



## Finance Committee Beaufort County, SC

This meeting was held both in person at the County Council Chambers, 100 Ribaut Road, Beaufort, and virtually through Zoom.

Monday, November 21, 2022  
2:00 PM

### MINUTES

Watch the video stream available on the County's Website to hear the whole discussion or presentation on a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/190004>

#### 1. CALL TO ORDER

Committee Chairman Lawson called the meeting to order at or around 2 PM.

#### PRESENT

Committee Chairman Mark Lawson  
Committee Vice-Chair Chris Hervocho  
Council Member Joseph F. Passiment  
Council Member Gerald Dawson  
Council Member Stu Rodman  
Council Member York Glover  
Council Member Lawrence McElynn

#### ABSENT

Council Member D. Paul Sommerville  
Council Member Brian Flewelling  
Council Member Alice Howard  
Council Member Logan Cunningham

#### 2. PLEDGE OF ALLEGIANCE

Committee Chairman Lawson led the Pledge of Allegiance.

#### 3. FOIA

Committee Chairman Lawson noted that public notification of this meeting has been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

#### 4. APPROVAL OF AGENDA

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Glover, to approve the agenda.

**The Vote** - The motion was approved without objection.

**5. CITIZEN COMMENTS**

No citizen comments.

**6. UPDATE FROM ASSISTANT COUNTY ADMINISTRATOR, DALE BUTTS**

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/190004?ts=68>

Assistant County Administrator Dale Butts updated the Committee on legal residence applications received by the Assessor's Office and the quadrennial reassessment.

Council Member McElynn and Mr. Butts discussed the timelines for the reassessment and notices.

Council Member Passiment commented that the reassessment would be completed in December, and notices of properties reassessed will receive notification by June to allow for appeals.

**7. DISCUSSION AND PRESENTATION OF YEAR TO DATE FINANCIAL STATEMENTS FOR FY 2023**

Please watch the video stream available on the County's website to view the entire presentation.

<https://beaufortcountysc.new.swagit.com/videos/190004?ts=395>

Hayes Williams provided an update on the audit and resulting financial statements, the hiring of new employees, including a budget manager, and the FY 2024 budget calendar.

Hank Amundson briefed the Committee on the plans and deadline to obligate ARPA funds, the types of projects that will receive funding, and the potential for state and federal fund matching.

Council Member Glover asked about property ownership requirements.

Mr. Williams discussed the allowance and cost of PLT for employees and various financial highlights.

Council Member Glover and Mr. Williams discussed potential cash flow considerations for the County.

Council Member Hervochon asked for an update on the internal audit.

**8. DISCUSSION CONCERNING THE DEVELOPMENT OF SITES FOR DIVERSE ECONOMIC DEVELOPMENT IN BEAUFORT COUNTY**

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/190004?ts=1295>

John O'Toole updated the Committee on fifty-three completed projects, companies interested in investment opportunities and establishing operations, building project sites, and working with environmental groups and the Marine Corps.

Council Member Glover and Mr. O'Toole discussed short-term, medium, and long-term development goals.

**9. DISCUSSION CONCERNING THE SALE PRICE OF A BEAUFORT COUNTY OWNED PROPERTY IN BEAUFORT COMMERCE PARK**

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/190004?ts=2600>

John O'Toole provided background on the past purchase and current development plans for Commerce Park, detailing the intention to sell the property and return the money spent on the property's purchase to the job and site fund. Mr. O'Toole also asked for guidance on the price point.

County Attorney Keaveny raised concerns about the Committee voicing its recommendations for the property's price point, as the item was not listed on the agenda as an authorization to sell the property. Mr. O'Toole replied that he asked for guidance to ensure the price would be acceptable.

County Administrator Greenway also voiced concerns about the City of Beaufort's stance on the sale, the Committee indicating an acceptable price, and the proportionality of Beaufort County's contribution to the job and site fund compared to the municipalities.

Council Member Rodman echoed Mr. Greenway by stating that Beaufort County contributes the bulk of the funds and advocated for increased representation at the board level.

Council Members Rodman and Dawson commented that the proposal should be further discussed in an executive session.

Council Member Glover highlighted the need to foster greater collaboration with the municipalities and to develop a funding formula to resolve debates about the site and job fund.

Mr. O'Toole clarified that the sale proceeds would replenish the fund, provided an overview of sale agreements with the City of Beaufort, and advocated for transparency and speed in decision-making.

Committee Chairman Lawson stated that the discussion of this property should be added to the agenda of a future Finance Committee meeting to examine the proposal further.

