

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

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RICK CAPORALE  
GERALD DAWSON  
BRIAN E. FLEWELLING  
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ROBERTS "TABOR" VAUX

GARY T. KUBIC  
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
DEPUTY COUNTY ADMINISTRATOR  
SPECIAL COUNSEL

THOMAS J. KEAVENY, II  
COUNTY ATTORNEY

SUZANNE M. RAINEY  
CLERK TO COUNCIL

AGENDA  
COUNTY COUNCIL OF BEAUFORT COUNTY  
Monday, July 27, 2015  
4:00 p.m.  
Council Chambers, Administration Building  
Beaufort County Government Robert Smalls Complex  
100 Ribaut Road, Beaufort

Citizens may participate in the public comment periods and public hearings from telecast sites at Hilton Head Island Branch Library, Hilton Head Island as well as Mary Field School, Daufuskie Island. Speaker sign-up is required no later than 4:45 p.m. prior to the beginning of the meeting.

1. CAUCUS - 4:00 P.M.
  - A. Discussion of consent agenda
  - B. Discussion is not limited to agenda items
  - C. Executive Session
    - (i) Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property;
      - (a) Proposed purchase of property pursuant to the Beaufort County Rural and Critical Lands Program;
      - (b) Arthur Horne Building Relocation
    - (ii) Receipt of legal advice relating to pending and potential claims covered by the attorney-client privilege
2. REGULAR MEETING - 5:00 P.M.
3. CALL TO ORDER
4. PLEDGE OF ALLEGIANCE
5. INVOCATION – Councilman Cynthia Bensch
6. INTRODUCTIONS
  - A. Mr. Bill Love, Incoming Director, Disabilities and Special Needs Department
  - B. Dr. Rodell Lawrence, Executive Director, Penn Center
7. PROCLAMATION
  - A. Gullah Geechee Nation Appreciation Week ([backup](#))  
Queen Quet, Chieftess, Gullah/Geechee Nation



8. ADMINISTRATIVE CONSENT AGENDA

- A. Approval of Minutes – June 22, 2015 ([backup](#))
- B. Receipt of County Administrator's Five-Week Progress Report ([backup](#))
- C. Receipt of Deputy County Administrator/Special Counsel's Five-Week Progress Report ([backup](#))
- D. Committee Reports (next meeting)
  - 1. Community Services (August 24 at 2:00 p.m., HHI Branch Library)
  - 2. Executive (August 10 at 1:00 p.m., ECR)
  - 3. Finance (August 17 at 2:00 p.m., BIV #3)
  - 4. Governmental (August 31 at 4:00 p.m., ECR)
    - a. Minutes – June 22, 2015 ([backup](#))
  - 5. Natural Resources (August 10 at 2:00 p.m., ECR)
    - a. Minutes – July 20, 2015 ([backup](#))
  - 6. Public Facilities (August 17 at 4:00 p.m., BIV #3)
- E. Appointments to Boards and Commissions ([backup](#))

9. PUBLIC COMMENT – Speaker sign-up no later than 4:45 p.m. prior to the beginning of the meeting.

10. DEMONSTRATION / NEW CITIZEN TRANSPARENCY INTERACTIVE WEBSITE

Mrs. Alicia Holland, CPA, Assistant County Administrator-Finance

11. A RESOLUTION ADOPTING THE BEAUFORT COUNTY STORMWATER STUDY, THE RECOMMENDATIONS CONTAINED THEREIN, AND TAKE ALL SUCH ACTION DEEMED NECESSARY TO MEET THE INCREASED DEMANDS ON THE STORMWATER MANAGEMENT UTILITY ([backup](#))

- 1. Natural Resources Committee discussion occurred July 20, 2015

12. CONSENT AGENDA

A. AN ORDINANCE DECLARING CERTAIN REAL PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING BEAUFORT COUNTY ADMINISTRATION TO TRANSFER REAL PROPERTY IDENTIFIED AS TMP: R120 008 000 0210 (AUTHORIZING THE COUNTY ADMINISTRATOR TO TRANSFER THE PROPERTY TO LOWCOUNTRY HABITAT FOR HUMANITY FOR REMEDIATION AND THE PROMOTION OF AFFORDABLE HOUSING) ([backup](#))

- 1. Consideration of second reading to occur July 27, 2015
- 2. Public hearing August 10, 2015 beginning at 6:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort
- 3. First reading approval occurred June 22, 2015 / Vote 11:0
- 4. Public Facilities Committee discussion and recommendation to approve ordinance on first reading occurred June 15, 2015 / Vote 6:0

B. RENEWAL OF ANNUAL CONTRACT / HAULING SERVICES FOR SOLID WASTE DEPARTMENT ([backup](#))

- 1. Contract award: Republic Services, Beaufort, South Carolina
- 2. Contract amount: \$850,000
- 3. Funding source: Account 10001340-51165, Solid Waste Hauling Services
- 4. Finance Committee discussion to occur Monday, July 27, 2015 beginning at 1:00 p.m.

- C. RENEWAL OF ANNUAL CONTRACT / JANITORIAL SERVICES FOR COUNTY FACILITIES (FACILITIES MAINTENANCE, HILTON ISLAND AIRPORT AND LADY'S ISLAND AIRPORT) ([backup](#))
1. Contract award: A & B Cleaning Service, Inc., Greenville, North Carolina
  2. Contract amount: \$585,828
  3. Funding source: Accounts 10001310-51210, 51000011-51210, 54000011-51210, Cleaning Services
  4. Finance Committee discussion to occur Monday, July 27, 2015 beginning at 1:00 p.m.
- D. RENEWAL OF ANNUAL CONTRACT / PUBLIC HEALTH INSECTICIDE FOR MOSQUITO CONTROL ([backup](#))
1. Contract award: Clarke Mosquito Control Products, Inc., St. Charles, Illinois
  2. Contract amount: \$315,000
  3. Funding source: Account 10001400-52320, Public Health Products
  4. Finance Committee discussion to occur Monday, July 27, 2015 beginning at 1:00 p.m.
- E. RENEWAL OF ANNUAL CONTRACT / MICROSOFT LICENSING INCLUDING STRUCTURED QUERY LANGUAGE (SQL) SERVER LICENSES FOR BEAUFORT COUNTY ([backup](#))
1. Contract award: CompuCom, Dallas, Texas
  2. Contract amount: \$186,677
  3. Funding source: Account 10001150-51110, Maintenance Contracts
  4. Finance Committee discussion to occur Monday, July 27, 2015 beginning at 1:00 p.m.
- F. RENEWAL OF ANNUAL CONTRACT / SOLID WASTE DISPOSAL ([backup](#))
1. Contract award: South Coast Logging, Savannah, Georgia
  2. Contract amount: \$180,000
  3. Funding source: Account 10001340-51166, Solid Waste Disposal
  4. Finance Committee discussion to occur Monday, July 27, 2015 beginning at 1:00 p.m.
- G. RENEWAL OF ANNUAL CONTRACT / PROPERTY ASSESSMENT AND TAX SOFTWARE AND SUPPORT FOR ASSESSOR'S, AUDITOR'S AND TREASURER'S OFFICES ([backup](#))
1. Contract award: Manatron (Aumentum), Chicago, Illinois
  2. Contract amount: \$177,975
  3. Funding source: Account 10001150-51110, Maintenance Contracts
  4. Finance Committee discussion to occur Monday, July 27, 2015 beginning at 1:00 p.m.
- H. CONTRACT AWARD / BLUFFTON TOWNSHIP FIRE DISTRICT FLEET REPLACEMENT (10 FIRE TRUCKS) ([backup](#))
1. Contract award: Spartan Fire and Emergency Apparatus, Inc., Roebuck, South Carolina
  2. Contract amount: \$3,701,920
  3. Funding source: Account 73040011-57800, Bluffton Township Fire District
  4. Finance Committee discussion to occur Monday, July 27, 2015 beginning at 1:00 p.m.
- J. HILTON HEAD ISLAND AIRPORT/HXD HANGAR RENTAL RATE INCREASE (TO REFLECT A 3% INCREASE) ([backup](#))
1. Finance Committee discussion to occur Monday, July 27, 2015 beginning at 1:00 p.m.

