



Public Facilities Committee Beaufort County, SC

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

Monday, November 21, 2022
3:00 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/190026>

1. CALL TO ORDER

Committee Chairman Rodman called the meeting to order at or around 3:45 PM.

PRESENT

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

ABSENT

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

2. PLEDGE OF ALLEGIANCE

Committee Chairman Rodman led the Pledge of Allegiance.

3. FOIA

Committee Chairman Rodman 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 to Amend: It was moved by Council Member Passiment, seconded by Council Member Glover, to reconsider the previous motion to approve the agenda and reapprove the agenda with the addition of an item on the contractual amount for Talbert, Bright & Ellington relative to the airport.

The Vote - The motion was approved without objection.

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

The Vote - The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Passiment, seconded by Council Member Glover, to approve the minutes of October 17, 2022.

The Vote - The motion was approved without objection.

6. CITIZEN COMMENTS

No citizen comments.

7. DIVISION UPDATE FROM ASSISTANT COUNTY ADMINISTRATOR, JARED FRALIX

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

<https://beaufortcountysc.new.swagit.com/videos/190026?ts=81>

Assistant County Administrator Fralix updated the Committee on the following items: the US 278 independent review solicitation, the public meeting to discuss Burnt Church projects, the development of an intelligent transportation master plan, the retiming of Boundary Street and Ribaut Road signals, progress on boat landing improvements, irrigation system and traffic signal maintenance, and progress on dirt road grading.

County Administrator Greenway recommended a motion to add an agenda item and thanked Committee Chairman Rodman for his service on the Public Facilities Committee.

Motion: It was moved by Council Member Passiment, seconded by Council Member Glover, to reconsider the previous motion to approve the agenda and reapprove the agenda with the addition of an item on the contractual amount for Talbert, Bright & Ellington relative to the airport.

The Vote - The motion was approved without objection.

8. A PRESENTATION ON BEAUFORT COUNTY'S PRIORITIZED 5-YEAR SCDOT SECONDARY RESURFACING PROGRAM

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

<https://beaufortcountysc.new.swagit.com/videos/190026?ts=542>

ACA Fralix introduced the item and explained the SC Department of Transportation mandate for secondary resurfacing and allocation of funds.

Craig Gordon discussed the following points: the analysis of Beaufort County-owned roads, opportunities for and progress on road improvement projects, road maintenance funding requirements, and evaluation of ADT routes.

Richard Turner discussed the CTC's hiring of AMT Engineering to evaluate the low-volume secondary road program and to develop a five-year program. Mr. Turner explained the data collected on road conditions and land use characteristics, the available road treatment options, and the five-year plan recommendations.

9. RECOMMEND APPROVAL OF A RESOLUTION UPDATING BEAUFORT COUNTY'S PRIORITIZED 5-YEAR DIRT ROAD PAVING PROGRAM

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

<https://beaufortcountysc.new.swagit.com/videos/190026?ts=1541>

ACA Fralix provided an overview of the 2026-2030 dirt road paving plan, including selecting CONSOR Engineers to assist with the project.

Dan Chism discussed the scoring components used to evaluate dirt roads, the results of the ranking system, and the expenditures and roads targeted in the proposed five-year plan.

Council Member Glover and Mr. Chism discussed the paving of rural and legacy roads.

Council Member Passiment and ACA Fralix discussed progress on road pavement projects scheduled for 2022 and the 2023 timeline.

Motion: It was moved by Council Member Passiment, seconded by Council Member Lawson, to recommend approval of a resolution updating Beaufort County's prioritized 5-year dirt road paving program.

The Vote - The motion was approved without objection.

10. RECOMMEND APPROVAL OF A RESOLUTION TO ACCEPT SC AERONAUTICS COMMISSION (SCAC) GRANT FOR THE DESIGN AND BIDDING OF A PROJECT TO REHABILITATE THE BEAUFORT EXECUTIVE AIRPORT (ARW) RUNWAY

Items 10 and 11 were voted on as a package.

Jon Remold discussed accepting the SC Aeronautics Commission grant for the runway rehabilitation project's design and bidding.

Motion: It was moved by Council Member Glover, seconded by Council Member Passiment, to recommend approval of a resolution to accept SC Aeronautics Commission (SCAC) grant for the design and bidding of a project to rehabilitate the Beaufort Executive Airport (ARW) runway.

The Vote - The motion was approved without objection.

11. RECOMMEND APPROVAL OF A RESOLUTION TO APPROVE A COMMERCIAL PROPERTY LEASE AGREEMENT BETWEEN BEAUFORT COUNTY - 36 HUNTER ROAD, HILTON HEAD ISLAND, SC 29926 - AND AVIS BUDGET GROUP

Jon Rembold discussed a property acquired on Hunter Road and the property's recurring revenue potential due to a lease with a rental car company.

