

COUNTY COUNCIL OF BEAUFORT COUNTY  
ADMINISTRATION BUILDING  
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX  
100 RIBAUT ROAD

POST OFFICE DRAWER 1228  
BEAUFORT, SOUTH CAROLINA 29901-1228

TELEPHONE: (843) 255-2000

FAX: (843) 255-9401

www.bcgov.net

D. PAUL SOMMERVILLE  
CHAIRMAN

GERALD W. STEWART  
VICE CHAIRMAN

COUNCIL MEMBERS

CYNTHIA M. BENSCHE  
RICK CAPORALE  
GERALD DAWSON  
BRIAN E. FLEWELLING  
STEVEN G. FOBES  
ALICE G. HOWARD  
WILLIAM L. MCBRIDE  
STUART H. RODMAN  
ROBERTS "TABOR" VAUX

GARY T. KUBIC  
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
DEPUTY COUNTY ADMINISTRATOR  
SPECIAL COUNSEL

SUZANNE M. RAINEY  
CLERK TO COUNCIL

AGENDA  
COMMUNITY SERVICES COMMITTEE

Monday, March 23, 2015

1:30 p.m.

Large Meeting Room, Hilton Head Island Branch Library  
11 Beach City Road, Hilton Head Island

Committee Members:

William McBride, Chairman  
Gerald Dawson, Vice Chairman  
Rick Caporale  
Steve Fobes  
Alice Howard  
Roberts "Tabor" Vaux

Staff Support:

Morris Campbell, Community Services Director  
Monica Spells, Assistant County Administrator  
Civic Engagement and Outreach

1. CALL TO ORDER – 1:30 P.M.
2. CONSIDERATION OF CONTRACT AWARDS
  - A. Hewlett Packard computers and equipment from New Century Systems, Inc. for Bluffton Branch Library ([backup](#))
  - B. Three mini vans with wheelchair tie-down and ramp conversion for Disabilities and Special Needs Department ([backup](#))
  - C. Two 2015 Ford E450 buses with wheelchair conversion for Disabilities and Special Needs Department ([backup](#))
3. A RESOLUTION AGREEING TO REQUEST A SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION MATCHING GRANT IN THE AMOUNT OF \$80,000 FOR FERRY SERVICE TO AND FROM DAUFUSKIE ISLAND ([backup](#))
4. A RESOLUTION ENDORSING AN APPLICATION AND COMMITMENT OF 10% LOCAL FUNDS (\$55,000 ESTIMATE) REQUIRED FOR A COMMUNITY DEVELOPMENT BLOCK GRANT OF APPROXIMATELY \$556,000 FOR INSTALLATION OF WATER LINES IN THE SEABROOK COMMUNITY ([backup](#))
5. PRESENTATION / LOWCOUNTRY AFFORDABLE HOUSING COALITION ([backup](#))  
Ms. Deborah S. Johnson, Lowcountry Affordable Housing Coalition Facilitator
6. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
  - A. Children's Foster Care Review Board
  - B. Disabilities and Special Needs Board
  - C. Library Board
  - D. Parks and Leisure Services Board

7. ADJOURNMENT

2015 Strategic Plan Committee Assignments  
Library Operational Analysis and Master Plan, including Upgrades





COUNTY COUNCIL OF BEAUFORT COUNTY  
PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg 2—Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

TO: Councilman William L. McBride, Chairman, Community Services Committee

FROM: Dave Thomas, CPPO, Purchasing Director

SUBJ: Request to Purchase Hewlett Packard Computers and Equipment from New Century Systems, Inc., a State Contract Vendor for the Bluffton Library

DATE: March 23, 2015

**BACKGROUND:** The Purchasing Department received a purchase request from the Library Department to purchase 36 new Hewlett-Packard thin client computers and monitors, 33 standard PC's, and 4 laptops through the South Carolina State contract with New Century Systems, Inc. These computers are for public and staff use and will replace current equipment that is beyond its useful lifespan. This will then bring the Bluffton Branch up-to-date as far as computer hardware.

1. Thin Clients: 24 in the adult area, 4 in the teen area, 2 in the children's area and 6 will be placed around the library and utilized to search the catalog system.
2. Standard PC's: 14 in the public computer lab and 19 at various staff stations around the library.
3. Laptops: 4 laptops to be used as a mobile lab in-house and for outreach purposes.

