 AIRPORT CIRCLE, SOUTH CAROLINA

WHEREAS, Beaufort County owns real property (“County Parcel”) known as TMS No.: R200 018 000 054H 0000 and located at 20 Airport Circle on Lady’s Island, County of Beaufort; and

WHEREAS, due to the Beaufort County Airport Master Plan and anticipated future airport development, and for the benefit of the adjacent property located at 9 Airport Circle, it is necessary for Beaufort-Jasper Water and Sewer Authority (BJWSA) to obtain an easement across the County Parcel for the purpose of laying, constructing, maintaining, operating, repairing, replacing and removing pipe lines, together with valves, tie overs and appurtenant facilities for the transportation of sanitary sewer or substances which can be transported through a pipe line, to serve future development and the adjacent parcel; and

WHEREAS, BJWSA and the owner of the adjacent parcel 9 Airport Circle, have requested that Beaufort County grant it a limited access Utility Easement for the nonexclusive right to enter the County Parcel for the purpose of an underground, sanitary sewer pipeline across portions of the County’s property; and

WHEREAS, there is an existing sewer line from the Airport Circle right of way, across the County Parcel and ending on the adjacent parcel at 9 Airport circle and that sewer line serves county property, however an easement being necessary for the perpetual maintenance of the sanitary sewer pipeline; and

WHEREAS, County staff has worked diligently with BJWSA and the adjacent property owner, to locate an appropriate easement path across the County’s property that ensures a minimal impact to the property itself; and

WHEREAS, Beaufort County Council has determined that it is in its best interests to authorize the execution and delivery of the requested Easement attached hereto and incorporated by reference and shown on the attached “Exhibit A”; 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 Easement referenced herein and which is shown on "Exhibit A"; and
- (2) The County Administrator is hereby authorized to take all necessary actions as may be necessary to complete the conveyance of the Easement and ensure the construction and installation of the new power line to occur as agreed upon by the County and Palmetto Electric Cooperative, Inc.

Dated this ____ day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley Bennett, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

Together with the right from time to time to redesign, rebuild, or alter said pipe lines and to install such additional pipe lines, apparatus and equipment as Grantee may at any time deem, necessary and the right to remove any pipe line or any part thereof, all within the above described easement area.

Together also with the right of ingress, egress, and access to and from the right of way across and upon the Property as may be necessary or convenient for purposes connected with said right of way.

Beaufort County ("County") shall through agreement cause any contractor to indemnify the County and the Grantee for any damage to the property of Grantor other than to property cleared or removed as hereinbefore provided caused during the course of constructing, rebuilding or repairing said pipe line.

Reserving, however, to Grantor the right to cultivate and use the ground within the limits of said easement area, provided that such use shall not interfere with or obstruct the rights herein granted.

The words "Grantor" and "Grantee" shall include their heirs, executors, administrators, successors and assigns, as the case may be.

IN WITNESS WHEREOF, Grantor has duly executed this indenture the day and year first above written.

WITNESSES:

GRANTOR: Beaufort County

By: _____
Gary Kubic, County Administrator

STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF BEAUFORT

I, _____, the undersigned Notary Public, do certify that Gary Kubic personally appeared before me, and having satisfactorily proven to be the persons or persons whose names are subscribed above, have acknowledged the due execution of the within Limited Utility Easement.

Witness my official seal this the ____ day of _____, 2017

Notary Public for South Carolina
My Commission Expires:



COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg. 2, Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

David L Thomas, Purchasing Director
dthomas@bcgov.net 843.255.2353

TO: Councilman Stu Rodman, Chairman, Public Facilities Committee

FROM: David L Thomas, CPPO, Purchasing Director

SUBJ: New Contract as a Result of Solicitation
Contract Award Recommendation for AE/MEP/Civil Engineering for the Government Complex in Beaufort, SC

DATE: 06/15/2017

BACKGROUND:

Beaufort County issued a Request for Proposals from qualified firms to provide services for architectural, engineering, and civil engineering design for the construction of a three story building to be located on a portion of the property at the Beaufort County Government complex. The new building location will require the removal of a portion of the Author Horne Building, with temporary repair and stabilization for continued operations.

A&E design services for a three story structure of approximately 21,000 SF were requested from qualified firms.

The following four firms responded and were interviewed by an evaluation committee consisting of Phil Foot, Assistant County Administrator for Public Safety, Mark Roseneau, Facilities Management Director, and Mark Sutton, Deputy Facilities Management Director. See the attached scoring summary for more detail.

VENDOR INFORMATION:

COST:

1. Hussey, Gay, and Bell, Savannah, GA**	See below
2. Beaufort Design Build, Beaufort, SC	See below
3. FWA, Hilton Head Island, SC	See below
4. LS3P, Savannah, GA	See below

FUNDING:

** The committee conducted contract negotiations with Hussey, Gay, and Bell, the number one ranked firm, but could not mutually agree on the contract pricing so the committee moved to the second ranked firm, Beaufort Design Build and agreed upon a final cost of \$197,250, with \$19,725 as a contingency fund.

10001310-51160, Facilities Management, Professional Services

Funding approved: By: Date:

FOR ACTION: Public Facilities Committee Meeting on June 26, 2017.

RECOMMENDATION:

The Public Facilities Committee approve and recommend to County Council the contract award to Beaufort Design Build, LLC, in the amount of \$197,250 with \$19,725 as a contingency fund for the design and construction management of the proposed building.

Attachment:  RFP 062316 Recommendation Ltr Attachments.pdf
2.02 MB

cc: Gary Kubic, County Administrator

Approved: Date:

Check to override approval: Overridden by: Override Date:

Joshua Gruber, Deputy County Administrator/Special Counsel

Approved: Date:

Check to override approval: Overridden by: Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Date:

Robert McFee, PE Division Director, Construction, Engineerin

Approved: Date:

Check to override approval: Overridden by: Override Date: ready for admin:

Mark Roseneau Director, Facility Management Department

Approved: Date:

Check to override approval: Overridden by: Override Date: ready for admin:

After Initial Submission, Use the Save and Close Buttons

RFP 062316 AE/MEP/Civil Engineering Services for Beaufort County Government Complex

FINAL SCORE SHEET SUMMARY (AFTER INTERVIEWS)

Column1	Column2	Column3	Column4	Column43
	<u>Name of Company</u>			
		<u>Hussey Gay</u>		
<u>Evaluators</u>	<u>FWA</u>	<u>Bell</u>	<u>LS3P</u>	<u>BDB</u>
M. Sutton	85	100	80	90
M. Roseneau	80	93	78	90
P. Foot	80	92	81	83
TOTALS:	245	285	239	263
1. Hussey, Gay, Bell		285		
2. BDB		263		
3. FWA		245		
4. LS3P		239		



June 25, 2017

Re: **Beaufort County Government Complex
Proposal Notice No. 062316**

Mr. Mark Roseneau
Director - Beaufort County Facility Management
120 Shanklin Road
Beaufort, South Carolina 29906
markr@bcgov.net

Mr. Roseneau;

Thank you for the opportunity to provide this proposal for architecture and engineering design, project management and construction period services for the above referenced project.

Our understanding of the project and our proposed Scope of Work are as follows;

Project Description

1. In general, the project consists of design and construction of a new County office building on the eastern edge of the existing Government Complex.
2. The building will likely house the Magistrate's offices on the first floor, general office space on the second floor and IT Operations offices on the third floor. The project includes programming and design of these tenant spaces.
3. The building will be situated so that it defines the southern side of the existing courtyard. Setbacks and the overall building design and detail will be in accordance with requirements of the Beaufort County Development Code and the City of Beaufort Boundary Street Redevelopment Plan.
4. The project will include demolition of a portion of the northern end of the A Horne building. Beaufort Design Build will work with Beaufort County to review the Horne building's existing program, use and occupancy to determine where and how much of the building should be demolished.
 - A. Every effort will be made to design the project such that there is no net gain in impervious surface area.
 - B. The remaining northern end of the Horne building will be closed to match the existing elevations and mechanical, electrical and plumbing systems will be reconfigured as necessary to maintain their continuity.

- C. Telephone, data and alarm systems will be reconfigured and modified as necessary to maintain their continuity and connectivity.
5. The new building will be three stories; 7,000 square feet each. It will be designed to be consistent with the architecture of the existing buildings on the courtyard. Floor to floor height for each story will at least 14'-0" to accommodate 9'-0" ceilings with 5'-0" of interstitial space for structure and mechanical, electrical, plumbing, fire protection and low voltage systems.
6. The project will not include a basement or retaining walls taller than 2'-0".
7. Structural design will be based on the findings and recommendations outlined in Whitaker Laboratory's Geotechnical Engineering Report, dated May 9, 2017.
8. The building core will include one (1) three-stop elevator and two (2) fire egress stairs as well as restrooms, electrical closets and janitor's closets. Also, depending on the selected HVAC system, the core might include an HVAC shaft.
9. Demolition and renovation of the Horne building and design of the new building will be in accordance with the 2015 International Building Code and other codes and standards referenced therein. Designs will also comply with accessibility requirements of the Americans with Disabilities Act and the International Code Council A117.1-2209.
10. The building envelope will be designed to comply with or exceed requirements of the International Energy Conservation Code.
11. The new building will be provided with fire sprinkler and fire alarm systems.
12. The new building will be a (B) Business Occupancy and will utilize Type VB Construction as defined in the 2015 International Building Code.
13. Including demolition and abatement work on the A Horne Building, it is estimated that the total construction cost will be between \$225.00 and \$275.00 per square foot, depending on the shell design, interior upfit work, MEP and FP systems, site improvements and other variables.

Design Period Services

1. Beaufort Design Build (BDB) will provide architectural and engineering design services and construction period services from programming through owner occupancy. Civil, structural, mechanical, electrical, plumbing, fire protection and low voltage systems engineering will be by consultants working under BDB's contract.
2. BDB will provide a critical path project schedule for design, permitting and bidding phases. The schedule will be prepared using Microsoft Project and will be driven by Zoning, permitting and the Beaufort County Planning Division Corridor Review Board process.
3. BDB will survey the existing A Horne Building and site conditions in the project area and prepare existing conditions for design and construction purposes. Surveys will be prepared using AutoCAD.
4. The Owner will obtain geotechnical data for the project area as required for structural design and engineering.

5. An asbestos survey for the Horne building will be provided by Owner. Asbestos abatement will be included in the construction contract as a design build task. The abatement contractor will be responsible for design of the abatement work as well as all local and State permitting. Bid documents will include demolition drawings and specifications, the asbestos report and permitting requirements.
 - A. The project does not include removal or abatement of other hazardous materials including, but not limited to, lead based paint, PCBs, mercury or mold.
 - B. The project does not include removal of pests including, but not limited to, rodents, bats or birds.
6. BDB will provide analysis of the existing campus wide storm water system to verify that additional storm water retention and/or water quality ponds and/or structures are not required. This proposal is based on the assumption that they will not be. Storm water design will be limited to drainage around the new building and inlets and piping to connect to the existing systems.
7. BDB will provide analysis of the existing parking areas to confirm that additional parking is not required. Analysis will consist of establishing an accurate count of existing spaces and confirmation that, with the new building, the campus is in compliance with Beaufort County Zoning requirements. This proposal is based on the assumption that additional parking will not be required.
8. BDB will conduct Owner's Project Requirements (OPR) meetings and prepare a written OPR document. The OPR document will define design and construction requirements that must be met if the project is to be successful. The OPR document often includes items such as no auto-sensing plumbing fixtures (or only auto-sensing plumbing fixtures), floor drains in restrooms, motion sensors in meeting rooms, etc. The OPR document will be reviewed for compliance at the end of each design phase and throughout construction.
9. BDB will prepare a Basis of Design Document. This document will include items such as structural load requirements, thermal requirements, glass properties and other physical parameters which will guide the design and specifications.
10. BDB will provide design and programming services for the interior upfits – Magistrate's Office, General Office and IT Operations.
11. BDB will provide detailed probable cost estimates at Preliminary Design, Design Development and Construction Documents phases.
12. BDB will provide life cycle cost analysis for building systems as agreed to during programming. Systems might include elevator type, HVAC system, structural system, roofing material, etc.
13. BDB will prepare design and construction documents using AutoCAD and Google Sketchup.
14. BDB will provide design submissions for Owner review and approval at the completion of preliminary design, design development and construction document phases. Deliverables for each phase will be defined at the start of the phase.
15. BDB will make presentations to Council and subcommittees as necessary to obtain final design approval for bid and construction. Presentations will utilize PowerPoint, Sketchup and/or other presentation formats.
16. All designs will be prepared and presented in 2-D using AutoCAD and in 3-D using Google Sketchup.
17. Interior finish materials will be selected during the design phase but, colors will be selected during construction. Colors for each material will be selected from the manufacturer's standard line and

manufacturers will be as submitted by the contractor and as approved through the submittal process.

