



Public Facilities and Safety Committee Beaufort County, SC

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

Monday, November 27, 2023
3:00 PM

MINUTES

Watch the video stream available on the County's website to hear the Council's discussion of a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/281858>

1. CALL TO ORDER

Committee Chairman Cunningham called the meeting to order at 3:00 p.m.

PRESENT

Chairman Logan Cunningham
Vice-Chairman David P. Bartholomew
Council Member Paula Brown
Council Member York Glover
Council Member Alice Howard
Council Member Lawrence McElynn
Council Member Joseph F. Passiment
Council Member Thomas Reitz
Council Member Anna Maria Tabernik

ABSENT

Council Member Gerald Dawson
Council Member Mark Lawson

2. PLEDGE OF ALLEGIANCE

Committee Chairman Cunningham led the Pledge of Allegiance.

3. FOIA

Committee Chairman Cunningham noted that public notification of this meeting had 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. APPROVAL OF MINUTES

Motion: It was moved by Council Member Tabernik, seconded by Council Member Howard, to approve the minutes of September 25, 2023, and October 23, 2023.

The Vote – The motion was approved without objection.

6. CITIZEN COMMENT PERIOD

No citizen comments.

7. UPDATE FROM ASSISTANT COUNTY ADMINISTRATOR - PRESENTATION ON THE REIMAGINE RIBAUT ROAD PROJECT

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

<https://beaufortcountysc.new.swagit.com/videos/281858?ts=91>

Assistant County Administrator Fralix:

- Successfully closed on the Oldfield property the week before Thanksgiving. Will put out an RFQ for the design.
- Public Works – put out a recycling contract; in the RFQ, asked the provider to tell the County what they can provide; received 4 quotes and in negotiations with the most qualified vendor.
- Hilton Head Airport – had meeting with FAA in September; had a MOU amendment and brought the St. James Baptist church into the amendment – was approved by the County, Town and Church; need to carry out an environmental assessment/go through the NEPA process. Also bringing in a consultant to see what the church building should look like.
- Transportation - Windmill Harbor Signal – the signal has been fully implemented; received approval from DOT to add the protected left turn signal and the advance flashing beacon. Still need to go through design and encroachment permitting. 3 to 4 months for design, permitting and construction.
- 170 near term project going on right now.
- Triangle Project. Held a coordination meeting on signals in the corridor 462, Argent and 268 – Hardeeville, Beaufort County, DOT and engineers.
- Sales Tax Committee – hard at work for past 6 weeks. Working toward providing recommendations in December.

Council Member Howard: asked about the MRF and yard waste/scope. Fralix: yard waste was not included; would be the recyclables – plastics, cans, cardboard, mixed paper, etc. Not all the municipalities have contracts for curbside.

Council Member Glover and Fralix discussed waste management and the contract with waste management – taking waste to landfill.

Committee Chairman Cunningham: question about the MRF, did we already put money aside for the actual project? Fralix: yes have ARPA and Geo-Bond Funds. Cunningham: if we decide not to do the MRF, can we use those funds or do we need to come up with new funding? Fralix: there may be some recycling improvements on the convenience centers that we may want to use some of that funding for, but the rest of the funding could be reallocated to a different project. Cunningham: is the light on Hilton Head a warning signal? Fralix: it will be a warning signal. Cunningham: 170 temporary project; know it closes off the turn on Okatie Boulevard North, but does it also include the funding to build the road behind those businesses or is that in the long term plan? Fralix: that would be part of the long term plan.

ACA Fralix – Reimagine Ribaut Road Update:

- Joint project with Beaufort County, City of Beaufort and Town of Port Royal.