K. BEAUFORT COUNTY AIRPORT/ARW HANGAR RENTAL RATE INCREASE (TO REFLECT A 5% INCREASE) ([backup](#))

1. Finance Committee discussion to occur Monday, July 27, 2015 beginning at 1:00 p.m.

13. PUBLIC HEARINGS

A. ST. HELENA ISLAND ZONING MAP AMENDMENT / REZONING REQUEST FOR R300-016-000-183A-0000 (10 ACRES, OFF BALL PARK ROAD, KNOWN AS THE LEROY E. BROWNE CENTER) FROM T2-R (RURAL) TO T2-RNO (RURAL NEIGHBORHOOD OPEN) ([backup](#))

1. Consideration of third and final reading to occur July 27, 2015
2. Second reading approval occurred June 8, 2015 / Vote 11:0
3. First reading approval occurred June 8, 2015 / Vote 11:0
4. Natural Resources Committee discussion and recommendation to approve the zoning map amendment on first reading occurred June 1, 2015 / Vote 7:0

B. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), SECTION 5.6.40 (PERMANENT SIGN TYPES FOR BUILDINGS, BUSINESSES AND COMMUNITIES) (TO PERMIT FREE STANDING SIGNS IN T4 DISTRICTS, SUBJECT TO CERTAIN CONDITIONS) ([backup](#))

1. Consideration of third and final reading to occur July 27, 2015
2. Second reading approval occurred June 22, 2015 / Vote 11:0
3. First reading approval occurred June 8, 2015 / Vote 11:0
4. Natural Resources Committee discussion and recommendation to approve the zoning map amendment on first reading occurred June 1, 2015 / Vote 7:0

C. AN ORDINANCE TO AMEND THE STORMWATER MANAGEMENT UTILITY ORDINANCE AS ADOPTED AUGUST 22, 2005 TO PROVIDE FOR AMENDMENT OF THE RATE STRUCTURE, ADJUST UTILITY RATES, AND TO MODIFY CERTAIN TERMS TO ACCURATELY REFLECT ADMINISTRATION STRUCTURE (TO ADOPT RATE STRUCTURE E) ([powerpoint](#)) ([rate study](#)) ([fy16 proposed revised budget](#)) ([ordinance](#)) ([capital projects](#))

1. Consideration of first reading to occur June 27, 2015
2. Natural Resources Committee discussion and recommendation to approve ordinance on first reading occurred July 20, 2015 / Vote 5:2
3. Stormwater Management Utility Board discussion and recommendation to approve ordinance on first reading occurred July 15, 2015 / Vote 5:0

14. PUBLIC COMMENT

15. ADJOURNMENT





# PROCLAMATION

**WHEREAS**, the Gullah Geechee people are descendants of Africans in America from various ethnic groups of west and central Africa; and

**WHEREAS**, brought to the New World and forced to work on the plantations of coastal South Carolina, North Carolina, Georgia and Florida, the Gullah Geechee people have retained many aspects of their African heritage due to the geographic barriers of the coastal landscape and the strong sense of place and family of Gullah Geechee community members; and

**WHEREAS**, in 2006, Congress established the Gullah Geechee Cultural Heritage Corridor, which extends from Wilmington, North Carolina by Saint Augustine, Florida and encompasses more than 12,000 square miles, as a national heritage area; and

**WHEREAS**, people who identify Gullah or Geechee represent the many ways that Africans in America have retained and fused the traditions of Africa with the cultures they encountered both during and after captivity; and

**WHEREAS**, a series of activities and events to honor the history and legacy of the Gullah Geechee traditions, such as the Gullah Geechee Nation International Music & Movement Festival™, will return to Saint Helena Island to commemorate more than 150 years since the reading of the Emancipation Proclamation and since Harriet Tubman joined Union forces in the Combahee River Raid, which led to celebrations of freedom in Beaufort.

**NOW, THEREFORE, BE IT RESOLVED**, that Beaufort County Council hereby declares July 26 through August 1, 2015 as

## GULLAH GEECHEE NATION APPRECIATION WEEK

D. Paul Sommerville, Chairman

William L. McBride, Councilman, District 3



Dated this 27<sup>th</sup> day of July, 2015

Official Proceedings  
County Council of Beaufort County  
June 22, 2015

The electronic and print media duly notified in  
accordance with the State Freedom of Information Act.

**CAUCUS**

A caucus of the County Council of Beaufort County was held Monday, June 22, 2015 beginning at 4:00 p.m. in the Executive Conference Room of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

**ATTENDANCE**

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, Alice Howard, William McBride, Stewart Rodman and Roberts "Tabor" Vaux.

**CALL FOR EXECUTIVE SESSION**

It was moved by Mrs. Bensch, seconded by Mr. Flewelling, that Council go immediately into executive session to receive legal advice relating to (i) discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property; (ii) proposed purchase of property pursuant to the Beaufort County Rural and Critical Lands Program; and (iii) receipt of legal advice relating to pending and potential claims covered by the attorney-client privilege. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

**EXECUTIVE SESSION**

**REGULAR MEETING**

The regular meeting of the County Council of Beaufort County was held Monday, June 22, 2015 beginning at 5:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

**ATTENDANCE**

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Councilmen Cynthia Bensch, Rick Caporale, Gerald Dawson, Brian Flewelling, Steven Fobes, Alice Howard, William McBride, Stewart Rodman and Roberts "Tabor" Vaux.

### **PLEDGE OF ALLEGIANCE**

The Chairman led those present in the Pledge of Allegiance.

### **INVOCATION**

Chairman Sommerville gave the Invocation.

### **MOMENT OF SILENCE**

The Chairman called for a moment of silence in remembrance of State Senator Clementa Pinckney, Cynthia Hurd, Susie Jackson, Ethel Lance, Rev. DePayne Middleton-Doctor, Tywanza Sanders, Rev. Daniel Simmons, Sr., Rev. Sharonda Singleton, and Myra Thompson. These nine individuals were killed on the evening of June 17, 2015 in a mass shooting when a gunman opened fire during a prayer meeting that took place at the historic Emanuel African Methodist Episcopal Church in downtown Charleston, South Carolina.

The Chairman passed the gavel to the Vice Chairman in order to receive the Administrative Consent Agenda.

### **ADMINISTRATIVE CONSENT AGENDA**

#### **Review of Proceedings of the Regular Meeting held June 8, 2015**

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council approve the minutes of the regular meeting held June 8, 2015. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

#### **County Administrator's Two-Week Progress Report**

This item comes before Council under the Administrative Consent Agenda.

Mr. Gary Kubic, County Administrator, presented his Two-Week Progress Report, which summarized his activities from June 8, 2015 through June 19, 2015.

#### **Deputy County Administrator/Special Counsel's Two-Week Progress Report**

This item comes before Council under the Administrative Consent Agenda.

Mr. Joshua Gruber, Deputy County Administrator/Special Counsel, presented his Two-Week Progress Report, which summarized his activities from June 8, 2015 through June 19, 2015.

### **Result of Executive Session**

It was moved by Mr. Dawson, seconded by Mr. Rodman, that Council purchase a conservation easement in the amount of \$535,000 for property, known as the Moody property, located in the U.S. Marine Corps Air Station Beaufort AICUZ (Air Installation Compatible Use Zone) off Stanley Road. The property is 108.1 acres, more or less, consisting of tax parcels R100-025-000-0108, R100-024-000-0261 and R100-025-000-0107. Acquisition will be made utilizing \$267,500 from the Rural and Critical Lands Preservation Program, to be matched \$267,500 from the U.S. Marine Corps. The vote: YEAS - Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mrs. Bensch. The motion passed.

### **Committee Reports**

#### **Community Services Committee**

Mr. McBride, as Chairman of the Community Services Committee, nominated Mrs. Lynn Russo to serve as a member of the Disabilities and Special Needs Board.

#### **Governmental Committee**

#### **An Emergency Ordinance Prohibiting the Importation of Exotic Animals within Beaufort County**

It was moved by Mr. Caporale, seconded by Mr. Flewelling, that Council adopt an emergency ordinance prohibiting the importation of exotic animals within Beaufort County. This ordinance is effective immediately upon enactment and shall automatically expire on the sixty first (61st) day following the date of enactment. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. The motion passed.

#### **Announcement / Ironman 70.3 Triathlon Meeting**

Mr. Rodman announced a meeting to discuss the Ironman 70.3 Triathlon on Tuesday, June 23, beginning at 11:00 a.m. in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort. Attendees include elected officials from County Council, Town of Hilton Head Island, Town of Bluffton, and the Sheriff's Department.

### **Lady's Island/St. Helena Island Fire District Commission**

Gordon Bowers

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Gordon Bowers garnered the ten votes required to serve as a member of the Lady's Island/St. Helena Island Fire District Commission. This appointment requires approval of the Governor.

Roosevelt McCollough

The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. Mr. Roosevelt McCollough garnered the ten votes required to serve as a member of the Lady's Island/St. Helena Island Fire District Commission. This appointment requires approval of the Governor.

The Vice Chairman passed the gavel back to the Chairman in order to continue the meeting.

### **RETIREMENT RECOGNITION / MR. MORRIS CAMPBELL**

The Chairman recognized Mr. Morris Campbell, Division-Director Community Services, on the occasion of his retirement and for being a dedicated public servant to our community and a true native son of Beaufort County, South Carolina. During his 34 years of elected and professional service to Beaufort County, he worked tirelessly to address the needs of our community, by working with Beaufort County government and its agencies in helping to improve the overall quality of life for our residents.

### **PROCLAMATION / MOSQUITO CONTROL AWARENESS WEEK**

The Chairman proclaimed the week of June 21 through June 27, 2015 as Mosquito Control Awareness Week and encouraged the community to observe this week with appropriate programs, ceremonies and activities. Mr. Gregg Hunt, Mosquito Control Director, accepted the proclamation.

### **ANIMAL SHELTER VOLUNTEER RECOGNITION / MR. RICKY MELLEN**

The Chairman recognized Mr. Rick Mellen, who contributed more than 24 hours of week, for nearly 2 years, to our animals as a loyal and valuable volunteer at the Animal Shelter. Mrs. Tallulah Trice, Animal Services Director, accepted the plaque on behalf of Mr. Mellen.



