



## 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, October 17, 2022  
3:00 PM

### MINUTES

Watch the video stream available on the County's website to hear the full discussion or presentation on a specific topic or the complete meeting. <https://beaufortcountysc.new.swagit.com/videos/186732>

#### 1. CALL TO ORDER

Committee Chairman Rodman called the meeting to order at 3:01 PM.

#### PRESENT

Committee Chairman Stu Rodman  
Committee Vice-Chair York Glover  
Council Member D. Paul Sommerville  
Council Member Gerald Dawson  
Council Member Chris Hervocho  
Council Member Alice Howard  
Council Member Mark Lawson

#### ABSENT

Council Member Brian Flewelling  
Council Member Joseph F. Passiment  
Council Member Lawrence McElynn  
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 Sommerville, Seconded by Council Member Glover, to add a discussion on airport terminal funding to the agenda.

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

**Motion:** It was moved by Council Member Sommerville, 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 Sommerville, Seconded by Council Member Glover, to approve the minutes of September 19, 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 on the County's website to see the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/186732?ts=138>

Assistance County Administrator Fralix updated the Committee on infrastructure projects, including plans and the bid package for SC 170 near-term improvements, the temporary River Ridge Drive signal on Bluffton Parkway, the Windmill Harbor signal, and Hilton Head's adaptive signal RFP. Mr. Fralix also updated the Committee on capital projects, including the roof work at the public pool in Bluffton, passive park improvements on Boundary Street, the Arthur Horn Building and the movement of offices, and the demolition of the old Arthur Horne Building, the old Wendy's, and the Old United Way Building. In terms of public works projects, Mr. Fralix updated the Committee on RFQs for the design of the new Public Works building on Shanklin Road, disaster recovery and the after-action review, Shell Point drainage, the Third Annual Flying Frog 5K at the Beaufort Executive Airport, and the Hilton Head Allen Motor Event at the Hilton Head Airport.

Council Member Lawson asked about the Burnt Church project and the Alljoy Road Bike Path. Mr. Fralix commented that both projects are under design.

Council Member Glover asked about the Argent intersection timeline. Mr. Fralix said they would be restriping the road and using the existing footprint.

**8. DISCUSSION ON THE FACILITY MASTER PLAN OPTIONS FOR THE LAW ENFORCEMENT CENTER, ADMINISTRATION BUILDING, AND DETENTION CENTER**

Please watch the video stream on the County's website to see the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/186732?ts=864>

Assistant County Administrator Fralix discussed the need for direction on site plans to develop implementation and finance plans and the three Beaufort campus site options, with the addition of court facilities, a law enforcement center, and an administrative building.

Council Member Glover asked whether the old administrative building is the site for the Solicitor's Office and the Public Defender. Mr. Fralix confirmed there was additional space accommodating those offices.

Council Member Dawson asked about the parking for the proposed law enforcement office site. Mr. Fralix said parking would have to be added below the building or in a location near the building's vicinity.

Council Member Glover asked about the renovation of the Sheriff's building. Mr. Fralix said the building would be renovated into the Detention Center.

Council Member Howard asked what would be included in a separate law enforcement center. Mr. Fralix listed the various functions, such as forensics evidence, drive-through vehicle processing, and tactical fleet warehouse.

Council Member Dawson asked about the third option's administration building and parking spaces. Mr. Fralix commented on the number of parking spaces available for option three.

Council Member Lawson asked about the law enforcement center's location and which option allows for the most compact campus and the ability to expand in the future. Mr. Fralix discussed the potential of a regional detention center and maximum flexibility if the administration and law enforcement centers were offsite.

Committee Chairman Rodman discussed the county's growth, the options' costs, the funding for facilities projects, the similarities and differences between the three options, and parking availability. Rodman also commented on the ability to have an installment purchase to assist with financing.

Council Member Sommerville commented on his preference to move the law enforcement center and EMS south because of the population growth in the southern part of the County.

Council Member Dawson commented on his preference not to move the administrative building out of the City of Beaufort.

Council Member Glover asked whether Sherriff Tanner endorsed options of the Facility Master Plan. Mr. Fralix commented that Sheriff Tanner does not have a preference. Mr. Glover also commented on his preference for option one.

Council Member Howard discussed her support for moving the EMS and the law enforcement center to the middle of the County and keeping the administration building and courthouse in the City of Beaufort.

Mr. Fralix summarized the Committee's preference for an offsite EMS and law enforcement center and for maintaining the location of the administration building and judicial center.

**Motion:** It was moved by Council Member Sommerville, Seconded by Council Member Glover, to proceed with option one.

**Discussion:** Assistant County Administrator Foot commented on the need to look at the location for EMS with response times in mind.

