



Public Facilities Committee Meeting

2021 Committee Objectives

1. TRANSPORTATION
2. SOLID WASTE & RECYCLING
3. COUNTY FACILITIES
4. AIRPORTS
5. DAUFUSKIE FERRY
6. CAPITAL INVESTMENT

Chairman
STU RODMAN

Vice Chairman
YORK GLOVER

Committee Members
CHRIS HERVOCHON
BRIAN FLEWELLING
MARK LAWSON

Interim County Administrator
ERIC GREENWAY

Clerk to Council
SARAH W. BROCK

Staff Support
CHUCK ATKINSON
JARED FRALIX

Administration Building
Beaufort County Government
Robert Smalls Complex
100 Ribaut Road

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Public Facilities Committee Minutes

Monday, April 19, 2021 at 2:00 PM

CALL TO ORDER

Chairman Rodman called the meeting to order at 2:00 PM

PRESENT

Committee Chairman Stu Rodman
Committee Vice-Chair York Glover
Council Member Brian Flewelling
Council Member Joseph F. Passiment
Council Member Gerald Dawson
Council Member Chris Hervochon
Council Member Alice Howard
Council Member Mark Lawson

ABSENT

Council Member D. Paul Sommerville
Council Member Lawrence McElynn
Council Member Logan Cunningham

PLEDGE OF ALLEGIANCE

Chairman Rodman led the Pledge of Allegiance.

FOIA

Chairman Rodman noted that Public notification of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act.

APPROVAL OF AGENDA

Motion: It was moved by Council Member Howard, seconded by Committee Vice-Chair Glover to approve the agenda.

The Vote -The motion was approved without objection.

CITIZENS COMMENTS

Susan Boyd provided a comment about Pickleball
Elly Levin provided a comment about Pickleball
Josh Josey provided a comment about Pickleball
Geoff Back Provided a comment about Pickleball
Emily provided a comment about Pickleball
Jeff provided a comment about Pickleball

ACTION ITEMS

CONSIDERATION OF AUTHORIZATION TO PROCEED WITH DESIGN AND PERMITTING OF SC 170 IMPROVEMENTS BETWEEN 278 AND 462 ON AM EXPEDITED BASIS, NOT TO EXCEED \$300,000.

Jared Fralix provided an update about 170 Improvements between 278 and 462.

Motion: It was moved by Council Member Lawson, seconded by Council Member Passiment to proceed with design and permitting of SC 170 improvements between 278 and 462 on an expedited basis, not to exceed \$300,000 to move forward to County Council for approval.

The Vote - Voting Yea: Committee Chairman Rodman, Council Member Sommerville, Council Member Howard. Voting Nay: Committee Vice-Chair Glover, Council Member Flewelling, Council Member Dawson. The motion was approved 5 yes and 3 no.

CONSIDERATION OF AUTHORIZED TO PROCEED WITH CONCEPTUAL IMPROVEMENTS (POST TOLL REMOVAL AND PRE-278 CORRIDOR CONSTRUCTION) ON AN EXPEDITED BASIS TO RELIEVE CONGESTION AND IMPROVE SAFETY, NOT TO EXCEED \$100,000.

Discussion: Jared Fralix advised of the short-term solution to relieve congestion on 278.

Motion: It was moved by Council Member Lawson to proceed with conceptual improvements (post toll removal and pre-278 Corridor construction) on an expedited basis to relieve congestion and improve safety, not to exceed \$100,000. The motion failed.

CONSIDERATION OF RECOMMENDATION TO PROCEED WITH 2022 TRANSPORTATION SALES TAX REFERENDUM FOR EITHER 4 YEARS OR MORE

Discussion: Jared Fralix provided the draft list for the impact fee on transportation 10-year projects.

Chairman Rodman stated the sales tax referendum should get another referendum to use on the projects are approximately 1.3 Billion.

Eric Greenway stated there should be input from a citizens committee to bring forth a project list.

Status: Informational Purposes Only

CONSIDERATION OF A RECOMMENDATION TO PROCEED WITH A BOND ANTICIPATION NOTE (BAN) AND/OR OTHER FINANCING TO FUND THE HILTON HEAD AIRPORT TERMINAL AND URGENT PROJECTS INCLUDING POTENTIAL FEDERAL INFRASTRUCTURE BILL PROJECTS.

Status: Informational Purposes Only

UPDATE ON SOLID WASTE AND RECYCLING, INCLUDING THE CONVENIENCE CENTERS, THE DECAL SYSTEM, AND THE ENTERPRISE FUND, INCLUDING SETTING MILLAGE.

Discussion: Cindy Carter stated the Implementation of operational changes to the Beaufort County Convenience Centers as reflected in the Goldsmith report of November 2019. New hours and days of operation began October 1, 2020. Closure of Pritchardville and Gate Centers December 31, 2020. Decal system initiated January 2, 2021.