- Overview of the Boundary Street masterplan. Conceived thorough that was a gateway entrance to the City of Beaufort. Got started in 2005; Boundary Street finished in 2019. Background of design, bidding, and construction process.
- Doing a master plan for the street itself and moving that into design.
- Trying to solve safety issues – safety with access management.
- Ribaut Road: Boundary Street to Russel Bell Bridge; have a lot of different needs on the road – residential and commercial. Want to make sure have mode of access for all users – vehicles, pedestrian and bicyclists.
- Six advisory committee meetings. Joint staff committee meeting made up of Beaufort County, Town of Beaufort and Town of Port Royal staff. Met on biweekly coordination calls.
- Online engagement – 1171 responses. 3 major in-person outreach events/meetings, including a three day design workshop.
- Data on number of wrecks; looked at type of crashes along the road and where the hotspots for accidents were. Did traffic counts and looked at historical volumes (last 20 years).
- Sidewalk width – have 5 feet and most today start at 6 feet with multi-use being 8 feet. Also want to create some separation to encourage pedestrian traffic (grass/planted medium between curb and pathway).
- Recommendations:
 - Intersection of Boundary Street and Ribaut Road – two-lane roundabout or an improve signalized intersection. Seeking input from the three entities, will finanlize report with updated recommendation after input from all is received.
 - Boundary to Depot Street – trying to address safety and speeding; propose to reduce the four lane section to a three lane section – two directors and open medium and add a roundabout at Bay Street because skewed intersection.
 - Depot Street to Reynolds Street: Bay street and Reynolds street would have roundabouts; would provide a safe movement in and out of TCL. Reduction to three lanes would also provide some space for a grass medium for pedestrian and bike pathways.
 - Reynolds Street to Allison Road: goes to five lanes and will stay five lanes to Bell Bridge. Added pedestrian accommodation in front of Beaufort Memorial Hospital and a free flow turn lane. 5 foot pathway on one side and 10 foot pathway on other.
 - Allison Road to Mossy Oaks Road.
 - Mossy Oaks Boulevard to Lady’s Island Drive: focusing on accommodating the heavy right turn – would create a free flow right turn, don’t have to wait for signal.
 - Lady’s Island Drive to Paris Avenue: improved pedestrian crossing at Pinckney Boulevard.
 - Paris Avenue to Russel Bell Bridge: extension of the median to address traffic turn lane issues.
- Walked through the section of the roads and outlined the road projects that would be carried out, including the addition of roundabouts and free flow turn lanes.
- Statement piece for entry into Port Royal; could help slow people down.
- Costs: 44,800,000 total project – split it up into different sections. Cost to bury the utilities would be 16,950,000 – it is a high cost but has resilience and aesthetic benefits. Complete total is around 60 million – if wait to do project, the cost will grow.

Council Member Tabernik: did not seem to be a lot of pushback at the Port Royal meeting, was some pushback at the City of Beaufort meeting. What happened there? Fralix: at Beaufort – provided the same presentation and took public comments. Pushback on the proposal.

Council Member Howard: one of the biggest concerns was about service vehicles and first responses to the houses (amazon, garbage trucks) if go down to a single lane. Fralix: the three lane plan was what got 90% of the comments at the City of Beaufort meeting. Port Royal just wanted their intersection fixed.

Council Member Bartholomew: how does the boundary street roundabout match up with the other lighted intersections. Fralix: would need to be in connection with Marsh in front of starbucks because don't want backup. Would look at that in the design phase. Bartholomew: why not addressing the Lady's Island Drive intersection in its entirety? Fralix: it is a 15 to 20 million dollar project for the intersection. Separated grade intersections. Starts having more impact outside of Ribaut Road because interacting with more land. Bartholomew: would it be more cost effective to incorporate it now with this proposal? Fralix: its so big in itself that it deserves its full attention; have a separate project with funding set up through LATS (not fully funded) – have engineer working on conceptual design – will be brought forward separately but may run concurrently to Ribaut project.

Committee Chairman Cunningham asked if the Port Royal section should be done first. Fralix: would do the design and the NEPA on the entire project and then depending on funding, would decide if need to phase it and may make sense to start on the southern end. Cunningham asked about easement and right aways. Fralix: on sections that are five lanes, the major right of way is the 10 foot pathway on the hospital side; may be on one side only; still determining because need to get to the surveying phases (beyond design). Cunningham: would the possible transportation sales tax be a funding source for this? Fralix: a large portion of it would be and would also look for other funding opportunities; project would be partially funded by sales tax.

Fralix: will go back to design engineers with comments and will make another rendition of the proposed plan and come back to provide an update and seek adoption.

Council Member Glover asked about the roundabout on Sam's Point Road and if it has reduced accidents. Fralix: it's a large roundabout so would be similar to the one put in at Boundary street; others would be smaller, one lane roundabout. DOT should have that data so would be able to use that as a guide.

8. **RECOMMEND APPROVAL TO AWARD INFRASTRUCTURE CONSULTING AND ENGINEERING THE DESIGN CONTRACT FOR MIDTOWN DRIVE CONNECTOR ROAD (FISCAL IMPACT: \$188,370 The contract fee is \$163,800. Staff recommends a 15% contingency of \$24,570, bringing the project budget to \$188,370. The funding for this project is Capital Funds approved in the 2022/41 Budget Amendment Ordinance – account 1040-20-1243-54500 with a balance of \$232,640.21)**

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

<https://beaufortcountysc.new.swagit.com/videos/281858?ts=3359>

Motion: It was moved by Council Member Howard, seconded by Council Member Tabernik, to recommend approval to award Infrastructure Consulting and Engineering the design contract for Midtown Drive Connector Road.

