



RURAL AND CRITICAL LANDS PRESERVATION BOARD
Thursday, November 14, 2019, 3:00 p.m.

Beaufort-Jasper Water and Sewer Authority
Conference Room
6 Snake Road, Okatie, SC 29909
Phone: (843) 255-2140

Members:

Michael Mathews, District 9 (Chair)
Bob Bender, District 4
Terry Hill, District 6
Douglas Koop, District 5
Walter Mack, District 3
Gail O'Kane, District 11
Dorothy Scanlin, District 10
Beekman Webb, District 2 (Vice Chair)
Arthur Baer, District 1
Ryan Stefonick, District 8
Vacant, District 7

Staff:

Eric Greenway, Planning Director
Amanda Flake, Natural Resources Planner

AGENDA

1. CALL TO ORDER AND WELCOME
2. REVIEW OF AGENDA
3. CITIZEN COMMENTS
4. REVIEW OF MEETING MINUTES FROM OCTOBER 10, 2019 (backup)
5. REGULAR SESSION
 - A. Financial Report (Michael Mathews) (backup)
 - B. Greenprint Update (Barbara Holmes)
6. EXECUTIVE SESSION
 - A. 2019G
 - B. 2019J
7. OTHER
 - A. Next Meeting: Thursday, December 12, 2019, 3:00 p.m., Beaufort Jasper Water and Sewer Authority Conference Room, 6 Snake Road, Okatie, SC 29909.

BEAUFORT COUNTY RURAL AND CRITICAL LANDS PRESERVATION BOARD

The Beaufort County Rural and Critical Lands Preservation Board (hereafter referred to as the Board) was held on Thursday, October 10, 2019, at the Beaufort-Jasper Water and Sewer Authority Conference Room, 3:00 p.m.

MEMBERS PRESENT:

Mr. Mike Mathews (Chairman)
Mr. Beekman Webb (Vice Chairman)
Mr. Arthur Baer
Mr. Walter Mack
Mr. Ryan Stefonic

Mr. Bob Bender
Mr. Doug Koop
Ms. Gail O’Kane

MEMBERS ABSENT:

Ms. Dorothy Scanlin
Mr. Terry Hill

STAFF PRESENT:

Mr. Eric Greenway, Beaufort County Community Development Director
Ms. Amanda Flake, Beaufort County Natural Resources Planner
Ms. Barbara Holmes, Beaufort County Open Land Trust

GUESTS PRESENT:

Mr. York Glover, Beaufort County Councilman
Ms. Kristin Williams, Beaufort County Open Land Trust
Mr. Alex Shuford, Beaufort County Open Land Trust
Mr. Caylor Romines, Beaufort County Open Land Trust
Ms. Jenny Stevens, Center for Heirs Property
Mr. Josh Walden, Center for Heirs Property
Ms. Kim Fleming, USMC
Mr. Raleigh West, South Carolina Conservation Bank
Ms. Juliana Smith, Coastal Conservation League

CALL TO ORDER AND WELCOME (STAFF AND GUEST INTRODUCTIONS)

Chairman Mike Mathews called the meeting to order at 3:04 p.m. He noted that Richard Walls had to resign as a Board member. Mr. Walls contributed greatly to the Board and will be missed. Chairman Mathews also noted that the Board has repeatedly asked for a quarterly financial report and would like to make that request again.

REVIEW OF AGENDA

Chairman Mathews asked if there were any revisions to the agenda. There being none, Chairman Mathews entertained a motion by Ms. Gail O’Kane, seconded by Mr. Art Baer, to accept the meeting agenda as submitted. There was unanimous approval from Board members present.

REVIEW OF MINUTES

Chairman Mathews asked if there were any revisions or corrections to the September 12, 2019, meeting minutes. There being no requests for revisions or corrections, Mr. Arthur Baer made a motion to accept said minutes as written, and Mr. Walter Mack seconded the motion. There was unanimous approval for the motion.

REGULAR SESSION

Greenprint - update

Ms. Barbara Holmes, Beaufort County Open Land Trust, stated that she received three bid packages which were being reviewed by County personnel and BCOLT staff for a final selection.

R&C 2020 Board Meeting Schedule

Ms. Amanda Flake presented the R&C Board 2020 Schedule which was approved by the Board. She noted that due to a conflict with the current meeting space at BJWSA this recurrent Board meeting would have to be moved to a different location by 2021. Ms. Flake and Ms. McMaster will be working on a new location.

R&C Ordinances - update

The R&C Program and R&C Board Ordinances went for 3rd reading on Monday, October 7th and were approved. Chairman Mathews suggested dedicating a future R&C Board meeting to review/discuss the final version of both Ordinance documents.

Guest Speaker Raleigh West, South Carolina Conservation Bank

Mr. West stated that some of the main functions of the South Carolina Conservation Bank were to protect the sea islands, working farms, and waterways. This program started in 2002 but did not get funding until 2006. Since then the program has accomplished 300 projects with over 300,000 acres protected. During this round the program considered two Beaufort County projects which were awarded funds.

EXECUTIVE SESSION

Chairman Mathews entertained a motion by Mr. Walter Mack, seconded by Mr. Arthur Baer, to adjourn the Regular Session at 4:00 p.m. and convene Executive Session for the purpose of discussing proposed Rural & Critical properties. **The motion carried unanimously to enter into Executive Session.**

Chairman Mathews reconvened the Regular Session at 4:45 p.m.