**PUBLIC COMMENT**

The Chairman recognized Mr. Steve Hill, a resident of Daufuskie Island, who congratulated Mr. Morris Campbell upon his retirement. Mr. Campbell served as the bridge between Daufuskie Island and the mainland. Please consider appointing a resident of Daufuskie Island to serve as a member of the Capital Project Sales Tax Commission.

Mrs. Mitzi Wagner, Executive Director, Disabilities and Special Needs Department, and speaking on behalf of the consumers we serve, their families and our staff, thanked Council for providing us with Mr. Campbell, as a leader, over the years. Mr. Campbell is a true advocate for people who have needs and who are the most vulnerable population of our County.

Mr. Thomas Barnwell, a resident of Hilton Head Island, thanked Council for allowing Mr. Morris Campbell to provide high-quality, professional service to all residents of Beaufort County.

Mr. Leroy Gilliard, Executive Director, B/J Economic Opportunity Commission, stated Mr. Morris Campbell has done much for the least of us.

Mr. John Varone, a resident of Hilton Head Island, is concerned with the decision Council made not to purchase the Pepper Hall Plantation property. He fears RICO, a federal statute against organized crime and racketeering. It can apply to governmental agencies, which is his sole purpose in being here. He cautioned Council that its decision was inappropriate.

Mr. Avery Cleland, President, Cleland Site Prep, Inc. and contractor for the S.C. Highway 170 Widening Project submitted a letter dated June 22, 2015 summarizing the most significant dates and times on this project. He requested Council to review the information before making a decision to terminate his contract.

Ms. Barbara Stanley, a resident of Shell Point, supports the Rural and Critical Lands Program purchase of 11.92 acres between Shell Point Road, Savannah Highway, Walnut Street and Hickory Street.

Mrs. Carolyn Davis, a resident of Shell Point, spoke in support of the purchase of the 11.92 acres between Shell Point Road, Savannah Highway, Walnut Street and Hickory Street. This land is a good match for the Rural and Critical Lands Program.

Mr. Robert Wilkinson, a resident of Shell Point, stated it is a good idea to purchase the 11.92 acres between Shell Point Road, Savannah Highway, Walnut Street and Hickory Street.

Mr. Scott Marshall, Executive Director, Parks and Leisure Services Department, expressed his gratitude and respect for the services of Mr. Morris Campbell and his family to Beaufort County.

Mr. Paul Keyserling, a resident of Shell Point, spoke in support of the purchase of the 11.92 acres between Shell Point Road, Savannah Highway, Walnut Street and Hickory Street. He supports the acquisition by the Rural and Critical Lands Program.

Mr. Robbie Robertson, a resident of Shell Point, spoke in support of the purchase of the 11.92 acres between Shell Point Road, Savannah Highway, Walnut Street and Hickory Street. He can attest to the incredible amount of water that flows like a river into that area.

Mr. Fred Washington, a resident of the City of Beaufort, congratulated Mr. Morris Campbell upon his retirement and his dedicated service to the citizens of Beaufort County.

Mrs. Mare Baracco, a resident of the Town of Port Royal, stated the County needs to establish an Animal Services Board to hear appeals of decisions regarding animal issues.

Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.

### **CONSENT AGENDA**

#### **ST. HELENA ISLAND ZONING MAP AMENDMENT / REZONING REQUEST FOR R300-016-000-183A-0000 (10 ACRES, OFF BALL PARK ROAD, KNOWN AS THE LEROY E. BROWNE CENTER) FROM T2-R (RURAL) TO T2-RNO (RURAL NEIGHBORHOOD OPEN)**

This item comes before Council under the Consent Agenda. Discussion occurred at the June 1, 2015 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve on second reading a St. Helena Island Zoning Map amendment for R300-016-000-183A-0000 (10 acres, off Ball Park Road, known as the Leroy E. Browne Center) from T2-R (Rural) to T2-RNO (Rural Neighborhood Open). The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) The motion passed.

The Chairman announced a public hearing Monday, July 27, 2015, beginning at 6:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.



**TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), SECTION 5.6.40 (PERMANENT SIGN TYPES FOR BUILDINGS, BUSINESSES AND COMMUNITIES) (TO PERMIT FREE STANDING SIGNS IN T4 DISTRICTS, SUBJECT TO CERTAIN CONDITIONS)**

This item comes before Council under the Consent Agenda. Discussion occurred at the June 1, 2015 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve on second reading a text amendment to the Beaufort County Community Development Code (CDC), Section 5.6.40 (Permanent Sign Types for Buildings, Businesses and Communities) (to permit free standing signs in T4 Districts, subject to certain conditions). The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) The motion passed.

The Chairman announced a public hearing Monday, July 27, 2015, beginning at 6:00 p.m. in Council Chambers of the Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

**BLUFFTON BRANCH LIBRARY PORCH RENOVATION PROJECT**

This item comes before Council under the Consent Agenda. Discussion occurred at the June 15, 2015 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council award a contract to Neal's Construction, Beaufort, South Carolina in the amount of \$100,777 for the Bluffton Branch Library Porch Renovation Project. The source of funding is account 2616011-54420, Del Webb Library Fund, Renovations to Existing Building with a current available balance of \$57,088. The remaining funding will come from account 24410011-54410, Bluffton Library Impact Fees Fund. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) The motion passed.

**FOOD SERVICES FOR BEAUFORT COUNTY DETENTION CENTER**

This item comes before Council under the Consent Agenda. Discussion occurred at the June 15, 2015 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council award an annual contract to ABL Management, Inc., Baton Rouge, Louisiana in an amount not to exceed \$307,000 to provide food service for the County Detention Center. The source of funding is account 10001250-51200, Detention Center Meals / Contracted Services. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) The motion passed.

#### **MEDICAL SERVICES FOR BEAUFORT COUNTY DETENTION CENTER**

This item comes before Council under the Consent Agenda. Discussion occurred at the June 15, 2015 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council award a contract to Southern Health Partners, Chattanooga, Tennessee in the amount of \$555,840 to provide medical services for the County's Detention Center. The source of funding is account 10001250-51190, Detention Center Medical Services. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) The motion passed.

#### **DIRT ROAD PAVING REQUIREMENTS FOR DIRT ROAD WITHOUT RIGHT-OF-WAY CONDEMNATION REQUEST / JOHNSON LANDING ROAD, LADY'S ISLAND**

This item comes before Council under the Consent Agenda. Discussion occurred at the June 15, 2015 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve the condemnation of the eight remaining right-of-way parcels needed on Johnson Landing Road in order to improve the dirt road in the future dirt road paving contract. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) The motion passed.

#### **AN ORDINANCE DECLARING CERTAIN REAL PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING BEAUFORT COUNTY ADMINISTRATION TO TRANSFER REAL PROPERTY IDENTIFIED AS TMP: R100-008-000-0210**

This item comes before Council under the Consent Agenda. Discussion occurred at the June 15, 2015 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve on first reading an ordinance declaring certain real property as surplus property and authorizing Beaufort County Administration to transfer real property identified as TMP: R100-008-000-0210 to LowCountry Habitat for Humanity, a non-profit corporation located in Beaufort that seeks to provide affordable housing for Beaufort County citizens. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) The motion passed.

### **PUBLIC HEARING**

#### **AN ORDINANCE DECLARING CERTAIN REAL PROPERTY AS SURPLUS PROPERTY AND AUTHORIZING BEAUFORT COUNTY TO SELL REAL PROPERTY IDENTIFIED AS TMP: R10- 033-00A-021B-0000**

The Chairman opened a public hearing beginning at 6:00 p.m. for the purpose of receiving public comment on an ordinance declaring certain real property as surplus property and authorizing Beaufort County to sell real property identified as TMP: R100-033-00A-021B-0000 upon such terms and conditions as he believes reasonably prudent and in the best interest of the citizens of Beaufort County. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:01 p.m.

It was moved by Mr. Flewelling, seconded by Mr. McBride, that Council approve on third and final reading an ordinance declaring certain real property as surplus property and authorizing Beaufort County to sell real property identified as TMP: R100-033-00A-021B-0000 upon such terms and conditions as he believes reasonably prudent and in the best interest of the citizens of Beaufort County. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) Mr. Sommerville temporarily left the room. The motion passed.

### **PUBLIC COMMENT**

There were no requests to speak during public comment.

**CALL FOR OFF-AGENDA ITEM**

It was moved by Mrs. Bensch, seconded by Mr. Caporale, that Council hear an off-agenda item regarding a resolution to retain the traffic light at the intersection of Buckwalter Parkway, Bluffton Parkway and The Townes Boulevard. The vote: YEAS – Mrs. Bensch, Mr. Caporale and Mr. Vaux. NAYS – Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. McBride, Mr. Sommerville and Mr. Stewart. ABSTAIN – Mr. Rodman. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) The motion failed. A two-thirds vote of Council is required to hear an off-agenda item.

**CALL FOR OFF-AGENDA ITEM**

Mr. McBride, as Parliamentarian, ruled that the caucus is a separate meeting from the regular 5:00 p.m. meeting of Council and, therefore, a motion is needed to hear an off-agenda item to go into executive session.

It was moved by Mrs. Bensch, seconded by Mr. Fobes, that Council hear an off-agenda item to go into executive session to discuss the S.C. Highway 170 widening project contractor, Cleland Site Prep, Inc. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Fobes, Mrs. Howard, Mr. Rodman and Mr. Vaux. NAYS – Mr. Flewelling, Mr. McBride, Mr. Sommerville and Mr. Stewart. ABSENT – Mr. Dawson (Mr. Dawson left the meeting at 6:00 p.m. to attend a memorial service of State Senator Clementa Pinckney.) The motion failed. A two-thirds vote of Council is required to hear an off-agenda item.