18. Design of low voltage systems (telephone, data and security) will include conduit, boxes, wiring and devices. Systems will be ready for "plug in" of hardware.
19. It is assumed that utilities available at the project site are adequate for the existing Horne building and the new office building. Existing utilities will be retained at the Horne building and separate utility lines will be extended to the new building. Utilities will include power, water, sanitary sewer, telephone and data. Data will be served from an existing on-site IT vault. The two buildings will be metered separately.

Permitting, Bidding and Construction Contract Award Phase

1. Building permit review and bidding phases will run concurrent.
2. Four (4) weeks will be budgeted for permitting and bidding.

Permitting

3. Beaufort Design Build (BDB) will prepare and submit applications, forms, drawings, etc. as required for City of Beaufort permit approval. BDB will obtain Zoning and Beaufort County Planning Division Corridor Review Board approvals prior to submitting for building permit review.
4. BDB will provide revised drawings and written responses for permit review comments as necessary to obtain a building permit.
5. All permit costs, including, but not limited to Zoning, Corridor Review and building permit will be paid by Owner.

Bidding and Construction Contract Award

6. The project will be released for public bidding and will be advertised on the County's Purchasing Department website.
7. Bid Documents will consist of drawings and a project manual. The project manual will include bidding and contract documents and specifications as well as technical specifications.
8. Bid documents will be provided to prime bidders in un-editable PDF format.
9. BDB will conduct a mandatory pre-bid meeting at the project site. The meeting will be documented with written meeting minutes which will be issued by addendum.
10. BDB Will answer bid questions through written addendum only. Questions will not be answered verbally or by email.
11. BDB will conduct a public bid opening.
12. BDB review the low bid and verify that it is complete and accurate. The low bidder will be notified of their status and given seventy two (72) hours to verify their bid.
13. BDB will issue a certified bid tabulation and written recommendation for award.
14. A contract for construction will be prepared by Owner.

Construction Period Services

1. Beaufort Design Build (BDB) will provide construction period services on behalf of the Owner and will serve as the Owner's representative to enforce the construction contract and the contract documents.
2. BDB will conduct a pre-construction meeting and bi-weekly Owner, Architect and Contractor (OAC) progress meetings. Meetings will follow a set agenda and will be documented with written meeting minutes.
3. BDB will prepare an Issues Log which will be reviewed at each progress meeting.
4. The OPR document will be reviewed and maintained throughout construction.
5. BDB will visit the project weekly and will follow each visit with a written field report.
6. BDB's engineering consultants will visit the project site at intervals coinciding with progress on work of their discipline. BDB will coordinate and schedule such visits.
7. BDB and its engineering consultants will review submittals, shop drawings and samples and provide written review comments.
8. BDB will review and as appropriate certify the contractor's pay applications.
9. BDB will answer the contractor's written requests for information (RFI).
10. BDB will issue requests for proposal (RFP) and architect's supplemental instructions (ASI) as required to address RFI.
11. BDB will review change order proposals (COP) and issue change orders (CO) as appropriate.
12. BDB will prepare punch-lists at the completion of the building shell and at completion of the entire project. A single punch-list, incorporating BDB and Owner comments, will be issued.
13. BDB will review and approve the contractor's closeout documents.

Proposed Fee

For the work described here in, we propose a total fee of \$197,250. This fee includes surveying, geotechnical evaluation, architectural design, project management, construction period services as well as civil, structural, mechanical, electrical, plumbing, fire protection and low voltage systems engineering. The proposed fee breaks down as follows;

Discipline	Company	Proposed Fee
Architecture and Project Management - Including surveying	Beaufort Design Build	\$80,000.00
Civil Engineering	Andrews Engineering	\$26,250.00
Structural Engineering	Laurene, Rickher & Sorrell	\$21,000.00
Mechanical, Electrical, Plumbing, Fire Protection and Low Voltage Engineering	Optima Engineering	\$70,000.00
Total Proposed Fee:		\$197,250.00

Reimbursable Expenses

Reimbursable expenses will be limited to Owner requested printing and printing required for formal design review submissions and permit review submissions. Documents for bidding and construction will be provided in un-editable PDF format. Bidders and contractors may print from the PDF files at their own cost.

Special Inspections

The proposed fee does not include third-party special inspections required by the International Building Code. The type and extent of special inspections will depend on existing subsurface conditions and the final structural design. Based on our experience, we suggest that the Owner maintain an allowance of \$15,000.00 for special inspections.

Soil and Concrete Testing During Construction

Soil testing and concrete testing during construction will be the contractor's responsibility and should be allowed for in the total construction cost. Beaufort Design Build will review soil and concrete test reports for compliance with the project specifications.

Once again, thank you for this opportunity to work with Beaufort County. Should you have any questions or need additional information, please don't hesitate to call or write.

Sincerely,

Beaufort Design Build, LLC

A handwritten signature in black ink, appearing to read 'Daniel C. Saltrick', with a stylized flourish at the end.

Daniel C. Saltrick, AIA

RFP for AE/MEP/Civil Engineering Services for the Government Complex in Beaufort, SC for Beaufort County.

Pricing Information:

1. *Hussey, Gay, and Bell, Savannah, GA-\$401,740*
2. *Beaufort Design Build, Beaufort, SC-\$216,975*
3. *FWA, Hilton Head Island, SC-Confidential-only release pricing if awarded contract.*
4. *LS3P, Savannah, GA-\$280,300*



**COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DEPARTMENT**

2266 Boundary Street, Beaufort, SC 29902
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Stewart Rodman Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GKUBIC*
Josh Gruber, Deputy County Administrator
Alicia Holland, Assistant County Administrator for Finance
Monica Spells, Assistant County Administrator for Civic Engagement & Outreach
Phil Foot, Assistant County Administrator for Public Safety
Dave Thomas, Purchasing Director

FROM: Robert McFee, PE, Division Director for Construction, Engineering & Facilities *AR McFee*

SUBJ: **Construction of a New Comprehensive Animal Services Campus, Okatie Campus, Public-Private Partnership with Hilton Head Humane Association - IFB #041817E**

DATE: June 23, 2017

BACKGROUND. A new Animal Services Campus was designed by Glick Boehm Architecture, Charleston, SC. This new campus includes construction of a new 20,000 sf Animal Services Facility on a 6.3 acre site at the corner of SC 170 and Pritcher Point Road in Beaufort County. The building integrates the Beaufort County Animal Shelter, Animal Control officers, Hilton Head Humane Association Adoption facilities and spay and neuter clinic wings. Construction bids were advertised in February 2017. On April 25, 2017, Beaufort County received 5 bids for construction of the new Animal Services Campus and are listed below.

<u>Bidder</u>	<u>ADDRESS</u>	<u>TOTAL BASE BID AMOUNT</u>	<u>BID AMOUNT w/ DEDUCT ALTERNATES 1, 4A, & Deduct Allow for X-Ray Room</u>
Nix Construction	Hilton Head, SC	\$ 7,557,000	\$7,147,500
EE Reed Construction	Savannah, GA	\$ 7,588,000	\$7,417,700
KMD Construction	Salisbury, NC	\$ 7,599,000	\$7,333,000
EMJ Projects	Chattanooga, TN	\$ 7,665,294	\$7,463,024
Benchmark Contracting	Charleston, SC	\$ 7,998,000	\$7,980,870
Engineers Estimate(Glick Boehm)		\$ 7,638,101	NA

Nine bid alternates were included in the bidding documents. Deduction Alternates #1, #4A and omitting allowance for the X-Ray Room have been accepted by staff.

An analysis of Nix Construction bid prices revealed no apparent cause for rejecting their bid. Nix Construction is the certified lowest responsible/responsive bidder. Compliance with the County's SMB Participation Ordinance was reviewed and Nix Construction's business outreach plan to utilize local, small and minority businesses is sound and meets the County's objective and is in compliance with the County's SMB Participation Ordinance. Therefore, it is recommended that the subject bid be awarded to Nix Construction Corporation in the amount of \$7,147,500. Staff is requesting a 9.5% project contingency of \$679,013. Total project construction budget is \$7,826,513.

FUNDING. The new Animal Services Campus will be funded from CIP Account #40090011-54600, County TAG Funds and private funding. Revenue streams for the project are: \$7.0 million from County GO Bonds, \$2.0 million from the Hilton Head Humane Association, and \$400,000 from TAG Funds.

FOR ACTION: Public Facilities Committee Meeting on June 26, 2017

RECOMMENDATION: The Public Facilities Committee approve and recommend to County Council approval of a contract award to the Nix Construction for the new Beaufort County & Hilton Head Humane Association Animal Services Campus totaling **\$7,147,500** from the funding source listed above. Additionally, recommend approval of a 9.5% project contingency at **\$679,013** for a total project budget of **\$7,826,513**.

JRM/AA/mjh

Attachments: 1) Site Location Map
 2) Bid Certification with Bid Alternates Description
 3) SMB Participation Compliance Review

Contract Award 2017AnimalServicesComplex

Attachment 1



PRELIMINARY BID TABULATION

PURCHASING DEPARTMENT



Project Name:	Beaufort County Animal Shelter
Project Number:	041817E
Project Budget:	
Bid Opening Date:	April 25, 2017
Time:	3:00 PM
Location:	Building #2 106 Industrial Village Rd, Beaufort, SC
Bid Administrator:	Dave Thomas, Beaufort County Purchasing Director
Bid Recorder:	Andrea Aiherton, CIP Manager

The following bids were received for the above referenced project:

BIDDER	BASE BID TOTAL	Alternate 1	Alternate 2	Alternate 3	Alternate 4A	Alternate 4B	Alternate 5	Alternate 6	Alternate 7	Alternate 8	Unit Price Muck & Fill/CY
Benchmark Contracting (Charleston SC)	\$7,998,000	\$ 155,534	\$85,219	\$ 62,461	\$ (17,664)	\$ (17,664)	\$ 16,325	\$ 29,310	\$ 65,031	\$ 44,389	
EE Reed Construction (Savannah GA)	\$7,588,000	\$ (140,800)	\$81,000	\$ 17,800	\$ (14,500)	\$ 23,000	\$ 64,500	\$ 13,500	\$ 64,100	\$ 51,000	\$ 41.50
EMJ Projects (Chattanooga TN)	\$7,665,299	\$ (242,228)	\$64,127	\$ 720	\$ 54,958	\$ (88,857)	\$ (48,497)	\$ 12,016	\$ 67,438	\$ 71,629	
KMD Construction (Salisbury NC)	\$7,599,000	\$ (235,000)	\$79,000	\$ (10,600)	\$ (16,000)	\$ (1,000)	\$ (1,000)	\$ 4,800	\$ 67,000	\$ 67,000	
Nix Construction (Hilton Head SC)	\$7,557,000	\$ (378,000)	\$61,950	\$ 5,500	\$ (16,500)	\$ -	\$ -	\$ 12,000	\$ 67,000	\$ 66,000	\$ 35.00

Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes no guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, the final award will be made by Beaufort County Council and a certified bid tab will be posted online.

Bid Administrator Signature

Bid Recorder Signature

Bid Certification Signature

Alternates – Provide alternate pricing for the nine alternates described below. Alternate pricing shall include all costs required to complete the work including but not limited to general conditions, overhead, profit and any incidental work required as a result of the alternate. Indicate whether the cost is and ADD or DEDUCT.