Discussion: Council Member Howard noted that the Midtown Drive Connector Road project has been needed to improve traffic flow, but that funding was not previously available.

ACA Fralix provided an overview of the Town of Port Royal's 2017 traffic study and the three routes that were explored. ACA Fralix explained that the routes were still valid alternatives and the chose of extending Midtown Drive.

The Vote – The motion was approved without objection.

9. **RECOMMEND APPROVAL OF A RESOLUTION FOR MATCHING FUNDS FOR BEAUFORT COUNTY'S PORTION OF THE LOCAL MATCH FOR THREE PLANNING STUDIES THROUGH LOWCOUNTRY AREA TRANSPORTATION STUDY (LATS) AND THE APPROVAL OF THE MEMORANDUM OF UNDERSTANDINGS (MOU) WITH LATS FOR EACH OF THE THREE PLANNING STUDIES (FISCAL IMPACT: The match for the Bluffton Parkway's study will come from 2000 Bluffton impact fees professional services account 2300-30-0000-51160 with a balance of \$7,331,998.85. The match for the SC315/SC 46's study and the**

Northern Transit Study will come from TAG funds professional services account 2342-30-0000-51160 with a balance of \$1,558,409.65)

Motion: It was moved by Council Member Tabernik, seconded by Council Member Brown, to recommend approval of a resolution for matching funds for Beaufort County's portion of the local match for three planning studies through Lowcountry Area Transportation Study (LATS) and the approval of the Memorandum of Understandings (MOU) with LATS for each of the three planning studies.

The Vote – The motion was approved without objection.

10. A PRESENTATION TO COUNTY COUNCIL ON THE COMPREHENSIVE BOAT LANDING STUDY

Capital Projects Director Larson commented that the Comprehensive Boat Landing Study began in October 2021 and involved consultants from Creech & Associates. Director Larson explained that the study focused on an inventory of the existing landings, the future expansion of landings throughout the county, and the economic impact of boating on the community. Director Larson added that the report from the study includes the assessment of and required repairs for existing landings, operations manual, master plan recommendations, and cost analysis of future improvements.

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

<https://beaufortcountysc.new.swagit.com/videos/281858?ts=3670>

Michael Supino, the project manager with Creech & Associations:

- Project kicked off in 2021 and focused on five main components, looked at: individual landing assessments; standards operation manual; master planning study (master plan) of the county boat landings; economic impact of boating in the County; and capital planning to help fund some of these projects.
- Community involvement – 5 public charettes and online survey. Looked at 28 sites – mix of boat landings and fishing piers.
- Project took a year and a half. Started by getting an advisory committee together. Then three activities running in parallel: site assessments, online surveys/public engagement meetings, and coordination with county departments to see if any overlap.

Craig Pawlyk of JGT Engineering:

- Provided an overview of the individual site assessments – looked at the uplands (parking, drainage, grating, looking for erosion/barrier free access, ADA parking) and the marine structures themselves (boat ramps, queuing docks, the floating docks, etc.). Altered public works about health and safety issues immediately.
- Standards operations manual (categories including standard operation practices/operational considerations at landing and piers, environmental management, uniform standard of signage, maintenance program and site file for each individual facility with all documentation/information, establish inspection frequently – weekly or biweekly) --- recommendations for maintaining the county's assets.

Mr. Supino:

- County Boating Master Plan. Information gathered, analysis conducted, and recommendations proposed. Establishing zones or areas of interest for where folks are traveling most on your waterways – where they departed from and were headed to. Recommendations – some zones that did not have enough landings, so need new landings in specific zones. Also introduced idea of efficiency. Studied the different landings and organized recommendations by priority. Provided an overview a few of the recommendations in high (collaboration with other departments, low or no land acquisition costs, proximity to zones of deficiency), medium (minimal land acquisition costs, elevated development

costs), and low (most expensive development costs, proximity to zones of interest, decision to not advance these options) priority. Focused on the high and medium priority solutions. Provided examples.

- Economic impact. Over 18,000 registered voters, so economic impact can be substantial. Revenue from boaters – hotels, restaurants, repair activities. Would get increased capacity at landings so more boater spending. Discussed the types of economic impacts – direct, indirect, and induced. Average trip cost in 2022 was \$256 (fuel, grocery, restaurants, lodging). Overall spending in 2022 was 48.8 million – 35 million from direct, 5 million from indirect and 8.3 million from induced. Tax revenue created was almost 4 million in 2022. Could generate another 3.9 million annually if repair and enhance existing landings.
- Capital Planning – the total funding for the existing boat landing repair costs and the county master plan costs would be around \$24 million. Provided overview of funding options.