**STATE CONTRACT VENDOR INFORMATION**

**COST**

New Century Systems, Inc., Charlotte, NC

\$69,610

**FUNDING:** Account 26160011-52610, Del Webb Library Impact Fees, Data Processing Equipment. The available fund balance prior to this purchase is \$179,000. *AT*

**FY 2014 COST:** NA

**FOR ACTION:** Community Services Committee meeting occurring March 23, 2015.

**RECOMMENDATION:** The Purchasing Department recommends that the Community Services Committee approve the contract award to purchase the computers and equipment from the aforementioned vendor for a total cost of \$69,610.

CC: Gary Kubic, County Administrator *GKubic*  
Josh Gruber, Deputy County Administrator/Special Counsel *JG*  
Alicia Holland, Asst. Co. Administrator, Finance *AH*  
Monica Spells, Asst. Co. Administrator, Civic Engagement *MS*  
Morris Campbell, Community Services Director *MC*  
Jan O'Rourke, Interim Director Libraries *JO*

Attachments: State Contract Pricing



**COUNTY COUNCIL OF BEAUFORT COUNTY  
PURCHASING DEPARTMENT**

106 Industrial Village Road, Bldg 2—Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

**TO:** Councilman William L. McBride, Chairman, Community Services Committee

**FROM:** Dave Thomas, CPPO, Purchasing Director

**SUBJ:** **Contract Bid Recommendation to Purchase Three (3) New Minivans with Wheelchair Tie Down and Ramp Conversion for Beaufort County's Department of Disabilities and Special Needs**

**DATE:** March 23, 2015

**BACKGROUND:** The Purchasing Department received a request from the Department of Disabilities and Special Needs to purchase three new minivans from Mobility Supercenter, the lowest responsible and responsive bidder. These vans are to replace a Day Program 2006 Ford lift van with 103,502 miles which is out of service due to repairs, a Peyton Way CTH II 2006 Ford lift van with 204,482 miles currently being used by the Day Program because of a shortage of lift vehicles to transport consumers to and from homes, and a Port Royal 2006 Ford 15 passenger vehicle with 70,081 miles which was totaled in an accident. The vehicles will be delivered to the County within forty five days from the order.

<u>BIDDERS</u>	<u>COST</u>	<u>TOTAL</u>
1. National Bus Sales, Inc., Marietta, GA	3 x \$39,295	\$117,885*
2. Butler, Chrysler, Dodge, Jeep, Beaufort SC	3 x \$40,954	\$122,862 **
3. Mobility Supercenter, Charleston, SC	3 x \$48,315	\$144,945***

\*National Bus Sale's vans did not offer a big enough door opening for the consumer and was even a smaller configuration than the Butler, Chrysler, Dodge, Jeep vans.

\*\* Butler, Chrysler, Dodge, Jeep's vans did not offered the best configuration after testing the loading ramp and will not be considered.







\*\*\* The vans offered by Mobility Supercenter offered the best configuration solution after testing the loading and unloading of consumers. Although Mobility Supercenter was the highest bidder, the vans configuration is the best solution for the County.

**FUNDING:** Accounts 24420011-54000-Day Program, 24470011-54000-Port Royal and 24450013-54000-Peyton Way CTHII Disabilities and Special Needs - Vehicle Purchases (DSN). See attached funding summary.

**FY 2014 COST:** N/A

**FOR ACTION:** Community Services Committee meeting occurring March 23, 2015.

**RECOMMENDATION:** The Purchasing Department recommends that the Community Services Committee approve the contract award to purchase the vehicles from Mobility Supercenter and recommends to County Council approval of the contract for a total purchase price of \$144,945.

CC: Gary Kubie, County Administrator   
Joshua Gruber, Deputy County Administrator/Special Counsel   
Alicia Holland, Asst. Co. Administrator, Finance   
Monica Spells, Asst. Co. Administrator, Civic Engagement   
Morris Campbell, Community Services Director   
Mitzi Wagner, Disabilities and Special Needs Director 

Attachments: Funding Summary  
Bid Tab



COUNTY COUNCIL OF BEAUFORT COUNTY  
PURCHASING DEPARTMENT

106 Industrial Village Road, Bldg 2—Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

TO: Councilman William L. McBride, Chairman, Community Services Committee

FROM: Dave Thomas, CPPO, Purchasing Director

SUBJ: Contract Bid recommendation to Purchase Two (2) New 2015 Ford E450 Buses with Wheelchair Conversion for Beaufort County's Department of Disabilities and Special Needs