1. Alternate No. 1 – Painted CMU: Add/(Deduct) \$ _____
 - a. Base Bid Item: Provide glazed CMU in the Dog Kennel areas to a height of 6' -8' AFF or as shown in WFP-3 of the finish drawings.
 - b. Alternate Item: Replace all glazed CMU with standard grey CMU with moisture resistant additives. Grey CMU to be painted with epoxy paint.
2. Alternate No. 2 – Pressure Wash System: Add/(Deduct) \$ _____
 - a. Base Bid Item: Do not Provide Pressure Wash System.
 - b. Alternate: Provide Pressure Wash System and associated piping as shown and described on drawings and Specification Section 11 6500.
3. Alternate No. 3. Vinyl Windows: Add/(Deduct) \$ _____
 - a. Base Bid Item: Provide Aluminum storefront windows as shown on drawings.
 - b. Alternate Item: Provide Vinyl Windows in lieu of aluminum storefront windows at Frame Types W1 and W2.
4. Alternate #4A – Stainless Steel Swinging Kennel Gates: Add/(Deduct) \$ _____
 - a. Base Bid Item: Provide Stainless Steel Sliding Kennel gates as shown on drawings.
 - b. Alternate Item: Provide Stainless Steel Swinging Kennel gates at exterior Kennel locations in lieu of stainless steel. Interior Kennel gates to remain stainless steel sliding gates.
5. Alternate #4B – Aluminum Steel Swinging Kennel Gates: Add/(Deduct) \$ _____
 - a. Base Bid Item: Provide Stainless Steel Sliding Kennel Gates as shown on drawings.
 - b. Alternate Item: Provide Aluminum Swinging Kennel gates at exterior Kennel locations in lieu of stainless steel. Interior Kennel gates to be aluminum sliding gates in lieu of stainless steel.
6. Alternate 5 – Stainless Steel Swinging Kennel Gates: Add/(Deduct) \$ _____
 - a. Base Bid Item: Provide Stainless Steel Sliding Kennel gates as shown on drawings.
 - b. Alternate Item: Provide Aluminum Sliding Kennel Gates at interior and exterior locations in lieu of stainless steel.
7. Alternate 6 – Automatic Site Gate Add/(Deduct) \$ _____
 - a. Base Bid Item: Provide manual vehicular gate on site near trash enclosure. Provide capped conduit as shown on drawings for future automatic gate.
 - b. Alternate Item: Provide Automatic vehicular gate in lieu of manual gate.
8. Alternate 7 – Cat Condos: Add/(Deduct) \$ _____
 - a. Base Bid Item: Provide and install Mason Cat Tower System for cages in Cat Stray 120 & 122, Cat ISO 124 & 127 and Cat Quarantine 126.
 - b. Alternate Item: Provide and install Mason Raintree Cat condo with PVC core for cat cages in Stray, Medical and Quarantine Cat rooms in lieu of Mason Cat Tower System.
9. Alternate 8 – Generator: Add/(Deduct) \$ _____
 - a. Base Bid Item: Provide connection point for portable generator to connect to. Refer to electrical drawings.
 - b. Alternate Item: Provide a permanent generator. Refer to electrical drawings and specifications

Small and Minority Business Bid Compliance Review of Good Faith Efforts
 Beaufort County Animal Shelter and Hilton Head Humane Association Animal Services Complex – IFB #041817E

Prime Bidder/Proposer	Proposed Local SMBE Firm Name	Type	Location	Scope	Proposed Amount
Benchmark Contracting Charleston, SC	Did not provide				
E.E. Reed Construction Savannah, GA	The Greenery	SBE	Hilton Head Island, SC	Landscaping	\$174,513
EMJ Corporation Chatanooga, TN	The Greenery	SBE	Hilton Head Island, SC	Landscaping	\$174,000
KMD Construction Salisbury, NC	JS Construction		Bluffton, SC	Earthwork	\$1,103,659
Nix Construction Hilton Head Island, SC	AJ Electrical	SBE	Bluffton, SC	Electrical	\$476,000
	The Greenery	SBE	Hilton Head Island, SC	Landscaping	\$130,000
	Espy Lumber Co.	SBE	Hilton Head Island, SC	Building Materials	\$120,000
	Simoneux Electrical	SBE	Bluffton, SC	Electrical	\$610,000
	Graybar Fence Co	SBE	Bluffton, SC	Fencing	\$70,000
	Clover Glass of Bluffton	SBE	Bluffton, SC	Doors & Windows	\$140,000
	JS Construction	SBE	Bluffton, SC	Earthwork	\$1,250,000

MBE = Minority Business Enterprise
 SBE = Small Business Enterprise
 WBE = Woman Business Enterprise

Animal Shelter June 2017			
REVENUE	Animal Shelter		EMS
2014 GO Bond	\$ 3,500,000		
HHHA Contribution	\$ 2,000,000		
TAG Funds	\$ 400,000		
2017 GO Bond		Road Development	\$ 4,000,000
2017 GO Bond	\$ -	EMS Projects	\$ 2,000,000
2017 GO Bond Transfer	\$ 3,500,000	Animal Shelter	\$ (3,500,000)
TOTAL REVENUE	\$ 9,400,000	EMS Project Balance	\$ 2,500,000
PROJECT BUDGET			
Base construction bid	\$ 7,557,000		
	\$ (378,000)	alternate #1	Private Capital Campaign
	\$ (16,500)	alternate #4A	Private Capital Campaign
	\$ (15,000)	allow for xray rm	Private Capital Campaign
9.50%	\$ 679,013		
	\$ 7,826,513		
Non-construction budget			
Arch/Eng/Testing	\$ 714,000		
Impact/utility fees	\$ 325,274		
Soft Contingency			
FFE, Security, Technology	\$ -	\$ 400,000	Private Capital Campaign
TOTAL PROJECT BUDGET	\$ 8,865,787		
Balance	\$ 534,214	\$ 534,214	Private Capital Campaign
		\$ 934,214	Total
Expenditures to Date			
Glick Boehm (GBA)	\$ 489,594		
J. K. Tiller	\$ 6,068		
Accurate Repro	\$ 6,497		
SCDHEC	\$ 925		
Picklejuice Productions	\$ 750		
Bank of America	\$ 764		
Island Packet	\$ 268		
LCOG	\$ 230		
	\$ 505,096		
Encumbered GBA	\$ 82,641		
TOTAL EXPENDITURES	\$ 587,737		

RESOLUTION 2017 / ____

A RESOLUTION AUTHORIZING THE BEAUFORT COUNTY ADMINISTRATOR AND BEAUFORT COUNTY STORMWATER UTILITY STAFF TO PREPARE AND SUBMIT AN AMENDMENT TO AN APPLICATION FOR NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES FROM REGULATED SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS

WHEREAS, the Beaufort County Stormwater Utility was created in 2001 with the mission to address the stormwater needs of the County while protecting its water resources; and

WHEREAS, the United States Environmental Protection Agency (hereinafter, “EPA”) promulgated the Clean Water Act, 33 U.S.C. Section 1251 *et. seq.*, in 1972 (hereinafter, “CWA”), amended by the Water Quality Act, P.L. 100-4 and subsequent regulations of 1987, creating the National Pollutant Discharge Elimination System (hereinafter, “NPDES”); and

WHEREAS, the State of South Carolina Department of Health and Environmental Control (hereinafter, “DHEC”) promulgated the South Carolina Pollution Control Act, S.C. Code Sections 48-1-10 *et. seq.*, in 1976 in response to the CWA, creating the NPDES General Permit for Stormwater Discharges from Regulated Small Municipal Separate Storm Sewer Systems (hereinafter, “MSM4”); and

WHEREAS, DHEC Bureau of Water has promulgated the NPDES General Permit for Stormwater Discharges from Regulated Small Municipal Separate Storm Sewer Systems (MSM4), SCR030000; and

WHEREAS, on June 4, 2014, in accordance with the South Carolina Water Pollution Control Permits Regulations 61-9 Section 122.32 (a)(1), DHEC designated Beaufort County, South Carolina as a small MS4 for permitting; and

WHEREAS, S.C.R. 61-9 requires the owners and operators of MS4 obtain a NPDES permit and develop and implement a program to minimize the discharge of pollutants through and from the MS4 into waters of the United States; and

WHEREAS, on November 19, 2014, the County submitted a Notice of Intent (hereinafter, “NOI”) to be covered by General permit SCR030000 and a Stormwater Management Program (hereinafter, “SWMP”) to DHEC; and

WHEREAS, on December 1, 2015, the County’s MS4 permit became effective for the Urbanized Area defined by the U.S. Census and DHEC and illustrated within the NOI; and

WHEREAS, on April 3, 2017, following a meeting with DHEC and the County to define an implementation schedule for the MS4 permit, DHEC recommended to the County that the NOI be amended to “permit by rule,” meaning that the County would be permitted for all

unincorporated areas of Beaufort County’s political jurisdiction, to align with local ordinances and programs that have been created to implement the MS4 program county-wide; and

WHEREAS, the County, which desires to implement these new ordinances and programs county-wide with the goal of protecting our waters, improving water quality, and being good stewards of the environment, is agreeable to the “permit by rule” option.

NOW, THEREFORE, BE IT RESOLVED that Beaufort County Council, duly assembled, hereby authorizes the County Administrator and Stormwater Utility Staff to prepare and submit such an amendment consistent with this resolution of the NOI to South Carolina Department of Health and Environmental Control Bureau of Water.

Adopted this _____ day of June, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

Plantation Business Park Right Of Ways

***This Exhibit is a general representation of the plat recorded in Plat Book 61 Page 83 recorded in the Beaufort County Register of Deeds.**

-  80' Business Park Way ROW
-  50' Plantation Park Drive ROW
-  Roadside Pipe
-  Crossline Pipe
-  Catchbasins
-  Parcels

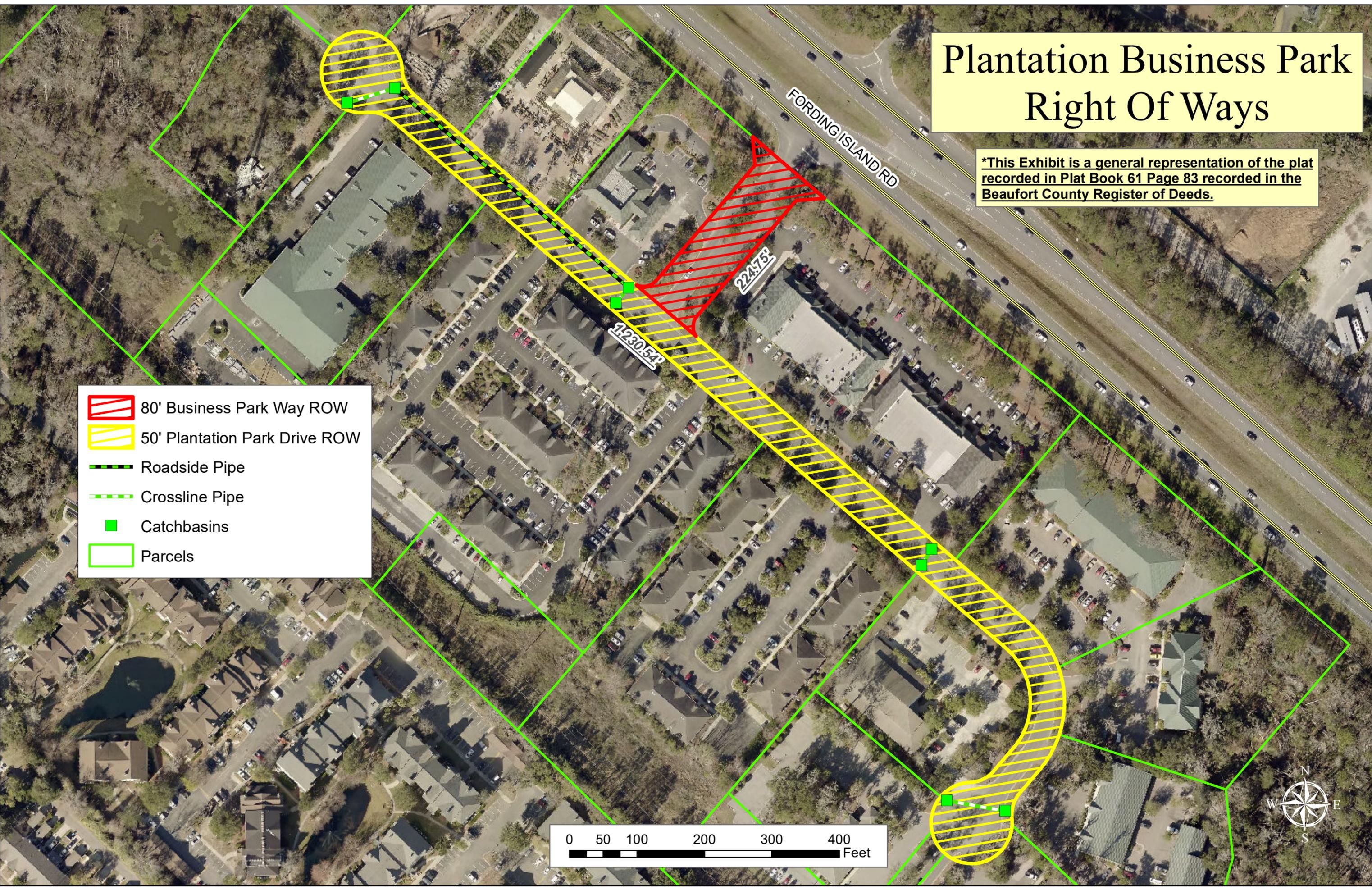
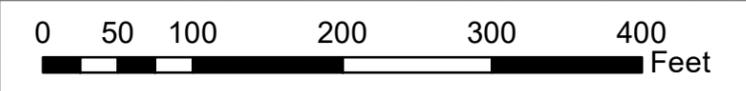
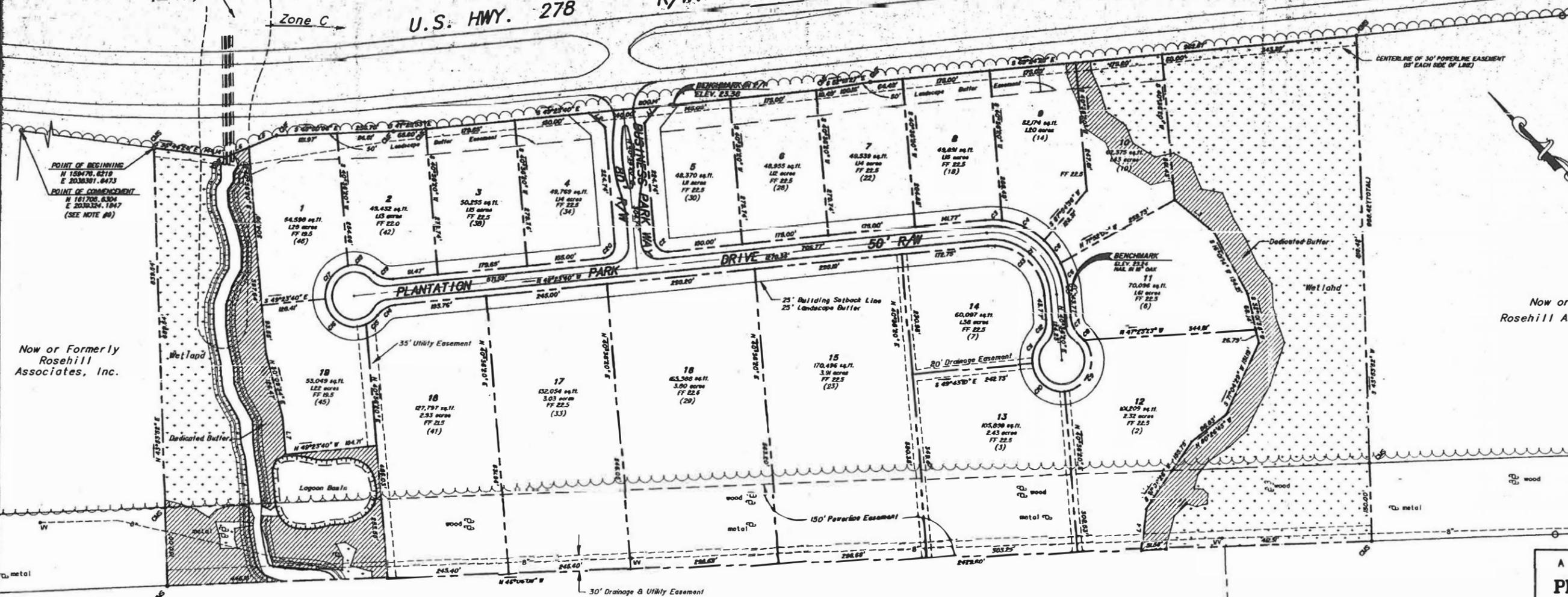