Motion: It was moved by Council Member Glover, seconded by Council Member Passiment, to recommend approval of a resolution to approve a commercial property lease agreement between Beaufort County - 36 Hunter Road, Hilton Head Island, SC 29926 - and Avis Budget Group.

The Vote - The motion was approved without objection.

12. AIRPORT CAPITAL IMPROVEMENT PROGRAM (ACIP) LISTS FOR BEAUFORT EXECUTIVE AIRPORT (ARW) AND HILTON HEAD ISLAND AIRPORT (HXD). (FOR INFORMATION ONLY)

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

<https://beaufortcountysc.new.swagit.com/videos/190026?ts=2579>

Jon Rembold discussed the five-year plan for the Beaufort Executive and Hilton Head Airports, including submitting the capital projects plan to the FAA, the airport layout plan update, projected costs and major projects, and reimbursement of property acquisitions.

12A. AMENDMENT TO THE WORK AUTHORIZATION FOR THE DESIGN AND BIDDING OF THE HILTON HEAD ISLAND AIRPORT TERMINAL

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

<https://beaufortcountysc.new.swagit.com/videos/190026?ts=2801>

Jon Remold discussed the previous bidding for the project, the division of the project into phases, the design component of the amendment, and the hourly number for construction administration and inspections.

Motion: It was moved by Council Member Passiment, seconded by Council Member Glover, to recommend approval of a Talbert, Bright & Ellington work authorization 2119-1905, Amendment One.

Discussion: Committee Chairman Rodman and Mr. Rembold discussed grant funding, concerns about being shovel-ready, and the bidding process.

The Vote - The motion was approved without objection.

13. RECOMMEND APPROVAL TO NEGOTIATE AND FINALIZE A CONTRACT WITH THE GREEN MACHINE FOR THE PURCHASE OF MATERIALS RECOVERY FACILITY EQUIPMENT - MRF (FISCAL IMPACT: \$2,597,700.00)

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

<https://beaufortcountysc.new.swagit.com/videos/190026?ts=3257>

Dave Wilhelm provided an overview of the processing equipment purchase plans, the labor intensity of recyclable sorting, the recommendation to enter into a contract with Green Machine, and the MRF's operational capacity and preferred site location.

Motion: It was moved by Council Member Passiment, seconded by Council Member Glover, to recommend approval to negotiate and finalize a contract with the Green Machine for the purchase of materials recovery facility equipment - MRF.

Discussion: Council Member Hervochon and Mr. Wilhelm discussed automation and inflation impacts on machinery costs.

Committee Chairman Rodman and Mr. Wilhelm discussed the approval of the land swap, the project's funding, and the negotiation process.

Council Member Hervochon proposed an amendment to direct staff to locate funding for automation, and Committee Chairman Rodman said to assume that will be included in the item brought forward to County Council.

The Vote - The motion was approved without objection.

14. RECOMMEND APPROVAL OF AN ORDINANCE AUTHORIZING THE CONVEYANCE OF COUNTY OWNED REAL PROPERTY LOCATED AT 108 CLEAR WATER WAY TO SCDOT FOR A DEDICATED RIGHT TURN LANE ON GROBER HILL ROAD

Motion: It was moved by Council Member Passiment, seconded by Council Member Lawson, to recommend approval of an ordinance authorizing the conveyance of county-owned real property located at 108 Clear Water Way to SCDT for a dedicated right turn lane on Grober Hill Road.

The Vote - The motion was approved without objection.

15. DISCUSSION CONCERNING THE SCOTT CENTER LEASE AND REQUESTED FACILITY IMPROVEMENTS

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

<https://beaufortcountysc.new.swagit.com/videos/190026?ts=3896>

County Administrator Greenway highlighted concerns related to Scott Center facility improvements, including the potential lack of a valid lease and the requirement for the concession stand to be rebuilt if removed by the County.

Council Member Passiment requested that the County Attorneys examine the lease agreement to determine its validity and expressed his view that taxpayer dollars should not be spent on property not owned by the County.

County Administrator Greenway commented on Scott Center expenditures over the past few years.

Council Member Glover and Mr. Greenway discussed lease expiration and renewal. Council Member Glover proposed the development of a longer-term lease to rectify the situation. Mr. Greenway said he would be open to negotiating a lease renewal to ensure any improvements made to the property benefit the community.

Motion: It is moved by Council Member Passiment, seconded by Council Member Lawson, to direct the administration to bring forward a lease agreement prior to any expenditure of public funds at the Scott Center site.

The Vote - The motion is approved without objection.

16. CHAIRMAN'S WRAP UP

No wrap-up comments were provided.

17. ADJOURNMENT

Adjourned: at or around 5:03 PM.

Ratified: January 23, 2023