**ADJOURNMENT**

Council adjourned at 6:48 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

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

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

Ratified:



# Memorandum

DATE: July 24, 2015  
TO: County Council  
FROM: Gary Kubic, County Administrator *Gary Kubic*  
SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place Monday, June 22, 2015 to Friday, July 24, 2015:

June 22, 2015

- Employee New Hire Orientation
- Governmental Committee
- Caucus
- County Council

June 23, 2015

- Joshua Gruber, Monica Spells, Robert McFee, Colin Kinton, and Eric Larson re: Construction Manager at Risk Contract Program / CIP Projects
- Eric Larson re: ATM / Stormwater Utility Rate Report
- Kate Parks Schaefer, Coastal Conservation League / Introduction

June 24, 2015

- Joshua Gruber, Jim Webb, Councilman Stu Rodman and Terry Ennis re: Palmetto Hall Avigation Easements
- Tom Zinn and Dr. David Kim re: County Economic Development Process and Procedures

June 25, 2015

- Andrew Dalkos, Dr. Jeffrey Moss, Mark Chauhan and FCC officials re: Countywide Wi-Fi Access, Washington, DC

June 26, 2015

- Robert Smalls New Signage Unveiling Ceremony

County Council  
July 24, 2015  
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June 29, 2015

- Employee New Hire Orientation
- Chairman Paul Sommerville, Joshua Gruber, Billy Keyserling and Bill Prokop re: City / County Issues
- Legislative Delegation

June 30, 2015

- Road LLC Summary Judgment Hearing
- Cecile Dorr, President, Friends of Fort Fremont, Steve Linn, Vice President, and Wendy Wilson, Membership Chairperson re: Fort Fremont Park
- Dr. Rodell Lawrence re: Penn Center Executive Director / Introduction

July 1, 2015

- Jim Beckert Swearing-in Ceremony
- Maria Walls Swearing-in Ceremony

July 2, 2015

- Personal leave

July 3, 2015

- Independence Day holiday

July 6, 2015

- Personal leave

July 7, 2015

- Personal leave

July 8, 2015

- Joshua Gruber re: County issues
- Marc Orlando, Josh Gruber, Tony Criscitiello, Gary Rowe and Steve Bird re: Frontage Road / Encroachment Permit

July 9, 2015

- Joshua Gruber and Dr. Andy Beall re: Santa Elena Foundation Update / Federal Courthouse Building Occupancy

July 10, 2015

- Joshua Gruber, Carolyn Vanagel, President of Hilton Head Island Motoring Festival & Concours d'Elegance, and Steve Riley re: Funding Request / Hilton Head Airport Events
- Joshua Gruber, Dick Stewart, Steve Tully, Dean Moss and Lisa Lord re: Whitehall Waterfront Project

July 13, 2015

- Employee New Hire Orientation
- William Prokop, Marc Orlando and Steve Riley re: Capital Project Sales Tax / Project List Development
- Eric Larson, Joshua Gruber, Phil Foot, Tony Criscitiello and Scott Marshall re: Crystal Lake and Rural & Critical Lands Properties

July 14, 2015

- Solicitor Duffie Stone

July 15, 2015

- Joshua Gruber and Steve Riley re: Palmetto Hall Revised MOU
- Chairman Paul Sommerville, Vice Chairman Jerry Stewart, and Joshua Gruber re: Sales Tax Commission
- Joshua Gruber and Alicia Holland re: Citizen Transparency Financial Review Website
- Solicitor Duffie Stone

July 16, 2015

- Guest speaker – Kiwanis Club
- Jury Trial - State v Jeff Lowe
- Sheriff P. J. Tanner
- Joshua Gruber, Philip Foot, Gregg Hunt and Gerald Dawson re: Mosquito Control Update

July 17, 2015

- Joshua Gruber, Monica Spells, and Suzanne Gregory re: Personnel Issues



July 17, 2015 (Continued)

- Joshua Gruber and Suzanne Gregory re: Beaufort County Classification and Compensation Study Services Contract Award Recommendation
- Joe Fragal, Sun City, and Joshua Gruber re: HRC
- Property Site Visit

July 20, 2015

- Employee New Hire Orientation
- Natural Resources Committee

July 21, 2015

- Joshua Gruber and Monica Spells re: Diversity / Current Status / Goals
- Joshua Gruber, Monica Spells, Ray McBride, Alicia Holland and Suzanne Gregory re: Library Issues
- Chief Magistrate Larry McElynn
- Colin Kinton, Mike Garrigan, and Ernie Lindblad re: Jenkins Island Access Management Study
- Brad Samuel / SCE&G - County Storm Recovery

July 22, 2015

- Agenda review with Chairman, Vice Chairman and Executive Staff re: Review Draft Agenda for July 27, 2015 Council Meeting
- Joshua Gruber and Monica Spells re: Information Technology Division
- Lynn Stokes-Murray, McNair Law Firm, and Joshua Gruber re: Budget / Legislative Update
- William Love re: Disabilities and Special Needs
- Councilman Gerald Dawson

July 23, 2015

- South Carolina Human Affairs Commission Planning and Training Meeting for the Re-creation of the Beaufort County Community Relations Council

July 24, 2015

- No scheduled meetings



## Memorandum

DATE: July 24, 2015

TO: County Council

FROM: Joshua A. Gruber, Deputy County Administrator

SUBJECT: Deputy County Administrator's Progress Report

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The following is a summary of activities that took place June 22, 2015 through July 24, 2015:

June 22, 2015 (Monday):

- Meet with Sheriff P. J. Tanner, Alicia Holland, CFO, Michael Hatfield, BCSO Chief Deputy, Phil Foot, Public Safety Director, Eric Larson, Stormwater Management Director, Dave Thomas, Purchasing Director re: First Vehicle Services Contract/Fleet Management
- Governmental Committee Meeting
- County Council Meeting

June 23, 2015 (Tuesday):

- Meet with Steve Bird and Gary Rowe re: Encroachment Permit
- Meet with Gary Kubic, County Administrator, Colin Kinton, Traffic and Transportation Department Director, Eric Larson, Stormwater Management Director, Rob McFee, Engineering Director, Monica Spells, Assistant County Administrator for Civic Engagement and Outreach re: Construction Manager at Risk Contract Program/CIP Projects
- Meet with Tom Keaveny, County Attorney, Tony Criscitiello, Planning Director, Amanda Flake, Natural Resources Planner, Allison Coppage, Assistant County Attorney, Hillary Austin, Zoning Department Director, Howell, Gibson & Hughes Attorneys: Robert Achurch, Mary Lohr and Tab Bendle re: Road, LLC vs. Beaufort County & Equity Source Partners, LLC
- Meet with Tom Keaveny, County Attorney re: Review of Legal Department Budget

June 24, 2015 (Wednesday):

- Meet with Gary Kubic, County Administrator and Terry Ennis, Palmetto Hall Airport Committee Member re: Palmetto Hall Avigation Easement
- Conference call with Colin Kinton, Traffic and Transportation Department Director and Palmetto Breeze Representatives: Mary Lou Franzoni, Executive Director and Paula Tillie, Finance Director re: Small Open Area MPO Designation
- Meet with Chris Inglese and Eric Larson, Stormwater Management Director re: Drainage Easement for Huspah Court South

June 25, 2015 (Thursday):

- Meet with Suzanne Gregory, Employee Services Director re: Review of Current Personnel Solicitations
- Meet with Alicia Holland, CFO, Steve Breeden and Dale Domish of First Group re: First Vehicle Services Contract
- SCCCMA Summer Conference, Myrtle Beach, SC

June 26, 2015 (Friday):

- SCCCMA Summer Conference, Myrtle Beach, SC

June 29, 2015 (Monday):

- Bi-weekly Project Review/Status Meeting with Assistant Administrators: Monica Spells, Assistant County Administrator for Civic Engagement & Outreach, Alicia Holland, CFO and Phil Foot, Public Safety Director
- Meet with Gary Kubic, County Administrator and Paul Sommerville, Council Chairman re: Beaufort County/City of Beaufort Bi-monthly Meeting
- Legislative Delegation Meeting

June 30, 2015 (Tuesday):

- Meet with Rob McFee, Engineering Director re: Daufuskie Island Beachfront Restrooms
- Road LLC Summary Judgment Hearing
- Beaufort County Hours

July 1, 2015 (Wednesday):

- PERSONAL LEAVE

July 2, 2015 (Thursday):

- PERSONAL LEAVE

July 3, 2015 (Friday): 4<sup>th</sup> OF JULY

- CLOSED

July 6, 2015 (Monday):

- Meet with Suzanne Gregory, Employee Services Director re: Employee Recruitment and Employee Retention
- Beaufort County Hours

July 7, 2015 (Tuesday):

- Attend Mediation at Pratt-Thomas Walker Law Firm in Charleston with Tom Keaveny and John Tiller, Principal, J.K. Tiller & Associates re: re: Road, LLC vs. Beaufort County & Equity Sources Partners

July 8, 2015 (Wednesday):

