



Beaufort County Rural and Critical Land Preservation Board Meeting

Chairman

MICHAEL MATHEWS

Vice Chairman

BEEKMAN WEBB

Board Members

ARTHUR BAER
BOB BENDER
TERRY HILL
DOUGLAS KOOP
WALTER MACK
GAIL O'KANE
RYAN STEFONICK
VACANT DISTRICT 7
VACANT DISTRICT 10

Staff Support

ERIC GREENWAY
AMANDA FLAKE

Beaufort Jasper Water and Sewer Authority Community Room

6 Snake Road
Okatie, SC 29909

Contact

Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
(843) 255-2140

Rural and Critical Land Preservation Board Meeting Agenda

Thursday, March 12, 2020 at 3:00 PM

Beaufort Jasper Water and Sewer Authority Community Room
6 Snake Road, Okatie, SC 29909

1. CALL TO ORDER
2. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
3. APPROVAL OF AGENDA
4. APPROVAL OF [MINUTES](#) - February 13, 2020
5. CITIZEN COMMENTS (*Comments are limited to 3 minutes*)

DISCUSSION ITEMS

6. Greenprint Update
7. RCLPP Financial Report

ACTION ITEMS

8. RCLPP Process Flow Chart
9. RCLPP Application Form
10. Election of 2020 RCLPB Chair and Vice-Chair

EXECUTIVE SESSION

11. Discussion of negotiations incident to proposed contractual arrangements for acquisition of Project 2019 Dale PDR
12. MATTERS ARISING OUT OF EXECUTIVE SESSION
13. ADJOURNMENT

MINUTES
RURAL AND CRITICAL LAND PRESERVATION BOARD RETREAT

February 13, 2020

Crystal Lake Park Building
124 Lady's Island Drive, Lady's Island, South Carolina

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

ATTENDANCE

Present: Committee Chairman Michael Mathews, Committee Vice-Chairman Beek Webb, Art Baer, Bob Bender, Terry Hill, Doug Koop, Walter Mack, Gail O'Kane, Ryan Stefonick

Absent: None

County Council: Alice Howard, York Glover

Staff: Ashley Jacobs, County Administrator; Chris Inglese, Deputy County Administrator; Eric Greenway, Comm. Dev. Director; Amanda Flake, Natural Resources Planner; Stefanie Nagid, Passive Parks Manager; Kristin Williams, Ex. Dir. BCOLT; Caylor Romines, BCOLT; Barbara Holmes, BCOLT

Visitors: Heather Colin, Town of Bluffton; Brie Giroux, Town of Bluffton

CALL TO ORDER

Chairman Mathews called the meeting to order at 9:32 a.m.

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

APPROVAL OF AGENDA

Motion: It was moved by Mr. Baer, seconded by Ms. O'Kane to approve the agenda as presented. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Hill, Mr. Koop, Mr. Mack, Ms. O'Kane, and Mr. Stefonick. The motion passed.

APPROVAL OF MINUTES

January 9, 2020

Motion: It was moved by Ms. O’Kane, seconded by Mr. Mack to approve the minutes from January 9, 2020. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Hill, Mr. Koop, Mr. Mack, Ms. O’Kane, and Mr. Stefonick. The motion passed.

EXECUTIVE SESSION

Discussion of negotiations incident to proposed contractual arrangements for acquisition of Project Longwood PDR, due diligence for Project 2020B, and update on all current projects– *Barbara G. Holmes, Beaufort County Open Land Trust*

Motion: It was moved by Mr. Baer, seconded by Mr. Stefonick to approve to go into Executive Session. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Hill, Mr. Koop, Mr. Mack, Ms. O’Kane, and Mr. Stefonick. The motion passed.

MATTERS ARISING OUT OF EXECUTIVE SESSION

Motion: It was moved by Ms. O’Kane, seconded by Vice-Chairman Webb, to forward Project Longwood PDR and send it to the Natural Resources Committee for approval of acquisition as presented in Executive Session. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Hill, Mr. Koop, Mr. Mack, Ms. O’Kane, and Mr. Stefonick. The motion passed.

Motion: It was moved by Vice-Chairman Webb, seconded by Mr. Baer, to forward Project 2020B and send it to the Natural Resources Committee for approval of due diligence as presented in Executive Session. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Hill, Mr. Koop, Mr. Mack, Ms. O’Kane, and Mr. Stefonick. The motion passed.

PRESENTATION

Passive Park Update

A presentation was made by Ms. Stefanie Nagid about the Beaufort County Passive Park Program. She listed all the accomplishments that have occurred during the two years she has been in this position. Some of those accomplishments include a Passive Park Work Plan, Passive Park Ordinance, Facility Rental Ordinance, boundary signs, record keeping, and routine inspections of the properties. Next steps will be individual property management plans, timber and vegetation management, prescribed burning, and invasive exotic plant control.