Council Member Glover asked about the funding component, and Mr. Fralix commented that a resolution would provide direction to staff, and the funding component would come forward later.

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

## 9. DISCUSSION ON TRANSPORTATION PLANNING PROJECTS

Please watch the video stream on the County's website to see the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/186732?ts=3406>

Assistant County Administrator Fralix updated the Committee on the six-million-dollar appropriation toward transportation planning. It allows engineering to get started on some of the transportation projects. Mr. Fralix described the staff's plans for using the funds, including designing several intersection projects that address safety concerns.

Committee Chairman Rodman commented on the investment in planning, engineering, and permitting of these projects to be better positioned for the transportation resolution and to receive state and federal funds.

County Administrator Greenway highlighted the commitment from Senator Tom Davis to find as much funding for Beaufort County as possible since the Council moved forward with the green space referendum instead of the transportation referendum.

**10. APPROVAL OF A RESOLUTION TO SWAP IDENTIFIED PROPERTIES BETWEEN BEAUFORT COUNTY AND THE RURAL AND CRITICAL LANDS PROGRAM IN ORDER TO BUILD AN ADDITIONAL LIBRARY, ADDITIONAL PARKS AND RECREATION FIELDS AND A SOLID WASTE MATERIAL RECOVERY FACILITY IN SOUTHERN BEAUFORT COUNTY**

Please watch the video stream on the County's website to see the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/186732?ts=3743>

Assistant County Administrator Atkinson discussed the proposed land swap and the proposal for a new library and the new parks and recreation ball fields. Atkinson discussed properties in the County inventory that are not part of the Rural and Critical Lands Program, which would be transferred into RCLP in exchange.

Council Member Sommerville asked about easements and commented on Camp St. Mary's transfer.

County Administrator Greenway discussed the plan for using one of the properties for recreation fields.

Council Member Glover commented on potential stormwater drainage issues with the construction of a library. Mr. Glover also asked about the involvement of the Rural and Critical Lands Board, and Mr. Atkinson said no.

Council Member Hervochon commented on his support for transferring the Camp St. Mary's property into the RCLP. Mr. Hervochon also discussed his concerns about transferring properties out of the RCLP, as it could erode the public's trust in the program.

Council Member Sommerville commented on stormwater drainage implications and asked for a stormwater engineer to address Council Member Glover's concerns.

County Administrator Greenway discussed the provision of transferring property out of the RCLP.

**Motion:** It was moved by Council Member Sommerville, Seconded by Council Member Lawson, to approve a resolution to swap identified properties between Beaufort County and the Rural and Critical Lands Program in order to build an additional library, additional parks and recreation fields, and a solid waste material recovery facility in southern Beaufort County.

**Discussion:** Committee Chairman Rodman and County Administrator Greenway discussed the timeline to address stormwater issues and gain a recommendation from the Rural and Critical Lands Board.

Council Member Howard left the meeting and was not present for the vote on this item.

**The Vote** - Voting Yea: Committee Chairman Rodman, Committee Vice-Chair Glover, Council Member Sommerville, Council Member Dawson, and Council Member Lawson. Voting Nay: Council Member Hervochon. The motion passed 5:1.

**11. DISCUSSION OF HILTON HEAD AIRPORT TERMINAL FUNDING**

Please watch the video stream on the County's website to see the complete discussion.

<https://beaufortcountysc.new.swagit.com/videos/186732?ts=4876>

Committee Chairman Rodman commented on the need for the project to be rebid and the potential grant funding available. Mr. Rodman also discussed revenue streams, the need to decide whether to borrow financing, and the risks involved.

Council Member Sommerville commented on the proposed use of revenue streams for debt service and his concerns about borrowing money prematurely for this project.

County Administrator Greenway commented that the County needs to be in a better position to obtain the bond because of uncertainty about funding brought in through the expansion.

Deputy County Administrator Richland commented on the staff's discomfort with issuing debt and preference to phase the project.

David Cheatwood commented on a special obligation bond structure for borrowing money to balance the use of airport revenues and the County's support and the preference for more due diligence on the project to determine the County's level of support.

County Administrator Greenway discussed the airport expansion's bid process, the project's high costs, and the plan for rebidding the project in phases to address parts of the project using revenue the County has on hand.

**12. CHAIRMAN'S WRAP UP**

No wrap-up comments were provided.

Council Member Glover discussed election signs being taken down.

**13. ADJOURNMENT**

Adjourned: at or around 4:52 PM

Ratified: November 21, 2022