



Public Facilities and Safety Committee Beaufort County, SC

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

Monday, January 23, 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/206143>

1. CALL TO ORDER

Committee Chairman Cunningham called the meeting to order at 3:02 PM.

PRESENT

Chairman Logan Cunningham
Vice-Chairman David P. Bartholomew
Council Member Thomas Reitz
Council Member Paula Brown
Council Member Anna Maria Tabernik
Council Member Joseph F. Passiment
Council Member Gerald Dawson
Council Member Alice Howard
Council Member York Glover
Council Member Lawrence McElynn (arrived late)

ABSENT

Council Member Mark Lawson

2. PLEDGE OF ALLEGIANCE

Committee Chairman Cunningham led the Pledge of Allegiance.

3. FOIA

Committee Chairman Cunningham 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: It was moved by Council Member Bartholomew, seconded by Council Member Tabernik, to approve the agenda.

The Vote - The motion was approved without objection.

5. **APPROVAL OF MINUTES**

Motion: It was moved by Council Member Glover, seconded by Council Member Passiment, to approve the minutes of November 21, 2022.

The Vote - The motion was approved without objection.

6. **CITIZEN COMMENTS**

Bill Partington

7. **RECOMMEND APPROVAL OF AN ORDINANCE AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE NECESSARY DOCUMENTS TO ACCEPT A GRANT OF PERPETUAL EASEMENT FOR PUBLIC USE AND ACCESS AT THE SANDS BOAT LANDING FROM THE TOWN OF PORT ROYAL**

Motion: It was moved by Council Member Passiment, seconded by Council Member Howard, to recommend approval of an ordinance authorizing the County Administrator to execute the necessary documents to accept a grant of perpetual easement for public use and access at The Sands boat landing from the Town of Port Royal.

Discussion: Council Member Howard commented that this item is an example of cooperation between Beaufort County and the Town of Port Royal for the public good.

The Vote - The motion was approved without objection.

8. **RECOMMEND APPROVAL OF AN ORDINANCE FOR A TEXT AMENDMENT TO THE BEAUFORT COUNTY CODE OF ORDINANCES, CHAPTER 82: IMPACT FEES, ARTICLE I, IN GENERAL; ARTICLE II, DEVELOPMENT IMPACT FEE PROCEDURES; ARTICLE III, PARKS AND RECREATION FACILITIES; ARTICLE IV, ROAD FACILITIES – SOUTHERN BEAUFORT COUNTY SERVICE AREA; ARTICLE V, LIBRARY FACILITIES; ARTICLE VI, FIRE FACILITIES; ARTICLE VII, ROAD FACILITIES – NORTHERN BEAUFORT COUNTY (FISCAL IMPACT: PLEASE SEE AIS)**

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

<https://beaufortcountysc.new.swagit.com/videos/206143?ts=410>

County Attorney Tom Keaveny provided background on the Impact Fee Act, amendments to Beaufort County's impact fee ordinance, updating impact fees periodically, and intergovernmental agreements with municipalities. County Attorney Keaveny also discussed the inclusion of parks and recreation, fire, road, library, and transportation impact fees in the amendment, how EMS impact fees are being placed on hold, and how the school impact fees are not being brought forward.

Council Member Tabernik and County Attorney Keaveny discussed why school impact fees are not included in the amendment.

Assistant County Administrator Chuck Atkinson discussed issues created when the county and municipalities are not aligned on impact fee collection, the Capital Improvement Plan and Development Impact Fee Study prepared by Tischler Bise, and how the study serves as a snapshot of what is needed to pay for facilities and resources. ACA Atkinson also described the impact fees and project lists for roads, fire, libraries, and parks and recreation.

Council Member Glover and ACA Atkinson discussed anticipated demand's role in determining impact fees and the capital projects to be undertaken.

Council Member Howard and ACA Atkinson discussed payment for parks and recreation projects and intergovernmental agreements for planned projects.

Council Member Tabernik and ACA Atkinson discussed annual adjustments for inflation.

Council Member Passiment and ACA Fralix discussed the traffic signal item.