EXHIBIT "A"

U.S. HWY. 278 R/W. VARIES

Zone A8 (EL. 14')

Zone C



Now or Formerly Rosehill Associates, Inc.

A PLAT OF
PLANTATION BUSINESS PARK
BEAUFORT COUNTY
SOUTH CAROLINA

REFERENCES:

1. A PLAT OF THE BOUNDARY & WETLANDS FOR BLOCK X BEING A PORTION ROSEHILL PLANTATION PREPARED BY THOMAS & HUTTON ENGINEERING COMPANY JOB # 6294 DATED 9/25/93 LAST REVISED 9/30/93.
2. A PLAT OF 50 ACRES BEING A PORTION OF ROSEHILL PLANTATION PREPARED BY THOMAS & HUTTON ENGINEERING COMPANY JOB # 3237 DATED 9/25/93.

NOTES:

1. PLAT ERROR OF CLOSURE IS 1/1750000
2. FIELD ERROR OF CLOSURE IS 1/30,000
3. ANGULAR ERROR OF CLOSURE IS 0.2" PER ANGLE POINT.
4. THE AREA WAS DETERMINED BY GEOMETRIC METHOD OF LAND CALCULATION.
5. FIELD EQUIPMENT: SOKKIA SET4, SOR 33
6. COORDINATES BASED ON SOUTH CAROLINA STATE PLANE GRID.
7. THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE OF ALL LOTS.
8. THE PROPERTY IDENTIFICATION NUMBER IS R500-0230-000-000-000 FOR THE TRACT. PROPERTY IDENTIFICATION NUMBERS FOR THE SUBDIVIDED TRACT HAVE NOT BEEN ASSIGNED BY BEAUFORT COUNTY.
9. COMMENCING AT A CONCRETE MONUMENT FOUND AT THE SOUTHERN INTERSECTION OF U.S. HWY. 278 AND BRICK ISLAND ROAD; THENCE S 20°24'22" E FOR 685.54'; THENCE S 27°35'12" E FOR 104.45'; THENCE S 31°48'40" E FOR 104.46'; THENCE S 35°58'44" E FOR 104.43'; THENCE S 37°01'24" E FOR 416.88'; THENCE S 38°44'23" E FOR 201.64' TO THE POINT OF BEGINNING.
10. THE FINISHED FLOOR ELEVATION SHOWN FOR EACH LOT IS THE MINIMUM ELEVATION.

FLOOD NOTE:

"THE AREA INDICATED ON THIS PLAT AS A FLOOD HAZARD AREA HAS BEEN DETERMINED AS HAVING AT LEAST A ONE (1) PERCENT CHANCE OF BEING FLOORED IN ANY GIVEN YEAR BY RISING TIDAL WATERS ASSOCIATED WITH POSSIBLE HURRICANE. LOCAL REGULATIONS REQUIRE THAT CERTAIN FLOOD HAZARD PROTECTIVE MEASURES BE INCORPORATED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES IN THESE DESIGNATED AREAS. REFERENCE SHALL BE MADE TO THE DEVELOPMENT COVENANTS AND RESTRICTIONS OF THIS DEVELOPMENT AND REQUIREMENTS OF THE BEAUFORT COUNTY BUILDING CODES DEPARTMENT. IN ADDITION, SOME JURISDICTIONS MAY REQUIRE SUPPLEMENTARY PLUMBING OF 12,000 SQUARE AS A REQUIREMENT TO WASTEWATER PLUMBING IN THESE DESIGNATED FLOOD HAZARD AREAS. ACCORDING TO F.L.M.A. MAP NO. 440079 PANEL NO. 610 MAP REVISION NUMBERED 10/98 A PORTION OF THIS PLAT FALLS WITHIN A 100 YEAR

RIGHT-OF-WAY 2.78 AC.
WETLANDS & BUFFERS 12.77 AC.
LOTS 34.45 AC.
TOTAL 50.00 AC.

GRAPHIC SCALE



Line Schedule

LINE	DIRECTION	DISTANCE
L1	N 85°36'20" E	42.43'
L2	N 04°23'40" W	42.43'
L3	N 05°53'48" W	101.85'
L4	S 52°50'50" W	80.88'
L5	S 66°09'26" E	80.88'
L6	S 68°09'26" E	41.13'
L7	S 40°36'20" W	71.39'

Curve Schedule

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	130.00'	204.20'	130.00'	181.65'	N 04°23'40" W	30°00'00"
C2	130.00'	89.27'	28.00'	35.38'	S 04°23'40" E	30°00'00"
C3	155.00'	33.48'	18.81'	33.42'	S 43°12'18" E	12°22'41"
C4	155.00'	94.48'	48.78'	83.03'	S 18°33'11" E	34°53'54"
C5	155.00'	54.70'	27.84'	54.42'	S 08°01'14" W	20°13'14"
C6	155.00'	80.80'	30.80'	80.41'	S 29°23'36" W	28°28'39"
C7	50.00'	41.03'	21.75'	38.89'	S 17°08'05" W	17°00'51"
C8	80.00'	11.41'	5.76'	11.48'	S 00°55'48" E	10°53'23"
C9	80.00'	130.01'	130.00'	130.00'	S 67°54'36" W	128°01'28"
C10	80.00'	31.81'	16.88'	31.81'	N 04°23'40" W	60°00'28"
C11	80.00'	89.57'	28.30'	48.78'	N 61°57'01" E	47°10'25"
C12	80.00'	41.03'	21.75'	38.89'	N 84°06'46" E	37°40'51"
C13	125.00'	184.83'	125.00'	184.83'	N 04°23'40" E	30°00'00"
C14	50.00'	41.03'	21.75'	38.89'	N 71°54'06" W	47°00'51"
C15	80.00'	28.88'	14.44'	28.88'	N 02°10'51" W	28°19'51"
C16	80.00'	11.41'	5.76'	11.48'	N 13°44'28" W	108°41'18"
C17	80.00'	37.87'	19.21'	37.87'	N 01°14'27" E	17°52'48"
C18	80.00'	37.87'	19.21'	37.87'	S 29°54'59" E	39°07'48"
C19	80.00'	41.03'	21.75'	38.89'	S 28°21'14" E	47°00'51"
C20	25.00'	30.37'	15.19'	30.37'	N 28°19'20" E	60°12'00"

BEAUFORT COUNTY ZONING & DEVELOPMENT STANDARDS FINAL PLAN APPROVAL

This plat complies with the Beaufort County Development Review Team's final plan shown herein to be in compliance with the Beaufort County Zoning & Development Standards Ordinance and has received approval of a development permit.

Date of Dev. Rev. Team Approval: 3/6/96
Development Permit #: 23-312

Certified by: *[Signature]*

Final - 4/12/96
Revised - 6/20/97

I HEREBY DEED THE ROADS AND DRAINAGE SYSTEM TO BEAUFORT COUNTY FOR MAINTENANCE AND PUBLIC USE.

[Signature]
PLANTATION BUSINESS PARK GENERAL PARTNERSHIP
BY: ROBERT W. GERWART
GENERAL PARTNER

"I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN" TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL BEARINGS, MEASUREMENTS OF COURSES AND DISTANCES, AND MONUMENT LOCATIONS HAVE BEEN PROVEN BY LAND SURVEY.
TO THE BEST OF MY KNOWLEDGE AND BELIEF THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1/20,000" AS SHOWN HEREON AND THE AREA WAS DETERMINED BY THE COORDINATE METHOD OF AREA CALCULATION.

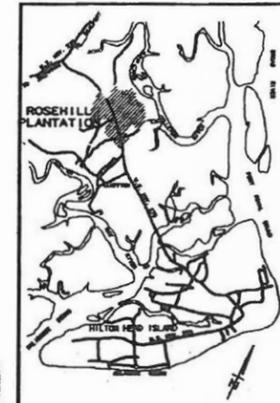


THOMAS & HUTTON ENGINEERING CO.
BEAUFORT, SOUTH CAROLINA



FILED
JOHN A. SULLIVAN, JR.
R.H.C.
BEAUFORT COUNTY, S.C.
DATE: 7/14/97

97 JUL 14 PM 3:56
3K
FOLDER # PG
LEGEND
C.M.F. = 3"x3"x4" CONCRETE MONUMENT FOUND
C.M.S. = 3"x3"x24" CONCRETE MONUMENT SET
I.P.F. = 1/2" REBAR
I.P.S. = 1/4" IRON PIPE W/CAP SET
O = C.M.S. UNLESS OTHERWISE NOTED
() = INDICATES STREET ADDRESS



PREPARED FOR:
PLANTATION BUSINESS PARK
GENERAL PARTNERSHIP

RECORDED IN BOOK _____ PAGE _____
DATE _____

IN THE OFFICE OF
CLERK OF COURT
BEAUFORT COUNTY S.C.

REPLACES PLATS IN
BOOK 56 PAGE 20

SCALE 1"=100'
FILE J-8850
DATE 5/9/97
TECH. J.W.M.

THIS SHEET CONTAINS 19 LOTS.

ORIGINAL DOCUMENT
POOR CONDITION OR CONTRAST



22X

2017 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE OFFICIAL BEAUFORT COUNTY ZONING MAP – SECTION 3.1.20 (ESTABLISHMENT OF ZONES) TO ADOPT THE 2013 F-35B AICUZ (AIR INSTALLATION COMPATIBILITY USE ZONE) MAP AS THE MARINE CORPS AIR STATION AIRPORT OVERLAY (MCAS-AO) ZONE MAP

Adopted this ____ day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

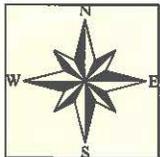
MCAS BEAUFORT

Noise Contours and APZs'

-  MCAS Boundary
- Accident Potential Zones**
-  APZ1
-  APZ2
-  CZ
-  RZ
- F-35 Noise levels**
-  Zone 2A (65 - 69.9 DB DNL)
-  Zone 2A (70 - 74.9 DB DNL)
-  Zone 3 (75+ DB DNL)

"DNL" means "Day-Night Average Sound Level" and is a 24-hour weighted and averaged measurement.