DATE: March 23, 2015

**BACKGROUND:** The Purchasing Department received a request from the Department of Disabilities and Special Needs to purchase two new 2015 Ford E450 conversion buses from National Bus Sales & Leasing, Inc., the lowest responsible and responsive bidder. These are to replace a 2004 Ford lift van with 151,736 miles which is out of service due to repairs costing \$1,894 and a 2008 Goshen Coach with 158,364 miles which is out of service with repairs costing \$4,921.18. Both vehicles are no longer in service due to required repairs costing more than the value of the vehicles. The bus chassis are ordered from Ford and shipped to the National Bus Sales & Leasing, Inc., with an estimated completion and delivery date to the County of August 1, 2015.

<u>BIDDERS</u>	<u>COST</u>	<u>TOTAL</u>
1. National Bus Sales, Inc., Marietta, GA	2 x \$45,295	\$90,590
2. Interstate Transportation Equipment, Columbia, SC	2 x \$54,177	\$108,354

**FUNDING:** Account #24-420011-54000 Disabilities and Special Needs - Vehicle Purchases. See attached funding summary. *Attached*

**FY 2014 COST:** N/A

**FOR ACTION:** Community Services Committee meeting occurring March 23, 2015.

**RECOMMENDATION:** The Purchasing Department recommends that the Community Services Committee approve the contract award to purchase the vehicles from the aforementioned vendor for a total cost of \$90,590.

CC: Gary Kubic, County Administrator *GKubic*  
Joshua Gruber, Deputy County Administrator/Special Counsel *JG*  
Alicia Holland, Asst. Co. Administrator, Finance *AH*  
Monica Spells, Asst. Co. Administrator, Civic Engagement *MSpells*  
Morris Campbell, Community Services Director *MCampbell*  
Mitzi Wagner, Disabilities and Special Needs Director *MWagner*

Attachments: Funding Summary  
Bid Tab

**RESOLUTION 2015 /**

**WHEREAS**, Daufuskie Island is a barrier island accessible primarily by use of water transportation; and

**WHEREAS**, the County Council of Beaufort County and the South Carolina Department of Transportation provide funds to assist in the transportation of Daufuskie Island property residents and owners to and from the mainland; and

**WHEREAS**, the County Council of Beaufort County desires to continue assistance in providing opportunities for the Island's residents and property owners to travel to and from the island in the pursuit of life-sustaining activities, *e.g.*, employment, medical services, clothing, food, and supplies; and

**WHEREAS**, the availability of this service is critical to the island as the primary source of transportation for most of the residents and property owners; and

**WHEREAS**, the County Council of Beaufort County agrees with the need to submit an application to the South Carolina Department of Transportation for a dollar-to-dollar matching grant in the amount of Eighty Thousand Dollars (\$80,000) for ferry service for residents and property owners of Daufuskie Island.

**NOW, THEREFORE, BE IT RESOLVED**, that the County Council of Beaufort County does hereby agree to apply to the State of South Carolina Department of Transportation for a matching grant to assist with ferry service to and from Daufuskie Island.

Adopted this \_\_\_ day of \_\_\_, 2015.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Joshua A. Gruber, Deputy County Administrator  
Special Counsel

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

**RESOLUTION 2015 /**

**WHEREAS**, water infrastructure has been identified as a priority community need for Beaufort County, and the Seabrook Water Lines Installation Project has been identified as a priority community project of the County; and

**WHEREAS**, Beaufort County wishes to address this need by submitting an application to the South Carolina Department of Commerce, Division of Community Grant Programs for approximately \$556,316 in Community Infrastructure Grant Funds; and

**WHEREAS**, the completion of the project would directly benefit approximately 140 people in the Seabrook area of Beaufort County, of which at least 53% qualify as having low-to-moderate incomes.

**NOW, THEREFORE, BE IT RESOLVED**, that the County Council of Beaufort County does hereby endorse the Seabrook Water Lines Installation Project, because it will greatly improve the quality of life for the residents of the Seabrook area of Beaufort County.

