



## Public Facilities Committee Beaufort County, SC

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

Monday, March 21, 2022  
3:00 PM

### MINUTES

1. **CALL TO ORDER**

Chairman Rodman called the meeting to order at 4:10 p.m.

**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 Hervocho  
Council Member Alice Howard  
Council Member Mark Lawson  
Council Member Lawrence McElynn

**ABSENT**

Council Member D. Paul Sommerville  
Council Member Logan Cunningham

2. **PLEDGE OF ALLEGIANCE**

Chairman Rodman led the Pledge of Allegiance.

3. **FOIA**

Chairman Rodman stated public notice of this meeting had been published, posted, and distributed in compliance with the South Carolina Freedom of Information Act (FOIA).

4. **APPROVAL OF AGENDA**

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Howard, 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 Lawson, to approve February 22, 2022, minutes.

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

6. **CITIZEN COMMENTS**

No citizen comments

7. **ASSISTANT COUNTY ADMINISTRATOR REPORT**

**Discussion:** Jared Fralix provided an update on Transportation Committee, Hwy 170 update, Bluffton Pool update, 04.20.22 litter cleanup day, MERF update, and the ARPA projects.

**Status:** For Informational Purposes Only

8. **RECOMMEND APPROVAL OF A REQUEST TO PURCHASE A TIGER TRUCKAT MOWER (\$244,572.56)**

9. **RECOMMEND APPROVAL OF AN AWARD FOR IFB #021522 ADMINISTRATION BUILDING HVAC REPLACEMENT (\$441,822.00)**

10. **RECOMMEND APPROVAL OF AN AWARD FOR IFB #021822 BURTON WELLS RECREATION CENTER HVAC REPLACEMENT (\$452,645)**

**Discussion:** Jared Fralix stated the Purchase of a Truckat Mower is an essential piece of the environment that the Public Works Department will utilize to maintain the County's roadside Right of Way. The need to Replace asset# 38263 – 2010 Tiger Truckat Mower due to the maintenance cost and the age of 118,757 miles.

The project consists of but is not limited to the following: Replacing the existing rooftop HVAC (30-Year-old) units to the project plans and specifications. On January 14, 2022, a solicitation was published for the HVAC Replacement at Administration Building located at 100 Ribaut Road, Beaufort. Triad Mechanical Contractors' bid is \$441,822.00 to complete the project. The funding source for this project is account number 40110011-54422.

The project consists of but is not limited to the following: Replacing the existing 20-year-old rooftop HVAC units and the indoor air handling HVAC systems following the project plans and specifications. A solicitation was published on January 18, 2022, for the HVAC Replacement at Burton Wells Recreation Center located at One Middleton Recreation Drive, Beaufort. Coastal Air Technologies' bid is \$452,645.00 to complete the project. The funding source for this project is account number 40110011-54422.

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Howard, to approve the recommendations to purchase of purchase a Tiger Truckat Mower, an award for IFB #021522 administration building HVAC replacement, and an award for IFB #021822 Burton Wells Recreation Center HVAC replacement and move forward to County Council for approval.

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

11. **RECOMMEND APPROVAL TO APPLY FOR AVIATION GRANT FUNDING AVAILABLE THROUGH THE BIPARTISAN INFRASTRUCTURE LAW (BIL) GRANT FUNDS.**
12. **BEAUFORT EXECUTIVE AIRPORT – RECOMMENDATION OF APPROVAL TO APPLY FOR THE FAA AIRPORT IMPROVEMENT PROGRAM (AIP)**

**Discussion:** Jon Rembold stated that the President signed the Bipartisan Infrastructure Law (BIL) in November 2021. The BIL includes approximately \$25 Billion for the National Airspace System. Multiple funding programs exist within BIL which Airport Infrastructure Grants (AIG) – Allocated, Airport Infrastructure Grants (AIG) – Competitive, and the Airport Terminal Program (ATP). Successful applications would result in positive funding for the airports. Required match amounts for AIG funds would be: HXD: \$142,689; ARW: \$7,950 (SCAC pays 5% also). The required match amount for the ATP is not yet known, as the grant amount is unknown.

