



Community Services and Land Use Committee Beaufort County, SC

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

Monday, February 13, 2023
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/208164>

1. CALL TO ORDER

Chair Howard called the meeting to order at 3:00 PM.

PRESENT

Chairman Alice Howard
Vice-Chairman York Glover
Council Member Paula Brown
Council Member Thomas Reitz
Council Member Gerald Dawson
Ex-Officio Joseph F. Passiment
Council Member Anna Maria Tabernik
Council Member Lawrence McElynn
Council Member Mark Lawson

ABSENT

Council Member Logan Cunningham
Council Member David P. Bartholomew

2. PLEDGE OF ALLEGIANCE

Chair Howard led the Pledge of Allegiance.

3. FOIA

Chair Howard 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 Glover, seconded by Council Member Reitz, to approve the agenda.

The Vote - The motion was approved without objection.

5. APPROVAL OF MINUTES

Motion: It was moved by Council Member Passiment, seconded by Council Member Dawson, to approve the minutes of December 5, 2022.

The Vote - The minutes were approved without objection.

6. CITIZEN COMMENTS

No citizen comments.

7. HUMAN SERVICES DEPARTMENT UPDATE

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

<https://beaufortcountysc.new.swagit.com/videos/208164?ts=96>

Assistant County Administrator Audra Antonacci-Ogden introduced Ana Ramirez, an Outreach Specialist in the Human Services Department.

Ana Ramirez presented on Beaufort County's homeless services, including the Residential Empowerment Coalition and the point-in-time count.

Council Member Reitz and Ms. Ramirez discussed Beaufort County's homeless count, how encampments were found, and volunteer opportunities.

Ms. Ramirez discussed the next steps, including landlord engagement programs, the use of HUD's Homeless Management Information System, and the goal of functional zero.

Council Member Glover and Ms. Ramirez discussed the focus on unsheltered individuals and the locations of the 68 people counted in the survey.

Chair Howard asked for a list of the 24 organizations included in the Residential Empowerment Coalition.

Council Member Dawson and Ms. Ramirez discussed the detention center's pilot program.

8. RECOMMEND APPROVAL OF AN ORDINANCE AMENDING BEAUFORT COUNTY CODE OF ORDINANCES CHAPTER 38, ARTICLE VII, SECTION 38-194, GREEN SPACE ADVISORY COMMITTEE MEMBERSHIP, TERMS, ORGANIZATION TO FURTHER DEFINE THE BEAUFORT COUNTY GREEN SPACE PROGRAM ADVISORY COMMITTEE MEMBERSHIP, TERMS, TERM LIMITS, MINIMUM REQUIREMENTS, PROCEDURES, AND GEOGRAPHICAL REPRESENTATION

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

<https://beaufortcountysc.new.swagit.com/videos/208164?ts=786>

Robert Merchant, Planning and Zoning Department Director, provided an overview of the proposed ordinance, including term staggering, term limits, meeting procedures, Chair and Vice Chair appointments, and geographic boundaries.

Chair Howard commented on the boundary for the northern portion of the county and the possible inclusion of the Callawassie and Spring Islands in that boundary.

Director Merchant stated that Tuesday, February 21st is the last day applications for the advisory committee will be accepted.

Chair Howard, County Attorney Keaveny, and Director Merchant discussed the geographic residency requirement.

Council Member Passiment commented on the advisory committee's role in ensuring that county ordinance and state law rules and regulations are followed for fund expenditures. Council Members Passiment and Glover stated that they would approve either map option.

Council Member McElynn asked about the terms for committee leadership and advisory committee positions that do not have geographic residency requirements.

Council Member Glover and Council Member Passiment discussed the operation of the committee under the statute and the flow of properties to the committee. Director Merchant commented that the property selection criteria are still being developed.

Council Member Reitz and Council Member Passiment discussed expenditure constraints under the green space legislation. Director Merchant commented on the information provided on the county's green space website.

Council Member McElynn, Director Merchant, County Attorney Keaveny, and Assistant County Administrator Atkinson discussed the application review and committee member recommendation process.

Council Member Glover stated that he would like to be involved in the section process for his district.

County Administrator Greenway commented that the final recommendation to Council for the committee appointments should come from the Finance Committee.

ACA Atkinson commented on accommodations that would be made if there is a quorum of County Council members interested in participating in the application review and selection process.

County Administrator Greenway pointed out potential problems of allowing outside entities to comment on advisory committee positions.

Motion: It was moved by Council Member Passiment, seconded by Council Member Glover, to adopt option B of the map.

The Vote - The motion was approved without objection.

Motion: It was moved by Council Member Passiment, seconded by Council Member Reitz, to recommend approval of an ordinance amending Beaufort County Code of Ordinances Chapter 38, Article VII, Section 38-194, Green Space Advisory Committee Membership, Terms, Organization to further define the Beaufort County Green Space program Advisory Committee membership terms, term limits, minimum requirements, procedures, and geographical representation.

The Vote - The motion was approved without objection.