MATTERS ARISING OUT OF EXECUTIVE SESSION

Chairman Mathews had some comments about the Harris Pillow Fee Simple project:

- As compared to first project proposal in March 2017 the ranking score is significantly lower and continues to score low for the critical land protection characteristics the RCLP program values.
- 52% of the appraised value which is the project purchase price is for a commercial building that will be demolished at an added post acquisition cost of around \$100,000.
- The March 2017 proposal included two other partners who were ready to contribute to the project cost. Neither of those organizations are participating in the present proposal.
- The focus of the project is to preserve a Revolutionary Battlefield. Nearly half of the defined battlefield is buried under Route 21 and is situated within the security boundary of MCAS.
- The remaining battlefield does not include any other significant features such as fortifications or ramparts. It is a generally flat parcel of land with minimal land protection characteristics. For several reasons there will be almost no public access allowed.
- The lost revenue from real estate taxes as well as the estimated maintenance expense that would be required from the county are both substantial sums.
- Overall the project today as less merit than in 2017 when the Board voted against the acquisition when the cost to RCLP would have been less than what is being proposed today.
- The primary mission of the RCLP Program is not to protect historical battlefields when that land offers little land, water, or wildlife protection potential. There are state and national organizations whose primary mission is to preserve historically significant battlefields. Those organizations should be the primary source for funds to preserve this battlefield land or be the primary contributor to this project, not RCLP funds.
- As the Board knows, there are several projects undergoing due diligence reviews that will return for our consideration. The current Greenprint includes many other more worthy projects than the Harris Pillow project. RCLP funds will be better spent on those other projects.
- For these reasons I cannot support the acquisition of the Harris Pillow Fee Simple project.

Harris Pillow Fee Simple

Chairman Mathews entertained a motion by Ms. Gail O’Kane, seconded by Mr. Beek Webb, for the Rural and Critical Lands Preservation Board to reject Project Harris Pillow Fee Simple and not move it forward to the Beaufort County Natural Resources Committee for property acquisition in agreement with the terms and conditions presented in Executive Session. There being no further discussion, **the motion carried with a vote of 8:0.**

ADJOURNMENT

With no further business pending, Chairman Mathews adjourned the meeting at 4:56 p.m.

Submitted by: Amanda Flake, Beaufort County Community Development
Natural Resources Planner

Approved: _____
Mike Mathews, Chairman
Beaufort County Rural and Critical Lands Preservation Board

Date: _____

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BEAUFORT COUNTY
YEAR-TO-DATE BUDGET REPORT
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FOR 2019 13

ACCOUNTS FOR: 4500 RURAL & CRITICAL LANDS PRESERV	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENC/REQ	AVAILABLE BUDGET	PCT USED
45000001 REAL PROPERTY PROGRAM							
46 INTEREST							
45000001 46010 INTEREST ON INVE	-20,000	0	-20,000	-151,220.35	.00	131,220.35	756.1%
TOTAL INTEREST	-20,000	0	-20,000	-151,220.35	.00	131,220.35	756.1%
48 OTHER FIN SOURCES							
45000001 48910 CONT FROM PR YR	-13,748,700	0	-13,748,700	.00	.00	-13,748,700.00	.0%*
TOTAL OTHER FIN SOURCES	-13,748,700	0	-13,748,700	.00	.00	-13,748,700.00	.0%
TOTAL REAL PROPERTY PROGRAM	-13,768,700	0	-13,768,700	-151,220.35	.00	-13,617,479.65	1.1%
45000011 REAL PROPERTY PROGRAM							
51 PURCHASED SERVICES							
45000011 51050 TELEPHONE	5,000	0	5,000	6,029.28	.00	-1,029.28	120.6%*
45000011 51160 PROFESSIONAL SER	170,000	0	170,000	459,444.06	.00	-289,444.06	270.3%*
45000011 51990 UNCLASSIFIED OPE	0	0	0	524.30	.00	-524.30	100.0%*
TOTAL PURCHASED SERVICES	175,000	0	175,000	465,997.64	.00	-290,997.64	266.3%
54 CAPITAL OUTLAY							
45000011 54400 LAND ACQUISITION	13,593,700	0	13,593,700	5,727,828.00	.00	7,865,872.00	42.1%
45000011 54405 FT. FREMONT	0	0	0	3,600.00	.00	-3,600.00	100.0%*
45000011 54415 WIDGEON POINT	0	0	0	30,532.98	.00	-30,532.98	100.0%*
TOTAL CAPITAL OUTLAY	13,593,700	0	13,593,700	5,761,960.98	.00	7,831,739.02	42.4%
59 TRANSFERS OUT							
45000011 594502 XFER TO R&C LAN	0	0	0	2,910,000.00	.00	-2,910,000.00	100.0%*

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BEAUFORT COUNTY
YEAR-TO-DATE BUDGET REPORT

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FOR 2019 13

ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	YTD ACTUAL	ENC/REQ	AVAILABLE	PCT
4500 RURAL & CRITICAL LANDS PRESERV	APPROP	ADJSTMTS	BUDGET			BUDGET	USED
TOTAL TRANSFERS OUT	0	0	0	2,910,000.00	.00	-2,910,000.00	100.0%
TOTAL REAL PROPERTY PROGRAM	13,768,700	0	13,768,700	9,137,958.62	.00	4,630,741.38	66.4%
TOTAL RURAL & CRITICAL LANDS PRESERV	0	0	0	8,986,738.27	.00	-8,986,738.27	100.0%
TOTAL REVENUES	-13,768,700	0	-13,768,700	-151,220.35	.00	-13,617,479.65	
TOTAL EXPENSES	13,768,700	0	13,768,700	9,137,958.62	.00	4,630,741.38	
PRIOR FUND BALANCE				13,532,296.23			
CHANGE IN FUND BALANCE - NET OF REVENUES/EXPENSES				-8,986,738.27			
REVISED FUND BALANCE				4,545,557.96			

 13,532,296.23
 -8,986,738.27
 4,545,557.96 - 6/30/19
 (available)