The County Council of Beaufort County further authorizes the Beaufort County Administrator to prepare and submit a Community Development Block Grant (CDBG) Community Infrastructure application for the Seabrook Water Lines Installation Project and to commit funds in the amount of 10% of the grant request to meet the matching commitment of the Community Development Program.

Adopted this \_\_ day of \_\_, 2015.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: \_\_\_\_\_  
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

\_\_\_\_\_  
Joshua A. Gruber, Deputy County Administrator/  
Special Counsel

ATTEST:

\_\_\_\_\_  
Suzanne M. Rainey, Clerk to Council

## **Lowcountry Affordable Housing Coalition A Together for Beaufort County Coalition**

*Members: Access Network, Beaufort County Civic Engagement & Outreach, Beaufort County Community Services, Beaufort County Black Chamber of Commerce, Beaufort County Human Services Alliance, Beaufort County Planning Department, Beaufort Housing Authority, Beaufort-Jasper Economic Opportunity Commission, Circle of Hope Ministries, City of Beaufort Planning Department, City of Beaufort Redevelopment Commission, Citizens Opposed to Domestic Violence, Family Promise, Help of Beaufort, Hilton Head Regional Habitat for Humanity, Jasper County Neighbors United, Lowcountry Council of Governments/HOME Program, Lowcountry Habitat for Humanity, Marine Corps Air Station Housing, National Alliance on Mental Illness of the Lowcountry, Osprey Village, Real Estate Professionals, Town of Bluffton, Town of Hilton Head, Town of Port Royal, Under One Roof*

### **Summary of Panel Presentation Affordable Housing Plans & Priorities by Beaufort County & Municipalities Lowcountry Affordable Housing Coalition Meeting—March 10, 2015**

#### **Beaufort County—Panelist, Tony Criscitiello**

- New zoning ordinance—Community Development Code—is more flexible and encourages affordable housing in unincorporated areas, but does not directly promote it
- Transect-based approach supports walkable, mixed use—close to jobs, groceries, etc. LMI housing needs governmental intervention to stimulate it and this type of infrastructure/development pattern is conducive to affordable housing development.
- PUDs provided some scenarios where affordable housing was required as a condition of the development agreement—Example: 20 units in last PUD approved—Malind Bluff (formerly Osprey Point). Creation of these units is not required until 50% of residential development is complete. There is a partnership with Beaufort Housing Authority for these 20 units. PUDs are no longer allowed under the new code.
- New code carries forward family compound provisions, which are conducive to affordable housing
- New code eliminates the ¼ mile separation rule for apartment communities, which are common means of affordable housing
- Mobile homes are still allowed on single family lots
- Accessory dwellings up to 1,000 SF are allowed on single family lots
- Challenges include the impediment created by impact fees. There were previously funds set aside in the general fund for waiving impact fees in low-income situations. That no longer exists, so the options for mobile homes or modular homes are often cost prohibitive because of impact fees.
- There is not a strong sentiment on council for direct funding of affordable housing.

#### **City of Beaufort—Panelist, Libby Anderson**

- Direct approach is on supporting and preserving existing housing stock in the historic district, especially the Northwest Quadrant, a LMI neighborhood
- Over the past 10 years, \$2 million invested through CDBG grants, HOME program grants, the state housing finance agency Block-by-Block program, and local funding in Project Repair
- Incentives include a 50% reduced permit fee for new affordable housing construction

- Recent interest in the affordable housing tax credit program. Ashley Point, a 56-unit project has broken ground on Greenlawn Drive; another 56-unit project has been permitted on Lady's Island; and a project for elderly residents is in the planning stage.
- Accessory dwelling units are allowed and encouraged
- Indirect policies and planning are contributing through a focus on walkable urban communities by strengthening the traditional walkable neighborhoods and encouraging this approach in new developments. A recent study (AARP) showed that transportation costs average 55% of household budgets for low income families and more than \$8,000 per year is spent on automobile costs.
- New Civic Master Plan and comprehensive plan break things down in a block-by-block manner to support infill investment
- In the past 10 years, \$3 million of CDBG funds have supported infrastructure streetscape improvements on Bladen and Duke Streets. Plans to approach Greenlawn Drive are next since existing BHA homes and new 56 units (more than 200 people) will need safe, walking access to Boundary Street.