"DNL" is not a measurement in decibels (dBA)

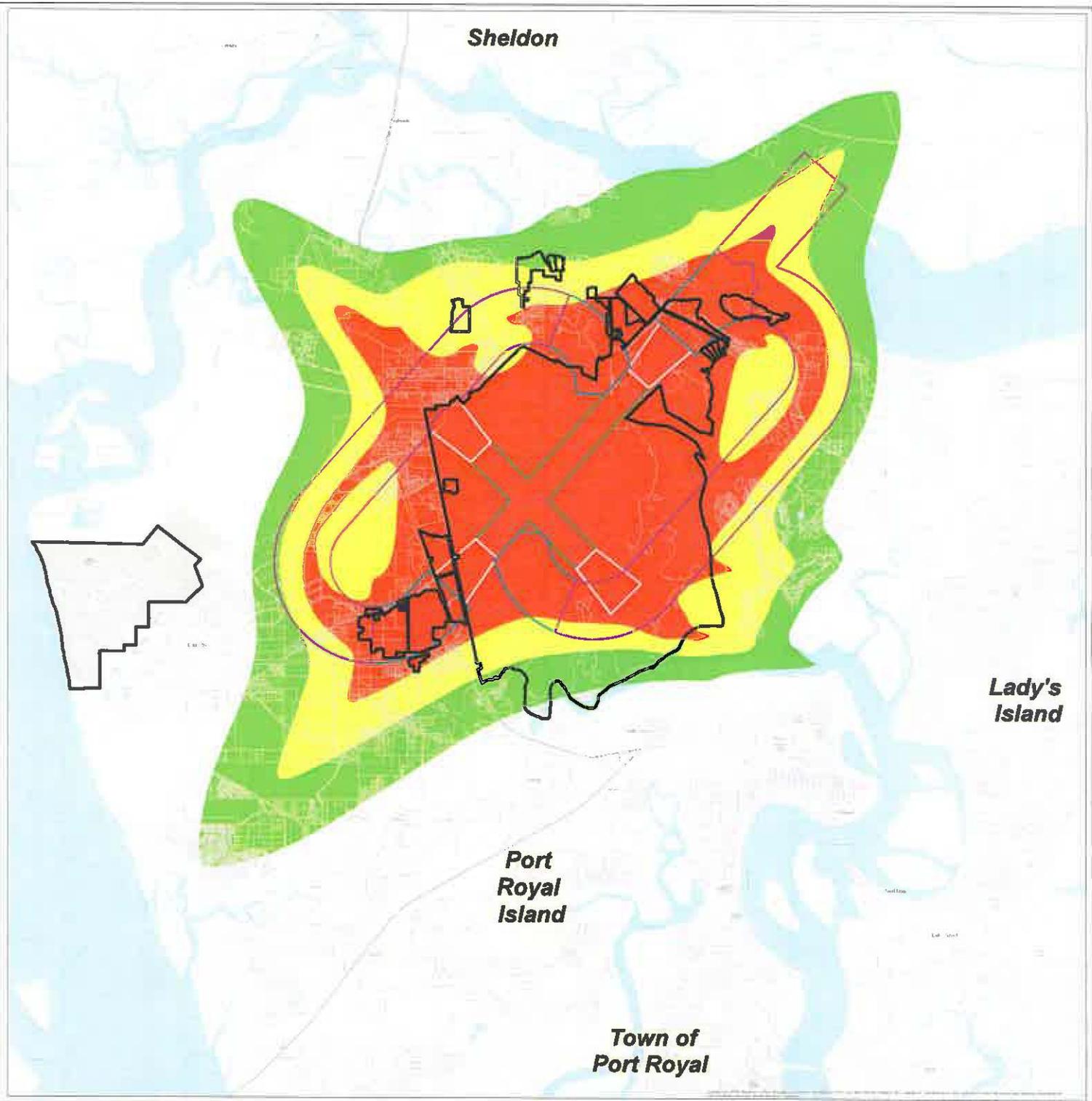


Beaufort County Council
Planning Department



Created April 12, 2017

ATTACHMENT 1



2017 /

TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC):

- SECTION 3.4.30 MCAS AIRPORT OVERLAY (MCAS-AO) ZONE STANDARDS (ADDS NOTICE REQUIREMENTS IN COMPLIANCE WITH SECTION 6-29-1610 OF THE SOUTH CAROLINA CODE);
- SECTION 5.3.20 APPLICABILITY (ARCHITECTURAL STANDARDS AND GUIDELINES) (CLARIFIES THAT ARCHITECTURAL STANDARDS ONLY APPLY TO NON-RESIDENTIAL AND MULTI-FAMILY STRUCTURES THAT ARE WITHIN 500-FEET OF ARTERIAL AND MAJOR COLLECTOR ROADS IN CONVENTIONAL, PUD (PLANNED UNIT DEVELOPMENT), AND CP (COMMUNITY PRESERVATION) DISTRICTS);
- SECTION 5.8.20 APPLICABILITY (LANDSCAPING, BUFFERS, AND SCREENING STANDARDS) (ADDS TREE REQUIREMENTS FOR NEW SINGLE-FAMILY AND DUPLEX LOTS); AND
- SECTION 5.11.100.E TREE PROTECTION DURING CONSTRUCTION (SUBPARAGRAPH 4. PENALTY FOR DAMAGING OR CUTTING PROTECTED TREES) (INCREASES THE PENALTY/MITIGATION OF ILLEGALLY REMOVED TREES FROM 1.25 TIMES TO 2 TIMES THE CALIPER INCHES REMOVED).

Whereas, amended text is highlighted in yellow, underscored for additions and struck through for deletions.

Adopted this _____ day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:

1.4.30 MCAS Airport Overlay (MCAS-AO) Zone Standards. This amendment implements a recommendation from the 2015 Joint Land Use Study (JLUS) for Marine Corps Air Station Beaufort to formally codify state law requires to notify local military installations prior to land use planning and zoning actions.

~~G. **Variiances.** The Beaufort County Zoning Board of Appeals (ZBOA) shall not act upon a request for a variance from this Section affecting lands within the MCAS AO Zone until they have received an advisory opinion from MCAS Beaufort. If an advisory opinion is not received within 30 days of notification, the ZBOA may proceed to act on the request without the opinion.~~

G. Notice to Military Installations.

1. Section 6-29-1610 et seq. of the South Carolina Code Ann. sets forth notice requirements pertaining to federal military installations. The provisions of Subsection G. shall apply to the following types of land use and zoning decisions when such decisions involve land located within an Accident Potential Zone or Noise Zone:
 - a. adoption of or amendment to the Beaufort County Comprehensive Plan;
 - b. amendment to the Official Zoning Map;
 - c. an appeal to the Beaufort County Zoning Board of Appeals (ZBOA);
 - d. a request to the ZBOA for a variance from the provisions of the Beaufort County Community Development Code; or
 - e. a request to the ZBOA for a Special Use Permit.
2. Pursuant to § 6-29-1610 et seq., S.C. Code Ann., for the proposed land use or zoning decisions identified in Subsection G, Division 1, the Beaufort County Community Development Department shall:
 - a. at least thirty days prior to any public hearing conduction in conjunction with any of the land use or zoning decision specified in Subsection G, Division 1, request from the base commander a written recommendation with supporting facts with regard to the matters specified in Subsection G, Division 4, relating to the use of the property which is the subject of review; and
 - b. upon receipt of the written recommendation from the base commander, the Community Development Department shall make the written recommendation a part of the public record, and in addition to any other duties with which the Community Development Department is charged by the local government, investigate and make recommendations of findings with respect to each of the matters enumerated in Subsection G, Division 4.
3. If the base commander does not submit a recommendation by the date of the public hearing, there is a presumption that the proposed land use or zoning decision does not have any adverse effect relative to the matters specified in Subsection G, Division 4.
4. The matters the Community Development Department and the base commander shall address in their investigation, recommendations, and findings must be:
 - a. whether the proposed land use or zoning decision will permit a use that is suitable in view of the fact that the property under review is within the MCAS-AO zone;

- b. whether the proposed land use or zoning decisions will adversely affect the existing use or usability of nearby property within the MCAS-AO zone;
- c. whether the property to be affected by the proposed land use or zoning decisions has a reasonable economic use as currently zoned;
- d. whether the proposed land use or zoning decision results in a use which causes or may cause a safety concern with respect to excessive or burdensome use of existing streets, transportation facilities, utilities, or schools where adjacent or nearby property is used as a federal military installation;
- e. whether the land use or zoning proposal is in conformity with the policy and intent of the Beaufort County Comprehensive Plan given the proximity of a federal military installation; and
- f. whether there are other existing or changing conditions affecting the use of the nearby property, such as the presence of a federal military installation, which give supporting grounds for either approval or disapproval of the proposed land use or zoning decision.

5.3.20 Applicability (of Architectural Standards and Guidelines). This amendment limits the applicability of architectural standards in conventional zones to development located within 500 feet of an arterial or major collector. This amendment also clarified existing PUDs are not exempt from architectural standards. A significant amount of commercial development along US 278 such as Moss Creek and Belfair is zoned PUD.

- B. **Within Conventional Zones, Existing PUDs, and Community Preservation Districts.** Within Conventional Zones, Existing PUDs, and Community Preservation Districts, all development located within 500 feet of the right-of-way of an arterial or major collector, with the exception of single-family and two-family residential, shall meet the standards in Section 5.3.3.30 (General Architectural Standards and Guidelines) and utilize Section 5.3.40 (Architectural Styles) as a “best practices manual” to achieve the standards in Section 5.3.30 (General Architectural Standards).

5.8.20 Tree Planting Requirements for Single Family Residences and Duplexes. This amendment requires that all new residential lots have at least two overstory trees with the exception of the T4 districts. Existing trees can count toward this requirement. In the T4 districts, at least one overstory tree is required.

B. ~~Exemptions.~~ **Requirements for Single-Family Residential and Duplex Lots.** New single-family residential and duplex lots that are 10,800 square feet or less shall require the planting or preservation of at least two overstory trees in all districts except T4. In the T4 districts, at least one overstory tree is required.

- ~~1. Within Transect Zones: Single family residential and duplexes on individual lots are exempt from the requirement of this section within T1 Natural Preserve, T2 Rural, T2 Rural Neighborhood, T2 Rural Neighborhood Open, T2 Rural Center, T3 Edge, T3 Hamlet Neighborhood, and T3 Neighborhood.~~
- ~~2. Within Conventional Zones and Community Preservation Districts: Single family residential and duplexes on individual lots are exempt.~~

5.11.100.E Tree Protection During Construction. This amendment increases the penalty for damaging or removing protected trees during construction. The current penalty requires the trees to be replaced by 1.25 times the diameter caliper inches of removed or damaged trees. The amendment would require that to be increased to 2 times the caliper inches.

4. **Penalty for Damaging or Cutting Protected Trees.** If trees are damaged or cut down as a result of the construction process, the mitigation shall be individual plantings of trees a minimum of 2.5 caliper inches with a total caliper equal to ~~1.25~~ two (2) times that of the DBH of the trees damaged or destroyed. Trees shall be planted within the disturbed area of the site. If all tree inches cannot be planted back on site due to site constraints, the remaining tree inches shall be subject to a general county reforestation fee; see Section 5.11.100.D.3 (Reforestation Fee).

ORDINANCE NO. 2017-___

FY 2017-2018 BEAUFORT COUNTY AIRPORTS BUDGET (ENTERPRISE FUND)

An Ordinance adopting a Beaufort County Airports budget for the fiscal year beginning July 1, 2017 and ending June 30, 2018 (appropriations from the Beaufort County General Fund being unnecessary for the operations of the Airports).

WHEREAS Beaufort County Code of Ordinance Chapter 6 establishes the Beaufort County Airports Board (BCAB); and

WHEREAS the BCAB purpose includes advising County Council on financial matters, among other items, to ensure the economical, self-sufficiency of the County's Airports; and

WHEREAS the BCAB and the Airports Director establish the Airports' annual operations budget with the approval of County Council; and

WHEREAS the BCAB met on June 15, 2017, reviewed the proposed annual budget, and recommends approval of the operations budget attached hereto for both the Lady's Island Airport and the Hilton Head Island Airport.

BE IT ORDAINED BY COUNTY COUNCIL OF BEAUFORT COUNTY:

SECTION 1. The Beaufort County Airports consists of both the Lady's Island Airport and the Hilton Head Island Airport.

SECTION 2. Each airport collects fees for services including, but not limited to, parking fees, sale of fuel, landing fees, parking/tie-down fees, ramp use fees and hangar rental fees.

SECTION 3. The BCAB provides advice and recommendation regarding the airports' operations budget. The BCAB recommends approval of the attached operations budgets.