The runway is the most critical airport infrastructure at Beaufort Executive Airport. The routine uses and, recently, the increasing use of the airfield requires a rehabilitation project to ensure the runway surface does not deteriorate to the point that it requires a total replacement. Maintenance cannot be further deferred because the increased traffic at the airport also increases stress on the infrastructure. This project is on the Capital Improvement Project list submitted to the FAA. Match Required – approximately \$15,000 – to be paid with Airport ARPA funds (Balance \$1.5M)

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Lawson, to approve the recommendations for permission to apply for the aviation grant funding available through the Bipartisan Infrastructure Law (BIL) grant funds and for permission to use the FAA Airport Improvement Program (AIP) grant funds and move forward to County Council.

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

13. **RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS FOR THE ACCEPTANCE OF PROPERTIES ENCUMBERING THE ROAD RIGHT OF WAY FOR WITSELL ROAD**
14. **RECOMMEND APPROVAL OF A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE ANY AND ALL NECESSARY DOCUMENTS FOR THE ACCEPTANCE OF PROPERTIES ENCUMBERING THE ROAD RIGHT OF WAY FOR COOSAW RIVER DRIVE**

**Discussion:** Jared Fralix stated The County has been maintaining many roads for over 20 years with an assumed prescriptive right of way referred to as “legacy roads.” Right of Way staff has been working with property owners to perfect the right of way on “legacy roads” by requesting formal conveyance of ROW from associated property owners. Witsell Road is located off Keans Neck Road in Sheldon. The first paved section is State Road S-7-237. The unpaved County maintained portion of the road is (~29,000 LF). Property owners associated with this road have requested to donate ROW to the County. This ROW conveyance will help perfect County ownership of legacy roads.

The County has maintained many roads for over 20 years with an assumed prescriptive right of way referred to as “legacy roads.” Right of Way staff has been working with property owners to perfect the right of way on “legacy roads” by requesting formal conveyance of ROW from associated property owners. Coosaw River Drive is located off Sam’s Point Road on Lady’s Island. The first paved section is State Road S-7-673. The unpaved County maintained portion of the road is (~10,000 LF). Property owners associated with this road have requested to donate ROW to the County. This ROW conveyance will help perfect County ownership of legacy roads.

**Motion:** It was moved by Council Member Passiment, seconded by Council Member McElynn, to approve the recommendations of the resolutions authorizing the County Administrator to execute any necessary

documents for the acceptance of properties encumbering the road right of way for Witsell Road and Coosaw River Drive and move forward to County Council.

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

15. **RECOMMEND APPROVAL OF AN AWARD FOR IFB 022422E DIRT ROAD PAVING CONTRACT #53 (YEAR 3)**

**Discussion:** Jared Fralix stated Resolution 2019/24 established a 5-year Dirt Road paving program. Resolution 2021/1 amended this resolution. Year three of the program includes Twickenham Road, Northview Road, and Rainbow Road. J. H. Hiers's bid of \$2,638,299 with a 7% contingency for mucking and other unforeseen conditions totaling \$184,681 combines for a project total of \$2,822,989. The project will be funded from TAG Fees – Road Improvement account 2342001T-54500 with a current balance of \$4,163,608.00.

Eric Greenway, County Council Administrator, provided an update on the TAG fee items.

**Motion:** It was moved by Council Member Dawson, seconded by Council Member McElynn, to approve recommendations to apply for the award IFB 022422E Dirt Road Paving #53 (Year 3) to J. H. Hiers Construction and move forward to County Council.

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

16. **PURSUANT TO S.C. CODE SEC. 30-4-70(A)(2): RECEIPT OF LEGAL ADVICE WHERE THE ADVICE RELATES TO CONTRACTUAL ARRANGEMENTS (DIFS) AND TO PENDING CLAIMS WHICH ARE COVERED BY THE ATTORNEY-CLIENT PRIVILEGE (Buckingham Landing litigation)**

**Motion:** It was moved by Council Member Passiment, seconded by Council Member Dawson, into executive session at 4:44 PM.

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

17. **MATTERS ARISING OUT OF EXECUTIVE SESSION**

No matters arising out of Executive Session.

18. **CHAIRMAN'S WRAPUP**

19. **ADJOURNMENT**

The meeting was adjourned at 5:16 P.M.