ACTION ITEMS

RCLP Board 2020 Meeting Schedule

Ms. Amanda Flake presented the RCLP Board 2020 Meeting Schedule. The first half of the year, from January through June, the Board will meet at the Beaufort Jasper Water and Sewer Authority Conference Room on the 2nd Thursday of each month from 2:00 pm - 5:00 pm. During the December Board meeting it was decided that the Board would like to meet at Crystal Lake for the second half of the year, from July through December. Ms. Flake reported that the Crystal Lake Park Building was available on the 2nd Thursday of each month but the time would have to change to 2:30 pm - 4:30 pm.

Motion: It was moved by Mr. Baer, seconded by Mr. Mack to approve the RCLP Board 2020 schedule as presented. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Hill, Mr. Koop, Mr. Mack, Ms. O’Kane, and Mr. Stefonick. The motion passed.

DISCUSSION ITEMS

RCLPB Finance Report

Chairman Mathews presented an overview of the Rural and Critical Land Preservation Program Finance report ending January 31, 2020. Currently the Program has approximately \$3.7 million dollars with encumbrances of \$989,000. That brings the approximate total to \$2.7 million dollars. Mr. Eric Greenway pointed out that with the recent approval to purchase Pineview, the balance would be zero. Mr. Greenway also mentioned that there was a new Finance Director on board and Chairman Mathews requested a meeting with him to discuss the finance report in more detail. Chairman Mathews stated that after that meeting he would bring back the finance report in March for more discussion with the Board members.

Greenprint Update

Ms. Greenway stated that Design Workshop had been hired by the Community Development Department to assist with the Comprehensive Plan update. He recently requested that Design Workshop add an amendment to their contract to perform the Greenprint update. Mr. Greenway was still waiting on County Council to approve the amendment. The timeline for the Greenprint to be completed should be December 2020.

RCLP Board Ordinance Review

Mr. Greenway discussed the Rural and Critical Land Preservation Program Board Ordinance and stated that the only things that changed were more gender neutral language, board members should have relevant experience in matters of the Program, and term limits for chairman and vice-chairman.

RCLP Program Ordinance Review

Mr. Greenway discussed the Rural and Critical Land Preservation Program Ordinance and stated that it was designed to make the Program work more smoothly and give depth to the Program. Ms. Barbara Holmes went over the flowchart that showed a snapshot of the process from beginning to end. It was requested that some sections be added to show that even if a project was turned down at any part of the process, the landowner would have a chance to renegotiate and resubmit. Ms. Holmes stated that these changes would be addressed and a revised chart would be on the agenda in March. Mr. Greenway presented a draft application to the board members for consideration. Suggestions were to add property types in the description (PDR or fee simple), add price expectation from the owner, and a directions page. These changes would also be implemented and brought back to the March meeting.

Town of Bluffton

Ms. Heather Colin introduced herself and Brie Giroux who both work for the Town of Bluffton in the Growth Management Department. They gave an overview of their job duties and stated that the Town was interested in a PDR program which was why they attended the Retreat.

ADJOURNMENT

Motion: It was moved by Mr. Baer, seconded by Mr. Mack to adjourn the meeting at 1:55 pm. The vote: YAYS – Chairman Mathews, Vice-Chairman Webb, Mr. Baer, Mr. Bender, Mr. Hill, Mr. Koop, Mr. Mack, Ms. O’Kane, and Mr. Stefonick. The motion passed.

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

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

Date: _____

BEAUFORT COUNTY, SOUTH CAROLINA
Rural and Critical Lands Program - Unrestricted Fund
Fiscal Year 2020, For the 7 months ending January 31, 2020

	<i>January 31,</i>
	2020
Revenues	
Bond Proceeds	\$ -
Miscellaneous	-
Interest	-
Total Revenues	<u>-</u>
Expenditures	
Professional Services ¹	295,468
Other Expenditures ²	1,736
Land Acquisition	-
Fort Fremont	98,749
Widgeon Point	2,855
Total Expenditures	<u>398,808</u>
Change in Fund Balance	(398,808)
Fund Balance, beginning	<u>4,545,560</u>
Fund Balance, ending	<u><u>\$ 4,146,752</u></u>
<u>Encumbered:</u>	
Historic Mitchelville Freedom Park	31,805
Oak Point Island	9,000
Henry Farms	3,550
Fort Fremont	865,641
Widgeon Point	300
Encumbrances, outstanding	<u>910,296</u>
Unobligated Fund Balance	<u><u>\$ 3,236,456</u></u>

Note 1: Professional Expenditures include consulting services provided by the Beaufort County Open Land Trust and various legal and appraisal related expenditures for the related land acquisitions.

Note 2: Other Expenditures include utility expenses.

The County is in the process of issuing General Obligations Bonds in the amount not to exceed \$25 million as approved by Beaufort County voters in November 2018. Per the ordinance an amount not to exceed 20% of these bonds may be used to improve existing and newly acquired open space and natural areas protected under this program.