Status: Informational Purposes Only

UPDATE ON LADY'S ISLAND ACCESS ROADS, AND US 21 CORRIDOR IMPROVEMENTS

Discussion: Jared Fralix stated it is recommended to proceed into the design phase for the US 21/SC 802 Corridor Improvements. The design process should further review the viability to incorporate the vision of the Lady's Island Plan Implementation Committee/Lady's Island Village Center Task Force for a "walkable village concept" along US 21 BUS (Sea Islands Parkway) to include the intersection of Sea Islands Parkway/Lady's Island

Drive/Sam's Point Road intersection. These improvements should also consider access management and bicycle and pedestrian accommodations. The improvements would also be coordinated with SCDOT. In addition, the proposed improvements would be coordinated with improvements as required by development agreements. For example, the White Hall Plantation Development proposed improvements were shown on the exhibits with West Area Exhibits 1-4 tying to their improvements. Dependent upon a development implementation, the developer may construct their proposed improvements prior to the sales tax project, or they may make a financial contribution for their required improvements and their improvements would be incorporated into the overall sales tax project. With either option, the sales tax project's design would be coordinated with a development's required improvements.

Status: Informational Purposes Only

UPDATE FROM ASSISTANT COUNTY ADMINISTRATOR, JARED FRALIX

Discussion: Jared Fralix provided an update on Solid Waste pickup from Earth Day, Recycling at the convenience centers, 278-Independent Review, Sam's Point Turn Lane construction, dirt road pavement, boat ramps, Arthur Horne building and construction, Bluffton Library, and the multi-year county gold standard.

Status: Informational Purposes Only

RECOMMENDATION OF AWARD RFQ#040920E 2018 ONE-CENT SALES TAX CONSTRUCTION ENGINEERING & INSPECTION SERVICES (\$3,347,718.68)

Discussion: Jared Fralix stated in March 2020, Beaufort County published a solicitation for the Program Management, Construction Engineering and Inspection (CE&I) Services for the 2018 One-Cent Sales Tax. In September 2020, County Council approved the Recommendation of Award to J.Bragg Consulting, Inc. for the Program Management portion of the solicitation whose sub-consultant for CE&I was F&ME Consultants. At the time, the only project nearing construction was Sam's Point Turn Lane, therefore; F&ME did not submit a full cost proposal for the program.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Passiment to move forward to County Council for the motion to approve the recommendation of award of the 2018 One-Cent Sales Tax CE&I to F&ME Consultants as a sub-consultant to J.Bragg Consulting, Inc. and move forward to County Council for approval.

The Vote -The motion was approved without objection.

RECOMMENDATION OF AWARD FOR IFB #031021 HVAC AND CONTROL ENERGY MANAGEMENT SYSTEM REPLACEMENT FOR THE DETENTION CENTER (\$1,548,125.00)

Discussion: Jared Fralix stated the project consist of replacing the existing fifteen (15) rooftop air handling units located at the Beaufort County Detention Center and the project also includes replacing the buildings HVAC control and energy management system for connection to the County's central control and monitoring system.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Passiment to moved forward to County Council for the recommendation of award IFB#031021 Detention Center HVAC and Control Energy Management System to Triad Mechanical and move forward to County Council for approval.

The Vote -The motion was approved without objection.

RECOMMENDATION FOR ADDITIONAL WORK - BEAUFORT COUNTY ROAD RESURFACING YEAR 4 CONTRACT (\$399,517)

Discussion: Jared Fralix stated there is additional work needed to be done for the resurfacing county roads.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Passiment to approve the recommendation of a change order for Beaufort County Road Resurfacing Year 4 IFB #121020E to Eurovia Atlantic Coast LLC, DBA Blythe to move forward to County Council for approval.

The Vote -The motion was approved without objection.

RECOMMENDATION TO AWARD IFB#021121E EARTHWORK & SITE UTILITIES AT MYRTLE BUSINESS PARK COMMERCIAL DEVELOPMENT (\$367,562)

Motion: It was moved by Council Member Flewelling, seconded by Council Member Passiment to approve the recommendation of award for Myrtle Business Park Earthwork & Site Utilities IFB 021121E to J S Construction Services to move forward to County Council for approval.

The Vote -The motion was approved without objection.

RFQ 100820 PARKS AND RECREATION MASTER PLAN CONSULTING SERVICES CONTRACT AWARD RECOMMENDATION

Discussion: Jared Fralix stated Beaufort County has been in need of an overall Parks and Recreation Master Plan for some time. This process will provide County Council and Parks and Recreation staff the ability to handle short and long-term goals. It will also be a great tool in getting community involvement to understand the wants and needs of parks and programming.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Passiment to approve the contract and forward to County Council for final approval.

The Vote -The motion was approved without objection.

RECOMMENDATION TO AWARD ACCESS CONTROL AND SECURITY CAMERAS CONTRACT FOR THE SHERIFF'S OFFICE 1501 BAY STREET (\$61,662.37)

Discussion: Jared Fralix stated this project consists of furnishing and installing access control devices (card readers, magnetic locks, electric strikes, etc.) and security cameras, as designed throughout 1501 Bay Street. Beaufort County utilizes Avigilon throughout our facilities.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Passiment to approve the recommendation of award for access control and security cameras for the Sheriff's Office at 1501 Bay Street to Codelynx Software and Security.

The Vote -The motion was approved without objection.