- Conference call with Tab Bendle and David Haselden re: Barrel Landing
- Meet with Rob McFee, Engineering Director, Phil Foot, Public Safety Director and Tallulah Trice, Animal Shelter Director, re: New Animal Shelter Facility
- Meet with Marc Orlando, Bluffton Town Manager, Steve Bird and Gary Rowe re: Encroachment Permit
- Meet with Gary Kubic, County Administrator re: County Issues

July 9, 2015 (Thursday):

- Meet with Gary Kubic, County Administrator and Dr. Andy Beall, Executive Director, Santa Elena Foundation re: Santa Elena Foundation Update-Federal Courthouse Building Occupancy Meeting
- Meet with Ed Saxon, General Manager, BJWSA re: Potential Daufuskie Island Development

July 10, 2015 (Friday):

- Conference call with Gary Kubic, County Administrator, Jon Rembold, Airports Director, Steve Riley, Hilton Head Island Town Manager, Carolyn Vanagel, President, Concours d'Elegance, Inc. re: Hilton Head Concours Airport Event
- Meet with Gary Kubic, County Administrator and Dick Stewart, Managing Member, 303 Associates, LLC re: Whitehall Waterfront Development Project

July 13, 2015 (Monday):

- Bi-weekly Project Review/Status Meeting with Assistant Administrators: Monica Spells, Assistant County Administrator for Civic Engagement & Outreach, Alicia Holland, CFO and Phil Foot, Public Safety Director

- Meet with Gary Kubic, County Administrator, Marc Orlando, Bluffton Town Manager, William Prokop, City of Beaufort Town Manager, Steve Riley, Hilton Head Island Town Manager and Van Willis, Port Royal Town Manager re: Capital Project Sales Tax – Project Development
- Meet with Gary Kubic, County Administrator, Tony Criscitiello, Planning Director, Phil Foot, Public Safety Director, Scott Marshall, PALS Director and Eric Larson, Stormwater Management Director re: Management of Chrystal Lake Conference Room, Pavilion and Rural and Critical Lands Properties

July 14, 2015 (Tuesday):

- Bluffton Hours
- U12 Dixie Ponytails State Softball Tournament at Oscar Frazier Park: Announcing

July 15, 2015 (Wednesday):

- Meet with Councilman Stewart Rodman re: Economic Development Corporation
- Conference call with Gary Kubic, County Administrator, John Rembold, Airports Director and Charles Cousins, Town of Hilton Head Island Planning Director re: Palmetto Hall Memorandum of Understanding
- Meet with Gary Kubic, County Administrator, Paul Sommerville, Council Chairman and Stewart Rodman, Council Vice-Chairman re: Sales Tax
- Meet with Gary Kubic, County Administrator and Alicia Holland, CFO re: Citizen Transparency Review
- Meet with Suzanne Gregory, Employee Services Director re: Review of Current Personnel Solicitations

July 16, 2015 (Thursday):

- Meet with Councilman William McBride and Concerned Citizens, re: FOIA Requests – Darryl Murphy/ Community use of Charles Lind Brown Center
- Meet with Rob McFee, Engineering Director re: Boundary Street Project Bid Opening
- Councilman Gerald Dawson, Phil Foot, Public Safety Director, Gregg Hunt, Mosquito Control Director re: Mosquito Control Update

July 17, 2015 (Friday):

- Meet with Gary Kubic, County Administrator and Suzanne Gregory, Employee Services Director re: Beaufort County Classification and Compensation Study Services Contract Award Recommendation
- Meet with Gary Kubic, County Administrator and Tony Criscitiello, Planning Director re: SCDOC New Site Initiative
- Site visit with Gary Kubic, County Administrator of Potential Rural and Critical Land Acquisition Prospect
- Meet with Gary Kubic, County Administrator and Joe Fragal, Sun City resident re: HRC

July 20, 2015 (Monday):

- Beaufort County Hours

July 21, 2015 (Tuesday):

- Meet with Gary Kubic, County Administrator and Monica Spells, Assistant County Administrator for Civic Engagement and Outreach re: Diversity/Current Status/Goals
- Meet with Gary Kubic, County Administrator, Monica Spells, Assistant County Administrator for Civic Engagement and Outreach, Alicia Holland, CFO, Suzanne Gregory, Employee Services Director and Ray McBride, Libraries Director re: Library status update

July 22, 2015 (Wednesday):

- Agenda Review Meeting
- Meet with Gary Kubic, County Administrator, Monica Spells, Assistant County Administrator for Civic Engagement and Outreach re: Beaufort County IT services
- Meet with Gary Kubic, County Administrator, Lynn Stokes-Murray, McNair Law Firm re: status update on General Assembly actions for FY15/16
- Meet with Monica Spells, Assistant County Administrator for Civic Engagement and Outreach, Tony Criscitiello, Planning Director, Dan Morgan, MIS/GIS Director and Eric Larson, Stormwater Management Director re: Staff Succession Management for Planning and GIS Function

July 23, 2015 (Thursday):

- Meet with Phil Foot, Public Safety Officer, Suzanne Gregory, Employee Services Director and Donna Owenby, EMS Director re: EMS Recruitment and Retention
- SC Human Affairs Commission Planning and Training Meeting for Creation of the Beaufort County Community Relations Council
- Meet with Councilman Vaux and Carolyn Smith re: Alljoy Beach

July 24, 2015 (Friday):

- PERSONAL LEAVE

## GOVERNMENTAL COMMITTEE

June 22, 2015

The electronic and print media duly notified in accordance with the State Freedom of Information Act.

The Governmental Committee met Monday, June 22, 2015 beginning at 2:00 p.m. in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

### ATTENDANCE

Chairman Stu Rodman, Vice Chairman Rick Caporale, and Committee members Cynthia Bensch, Gerald Dawson, Brian Flewelling, Alice Howard and Jerry Stewart. Non-Committee members Steve Fobes, Paul Sommerville and Tabor Vaux present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County Staff: Allison Coppage, Assistant County Attorney; Phil Foot, Assistant County Administrator-Public Safety; Joshua Gruber, Deputy County Administrator/Special Counsel; Mike Hatfield, Chief Deputy Sheriff; Thomas Keaveny, County Attorney; Gary Kubic, County Administrator; and Tallulah Trice, Animal Services Director.

Public: Mare Barraco, Franny Grerthoffer, Hilton Head Humane Association; Brad Samuel, SCANA, and Jason Ruhf, Business Development Manager, Beaufort Regional Chamber of Commerce.

S.C. Department of Commerce: Maceo Nance, Director, S.C. Department of Commerce Small Business and Rural Development, and J. Edwin "Ed" West, Senior Community Development Manager.

Media: Joe Croley, *Lowcountry Inside Track*; Stephen Fastenau, *The Beaufort Gazette / The Island Packet*; and Scott Thompson, *Bluffton Today*.

Mr. Rodman chaired the meeting.

### ACTION ITEMS

- 1. An Emergency Ordinance Prohibiting the Importation of Exotic Animals within Beaufort County**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)



**Recommendation:** It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Committee approve and recommend Council adopt an emergency ordinance prohibiting the importation of exotic animals within Beaufort County. This ordinance is effective immediately upon enactment and shall automatically expire on the sixty first (61st) day following the date of enactment. The vote: YEAS – Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mrs. Howard, Mr. Rodman, Mr. Stewart and Mr. Vaux. NAYS – Mrs. Bensch. The motion passed.

## **2. Consideration of Reappointments and Appointments**

### **• Disabilities and Special Needs Board**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Motion:** It was moved by Mr. Dawson, seconded by Mrs. Howard, that Committee approve and recommend to Council the nomination of Ms. Lynn Russo for appointment to serve as a member of the Disabilities and Special Needs Board.

**Recommendation:** Council nominate Ms. Lynn Russo for appointment to serve as a member of the Disabilities and Special Needs Board.

## **INFORMATION ITEMS**

### **3. Pending Revisions to Animal Control Ordinance**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mrs. Allison Coppage, Assistant County Attorney, reviewed the proposed animal control ordinance with the Committee. Members discussed numerous possible text amendments and agreed to several changes:

#### **Section 14.27, Definitions**

- *Livestock* – Adopt the State Code definition, “all classes and breeds of animals domesticated or feral raised for use, sell, or display”
- *Under restraint* – Replace “or confined” with “and confined”

#### **Section 14.32, Dangerous Animals**

- *Dogs trained for military or law enforcement defense* – Incorporate State Code exclusion language.

#### **Section 14.35, Animal Cruelty**

- *Paragraph C* – Incorporate the definition of “dub”
- *New Section, Paragraph E, Unlawful Tethering* - Replace “tethering employed” with “tethering device”

### **Section 14.36, Sale of Animals, Pets or Livestock**

- *Paragraph C* – As a possible qualifier, verify the DHEC regulation/definition of “licensed pet rescue organization”

### **Section 14.38, Impoundment**

- *Paragraph A* – Replace “five (5) days” with “five (5) working days”

### **Section 14.40, Adoption**

- *Paragraph D* – Reword last sentence as follows, “Any person who surrenders an owned pet or livestock to the animal services department, will not be able to adopt a pet or livestock for ninety (90) days from the date of the original surrender.”

**Status:** Explore two items: (i) creating an animal services control board or commission and (ii) incorporating language allowing an evidentiary hearing and letting a judge rule if the animal is dangerous. Continue discussion of dangerous animals.

