

A special workshop of the Beaufort County Planning Commission (hereinafter “Commission”) was held on Tuesday, March 21, 2006, in the Executive Conference Room, the Beaufort County Administration Building at 100 Ribaut Road, Beaufort, South Carolina.

Members Present:

Mr. Jim Hicks, Chair Mr. Alan Herd, Vice Chair Ms. Diane Chmelik
Mr. Ronald Petit Mr. Vernon Pottenger

Members Absent: Mr. Cecil Martin, Jr., and Mr. Frank Mullen

Staff Present:

Mr. Anthony Criscitiello, Planning Director
Ms. Barbara Childs, Administrative Assistant to the Planning Division Head
Mr. H.C. ‘Buz’ Boehm, Public Services Director
Mr. Paul Andres, Capital Improvements Implementation Manager
Mr. William Winn, Emergency Management Director
Mr. Mark Roseneau, Public Works Deputy Director/Facility Management
Ms. Mitzi Wagner, Disabilities and Special Needs Director

CALL TO ORDER: Chairman Hicks called the workshop to order at approximately 3:03 p.m.

FY2006 CAPITAL IMPROVEMENT PROGRAM/CIP PROJECTS:

Mr. Boehm noted that the handout listed the FY2006 Capital Improvement Program/CIP projects totaling \$16 million dollars. He asked that Mr. Winn and Ms. Wagner be heard first, rather than following the order of the CIP list.

Alternate EOC (Emergency Operation Center) - \$750,000.00

Mr. Winn noted that the County EOC has a joint project with Jasper County—serving as backups to each other’s EOC operations. Beaufort County’s EOC will evacuate to Jasper County, if needed. If Beaufort County must shut down all their electronic systems (taxes, finance, E911, GIS, etc.), there is no adequate facility for backing up all the County’s electronic networks. The \$750,000 building is a 32’ by 36’ self-sustaining vault rated to sustain 150-mile per hour winds. EOC owns three such buildings located in Pritchardville, Gardens Corner and St. Helena Island, each housing EOC equipment only. This building, located in Jasper County, will house back up computer systems to protect all County data and the unified area command team (County and municipality emergency team) if they should evacuate the County EOC site. The EOC command and control vehicle which is outfitted for communications will remain in the Jasper County facility and can be plugged up to the alternate EOC. This building will be an alternate site where Beaufort County could continue its day-to-day operations during its recovery period.

Mr. Boehm noted that this alternate facility came from experience noted during other catastrophic storms elsewhere.

Discussion included:

- offering backup support to the municipalities;
- the minimal electrical cost for maintaining the building since it will be on a state contract;
- the method in calculating the cost (EOC determined uses, furniture, equipment and personnel needs; then received project costs from the Motorola Corporation that is experienced in such projects and Management Information Systems/MIS on backup computer equipment); and
- the logistics of the EOC truck.

The Commission thanked Mr. Winn for the service his department provides to the County residents.

DSN Administration Building - \$4,000,000.00; & DSN Residences (3) - \$1,200,000.00

Ms. Wagner noted that the bathrooms and kitchens of two existing homes, built in the 1960s and 1970s, were not handicap accessible. She wants homes that are handicap accessible so that County residential facilities could be offered to disability clients. The County has had to give funds to provide adequate care in private homes rather than County facilities.

Mr. Boehm noted that the three residences would each be 2,000 square feet.

Discussion included:

- the criteria for assessing an individual's disability;
- the services provided by Disabilities and Special Needs/DSN Department include a day program for 65 individuals, and job coaching and placement;
- the make-up of a DSN residence to house four (4) development disabled individuals and a staff member to educate those individuals;
- the rationale on determining DSN residence locations to assimilate these individuals into the community;
- the funding process where the three residences will cost \$400,000 each (including the land and the required Americans with Disabilities Act/ADA design standards) and the revenue from the sale of current homes and requested grant money will be used prior to using the CIP funds;
- the 18,000-square foot administration building housing the day programs would meet current needs but last year's 7% growth shows future needs will require another facility; and
- the lifetime length of stay at disability residences, unless individual circumstances occur to end the length of stay sooner.

St. Helena Library - \$5,000,000.00

Mr. Boehm indicated that the Library Board wants to place new library facility in Penn Center. The Library Board is working with Penn Center, and this project has Mr. Gary Kubic's support.