Council Member Passiment asked if site files were already being implemented. Mr. Supino commented that Public Works Desai is continuing to gather all the necessary information to ensure a comprehensive analysis of the boat landings.

Council Member Howard asked about titles for the boat landings.

Council Member Glover and Mr. Supino discussed the number of local residents and tourists that visit the boat landings.

11. RECOMMEND APPROVAL OF CONTRACT AWARD TO O’QUINN MARINE CONSTRUCTION FOR IFB #110123 SPANISH MOSS TRAIL BATTERY CREEK BRIDGE REPAIR PHASE 2 (FISCAL IMPACT: \$605,000. Funding to come from an A-Tax Grant 2001-10-0000-55000 Current account balance is \$3,142,240.64 with \$609,464 budgeted for this project)

Please watch the video stream available on the County’s website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/281858?ts=5601>

Motion: It was moved by Council Member Passiment, seconded by Council Member Howard, to recommend approval of contract award to O’Quinn Marine Construction for IFB #110123 Spanish Moss Trail Battery Creek Bridge Repair Phase 2.

Discussion: Council Member Glover and Director Larson discussed the bidders for the projects and how O’Quinn Marine Construction was the more competitive option.

The Vote – The motion was approved without objection.

12. RECOMMEND APPROVAL OF CONTRACT AWARD TO PARAGON BUILDERS FOR IFB #090823 BUCKWALTER RECREATION CENTER GENERATOR (FISCAL IMPACT: \$409,420.00 Funding comes from Parks and Recreation Capital Fund account number 1040-80-1600-54200)

Please watch the video stream available on the County’s website to view the full discussion.

<https://beaufortcountysc.new.swagit.com/videos/281858?ts=5672>

Motion: It was moved by Council Member Passiment, seconded by Council Member Tabernik, to recommend approval of contract award to Paragon Builders for IFB #090823 Buckwalter Recreation Center Generator.

Discussion: Committee Chairman Cunningham asked if the State of South Carolina would provide some funding reimbursement since the project is for the National Guard. Director Larson explained that FEMA’s grants programs do not offer reimbursements, since the County would have to apply before work on the project starts. Director Larson added that the project is within the County’s budget.

The Vote – The motion was approved without objection.

13. **RECOMMEND APPROVAL OF AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT FOR REAL PROPERTY LOCATED AT 39 AIRPORT CIRCLE WITH CINDY HOLLMAN** (*FISCAL IMPACT: Beaufort Executive Airport will receive monthly income generated through lease revenue – Tenant shall pay \$69.30 (42 sq ft x \$19.80/12) in monthly base lease payments for premises located at the Beaufort Executive Airport terminal. Annual Expected Revenue increase: \$831.60. These lease rates are in accordance with current Beaufort County lease policies*)

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<https://beaufortcountysc.new.swagit.com/videos/281858?ts=5790>

Motion: It was moved by Committee Vice-Chairman Bartholomew, seconded by Council Member Brown, to recommend approval of an ordinance authorizing the Interim County Administrator to enter into a lease agreement for real property located at 39 Airport Circle with Cindy Hollman.

Motion: It was moved by Council Member Tabernik, seconded by Committee Vice-Chairman Bartholomew, to take 13 and 14 together.

Discussion: Council Member McElynn asked for an overview of the statutory requirements for an ordinance and public hearing when entering into a lease agreement. County Attorney Keaveny added that the County has carried out leases through ordinances since 1989.

The Vote – The motion was approved without objection.

14. **RECOMMEND APPROVAL OF AN ORDINANCE AUTHORIZING THE INTERIM COUNTY ADMINISTRATOR TO ENTER INTO A LEASE AGREEMENT FOR REAL PROPERTY LOCATED AT 39 AIRPORT CIRCLE WITH MATT ARCHER** (*FISCAL IMPACT: Beaufort Executive Airport will receive monthly income generated through lease revenue – Tenant shall pay \$69.30 (42 sq ft x \$19.80/12) in monthly base lease payments for premises located at the Beaufort Executive Airport terminal. Annual Expected Revenue increase: \$831.60. These lease rates are in accordance with current Beaufort County lease policies*)

Items 13 and 14 were approved as a package.