## **2. Economic Development Discussion**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Maceo Nance, Director, Small Business and Rural Development, S.C. Department of Commerce (Commerce), discussed this item with the Committee. Mr. Nance presented an array of factors Commerce deems a must / urges when establishing an economic development strategy.

### **Mission / Goal**

- Everyone has to be of like mind.
- Clear understanding of the mission.
- Clear understanding of what you would like to see as a bottom line.

### **Executive Director**

- Who is going to run the day-to-day operation?
- Who is going to have oversight of whom?
- Who hires the Executive Director?
- Who dismisses the Executive Director?
- Are you looking to hire a full-time Executive Director?
- What kind of person are you looking to hire?
- What should be that person’s background?
- What is the accountability portion?
- National and international travel is involved – Tradeshow, Association meetings.

- It is not a job anyone can do and do it well.
- The Executive Director should possess exceptional listening skill, the ability to communicate, and get along with others.
- Allow the Executive Director to participate in a one- or two-day orientation session with representatives of, and at the office of, the S.C. Department of Commerce.
- Hire the Executive Director in advance of developing the product and location.
- The Executive Director should be the single point of contact, *i.e.*, one voice for oversight of the County, even though there might be several municipalities. One county; one voice.
- The operations component is similar throughout the Southeast.

### **Board / Steering Committee**

- Are you going to have a steering committee or separate board of directors?
- What authority does the group have?
- How do you want to bring in partners?
- Who do you want as partners?
- What is the board's focus?

### **Funding**

- Where does the county money go as opposed to the private-sector dollars
- There are no two counties set up exactly alike.
- How is the money managed?
- How do you account for the money?
- If it is going to be a public-private partnership, how are whose monies going to come to the table and what portion of that is the County going to undertake.

### **Product**

- What is the development of the product?
- What is the return on the back side?
- Everyone cannot have everything at the same time; but, instead, foster a one-for-one or an all-for-one approach.
- How do you structure what comes into the County with respect to taxes?
- Adopt a cost-benefit analysis. What is enough? What is too much?
- S.C. Department of Commerce will not show any property unless it has something in writing that the property is for sale and at what price. State website [www.locatesc.com](http://www.locatesc.com)
- It does not really matter if it is the county, private or some combination of a public-private partnership as long as it is a known quantity.
- There are several South Carolina counties that have done it right for them. Several counties have changed horses in midstream and that has caused problems.
- A positive direction, identified wants, consistency, and reacting quickly are important factors to successful economic development.

- A regional approach has sparked a lot of interest.
- If you do not have anything to sell, do not get into the business. Are you selling dirt or a park. If it is a park, what kind of park -- light manufacturing, research and development.
- What type of park are you trying to structure?
- Speculative buildings are constructed with four walls, a roof and floor. Determine the kind of space and what is it going to look like.
- Manage expectations. If purchasing property, it is a long-term investment.

**How a prospect flows from Commerce to County.**

- Define the parameters of the project.
- What are you looking for: property, available acres?
- What comes with it: acreage, water lines, utilities, rails?
- Is it a production facility or a production facility in which you will bring in customers?
- What is the source of the raw materials?
  - How are they coming in?
  - Where is the finished product going out?
  - How is that transported?
  - What points is it going to (customer, distribution center, and which distribution center if more than one)?

**Status:** Information only.

## NATURAL RESOURCES COMMITTEE

July 20, 2015

The electronic and print media duly notified in accordance with the State Freedom of Information Act.

The Natural Resources Committee met Monday, July 20, 2015 beginning at 3:00 p.m., in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

### ATTENDANCE

Committee Chairman Brian Flewelling, Vice Chairman Alice Howard and members Gerald Dawson, William McBride, Jerry Stewart and Tabor Vaux present. Member Steve Fobes absent. Non-committee members Cynthia Bensch and D. Paul Sommerville present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County Staff: Allison Coppage, Assistant County Attorney; Tony Criscitiello, Planning Director; Joshua Gruber, Deputy County Administrator/Special Counsel; Thomas Keaveny, County Attorney; Gary Kubic, County Administrator; Eric Larson, Division Director-Environmental Engineering; and Dan Morgan, Division Director-Mapping and Applications.

Media: Joe Croley, *Lowcountry Inside Track*.

Public: Reed Armstrong, South Coast Office Project Manager, Coastal Conservation League; Kate Schaefer, South Coast Director, Coastal Conservation League; Ginnie Kozak, Planning Director, Lowcountry Council of Governments; and Tyson Smith, AICP (Planner-Attorney), White & Smith Planning & Law Group.

Mr. Flewelling chaired the meeting.

### ACTION ITEM

- 1. An Ordinance to Amend the Stormwater Management Utility Ordinance as Adopted August 22, 2005 to Provide for Amendment of the Rate Structure, Adjust Utility Rates, and to Modify Certain Terms to Accurately Reflect Administration Structure**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Eric Larson, Division Director – Environmental Engineering, provided the Committee with a PowerPoint presentation on the findings of the Stormwater Utility Rate Study. The original Stormwater Utility contract was created for unincorporated Beaufort County. Thereafter, additional contracts were put in place for the municipalities, as well as additional efforts to update impervious features on about 5,000 parcel polygons across all jurisdictions. Mr.

Larson reviewed with the Committee the timeline of events, as well as major issues for the County and municipalities:

Timeline:

- February – April: program planning and cost evaluation
- May – June: Data update for impervious features
- June – July: Draft rate structures and rates

Major Issues for County:

- Countywide infrastructure operating and maintenance costs increasing and currently no funding from municipalities
- County rate base decreasing
- Municipal Separate Storm Sewer System (MS4) compliance costs increasing
- Capital needs expanding
- Rates held constant since 2008, while costs rose and inflation continued

Major Issues for City and Towns (Municipalities):

- Failing infrastructure and lack of data about the infrastructure (Beaufort City)
- MS4 compliance costs increasing (Bluffton Town, Hilton Head Island Town)
- Operating and maintenance needs expanding for older infrastructure that the Town has agreed to maintain (Hilton Head Island Town)
- Increasing operating and maintenance needs and shrinking fund balance (Poyai Royal Town)

There are six rate structure options:

Modeled Rate Structure Option	Overall Rate Structure	Debt Financing for Some Capital	Partial Tax Funding	Method for Allocating Administrative Costs	Method for Allocating County-wide Infrastructure Maintenance Costs	Method for Re-allocating Costs from One Jurisdiction to another	Minimum Charge	Simplified Residential Rates
A	Impervious Area	No	Optional at Jurisdiction's Choice	Impervious Area SFU's	None	Optional at Jurisdiction's Choice	No	Yes
B	Impervious Area	Yes	Optional at Jurisdiction's Choice	Impervious Area SFU's	None	Optional at Jurisdiction's Choice	No	Yes
C	Impervious and Gross Area at 80/20 or 90/10	No	Optional at Jurisdiction's Choice	Per Account	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
D	Impervious and Gross Area at 80/20 or 90/10	No	Optional at Jurisdiction's Choice	Impervious and Gross Area	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
E	Impervious and Gross Area at 80/20 or 90/10	Yes	Optional at Jurisdiction's Choice	Per Account	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
F	Impervious and Gross Area at 80/20 or 90/10	Yes	Optional at Jurisdiction's Choice	Impervious and Gross Area	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes

Rate Structure E is recommended for Council's approval. With this Structure, administration costs would be \$3.18 per single-family unit (SFU) this year, transitioning to per account in out years. It would require borrowing funds to finance capital projects - \$5.0 million in 2017 and \$5.0 million in 2019. Structure E would provide an 80/20 impervious and gross area

revenue for variable portion. Also, Countywide infrastructure would be allocable to impervious and gross area. Advantages of this rate structure are as follows:

- Consistent with already established administration costs of \$3.18 per SFU this year, and flexible for changing the methodology later
- Borrow funds to finance capital projects (\$5.0 million in 2017, \$5.0 million in 2019) blunts the rate increase and allows future residents to help pay for the programs and infrastructure they will use
- Allocates some costs to the gross land area
- Establishes an allocation method for countywide infrastructure operating and maintenance

Countywide Infrastructure costs about \$3.5 million. Allocation of countywide infrastructure (CWI) costs based on infrastructure distribution throughout County is as follows:

- |                              |       |
|------------------------------|-------|
| • Unincorporated County      | 76.4% |
| • City of Beaufort           | 3.4%  |
| • Town of Port Royal         | 1.0%  |
| • Town of Bluffton           | 11.1% |
| • Town of Hilton Head Island | 8.1%  |

Current per SFU rates required to generate CWI monies are as follows:

- |                              |                 |
|------------------------------|-----------------|
| • Unincorporated County      | \$42.28 per SFU |
| • City of Beaufort           | \$ 8.05 per SFU |
| • Town of Port Royal         | \$ 5.03 per SFU |
| • Town of Bluffton           | \$26.34 per SFU |
| • Town of Hilton Head Island | \$ 7.66 per SFU |

Rate Structure E:

- Fixed charge per year: \$12.00 per parcel/account
- Impervious charge: \$65.00 per Unit
- Gross area charge: \$10.00 per Unit, declining blocks

Rate Structure E Comparison (typical home on one-acre lot):

- Current charge: \$50 per year
- Option E charge: \$87 per year
- Option A charge: \$100 per year (\$120 per year by 2019)



Declining block rates for gross area changes:

- First 2 acres: \$10.00 per year
- Next 8 acres: \$ 5.00 per acre per year
- Next 90 acres: \$ 4.00 per acre per year
- All acres > 100: \$ 3.00 per acre per year

Mr. Dawson opposes increasing the rate because service is not being provided on private properties.