RECOMMENDATION OF AWARD IFB#030421E BLUFFTON POOL RESURFACING (\$60,892.50)

Discussion: Jared Fralix stated The Bluffton Pool Resurfacing Scope of work includes draining the pool, identifying, repairing delaminated surfaces, resurfacing with quartz plaster, refilling and balancing water in preparation for use. The work shall include permits, fees, and DHEC approval documents for the work. The existing pool surface is extensively delaminated at the assumption of at least 80% of the pool surface area.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Passiment to approve the recommendation of award for IFB#030421E Bluffton Pool Resurfacing to Andersen Pool Plastering, Inc.

The Vote -The motion was approved without objection.

COMMERCIAL PROPERTY LEASE AGREEMENT –30 HUNTER ROAD, HILTON HEAD ISLAND, SC 29926 - APAC-ATLANTIC INC. (FISCAL IMPACT: \$12,600.00 INCOMING FUNDS)

Discussion: Jared Fralix stated the property at 30 Hunter Road has been acquired by Beaufort County as of 4/1/2020 as part of the phased expansion of the aircraft ramp, the passenger terminal, and vehicle parking. The long-term plan for the property and the buildings includes demolition and use of the property as part of the airport projects.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Passiment to approve the 6-month lease agreement to APAC-Atlantic, Inc.

The Vote -The motion was approved without objection.

COMMERCIAL PROPERTY LEASE AGREEMENT UPDATE FOR STONERWORKS, LLC (FISCAL IMPACT: MINOR AMOUNT OF FORGONE REVENUE, REVENUE THAT DOES NOT CURRENTLY EXIST)

Discussion: Jared Fralix stated this is one of the properties that has been acquired in support of the terminal and ramp expansion at the airport. Due to the complexity of the relocation effort for this tenant, the lease is being offered past the original move-out date but is being offered at a significantly reduced rate in recognition of the amount of effort that is required for this specific tenant’s relocation and reestablishment.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Sommerville to approve the updated Commercial Property Lease Agreement for Stonerworks, LLC located at 28 Hunter Road, Hilton Head Island, SC 29926.

The Vote -The motion was approved without objection.

LEASE AGREEMENT FOR THE LOBECO LIBRARY WITH THE BEAUFORT COUNTY SCHOOL DISTRICT. (\$1 FOR THE TERM OF THE LEASE)

Discussion: Jared Fralix stated Beaufort County retains a lease with the Beaufort County School District for a property on which sits both the Library and the Head Start Building. The lease will expire on December 31, 2025. Head Start has a similar lease with the Beaufort County School District. The School District has asked to amend the lease to exclude the Head Start Building. The Beaufort County School District has represented that such a lease with Head Start is necessary so that Head Start can apply and receive significant grant money.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Sommerville to adding an addendum to the existing lease which expires in 2025 to exclude the Head Start Building from the lease and move forward to County Council for approval.

The Vote -The motion was approved without objection.

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF UTILITY EASEMENTS #901550 & 901551 ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY.

Discussion: Jared Fralix stated Beaufort County has requested electrical services for a shed located on the Public Works South Complex. Dominion Energy needs easements on County Parcels R600 040 000 0005 0000& R600 039 000 0285 0000to facilitate this request. The Public Works building located at9 Benton Field Road (R600 039 000 0285 0000)has electrical services, however, the Southeasternproperty corner where the shed is located does not have electrical services. Dominion plans on providing service from County ParcelR600 040 000 0005 0000which abuts the southern property line and is identified in Exhibit “A” of the requested easements.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Sommerville to approve granting Utility Easements #901550 & 901551.

The Vote -The motion was approved without objection.

INTERGOVERNMENTAL AGREEMENT BETWEEN BEAUFORT COUNTY AND TOWN OF YEMASSEE FOR SPECIAL PROJECTS AND ASSOCIATED SERVICES

Discussion: Jared Fralix stated the Town of Yemassee, and Beaufort County have worked together on a few infrastructure-based projects on one-time basis agreements. Beaufort County and the Town of Yemassee seek to enter into an agreement whereby the County and Town may offer aid and assistance to each other for special projects and associated services including project management, inspection services, community relations, utility service agency coordination, and public affairs related to those projects which have a defined beginning and conclusion. The initial term of the agreement will be two (2) years with the option to renew for three additional one (1) year renewals not to exceed a total of five (5) years.

Motion: It was moved by Council Member Flewelling, seconded by Council Member Sommerville to approve the Intergovernmental Agreement between Beaufort County and Town of Yemassee for Special Projects and Associated Services.

The Vote -The motion was approved without objection.

BOARDS AND COMMISSIONS

REAPPOINTMENT OF BRUCE KLINE FOR A 4TH TERM TO THE CONSTRUCTION ADJUSTMENT AND APPEALS BOARD WITH AN EXPIRATION DATE OF 2025

Motion: It was moved by Council Member Flewelling, seconded by Council Member Sommerville to recommend to County Council for the reappointment of Bruce Kline.

The Vote -The motion was approved without objection.

ADJOURNMENT

The meeting was adjourned at 3:41 PM