SECTION 4. AIRPORT OPERATIONS BUDGET

An amount of \$546,308.00 for the operations of the Lady's Island Airport and an amount of \$1,729,400 for the operations of the Hilton Head Island Airport as shown on the attached "**AIRPORTS FUND – LADY'S ISLAND AND HILTON HEAD ISLAND AIRPORTS**" is hereby approved by Beaufort County Council.

SECTION 5. BUDGETARY ACCOUNT BREAKOUT

The line-item budgets attached hereto and recommended by the BCAB for FY 2017-2018 are incorporated herein by reference and shall be part and parcel of this Ordinance.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective July 1, 2017. Approved and adopted on third and final reading this ____th day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley Bennett, Clerk to Council

First Reading, By Title Only: May 22, 2017
Second Reading: June 12, 2017
Public Hearing:
Third and Final Reading:

AIRPORTS FUND – LADY’S ISLAND AND HILTON HEAD ISLAND AIRPORTS

The Beaufort County Department of Airports Fund is used to accumulate the revenues and expenses related to the operation of the county’s two airports. Operations are financed primarily with fees collected for services, leases, grants, and other airport related services. The revenues, expenses and retained earnings are reported in the Proprietary Fund for annual financial reporting purposes.

AIRPORT TERMINOLOGY

The following abbreviations are referenced throughout the Airport Enterprise Fund. These are standard abbreviations used in the industry.

1. FBO – Fixed Based Operations
2. PFC – Passenger Facility Charges
3. FAA – Federal Aviation Administration
4. SCAC – South Carolina Aeronautical Commission
5. ATCT – Air Traffic Control Tower
6. GA – General Aviation
7. ARFF – Aircraft Rescue and Firefighting
8. AIP – Airport Improvement Plan

BEAUFORT COUNTY DEPARTMENT OF AIRPORTS

The Department of Airports, operating as an Enterprise Fund, is responsible for planning, developing, operating and maintaining two (2) airports under the jurisdiction of Beaufort County: Beaufort County Airport on Lady's Island (ARW) and Hilton Head Island Airport (HXD). The Department is responsible for administering all aeronautical activities as required by the Federal, State, County and local laws, regulations, ordinances and statutes. It is responsible for the positive growth of all aeronautical activities and development of all airports under its jurisdiction in the county. It is responsible for normal and emergency operations, security and maintenance at all Beaufort County airports. It provides for fueling services for general aviation and commercial aircraft at HXD through its FBO, Signature Flight Support. It is responsible for the administration of all contracts and agreements entered into by Beaufort County for use and support of all airport facilities within the Beaufort County Airport System.

GOALS AND OBJECTIVES

The Department's objective is to operate an airport system that is efficient yet maximizes both the internal and external customer expectations. In the coming year the Department of Airports will launch several critical construction projects which will allow the airport system to continue operating efficiently and safely. Each scheduled project is strategically timed to meet projected activity forecasts within the approved budget while maintaining full compliance with all FAA requirements. Further, it is the goal of the Department to complete ongoing and initiate new projects in accordance with the approved master plan for each airport in an effort to continue the development of all airports.

The Department will also continue to take a lead role to further maintain and improve air service levels at Hilton Head Island Airport with the goal of "expanding the brand" of Hilton Head Island to new, non-stop markets through new carrier attraction efforts as well as fostering new, expanded opportunities with its existing airline partners. Recognizing the airports position as one of the key economic engines in the Lowcountry, the Department will:

- Work to maintain a reasonable, fair, market based and competitive fee structure for all services provided to its customers and the public, and
- Provide a sound financial foundation to support the County's airport system development needs, and
- Work toward an overall goal of making each airport within the airport system financially self-sufficient.

BEAUFORT COUNTY AIRPORT - LADY'S ISLAND

	FY 2016 Actual	FY 2017 Approved Budget	FY 2017 Actual to Date 4/30/2017	FY 2018 Proposed Budget
Operating Revenues				
Fuel and Oil Sales	\$ 380,110	\$ 395,000	\$ 337,175	\$ 395,000
Operating Agreements/Concessions	5,745	8,350	4,324	8,350
Landing Fees	10,885	11,000	11,080	11,000
Rental Income	<u>133,011</u>	<u>131,958</u>	<u>121,551</u>	<u>131,958</u>
Total Operating Revenues	529,751	546,308	474,130	546,308
Non-Operating Revenues				
Federal and State Grants	260,646	160,000	76,119	160,000
Interest Income	<u>125</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>\$ 790,522</u>	<u>\$ 706,308</u>	<u>\$ 550,249</u>	<u>\$ 706,308</u>
Operating Expenses				
Costs of Sales and Services	228,618	245,000	221,089	245,000
Salaries and Benefits	137,035	148,229	116,225	148,229
Purchased/Contractual Services	106,314	129,967	28,676	129,967
Supplies	7,588	13,112	8,080	13,112
Depreciation	<u>61,190</u>	<u>60,000</u>	<u>40,590</u>	<u>60,000</u>
Total Operating Expenses	540,745	596,308	414,660	596,308
Non-Operating Expenses				
Capital Projects	357,813	110,000	90,785	110,000
Capital Equipment	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenses	<u>\$ 898,558</u>	<u>\$ 706,308</u>	<u>\$ 505,445</u>	<u>\$ 706,308</u>
Change in Net Position	(108,036)	-	44,804	-
Net Position, Beginning July 1,	<u>3,378,839</u>	<u>3,270,803</u>	<u>3,270,803</u>	<u>3,270,803</u>
Net Position, Ending June 30,	<u>\$ 3,270,803</u>	<u>\$ 3,270,803</u>	<u>\$ 3,315,607</u>	<u>\$ 3,270,803</u>
Authorized Positions				
Full Time	1	1	1	1
Part Time	5	5	5	5

HILTON HEAD ISLAND AIRPORT

		FY 2017	FY 2017	FY 2018
	FY 2016	Approved	Actual to Date	Proposed
	Actual	Budget	4/30/2017	Budget
<u>Operating Revenues</u>				
Fixed Based Operator Revenue	\$ 296,178	\$ 369,592	\$ 251,208	\$ 369,592
Operating Agreements/Concessions	412,180	480,300	321,336	480,300
Firefighting/Security Fees	281,731	282,100	234,776	282,100
Passenger Facility Charges	134,238	150,000	111,762	150,000
Parking/Taxi Fees	28,005	55,000	15,692	55,000
Landing Fees	61,589	105,000	42,494	105,000
Rental Income	382,920	376,242	313,990	376,242
Miscellaneous/Other	41,640	42,300	34,795	42,300
Total Operating Revenues	1,638,481	1,860,534	1,326,053	1,860,534
<u>Non-Operating Revenues</u>				
Federal and State Grants	9,587,027	6,500,000	6,477,755	6,500,000
Interest Income	6,009	-	356	-
Total Revenues	\$ 11,231,517	\$ 8,360,534	\$ 7,804,163	\$ 8,360,534
<u>Operating Expenses</u>				
Salaries and Benefits	1,089,772	883,132	753,946	909,626
Purchased/Contractual Services	369,763	483,023	375,911	487,853
Supplies	30,585	76,860	34,396	76,860
Depreciation	564,792	575,000	416,265	575,000
Total Operating Expenses	2,054,912	2,018,015	1,580,518	2,049,339
<u>Non-Operating Expenses</u>				
Capital Projects	6,092,626	5,500,000	6,125,702	5,500,000
Capital Equipment	72,977	50,000	35,981	50,000
Interest Expense	91,798	87,845	66,260	83,787
Total Expenses	\$ 8,312,313	\$ 7,655,860	\$ 7,808,461	\$ 7,683,126
Change in Net Position	2,919,204	704,674	(4,298)	677,408
Net Position, Beginning July 1,	14,279,690	17,198,894	17,198,894	17,903,568
Net Position, Ending June 30,	\$ 17,198,894	\$ 17,903,568	\$ 17,194,596	\$ 18,580,976
Authorized Positions				
Full Time (see below)	16	13	13	13
Part Time	0	0	0	0
Full Time Positions Include:				
Airport Director	1	1	1	1
Airport Support Staff	3	3	3	3
Airport Firefighters	9	9	9	9
Law Enforcement Officers	3	0	0	0

ORDINANCE NO. 2017-___

FY 2017-2018 BEAUFORT COUNTY STORMWATER MANAGEMENT UTILITY
BUDGET (ENTERPRISE FUND)

An Ordinance adopting a Beaufort County Stormwater Management Utility budget for the fiscal year beginning July 1, 2017 and ending June 30, 2018 (appropriations from the Beaufort County General Fund being unnecessary for the operations of the Stormwater Management Utility).

WHEREAS Beaufort County Code of Ordinance Chapter 99 establishes the Beaufort County Stormwater Management Utility and specifically Sec. 99-116 establishes the Beaufort County Stormwater Management Utility Board (SWMUB); and

WHEREAS the SWMUB purpose includes advising and recommending to County Council appropriate funding levels for the provision of stormwater management services; and

WHEREAS the SWMUB and stormwater utility staff establish the stormwater management services for residential, commercial, industrial and governmental entities within Beaufort County based on the collection of fees as established by Beaufort County Ordinance and with the approval of County Council; and

WHEREAS the SWMUB met on April 19, 2017, reviewed the proposed annual budget, and recommends approval of the 2017-18 operations budget attached hereto for Stormwater Utility Management services and programs.

BE IT ORDAINED BY COUNTY COUNCIL OF BEAUFORT COUNTY:

SECTION 1. The Beaufort County SWMUB is charged with advising County Council and making recommendations for appropriate funding levels for stormwater utility management operations budget.

SECTION 2. Stormwater fees are collected in accordance with County ordinance and such fees are enterprise funds, separate and apart from the Beaufort County General Fund.

SECTION 3. The SWMUB recommends approval of the attached operations budgets for the performance of stormwater management utility operations.

SECTION 4. STORMWATER MANAGEMENT UTILITY BUDGET

An amount of \$5,813,482.00 for the operations of the Stormwater Management Utility services and programs as shown on the attached Exhibit “**Stormwater Management Utility Operations Budget for Fiscal Year 2017-18**” is hereby approved.

SECTION 5. BUDGETARY ACCOUNT ATTACHED

The line-item budgets attached hereto and recommended by the SWMUB for FY 2017-2018 are incorporated herein by reference and shall be part and parcel of this Ordinance.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be effective July 1, 2017. Approved and adopted on third and final reading this ____ day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley Bennett, Clerk to Council

First Reading, By Title Only: May 22, 2017

Second Reading: June 12, 2017

Public Hearing:

Third and Final Reading:

Stormwater Management Utility Operations Budget for Fiscal Year 2017-18

PROPRIETARY FUNDS

The Proprietary Funds are different in purpose from the government funds and designed to be like business financial reporting. Since they are like business accounting, records are kept on activities regardless of the duration of the activity. The idea is to determine if the fund is breaking even considering all activities by using accrual accounting.

STORMWATER MANAGEMENT UTILITY FUND

The Stormwater Utility was established by County Ordinance 16 years ago and its activities are guided by a Comprehensive Master Plan completed in 2006, the minimum control measures outlined in the County's 2015 permit under the National Pollutant Discharge Elimination System (NPDES) program and advised by a Stormwater Management Utility Board. Requirements concerning Stormwater Systems are found in the County's Community Development Code (CDC) and the design criteria found in our Best Management Practices Manual.

The Utility partners with the City of Beaufort, and the Towns of Bluffton, Port Royal, and Hilton Head Island through local intergovernmental agreements. The fees that are collected within a municipality's jurisdiction are then distributed back to the municipality. Each political jurisdiction has an individual stormwater utility, which is a separate fund and a dedicated revenue source for funding activities and programs related to stormwater management. The jurisdictions coordinate on the utility administration element of their programs and share some services to achieve greater efficiencies, but the programs are separate and are managed within each jurisdiction's local government.

The County has been designated as a municipal separate storm sewer system (MS4) and in 2015 the County began to be permitted under the federal Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination System (NPDES) program. Compliance with this permit will be expensive in the coming years and the County will have mounting costs to maintain an aging infrastructure. Beginning in 2015, the County has increased its rates and shifted to an updated stormwater utility fee rate structure to achieve the fairest distribution of utility costs among ratepayers, the best use of available data, and a level of revenue sufficient to achieve program needs and requirements.

The County maintains some larger drainage infrastructure within each of the four municipalities in addition to the unincorporated area. Previously the maintenance of the infrastructure within the four municipalities was limited in the incorporated areas because funding levels, supported by the unincorporated ratepayers only, were insufficient. In 2015, the County began collecting a County-wide Infrastructure fee from ratepayers within the incorporated areas to distribute the County's costs for county-wide infrastructure maintenance across all the unincorporated and incorporated areas of the County based on linear feet of pipes and open ditches in each jurisdiction.

STORMWATER MANAGEMENT UTILITY TERMINOLOGY

The following abbreviations are referenced throughout the Stormwater Management Utility Enterprise Fund. These are standard abbreviations used in the industry.