Mr. McBride cannot support the rate increase because the delivery of service on St. Helena Island is not reflective of the rate.

**Motion:** It was moved by Mr. Flewelling, seconded by Mr. Vaux, that Natural Resources Committee approve and recommend Council approve on first reading an ordinance to amend the Stormwater Management Utility Ordinance as adopted August 22, 2005 to provide for amendment of the rate structure, adjust utility rates, and to modify certain terms to accurately reflect administration structure, as laid out in Rate Structure Option E. The vote: YEAS – Mr. Flewelling, Mr. Fobes, Mrs. Howard, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mr. Dawson and Mr. McBride. The motion passed.

Mr. Flewelling is concerned with the large increase given the short notice. He would have liked to have a year to discuss this issue; but, there is no way around a rate increase due to a federal requirement. If we do not adopt the rate study increase, then we cannot implement the MS4 requirements. If we cannot implement the MS4 requirements, we may be subject to being penalized by the state.

Mrs. Bensch and Mr. Vaux both stated they will vote in favor of the amendment, because there really is no other choice.

**Recommendation:** Council approve on first reading an ordinance to amend the Stormwater Management Utility Ordinance as adopted August 22, 2005 to provide for amendment of the rate structure, adjust utility rates, and to modify certain terms to accurately reflect administration structure, as laid out in Rate Structure Option E.

## **INFORMATION ITEMS**

### **2. Presentation / Joint Land Use Studies**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Tyson Smith, AICP (Planner-Attorney), White & Smith Planning & Law Group, provided the Committee with a PowerPoint presentation on the Joint Land Use Study (JLUS) proposals for Marine Corps Air Station Beaufort (MCAS) and Marine Corps Recruit Depot Parris Island (MCRD). The presentation included an overview of the following background, study overview, study recommendations, MCAS Transfer of Development Rights (TDR) implementation, and adoption/next steps.

## Background

### Military Planning:

- 2003: MCAS AICUZ Study Released
- 2004: First MCAS JLUS Completed
- 2006: County, City, Town adopt MCAS Overlay Ordinances
- 2007: Office of Economic Adjustment (OEA) approves grant for TDR Study
- 2010: Environmental Impact Statement (EIS) for F-35B
- 2011: County adopted TDR Ordinance
- 2014: AICUZ Study for F-35B Released
- 2015: JLUSs for MCAS and MCRD Completed

### What is JLUS:

- Local planning process: County, Beaufort, and Port Royal participated
- Led by local steering committees (staff, appointed, elected)
- Identifies military and community impacts
- Land Use Compatibility assessments
- Evaluation of tools that are available and locally appropriate to avoid incompatibilities/encroachment

### What a JLUS is not:

- Zoning
- A federal mandate
- A mechanism for:
  - creating an OLF (outlying field)
  - funding conservation easements
  - changing aircraft flight patterns

## Study Overview

Mr. Smith provided the Committee with an overview of the JLUS Reports, as well as figures for sound impacts, accident potential and noise contours.

## Study Recommendations

### By Subject Matter:

- Community-wide Coordination
- Military Outreach
- Land Use Planning and Environmental Resources
- Military-Local Government Coordination
- In addition, for MCAS Beaufort:
  - Revisions to Existing Overlay to reflect F-35B contours
  - Full Implementation of TDR program

## MCAS Beaufort Transfer of Development Rights (TDR) Implementation

Mr. Smith reviewed with the Committee the process for transfer of development rights (TDR) Implementation for MCAS as well the process for an outlying airfield.

### JLUS Adoption and Next Steps

- May - June:
  - JLUSs accepted by County, City, Town, and LCOG Board of Directors
  - LCOG and Technical Committee met with OEA re: “JLUS Implementation” and support
- July:
  - Technical Committee recommends JLUS Implementation Plan
  - Northern Beaufort County Plan Implementation/JLUS Policy Committee meets on JLUS Implementation
- August – October:
  - OEA funding sought
  - Short-term recommendations implemented by existing staff
- After October:
  - Mid- and long-term recommendations implemented by staff and consultants

**Status:** Information only.

### **3. Continued Discussion / Six-Month Review of Community Development Code**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Tony Criscitiello, Planning Director, reviewed this item with the Committee. At the June 1, 2015 Committee meeting, staff presented an overview of the six-month review of the Community Development Code (CDC). The overview identified changes to the CDC being considered and recommended by staff based on implementation of the new Code since its enactment in December of 2014. The changes covered the following seven areas: Transect Zone Issues, Use Issues, Signage, Modulation, Map Corrections, and Minor Fixes. At that same meeting, the Committee provided the following additional direction for staff: (1) removal of “gun range” from the definition of passive park; (2) reconsideration of traffic signal locations outlined in the Buckwalter Parkway Access Plan; and (3) modulation process and procedures to address the proliferation of requests for river buffer setback variances.

Staff has revised the definition of Passive Park to remove the language “gun range.” Staff has forwarded the reconsideration of the traffic signal locations outlined in the Buckwalter Parkway Access Management Plan to the Public Facilities Committee. The Modulation process and procedures have been forwarded to the Staff Attorney’s Office for review.

The Planning Department has scheduled a workshop with the Planning Commission on August 11, 2015 to discuss the six-month review of the CDC. Specific text and map amendments will be presented to the Commission at their meeting/public hearing on September 7, 2015. The Planning Commission’s recommendations will be forwarded to the Natural Resources Committee for consideration.

Mr. Dawson requested an update on the mobile home issue.

Mr. Criscitiello stated there was a glitch in the CDC and the question was raised whether or not you can replace an existing mobile home unit within the zone. Staff is addressing that at present.

**Status:** Update only.

#### **4. Presentation of Stormwater Rate Study: 6-Alternate Rate**

**Notification:** To view video of full discussion of this meeting please visit [http://beaufort.granicus.com/ViewPublisher.php?view\\_id=2](http://beaufort.granicus.com/ViewPublisher.php?view_id=2)

**Discussion:** Mr. Eric Larson, Division Director-Environmental Engineering, provided the Committee with a PowerPoint presentation on Financial Planning Tasks. He reviewed two Tasks which are as follows:

##### Task 1: Rate Studies

- Prepare studies for Beaufort County, City of Beaufort, Town of Port Royal, Town of Hilton Head Island and Town of Bluffton
- Incorporate current revenue requirements, future MS4 related expenses, and capital needs
- Accommodate current rate structure and evaluate alternate rate structures and other funding methods
- Allocate costs appropriately across jurisdictions and cost drivers

##### Task 2: Impervious area source data update

- Update impervious “foot print” of approximately 5,000 non-residential properties

Mr. Larson reviewed with the committee options for rate structure as well as the variables that are being reviewed. The six options are as follows:

##### Option 1

- Current rate structure
- Updated source data,
- Current approach for administrative fees based on impervious area units,
- Compliance with current rate ordinance,
- Pay-as-you-go capital financing

Option 2

- Current rate structure
- Updated source data
- Current approach for administrative fees based on impervious area units
- Compliance with current rate ordinance
- Debt capital financing

Option 3

- Modified current rate structure using existing impervious area charge
- Eliminate current run-off factor and add gross area charge based on total land area of customer parcel
- Continued use of simplified residential rates
- Continued application of agricultural use policy
- Administrative costs allocated to per account
- Add minimum charge for all accounts
- Pay-as-you-go capital financing

Option 4

- Modified current rate structure using existing impervious area charge
- Eliminate current run-off factor and add gross area charge based on total land area of customer parcel
- Continued use of simplified residential rates
- Continued application of agricultural use policy
- Administrative costs allocated to per ERU
- New minimum charge for all accounts
- Pay-as-you-go capital financing

Option 5

- Modified current rate structure using existing impervious area charge
- Eliminate current run-off factor and add gross area charge based on total land area of customer parcel
- Continued use of simplified residential rates
- Continued application of agricultural use policy
- Administrative costs allocated to per account
- New minimum charge for all accounts
- Debt capital financing

Option 6

- Modified current rate structure using existing impervious area charge
- Eliminate current run-off factor and add gross area charge based on total land area of customer parcel
- Continued use of simplified residential rates
- Continued application of agricultural use policy
- Administrative costs allocated to per ERU
- New minimum charge for all accounts
- Debt capital financing

Mr. Larson reviewed the various options for County maintenance in municipalities in which each municipality can work to define the following: (1) Primary Drainage Systems; (2) Amount of Primary Drainage Systems for County to maintain; (3) County to develop fixed cost for agreed upon Primary Drainage System maintenance; (4) Municipality to create an additional SW fee to reimburse County for Primary Drainage System maintenance; (5) Municipality can assess fee based on method of payment of final selected option.

Next Steps:

- Continue with impervious area update and program planning – Completion date June 17, 2015
- Complete the financial planning model that supports evaluating the six options July 15, 2015 for County other will follow
- However, no recommendations until data update is completed models are run for each entity
- Recommend rate structure option July 15, 2015

Mr. Larson also provided the Committee with the Rate Study Update handout from the May 20, 2015 Stormwater Utility Board meeting.