***Town of Bluffton—Panelist, Kendra Lelie***

- Bluffton is historically different than other municipalities in that 94% - 95% of the town has been developed through PUDs, with little incentive to produce affordable housing.
- Focus is now on infill in Old Town, Buck Island Road and Simmonsville Road areas and retaining affordable housing stock
- Town Council has a strong commitment to this, \$150,000 this fiscal year from the general fund, and likely the same next year to support the *Neighborhood Assistance Program*, which has been in place and supported directly from the general fund for several years.
- *Neighborhood Assistance Program* provides direct costs for minor home repair (\$5,000) and roof replacement (\$10,000) for people up to 60% AMI; septic system repair & maintenance (no income cap); property clean up (60% of AMI); demolition of unsafe structures (80% AMI); heirs property assistance and direct E911 address posting where not present. No liens or 2<sup>nd</sup> mortgages required. Mobile/manufactured homes are allowed.
- *Bluffton Home Series & Workforce Housing Program* is new this year, encouraging building modular homes instead of manufactured homes with outright incentives (no 2<sup>nd</sup> mortgages, liens) of values up to about \$10,000 per home. The elements include income qualification (120% of AMI); homebuyer education & credit counseling; direct \$5,000 grant; engineering costs up to \$1,750; permit waiver at \$2,500; homes in series are "pre-approved"; removal of existing home (\$3,000). There is \$50,000 set aside this year for the program. Challenges are finding local builders to work with modular units and educating people on construction loans vs. conventional FHA or resale loans
- Bluffton has had very little rental property. Two people are looking at the *Home Series* for rental dwellings.
- Town Council committed during their recent strategic planning to develop a reoccurring funding source dedicated to affordable housing. They are in the process of creating a building permit fee for this purpose.

### ***Town of Hilton Head—Panelist, Shea Farrar***

- Town Council made affordable housing a “high” priority in recent strategic planning, so they are looking for good models/partners/collaborators with the coalition as a resource.
- Past programs had problems—banking/funding side, management, and cost of property
- Habitat for Humanity projects have been successful—town provided land and assistance
- New zoning code has some positive changes in adjusting density and allowing family compounds.

### ***Town of Port Royal—Panelist, Linda Bridges***

- New zoning code is transect-based and compatible with other northern Beaufort County codes/jurisdictions
- The town has had a 25-year incubator mixed-use project and is now expanding that approach to the outer boundaries, which is conducive to affordable housing development
- Manufactured housing is allowed—not town-wide, but in areas where it has traditionally been; trying to educate people on modular housing as an alternative
- Partnered with Beaufort Housing Authority in the past and has a number of BHA units in town
- Barrier is the perception that all of Beaufort County is affluent
- Tax credit properties have been successful—3 developments in about 15 years; 2 multi-family and one seniors community
- CDBG grants have been used for sidewalks and sewer projects—which are still a need—1/3 of old town is not on sewer
- Town has taken things so far through the Comp Plan, but need to take the next step to actually create affordable housing
- Coalition members needed to help with expertise on qualifying applicants, education, and promotion.

### **Take Aways**

- All jurisdictions are required to have comprehensive plans and by law, must address affordable housing—what’s needed, what worked, what didn’t, what’s next.
- Local governments need to coordinate more on how to address affordable housing county-wide, understanding different community cultures and commitments, but collaborating on solutions and using other coalition members in partnerships.
- An experienced, full-time staff person is needed to push initiatives, access funding sources and implement projects.
- The *Lowcountry Affordable Housing Coalition’s* target initiatives for 2015 are right on track and an appropriate way to advance affordable housing:
  1. Needs assessment for the full affordable housing spectrum  
*homeless, low-income, moderate-income/workforce, special groups*
  2. Education and promotion of affordable housing  
*for the general public and elected officials*

*Summary Submitted By: Deborah Johnson, LAHC Facilitator*

### 2015 HUD Income Limits for Beaufort County

FY 2015 Income Limit Area (HUD)	Median Income	FY 2015 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Beaufort County	\$68,900	<u>Very Low (50%) Income Limits (\$)</u>	23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500
		<u>Extremely Low (30%) Income Limits (\$)</u>	14,150	16,200	20,090	24,250	28,410	32,570	36,730	40,890
		<u>Low (80%) Income Limits (\$)</u>	37,750	43,150	48,550	53,900	58,250	62,550	66,850	71,150

*Beaufort County Median Income: 2014/\$63,400 2013/\$67,000*