1. MS4 – Municipal Separate Storm Sewer System
2. EPA – Environmental Protection Agency
3. NPDES – National Pollutant Discharge Elimination System
4. SFR – Single Family Residential
5. IA – Impervious Area Unit of billing
6. GA – Gross Area (or Acreage) Unit of billing
7. SWU – Stormwater Utility
8. CWI – Countywide Infrastructure
9. BMP – Best Management Practices

STORMWATER MANAGEMENT UTILITY

		FY 2017	FY 2017	FY 2018
	FY 2016	Approved	Actual to Date	Proposed
	Actual	Budget	4/30/2017	Budget
<u>Operating Revenues</u>				
Stormwater Utility Fees	\$ 4,924,194	\$ 5,130,837	\$ 4,728,020	\$ 5,125,714
Stormwater Infrastructure Fees	467,476	560,231	537,886	593,237
Stormwater Utility Project Billings	1,492	201,691	284,778	94,531
Miscellaneous/Other Revenue	<u>1,995</u>	<u>-</u>	<u>1,897</u>	<u>-</u>
Total Operating Revenues	5,395,157	5,892,759	5,552,581	5,813,482
<u>Non-Operating Revenues</u>				
Bond Proceeds	-	-	-	5,000,000
Interest Income	<u>8,576</u>	<u>864</u>	<u>-</u>	<u>2,500</u>
Total Revenues	<u>\$ 5,403,733</u>	<u>\$ 5,893,623</u>	<u>\$ 5,552,581</u>	<u>\$ 10,815,982</u>
<u>Operating Expenses</u>				
Salaries and Benefits	2,251,707	2,582,002	1,731,134	2,791,762
Purchased/Contractual Services	976,444	1,905,427	790,142	891,632
Supplies	240,278	354,681	258,873	359,299
Depreciation	<u>177,626</u>	<u>301,972</u>	<u>166,667</u>	<u>311,860</u>
Total Operating Expenses	3,646,055	5,144,082	2,946,815	4,354,553
<u>Non-Operating Expenses</u>				
Capital Projects	-	-	-	2,415,950
Capital Equipment	<u>-</u>	<u>1,050,490</u>	<u>97,239</u>	<u>963,650</u>
Total Expenses	<u>\$ 3,646,055</u>	<u>\$ 6,194,572</u>	<u>\$ 3,044,055</u>	<u>\$ 7,734,153</u>
Authorized Positions	45	50	50	54

STORMWATER MANAGEMENT UTILITY PERFORMANCE MEASURES/OPERATING INDICATORS

Billable accounts database, collection rates

Stormwater Utility revenue comes from user fees billed annually in conjunction with the property tax bill. A user fee, different from a tax, is based on measurable units including impervious area (hard surfaces) and acreage. Since it is a user fee, all properties pay fees, including churches, schools, and government agencies. The only exceptions are rights-of-way for roads, boat slips, railroad, and submerged properties. This fair and equitable system directly related fee for service.

GIS mapping

The cost of stormwater management is largely focused on operations and maintenance of the current system. In order to determine the cost of our service we must have an inventory of the system. Staff continually surveys our pipes, ditches, detention ponds, and other features to populate a GIS map and database.

Beaufort County Connect Data

BC Connect is a smart phone and website application used by the public and staff to document and track response to complaint, issues, and needs. Once investigated by staff, if action is needed, a project is created and tracked in PubWorks.

MS4 permit

The Clean Water Act Phase II implementation of the Municipal Separate Stormsewer System (MS4) permit is the driving document for the regulatory programs within the Utility. The permit is published on the County website and includes numerous tasks and programs that the County must perform annually to stay within compliance with the permit.

MUNIS Data

The MUNIS software is used to issue and track stormwater permits required for all construction in the County. The regulatory staff conducts plan review, issues permits, and performs inspections to maintain MS4 compliance.

PubWorks Data

PubWorks is a project management software that is used to estimate project costs and track progress. Each O&M project is defined within PubWorks to determine an estimate of manpower, equipment, and materials. During construction, the estimate is replaced with the actual hours, quantities, and cost. That data is then used to estimate production rates that once applied to the GIS mapping inventory, gives the department a projected cost of service annually.

CIP schedules and budgets

Once a decade, the County updates the Stormwater Master Plan. The plan documents the program status and studies the health of the stormwater system and the receiving water bodies. The Plan then recommends capital projects to make improvements to water quality as needed. Those projects are placed within 5 year business plans and funding from the Utility is set aside for the projects. These projects have internal performance measures including cost and schedule.

Monitoring

The goal of the Stormwater Utility is to maintain and improve the health of our waters. Monitoring is the means to document our progress towards our goals. The County has developed a monitoring program in conjunction with USCB and routinely samples and studies the watersheds of the County. The results of monitoring are incorporated into the Master Plan, reported annually to DHEC, and documented within the GIS mapping.

The Stormwater Utility Board is made up of appointed representatives selected by County Council and the four municipalities partnered with the County. The Board meets monthly in which all these Performance Measures and Operating Indicators are reported to the public.

STORMWATER MANAGEMENT UTILITY CAPITAL PROJECTS

The following chart is a list of current capital projects in the 5 year plan. Unless noted otherwise, all projects are funded solely by the Stormwater Utility.

	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	TOTAL
SC170/Okatie West Land \$300K/Design \$120K	1,210,000	-	-	-	-	-	-	\$ 1,210,000
Buckingham Plantation	276,450	276,450	-	-	-	-	-	\$ 552,900
Brewer Memorial Park Demonstration Wet Pond Porject Feasibility \$9.5K/Design \$20K/Construction \$50K	29,500	50,000	-	-	-	-	-	\$ 79,500
Factory Creek M2 Phase I (\$200K Design/\$340K ROW/\$1.2M Construction)	100,000	170,000	-	600,000	-	-	-	\$ 870,000
Factory Creek M2 Phase II (\$200K Design/\$340K ROW/\$1.2M Construction)	-	170,000	-	600,000	-	-	-	\$ 770,000
Salt Creek South M1 (\$245K Design/\$400K ROW/\$1.4M Construction)	245,000	400,000	1,400,000	-	-	-	-	\$ 2,045,000
Shanklin Road M2 (\$330K Design/ \$660K ROW/\$2.35K Construction)	330,000	660,000	-	2,350,000	-	-	-	\$ 3,340,000
Grober Hill M2 (\$225K Design/\$900K ROW/\$1.4M Construction)	225,000	-	900,000	-	1,400,000	-	-	\$ 2,525,000
Camp St. Mary M2 (\$342K Design/\$165K ROW/\$3.25M Construction)	-	-	-	342,000	165,000	3,250,000	-	\$ 3,757,000
Battery Creek West M1(\$375K Design/\$165K ROW/\$3.6M Construction)	-	-	-	-	375,000	165,000	3,600,000	\$ 4,140,000
Paige Point Overtopping Design \$30K/\$305K Construction	-	-	-	-	-	30,000	305,000	\$ 335,000
	<u>\$ 2,415,950</u>	<u>\$ 1,726,450</u>	<u>\$ 2,300,000</u>	<u>\$ 3,892,000</u>	<u>\$ 1,940,000</u>	<u>\$ 3,445,000</u>	<u>\$ 3,905,000</u>	<u>\$ 19,624,400</u>

2017 / __

PORT ROYAL ISLAND ZONING MAP AMENDMENT FOR R100 040 000 0209 0000, (12 ACRES LOCATED ALONG BAY PINES ROAD); FROM T2-RURAL DISTRICT TO S1-INDUSTRIAL DISTRICT

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Zoning Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Adopted this ___ day of ____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

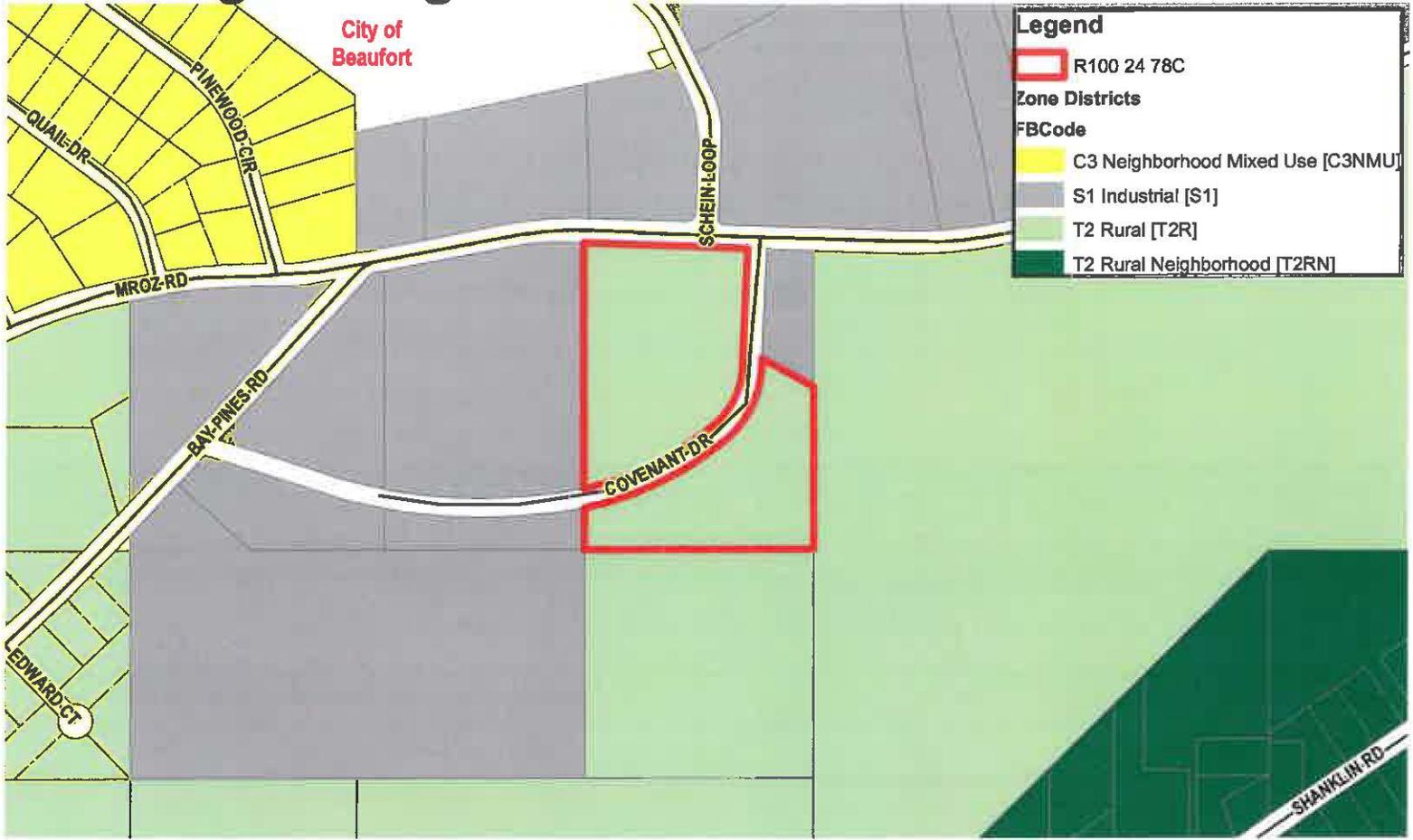
Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