**10. RECOMMEND APPROVAL OF A RESOLUTION TO ADOPT PLANNING AND ZONING FEE SCHEDULE CHANGES TO HELP OFFSET THE COST OF SERVICES PROVIDED BY THE DEPARTMENT AND TO ASSIST IN PROVIDING THE NECESSARY RESOURCES TO CONTINUE SERVING THE BEAUFORT COUNTY RESIDENT AND BUSINESS COMMUNITY**

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/190004?ts=3367>

Robert Merchant outlined the fee adjustments made to accurately reflect tree planting expenses, the cost of living and inflation, and the amount of work required to review development agreements and major commercial developments.

Council Member Passiment and Mr. Merchant discussed development agreement fees.

Council Member Glover and Mr. Merchant discussed family compound fees and special event permits.

**Motion:** It was moved by Council Member Rodman, seconded by Council Member Passiment, to recommend approval of a resolution to adopt planning and zoning fee schedule changes to help offset the cost of services provided by the department and to assist in providing the necessary resources to continue serving the Beaufort County resident and business community.

**The Vote** - The motion was approved without objection.

**11. RECOMMEND APPROVAL OF THE GOOD NEIGHBOR PROGRAM MUNICIPALITY FUNDING REQUESTS (FISCAL IMPACT: City of Beaufort - \$250,000 /Town of Hilton Head Island - \$500,000 /City of Hardeeville - \$500,000)**

Items 11 and 12 were voted on as a package.

Hank Amundson briefed the Committee on the Good Neighbor Program initiatives and funding requests.

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Rodman, to recommend approval of the Good Neighbor Program municipality funding requests.

**The Vote** - The motion was approved without objection.

**12. RECOMMEND APPROVAL OF THE ARPA NURSING PILOT PROGRAM JOINT TRAINING FACILITY FUNDING REQUEST (FISCAL IMPACT: This request is for \$500,000)**

Hank Amundson briefed the Committee on the PATH program's training, capacity building, and facility modernization plans.

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Rodman, to recommend approval of the ARPA nursing pilot program joint training facility funding request.

Council Member Glover and Mr. Amundson discussed initial collaboration with the Technical College of the Lowcountry.

County Administrator Greenway thanked Mr. Baxley for his efforts to restore a positive relationship between Beaufort Memorial Hospital and Beaufort County.

Mr. Amundson highlighted the Hospital's provision of clinical instructors to the joint training facility.

**The Vote** - The motion was approved without objection.

**13. RECOMMEND APPROVAL OF A CONTRACT WITH GOVERNMENTJOBS.COM, INC. (DBA NEOGOV) FOR RECRUITING AND APPLICANT TRACKING SYSTEM - (FISCAL IMPACT: \$190,827.34)**

Scott Marshall discussed funding a new applicant tracking system and recruitment capability.

**Motion:** It was moved by Council Member Passiment, Seconded by Council Member Rodman, to recommend approval of a contract with GovernmentJobs.com Inc (DBA NEOGOV) for recruiting and applicant tracking system.

**The Vote** - The motion was approved without objection.

**14. EXECUTIVE SESSION**

**PURSUANT TO S.C. CODE SECTION 30-4-70(A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF REAL PROPERTY (2 MULLET STREET)**

Please watch the video stream available on the County's website to view the entire discussion.

<https://beaufortcountysc.new.swagit.com/videos/190004?ts=4428>

County Administrator Greenway stated that the executive session would include property purchase recommendations and that the issue could be discussed in an open session.

The Committee confirmed their preference to discuss the item in an open session.

Deputy County Attorney Ward gave a presentation on two Mullet Street properties for sale, which included information about the current price point, the coordination of an appraisal, the available deep-water dock, and the parking lot expansion.

The Committee and Ms. Ward discussed the acreage of the properties and possible uses of the house located on one of the properties.

Ms. Ward commented on the fast timeline of the proposed purchase, possible price fluctuations, and the plan to provide additional information on the use of the properties at a future Council meeting.

**Motion:** It was moved by Council Member Rodman, seconded by Council Member Passiment, to recommend authorizing the County Administrator to enter into the negotiations on the purchase of real property (2 Mullet Street).

Council Member Hervochon confirmed that the properties are in unincorporated Beaufort County and expressed concerns about the purchase due to the expense and inclusion of a house.

Council Member Glover expressed concern over the size of the parcels.

Council Member McElynn and Ms. Ward discussed the list price and the appraisal process.

**The Vote** - The motion was approved without objection.

**15. MATTERS ARISING OUT OF EXECUTIVE SESSION**

The executive session item was discussed in an open session.

**16. ADJOURNMENT**

Adjourned: at or around 3:30 PM.

Ratified: January 17, 2023