9. RECOMMEND APPROVAL TO UNDERTAKE DUE DILIGENCE AND DISCUSSIONS/NEGOTIATIONS WITH THE BEAUFORT COUNTY SCHOOL DISTRICT BOARD IN ORDER TO TRANSFER THE TITLE OF THE LOBECO LIBRARY TO BEAUFORT COUNTY

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

<https://beaufortcountysc.new.swagit.com/videos/208164?ts=2272>

Assistant County Administrator Atkinson discussed senior wellness centers, ARPA funding, discussions with the school district to gain ownership of the Lobeco Library site, needed site renovations, and the request for approval to move forward with negotiations and due diligence.

Council Member Passiment and ACA Atkinson discussed the septic system for the property.

Council Member McElynn asked about liability projections. ACA Atkinson commented on available funding and renovation needs. ACA Atkinson also clarified that staff needs a number for the exact funding required to complete the renovation.

Council Member McElynn and ACA Atkinson discussed the use of the building and ARPA funding requirements.

Council Member Dawson asked about library expansion, and ACA Atkinson replied that ARPA funding has to be dedicated to health and wellness.

Council Member Tabernik commented on the lack of space for children's programming.

ACA Atkinson commented on the current need to focus on obtaining building ownership and appropriating ARPA funds.

Chair Howard asked about the cost of due diligence. ACA Atkinson said that staff does view an appraisal as needed and that due diligence will focus on determining the exact cost of renovations.

Motion: It was moved by Council Member Dawson, seconded by Council Member Tabernik, to recommend approval to undertake due diligence and discussions/negotiations with the Beaufort County School District Board in order to transfer the title of the Lobeco Library to Beaufort County.

Council Member Tabernik commented on the use of acronyms.

Council Member Glover asked about the square footage of the library.

The Vote - The motion was approved without objection.

10. RECOMMEND APPROVAL TO AWARD RFQ#112322 FOR WILLIAM HILTON PARKWAY/US 278 CORRIDOR INDEPENDENT REVIEW TO CBB (*Fiscal Impact: Final contract amount \$197,813*)

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

<https://beaufortcountysc.new.swagit.com/videos/208164?ts=3119>

Assistant County Administrator Fralix provided an overview of the ranking and review process, the firm chosen for an independent review, and the decided contract amount.

Council Member Passiment asked about timelines. ACA Fralix replied that there is a seven-month schedule for the work plan and that it will be concurrent with the FONZI process.

Council Member Reitz asked about the study being conducted by Hilton Head. ACA Fralix said Hilton Head's study focuses on public interface, while Beaufort County's study is focused on more technical aspects. ACA Fralix also clarified that since Beaufort County is the contract holder, it is involved in the review process.

Motion: It was moved by Council Member Passiment, seconded by Council Member McElynn, to recommend approval to award RFQ#112322 for William Hilton Parkway/US 278 Corridor independent review to CBB.

The Vote - The motion was approved without objection.

11. RECOMMEND APPROVAL TO LIST GARVIN-GARVEY HOUSE IN RECONSTRUCTION ERA NATIONAL HISTORIC NETWORK

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

<https://beaufortcountysc.new.swagit.com/videos/208164?ts=3559>

Director Merchant commented on Beaufort County's ownership of the Garvin-Garvey House in Oyster Factory Park and the Town of Bluffton's proposal to list the property in the Reconstruction Era National Historic Network.

Council Member Howard asked how long the building has been on the national registry, and Glenn Umberger commented that it was listed in 1996.

Motion: It was moved by Council Member Glover, seconded by Council Member Reitz, to recommend approval to list Garvin-Garvey House in Reconstruction Era National Historic Network.

The Vote - The motion was approved without objection.

12. RECOMMEND APPROVAL OF THE APPOINTMENT OF LAURA LEE ROSE TO THE CULTURAL PROTECTION OVERLAY DISTRICT COMMITTEE TO REPLACE BOB SEMMLER

Motion: It was moved by Council Member Glover, seconded by Council Member McElynn, to recommend approval of the appointment of Laura Lee Rose to the Cultural Protection Overlay District Committee to replace Bob Semmler.

The Vote - The motion was approved without objection.

13. EXECUTIVE SESSION

PURSUANT TO S.C. CODE SEC. 30-4-70 (A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED PURCHASE OF REAL PROPERTY (COOLER TRACT)

Motion: It was moved by Council Member Passiment, seconded by Council Member McElynn, to enter into an executive session around 4:03 PM.

The Vote - The motion was approved without objection.

14. MATTERS ARISING OUT OF EXECUTIVE SESSION

Motion: It was moved by Council Member Passiment, seconded by Council Member Tabernik, to forward to Council a recommendation for a first reading of an ordinance authorizing the County Administrator to execute the necessary documents and provide funding for the purchase of real property located at 1230 North Okatie Highway, commonly known as the Cooler Tract, for the purpose of consolidating County Sherriff's facilities and operations to this property and for other first responder facilities as desired.

The Vote - The motion was approved without objection.

15. ADJOURNMENT

Adjourned: around 4:34 PM

Ratified: April 10, 2023