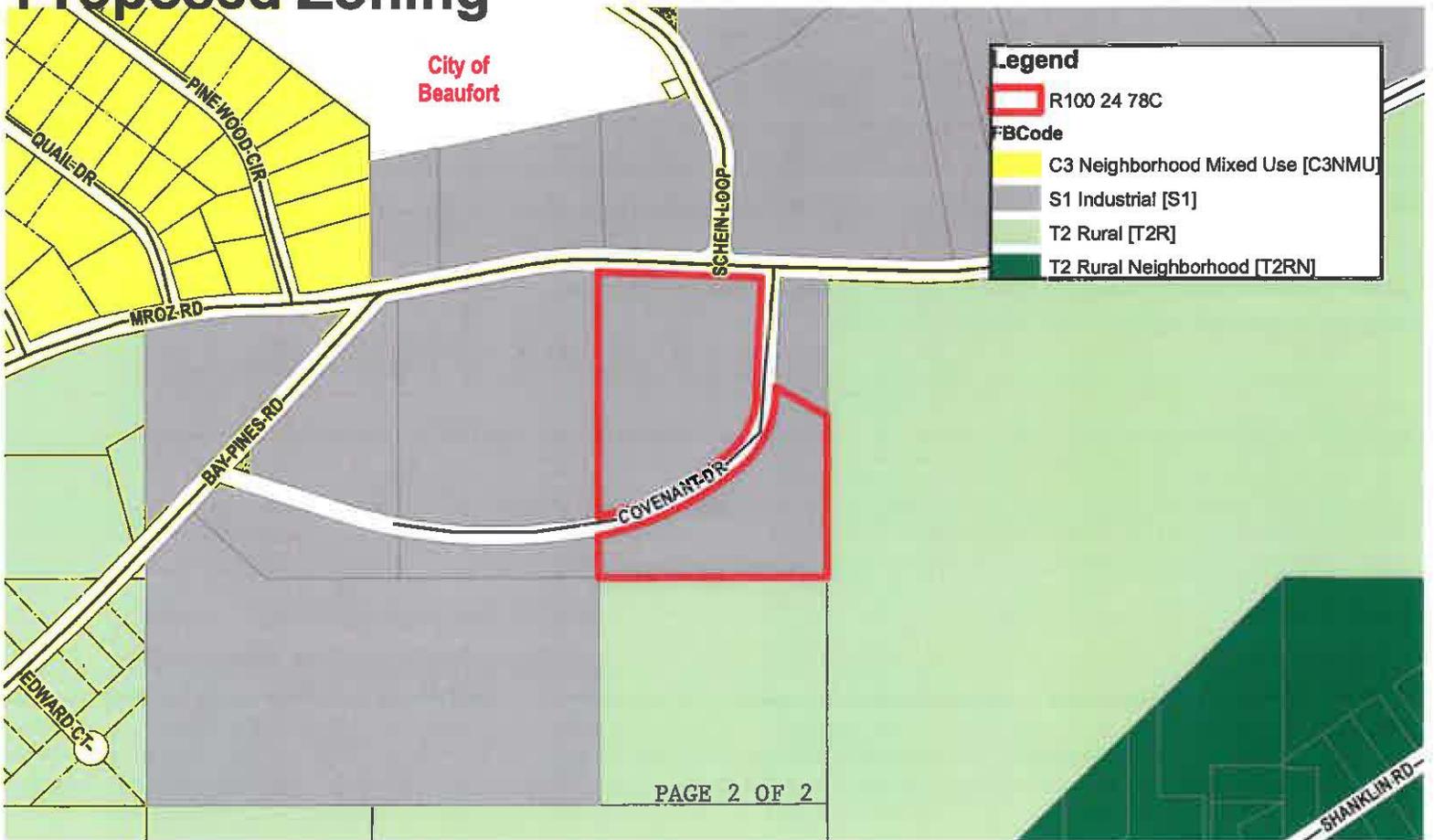
Ashley M. Bennett, Clerk to Council

First Reading: May 22, 2017
Second Reading: June 12, 2017
Public Hearing:
Third and Final Reading:

Existing Zoning



Proposed Zoning



TEXT AMENDMENTS TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC):

- SECTION 1.3.50 EXEMPTIONS (ADDS REQUIREMENT TO COMPLY WITH HISTORIC PRESERVATION STANDARDS);
- SECTION 2.2.50 LOTS (SPECIFIES MINIMUM WIDTHS OF FLAG LOTS);
- SECTION 2.2.60 ACCESS MANAGEMENT (ALLOWS BUILDINGS TO FRONT MAJOR ROADWAYS WHILE TAKING ACCESS FROM A REAR STREET OR ALLEY);
- TABLE 3.1.70 LAND USE DEFINITIONS (AMENDS “CAMPGROUND” TO SPECIFY TWO OR MORE RECREATIONAL VEHICLES/RVS ON A SINGLE PROPERTY);
- SECTION 5.6.120 FREESTANDING SIGNS (ESTABLISHES MINIMUM 10-FOOT SETBACK FROM RIGHT-OF-WAY (ROW));
- TABLE 5.8.50.F EXISTING TREES IN THOROUGHFARE BUFFER (ADDS RETENTION REQUIREMENT OF EXISTING TREES 6-INCHES DBH IN THOROUGHFARE BUFFERS);
- SECTION 5.8.110.B.4 PERFORMANCE GUARANTEE (ESTABLISHES A TWO-YEAR SURVIVAL BOND FOR LANDSCAPING);
- SECTION 5.11.90 FORESTS (ADDS NEW SUBSECTION THAT PROMOTES INTERCONNECTIVITY OF PRESERVED FOREST HABITAT);
- SECTION 5.11.100.B SPECIMEN TREES (ADDS LONGLEAF PINE AND BLACK CHERRY AS SPECIMEN TREES AT 16 INCHES (DBH)); AND
- SECTION 6.2.70 MAINTENANCE GUARANTEE (CROSS-REFERENCES THE LANDSCAPING SURVIVAL BOND FROM SECTION 5.8.110.B.4).

Whereas, amended text is highlighted in yellow, underscored for additions and struck through for deletions.

Adopted this _____ day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, Esquire
Beaufort County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

First Reading: May 22, 2017

Second Reading: June 12, 2017

Public Hearing:

Third and Final Reading:

Section 1.3.50 Exemptions. The proposed amendment is necessary to include historic preservation standards in the review of public utility and infrastructure projects.

- C. A public utility or public infrastructure installation (water, sewer, roads, gas, stormwater, telephone, cable, etc.) is exempt from the standards of this Development Code, except:
1. Thoroughfare standards, in Division 2.9 (Thoroughfare Standards);
 2. Wetland standards, in Section 5.11.30 (Tidal Wetlands), and Section 5.11.40 (Non-Tidal Wetlands);
 3. River Buffer standards, in Section 5.11.60 (River Buffer);
 4. Tree Protection standards, in Section 5.11.90 (Tree Protection);
 5. Stormwater management standards, in Section 5.12.30 (Stormwater Standards);
 6. Utility standards, in Section 4.1.210 (Regional (Major) Utility);
 7. Wireless communication facilities standards, in Section 4.1.320 (Wireless Communications Facility);
 8. **Historic Preservation standards, in Division 5.10 (Historic Preservation).**

Section 2.2.50 Lots. This amendment provides a minimum width for a flag lot to ensure adequate access for public safety vehicles.

- B.4. **Resources Make Normal Lotting Difficult.** Where natural resources or property shape make normal lotting difficult, common drives, flag lots, or shared easements may be considered at the discretion of the Director. **Where a flag lot is approved, the minimum width of the portion of the lot that fronts the ROW or easement and extends to the rear “flag” shall be 50 ft., except in the T3N, T4HC, and T4NC zones, where the minimum width shall be 40 ft.**

Section 2.2.60 Access Management. This amendment allows buildings to front major roadways while taking access from a rear street or alley.

- A.2.c. To the maximum extent practical, lots fronting an arterial or major collector shall **front take access from** an internal street, parallel frontage road, or rear alley. This avoids multiple lots with individual access along the existing public road frontage or reverse frontage lots in which buildings turn their back to the public road frontage.

Table 3.1.70 Land Use Definitions. Amend this table to clarify that a Recreational Campground is comprised of two or more camp sites for rent on a single piece of property.

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY:

11. Recreation Facility: Campground – Form of lodging where guests bring tents, travel trailers, campers, or other similar forms of shelter to experience natural environments. Campgrounds rent **two (2) or more** pads or spaces to guests. May also include accessory uses such as a camp store, shower/bathroom facilities, and recreational facilities.

Section 5.6.120 Freestanding Signs. Clarifies setback requirement by removing a reference to Corridor Overlay District which does not exist in the CDC.

A. Description

Freestanding Signs encompass a variety of signs that are not attached to a building and have an integral support structure. Freestanding varieties include Monument and Pole Signs.

A Pole Sign, usually double-faced, mounted on a single or pair of round poles, square tubes, or other fabricated members without any type of secondary support.

A Monument Sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

B. Standards

Size

Signable Area	T4	All Other Districts
Single Tenant	24 SF max.	40 SF max.
Multiple Tenant with one highway frontage	32 SF max.	80 SF max.
Multiple Tenant with Two or more highway frontages	32 SF per frontage	80 SF per frontage

Location

Signs per Highway Frontage:

Single Tenant 1 max.

Multiple Tenant 1 max. ^{1,2}

Height 10' max. **(A)**

Width 15' max. **(B)**

Distance from ground to the base of the sign 4' max.

Setback from ROW within Corridor Overlay District 10' min.

¹Individual tenants may not have a Freestanding Sign.

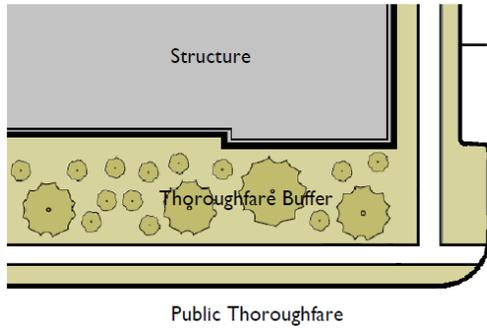
²Frontages greater than 500 feet may include one additional freestanding sign not to exceed 80 SF in area and with a total allowable sign area not exceeding the maximum allowable sign area for the multiple tenant center.

Miscellaneous

Changeable copy signs are allowed for gasoline price signs, houses of worship, schools, directory signs listing more than one tenant, and signs advertising restaurant food specials, films and live entertainment which change on a regular basis.

Table 5.8.50 Thoroughfare Buffer. The Corridor Overlay District in the ZDSO required that existing trees 6” DBH or greater to be preserved within the 50 foot buffer along the highway. This requirement is missing from the CDC. Staff recommends the following new subsection to preserve existing trees greater than 6” DBH (diameter at breast height):

Table 5.8.50 Thoroughfare Buffer



A. Description

The thoroughfare buffer provides visual screening between development and a public street or road. The width, quantity of plant materials, and opacity depends on the number of lanes of the public thoroughfare.

B. Applicability

A thoroughfare buffer is required along all collector and arterial roads within all conventional zones, community preservation districts, T2 Rural, T2 Rural Low, and T2 Rural Neighborhood.

C. Minimum Buffer Width

Thoroughfares with 2 or 3 Lanes

Minimum Buffer Width 20 feet¹

Thoroughfares with 4 Lanes or More

Minimum Buffer Width 50 feet¹

Notes

¹Buffer widths are measured from the right-of-way line into the site

D. Plant Requirements (per 100 linear feet)

Thoroughfares with 2 or 3 Lanes

Overstory Trees	2
Understory Trees ³	7
Shrubs	15

Thoroughfares with 4 Lanes or More

Overstory Trees	4
Understory Trees ³	14
Shrubs	30

E. Opacity

Thoroughfares with 2 or 3 Lanes

Minimum Opacity 30%

Thoroughfares with 4 Lanes or More

Minimum Opacity 75%

F. Existing Trees in Thoroughfare Buffer

No tree 6 inches DBH or larger shall be removed from any thoroughfare buffer, exclusive of access drive location, required sight triangle area, diseased trees, or other safety issues subject to DRB and/or staff approval.

Section 5.8.110 Landscape Construction and Maintenance Standards. This amendment carries forward language from the ZDSO regarding landscape survival bonds.

B.4. **Performance Guarantee.** All initial replacement landscaping shall be subject to a two-year performance guarantee survival bond in the form of an irrevocable letter of credit, surety, or cash equal to 120% of the landscaping cost that ensures proper replacement and maintenance.

Section 5.11.90.F. Forest Interconnectivity. This amendment adds a new subsection to require preserved forested areas within a development to connect to other preserved forest areas and open spaces in adjoining parcels, where feasible. This implements a recommendation from the Natural Resources chapter of the Comprehensive Plan.

F. Forest Interconnectivity. Protected forest resources shall, to the maximum extent practicable, be located to adjoin, extend, and enlarge any protected forest or other open space areas that exist adjacent to the development. Preservation of small, fragmented remnants of forest shall be avoided where possible.

Section 5.11.100.B. Specimen Trees. This amendment adds longleaf pine and black cherry to the list of overstory trees that are defined as specimen trees at a diameter of 16” dbh (diameter at breast height).

2. Overstory trees – American Holly, Bald Cypress, Beech, **Black Cherry**, Black Oak, Black Tupelo, Cedar, Hickory, Live Oak, **Longleaf Pine**, Palmetto, Pecan, Red Maple, Southern Red Oak, Sycamore, or Walnut that are equal to or greater than a diameter of 16 inches (DBH).

Section 6.2.70 Maintenance Guarantee. This amendment cross-references the landscaping survival bond from Division 5.8.110.

Upon completing the improvements required under this Development Code, the surety will be reduced or eliminated. A maintenance guarantee **in the form of an irrevocable letter of credit, surety, or cash equal to** ~~of~~ ten percent of the actual construction cost for improvements (e.g., road, sidewalk, **landscaping**, and drainage facilities) shall be deposited with the County Treasurer’s Office for anticipated maintenance for a period of two years after the completion of all improvements. **For landscaping improvements, a survival bond equal to 120% of the cost shall be required (refer to Sec. 5.8.110.B.4.).**