15. **RECOMMEND APPROVAL OF THE NATIONAL AIRPORTS CAPITAL IMPROVEMENT PLAN (ACIP) THIS IS AN INFORMATIONAL UPDATE TO BRIEF COUNCIL ON THE BEAUFORT EXECUTIVE AIRPORT LIST**

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

<https://beaufortcountysc.new.swagit.com/videos/281858?ts=6124>

Motion: It was moved by Council Member Passiment, seconded by Vice-Chairman Bartholomew, to take agenda items 15 and 16 together to recommend approval of the National Airports Capital Improvement Plan (ACIP).

Discussion: Airports Director Rembold provided the annual update on the Airports Capital Improvement Plan, including collaboration with the FAA on project planning and the funding plan for projects. Director Rembold noted that specific projects would be brought before Council for approval.

Council Member Howard and Director Rembold discussed the lack of adequate runoff space and the planned establishment of an extended runway safety area to meet FAA requirements. Director Rembold added that the projected timeline and reimbursement for the project is 2027.

Committee Chairman Cunningham asked if there was an estimate for the economic impact that airport improvements would have. Director Rembold commented on a 2020 economic impact study and explained that increased modernization could lead to increased revenue.

The Vote – The motion was approved without objection.

16. RECOMMEND APPROVAL OF THE NATIONAL AIRPORTS CAPITAL IMPROVEMENT PLAN (ACIP) THIS IS AN INFORMATIONAL UPDATE TO BRIEF COUNCIL ON THE HILTON HEAD ISLAND AIRPORT LIST

Items 15 and 16 were approved as a package.

17. RECOMMEND APPROVAL OF A RESOLUTION FOR COMMISSIONED PUBLIC WORKS CODE ENFORCEMENT OFFICERS

Motion: It was moved by Council Member Glover, seconded by Council Member Passiment, to recommend approval of a resolution for commissioned public works code enforcement officers.

The Vote – The motion was approved without objection.

18. AN ORDINANCE CONVEYING AN EASEMENT LOCATED ON A PORTION OF REAL PROPERTY AT 55 GARDNER DRIVE TO THE TOWN OF HILTON HEAD ISLAND

Motion: It was moved by Council Member Tabernik, seconded by Council Member Brown, to recommend approval of an ordinance conveying an easement located on a portion of real property at 55 Gardner Drive to the Town of Hilton Head Island.

The Vote – The motion was approved without objection.

19. RECOMMEND APPROVAL OF AN INTERGOVERNMENTAL AGREEMENT WITH BEAUFORT-JASPER WATER SEWER AUTHORITY AND THE TOWN OF BLUFFTON TO JOINTLY FUND THE INSTALLATION OF SEWER FACILITIES IN THE STONEY CREEK AREA FOR THE PURPOSE OF PREVENTING FURTHER CONTAMINATION OF THE MAY RIVER HEADWATERS (*FISCAL IMPACT: \$1,250,000.00*)

Motion: It was moved by Council Member Passiment, seconded by Council Member Howard, to recommend approval of an Intergovernmental Agreement with Beaufort-Jasper Water Sewer Authority and the Town of Bluffton to jointly fund the installation of sewer facilities in the Stoney Creek Area for the purpose of preventing further contamination of the May River Headwaters.

The Vote – The motion was approved without objection.

20. RECOMMEND APPROVAL TO AUTHORIZE THE INTERIM ADMINISTRATOR TO NEGOTIATE AND ENTER INTO A CONTRACT WITH LOWCOUNTRY FERRY, LLC FOR THE PROVISION OF FERRY SERVICES TO AND FROM DAUFUSKIE ISLAND (*FISCAL IMPACT: \$250,000 in this budget year from General Fund Balance. \$365,000 annually beginning in the new budget year*)

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

<https://beaufortcountysc.new.swagit.com/videos/281858?ts=6750>

Motion: It was moved by Council Member Passiment, seconded by Council Member Howard, to recommend approval to authorize the Interim County Administrator to negotiate and enter into a contract with Lowcountry Ferry, LLC for the provision of ferry services to and from Daufuskie Island.

Discussion: Special Assistant to the County Administrator Amundson commented on the receipt of three proposals for the Daufuskie Island ferry services and the proposed contract with Lowcountry Ferry, LLC. Mr. Amundson also commented on the condemnation proceedings at Helmsman Way and Melrose Landing.

Council Member Glover noted a request by Daufuskie Island residents for an additional ferry run in the late afternoon or evening. Mr. Amundson said that the additional ferry run could be part of the contract negotiation.

Committee Chairman Cunningham and Mr. Amundson discussed the funding source and budgeting process for covering the ferry service and related expenses.

The Vote – The motion was approved without objection.

21. ADJOURNMENT

Adjourned: 4:58 p.m.

Ratified: January 22, 2024