Committee Chair Cunningham and ACA Fralix discussed the Buckwalter Parkway Access Management and Roadway Connectivity item.

Council Member Howard and ACA Fralix discussed Hazel Farms Road and the use of multiple funding sources to pay for road improvement projects.

ACA Fralix and ACA Atkinson discussed how the impact fees are used to get projects started and provide flexibility and how the impact fees are a portion of the funding sources used for projects.

Council Member Glover and Council Member Bartholomew asked for the current residential impact fees to date versus what is proposed. ACA Atkinson said he would email the table with the information.

Council Member Atkinson and ACA Atkinson discussed the impact on affordable housing, the Beaufort County Affordable Housing Fund, and the impact fee discounts to subsidize the expense.

Council Member Atkinson and ACA Atkinson discussed the payment under protests and refunds.

Motion: It was moved by Council Member Passiment, seconded by Council Member Tabernik, to recommend approval of an ordinance for a text amendment to the Beaufort County Code of Ordinances, Chapter 82: Impact Fees, Article I, In General; Article II, Development Impact Fee Procedures; Article III, Parks And Recreation Facilities; Article IV, Road Facilities – Southern Beaufort County Service Area; Article V, Library Facilities; Article VI, Fire Facilities; Article VII, Road Facilities – Northern Beaufort County.

The Vote - The motion was approved without objection.

9. RECOMMEND APPROVAL OF A RESOLUTION TO COMMISSION ANIMAL SERVICE OFFICER - DAVID DUFFY

Motion: It was moved by Council Member Passiment, seconded by Council Member Bartholomew, to recommend approval of a resolution to commission Animal Service Officer David Duffy.

The Vote - The motion was approved without objection.

10. RECOMMENDATION TO AWARD IFB #011023E YEAR 6 RESURFACING AND CEI

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

<https://beaufortcountysc.new.swagit.com/videos/206143?ts=3310>

Assistant County Administrator Jared Fralix explained the asphalt rejuvenator process, the bid process for the rejuvenator and construction, engineering, and inspection (CEI), and the need for a motion to approve the bid award so staff can move forward with the year six resurfacing program.

Motion: It was moved by Council Member Dawson, seconded by Council Member Reitz, to approve the recommendation to award IFB #011023E Year 6 Resurfacing and CEI.

The Vote - The motion was approved without objection.

11. RECOMMEND APPROVAL OF A CONTRACT AWARD FOR A&E SERVICES FROM KIMLEY HORN AND ASSOCIATES, INC. TO PROVIDE DESIGN AND CONSTRUCTION ADMINISTRATION FOR THE BAILEY MEMORIAL PARK, LOCATED IN THE TOWN OF BLUFFTON

Motion: It was moved by Council Member Tabernik, seconded by Council Member Reitz, to recommend approval of a contract award for A&E services from Kimley Horn and Associates, Inc. to provide design and construction administration for the Bailey Memorial Park, located in the Town of Bluffton.

The Vote - The motion was approved without objection.

12. RECOMMEND APPROVAL OF A CONTRACT AWARD FOR A&E SERVICES FROM KIMLEY HORN AND ASSOCIATES, INC. TO PROVIDE DESIGN FOR THE PINEVIEW PRESERVE, LOCATED ON LADY'S ISLAND

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<https://beaufortcountysc.new.swagit.com/videos/206143?ts=3480>

Council Member Bartholomew asked about the summary scoresheet in the meeting's packet. Capital Projects Director Eric Larson discussed the selection process and the high score Kimley Horn and Associates received.

Council Member Glover asked about the Pineview Preserve's pathways. Passive Parks Manager Stefanie Nagid discussed the public feedback received on conceptual plans, parking and trail areas, the multi-use nature of the trail, and plans to create wheelchair accessibility.

Council Member Bartholomew and Ms. Nagid discussed the planning, permitting, and construction timeline.

Council Member Glover and Ms. Nagid discussed the acreage of the property.

Joe Mac, representing Beaufort Trailblazers, commented on the request for a mountain biking trail in Beaufort. Due to traffic, he missed the citizen's comment portion of the meeting, so Committee Chairman Cunningham allowed him three minutes to speak on this item.