Discussion included:

- the rationale on placing a new library facility on St. Helena since the current City Hall building is too costly to renovate, Lady's Island is too close to the downtown library and the inaccessibility of the current St. Helena library co-located in St. Helena Elementary school;

- the determining factors on the size of a library facility (projected growth and the service area involved); and
- the rationale for the Penn Center site is to provide a collecting point of Gullah pieces.

Government Office Building - \$1,200,000.00 & Land Acquisition - \$1,000,000.00

Mr. Boehm stated that the County had the option to purchase a 5,000-square foot building at the Beaufort Industrial Village/BIV off Burton Hills Road to house several departments—records management, Sheriff's department, etc. The rationale is to leaving all Land Management departments in the County Administration Building.

Discussion included:

- the ability to expand further at the BIV and elsewhere to provide the major hubs of County government sites, and to unify in one complex the Emergency Management/EMD, the Emergency Medical Services/EMS and the Sheriff's Department;
- purchasing land in Southern Beaufort County for County offices--the County leased a new building in Bluffton to meet interim need and a major building will be built in the Bluffton technical park house Bluffton offices for a one-stop shop in Southern Beaufort;
- the Hilton Head County building which will still be used; and
- consideration to centrally locate all county services in one location rather than piece-meal.

Paige Point Boat Landing and Brickyard Point Boat Landing - \$300,000.00 each

Mr. Andres stated that the County had a multi-year projection to renovate all County boat landings at the rate of two facilities per year. Both facilities will have ground out floating docks.

Discussion included:

- clarification on boat landing improvements; and
- parking adequacies at the boat landings.

Senior Center Facility - \$50,000.00

Mr. Andres noted that this facility would be built at Burton Wells Park, with the bulk of the cost being funded through grants by state agencies. The County would be providing land and in-kind services to match the grant.

Discussion included:

- the facility providing day programs for seniors including a hot meal since the current building is inadequate and the Senior Center Board asked for the Burton Wells Park site;
- any Beaufort County senior citizen may use the facility; and
- transportation provided to the facility.

Bluffton Gym Renovations - \$500,000.00 & Bluffton Media Building Renovations - \$325,000.00

Mr. Roseneau stated that the Bluffton Gym was formerly the May River Academy that was built in the early 70s. The roof is rusting and must be replaced and the gym floor must be replaced.

Discussion included:

- the difficulty in using school gyms because of the numerous school athletic programs; and

- the media building serving as a recreation center for senior citizens requiring upgraded HVAC and lighting systems.

NOTE: The CIP project title “Bluffton Media Building Renovations” will be changed to “Bluffton Recreation Center Renovations.”

Detention Center Renovations - \$250,000.00

Mr. Roseneau/Boehm/Andres stated that the electronic gates are a security issue because both gates have failed. The building has an antiquated fire alarm system and continued work on the electronics system is required. No discussion occurred, since the request was self explanatory.

Mosquito Control Roof - \$100,000.00: No discussion occurred since it was self-explanatory.

Basil Green Complex Renovations - \$350,000.00

Mr. Boehm noted the multi-use field Basil Green Complex was located behind the National Cemetery. It was inherited from the City of Beaufort and built in the late 1940’s. The building was destroyed by fire a couple of years ago and presently there are temporary structures.

Discussion included how far the Complex was from Pigeon Point Park (about 8-10 blocks away).

Contingency - \$675,000.00

Discussion included:

- the amount being lower than the standard percentage for contingency funds;
- the total FY2006 CIP budget is about the cost of an elementary school;
- the borrowing capacity the County has without raising taxes which was the determining factor of the total amount of the FY2006 CIP projects;
- the schedule for the next five-year CIP plan;
- the CIP funding schedule process;
- an explanation on the lack of Southern Beaufort County projects in the FY2006 CIP projects list;
- the status of the Camp St. Mary project which was delayed to fund the Buckwalter Parkway; and
- the Town of Bluffton using its own internal funds for their projects.

ADJOURNMENT: The meeting was adjourned at 4:30 p.m.

SUBMITTED BY: _____

Barbara Childs, Admin. Assistant to the Planning Director

Jim Hicks, Beaufort County Planning Commission Chairman

APPROVED: April 4, 2006, as amended (*Note:* Additions are double underscored)