Motion: It was moved by Council Member Glover, seconded by Council Member Howard, to recommend approval of a contract award for A&E services from Kimley Horn and Associates, Inc. to provide design for the Pineview Preserve, located on Lady's Island.

The Vote - The motion was approved without objection.

13. RECOMMEND APPROVAL OF A CONTRACT AWARD TO WILDWOOD CONSTRUCTION FOR CONSTRUCTION SERVICES TO BUILD PICKLEBALL COURTS AT BURTON WELLS PARK

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

<https://beaufortcountysc.new.swagit.com/videos/206143?ts=4097>

Motion: It was moved by Council Member Howard, seconded by Council Member Reitz, to recommend approval of a contract award to Wildwood Construction for construction services to build pickleball courts at Burton Wells Park.

Discussion: Council Member Tabernik discussed the field trip to Burton Wells Park, the sport's popularity, and her view that the courts will be a great addition.

Council Member Dawson discussed the requests received to build pickleball courts.

Council Member Dawson and Mr. Larson discussed the location of the courts.

The Vote - The motion was approved without objection.

14. RECOMMEND APPROVAL OF A CONTRACT AWARD TO NIX CONSTRUCTION COMPANY, INC. FOR CONSTRUCTION SERVICES TO BUILD RESTROOMS AT BRUCE EDGERLY FIELD IN THE TOWN OF PORT ROYAL

Motion: It was moved by Council Member Howard, seconded by Council Member Brown, to recommend approval of a contract award to Nix Construction Company Inc. for construction services to build restrooms at Bruce Edgerly Field in the Town of Port Royal.

The Vote - The motion was approved without objection.

15. RECOMMEND APPROVAL OF A CONTRACT AWARD TO HDR ENGINEERING FOR SOLID WASTE & RECYCLING ON-CALL CONSULTING

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

Council Member Reitz asked for background on this item. Assistant County Administrator Fralix discussed the pre-qualification process for consultations on a work order to expedite the procurement process. Mr.

Fralix also commented that the vision for this consulting is to improve operational efficiencies and reduce program costs in the Solid Waste Department.

Council Member Reitz and Mr. Fralix discussed payment of the consulting fee and the Solid Waste Department's enterprise fund.

Council Member Bartholomew and Mr. Fralix discussed when the fee would be charged and consultations for the MRF.

Motion: It was moved by Council Member Dawson, seconded by Council Member Tabernik, to recommend approval of a contract award to HDR Engineering for solid waste and recycling on-call consulting.

The Vote - The motion was approved without objection.

16. 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)

PURSUANT TO S.C. CODE SEC. 30-4-70 (A)(2): DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED ACQUISITION OF REAL PROPERTY (DONCASTER LANE; SUN CITY HILTON HEAD COMMUNITY ASSOCIATION, INC.)

Motion: It was moved by Council Member Passiment, seconded by Council Member Brown, to enter into an executive session at 4:16 PM.

The Vote - The motion was approved without objection.

17. MATTERS ARISING OUT OF EXECUTIVE SESSION

Motion: It was moved by Council Member McElynn, seconded by Council Member Bartholomew, to approve due diligence for the potential purchase of real property located on Highway 170, commonly known as the Cooler Tract.

Discussion: Council Member Glover asked whether the item needed to go to the full Council, and Committee Chairman Cunningham said it did not.

The Vote - The motion was approved without objection.

Motion: It was moved by Council Member Passiment, seconded by Council Member Tabernik, to move to Council a resolution authorizing the County Administrator to execute necessary documents to accept the conveyance of real property located on Sun City Boulevard and as identified as a portion of TMS No. R600 020 000 0714 0000 and R600 028 000 3945 0000 from Sun City Hilton Head Community Association.

Discussion: Council Member Passiment commented that the property would be deeded to the County for constructing an EMS and fire station.

The Vote - The motion was approved without objection.

19. ADJOURNMENT

Adjourned: PM

Ratified: February 27, 2023