**Status:** Information only.

## BOARDS AND COMMISSIONS

### Reappointments and Appointments July 27, 2015

#### 1. Community Services Committee

##### ① Disabilities and Special Needs Board

Nominated	Name	Position/Area/Expertise	Reappoint/Appoint	Votes Required	Term/Years	Expiration
06.22.15	Lynn Russo	Countywide	Appoint	6/11	Partial	February 2019

**Resolution 2015 /**

**A RESOLUTION ADOPTING THE BEAUFORT COUNTY  
STORMWATER UTILITY RATE STUDY**

**WHEREAS**, the Beaufort County Stormwater Utility was created in 2001 with the mission to address the stormwater needs of the County while protecting its water resources; and

**WHEREAS**, on June 4, 2014, in accordance with the South Carolina Water Pollution Control Permits Regulations 61-9 Section 122.32 (a)(1), DHEC designated Beaufort County, South Carolina as a small MS4 for permitting; and

**WHEREAS**, to meet the increasing demands on the Stormwater Management Utility in the areas of federally mandated municipal Separate Stormsewer Systems (MS4) permitting, capital project needs, and cost of service and operations and maintenance, as well as evolving understanding of the impacts of the urban environment on water quality, the Stormwater Management Utility finds it necessary to amend the structure in which rates are determined and adjust the rates charged to the citizens of Beaufort County to meet said demands in a fair and equitable manner; and

**WHEREAS**, to determine rate modifications required, Beaufort County engaged Applied Technology Management and Raftelis Financial Consultants to perform a comprehensive rate analysis; and

**WHEREAS**, Applied Technology Management and Raftelis Financial Consultants provided a rate study on July 10, 2015 which recommended certain amendments to the current stormwater rate structure; and

**WHEREAS**, Beaufort County Stormwater Utility Staff and the Stormwater Utility Board has reviewed and recommend adoption of the Beaufort County Stormwater Study and the recommendations therein.

**NOW THEREFORE, BE IT RESOLVED** that Beaufort County Council, being duly assembled, hereby adopts the Beaufort County Stormwater Study, the recommendations contained therein and will take all such action deemed necessary to meet the increased demands on the Stormwater Management Utility.

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

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE DECLARING CERTAIN REAL PROPERTY AS SURPLUS  
PROPERTY AND AUTHORIZING BEAUFORT COUNTY ADMINISTRATION TO  
TRANSFER REAL PROPERTY IDENTIFIED AS TMP: R120 008 000 0210**

**WHEREAS**, Beaufort County is the owner of real property located at 1603 Ivy Lane, Beaufort, South Carolina specifically identified a TMP: R120 008 000 0210; and

**WHEREAS**, the property was previously utilized by Beaufort County Disabilities and Special Needs as a housing facility; and

**WHEREAS**, Beaufort County Disabilities and Special Needs discontinued the use of the property, thereby leaving the property unoccupied; and

**WHEREAS**, an appraisal conducted on June 10, 2014 stated that while there was no apparent friable asbestos observed, that all or part of the improvements were constructed before 1979 when asbestos was a common building material; and

**WHEREAS**, based on the appraisal dated June 10, 2014 the property is in need of certain remediation; and

**WHEREAS**, LowCountry Habitat for Humanity is a non-profit corporation located in Beaufort, South Carolina that seeks to provide affordable housing for Beaufort County citizens; and

**WHEREAS**, Beaufort County Council has determined that it is in the best interests of the citizens of Beaufort County to declare the above-described property as surplus property and to transfer the property to LowCountry Habitat for Humanity for remediation and the promotion of affordable housing; and

**WHEREAS**, S.C. Code Ann. § 4-9-130 requires that the transfer of any interest in real property owned by the County must be authorized by the adoption of an Ordinance by Beaufort County Council.

**NOW, THEREFORE,** Be it Ordained by Beaufort County Council, that the above-described property is declared surplus property and the County Administrator is hereby authorized to transfer the property identified as TMP: R120 008 000 0210 to LowCountry Habitat for Humanity for remediation and the promotion of affordable housing.

**ADOPTED BY BEAUFORT COUNTY COUNCIL, BEAUFORT, SOUTH CAROLINA,  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney

ATTEST:

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

First Reading: June 22, 2015

Second Reading:

Public Hearing:

Third and Final Reading:



Dave Thomas, CPPO, CPPB  
 Purchasing Director  
 E-Mail: dthomas@bcgov.net

COUNTY COUNCIL OF BEAUFORT  
 Beaufort County Purchasing Department  
 Post Office Drawer 1228  
 Beaufort, South Carolina 29901-1228  
 Telephone (843) 255-2353 ♦ FAX (843) 255-9437

May 28, 2015

Republic Services, Inc.  
 Mr. Randy Dixon, Municipal Services Manager  
 425 GA Hwy 292  
 Vidalia, GA 30474

Re: Contract Renewal for RFP 3962/110442, Hauling Services for Beaufort County Solid Waste Department

Dear Mr. Dixon,

We have reviewed your request and would like to counter offer your company with an adjustment of \$1.00 per haul increase to reflect in the contract renewal. All other terms and conditions remain the same. The contract renewal period will commence on July 1, 2015, and extend through June 30, 2016. Please sign below and return to this office as soon as possible.

Also, kindly forward an updated Certificate of Insurance at your earliest convenience.

Please let me know of any questions or concerns. We look forward to your continued success during the contract period.

Respectfully,

*Dave Thomas*

Dave Thomas, CPPO, CPPB

*The signature below authorizes the renewal of the aforementioned Contract for an additional one (1) year term with an adjustment of \$1.00 per haul increase. All other terms and conditions found in the original contract remain the same.*

RANDY DIXON - MUNICIPAL MANAGER

Authorized Printed Name and Title to Bind Company

Signature/Date

cc: Jim Minor



Dave Thomas, CPPO, CPPB  
Purchasing Director  
E-Mail: [dthomas@bcgov.net](mailto:dthomas@bcgov.net)

COUNTY COUNCIL OF BEAUFORT  
Beaufort County Purchasing Department  
Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228  
Telephone (843) 255-2353 ♦ FAX (843) 255-9437

May 26, 2015

A & B Cleaning Services, Inc.  
Attn: Mr. Marvin McKesson  
610-B Lynndale Court  
Greenville, SC 27858

Re: Contract Renewal for RFP 140305, Janitorial Services for Beaufort County

Dear Mr. McKesson,

It is with great pleasure to inform you that Beaufort County wishes to renew the above mentioned contract with you in accordance with the original contract for RFP 140305, Janitorial Services for Beaufort County. The contract renewal period will commence on July 1, 2015, and extend through June 30, 2016, and will include approved amendments and compensation based on your last contract term. Please sign below and return to this office as soon as possible.

Also, kindly forward an updated Certificate of Insurance at your earliest convenience.

We look forward to your continued success during the contract period. Please contact Linda Maietta at 843-255-2353 or [lmaitta@bcgov.net](mailto:lmaitta@bcgov.net) if you have any questions.

Sincerely,

*Dave Thomas*

Dave Thomas, CPPO, CPPB

*The signature below authorizes the renewal of the aforementioned Contract for an additional one (1) year term pursuant to amendments, original contract, and Terms and Conditions found in the original solicitation.*

Authorized Printed Name and Title to Bind Company

*Marvin - McKesson* 5-26-15  
Signature/Date

cc: Mark Roseneau



## Non-Competitive Purchases Form



This form shall be completed for any non-competitive purchase over \$2,500 that is not exempt.

(a) A County contract may be awarded without competition when the Purchasing Director determines in writing, after conducting a good faith review of available sources, that there is only one source for the required supply, service, or construction item. The Purchasing Director shall conduct negotiations, as appropriate, as to price, delivery, and terms. A record of sole source procurements shall be maintained as public record and shall list each contractor's name, the amount and type of each contract, a listing of the items procured under each contract, and the identification of each contract file.

(b) Sole source procurement of a used item from the open market may only be considered, provided that:

- (1) The using agency recommends purchase; (2) condition of the item is verified by appropriate County official; and (3) price analysis justifies purchase when the following factors are considered: (a) new acquisition price; (b) current book value; and (c) maintenance costs.

Code 1982 SS 12-19 Sec. 2-518 Sole source procurement

The County Council may by resolution, exempt specific supplies or services from the purchasing procedures required in the Code. The following supplies and services shall be exempt from the purchasing procedures required in this division; however, the Purchasing Director for just cause may limit or withdraw any exemption provided for in this section. (1) Works of art for museum and public display (2) Published books, library books, maps, periodicals, technical pamphlets (3) Copyrighted educational films, filmstrips, slides and transparencies (4) Postage stamps and postal fees (5) Professional dues, membership fees and seminar registration fees (6) Medicine and drugs (7) Utilities including gas, electric, water and sewer (8) Advertisements in professional publications or newspapers (9) Fresh fruit, vegetables, meats, fish, milk, bread and eggs (10) Oil company credit cards (11) Articles for commercial sale by all governmental bodies

Code 1982 SS 12-14 Ord. No. 2000-1 S 1, 1-1-0-2000 Sec. 2-514 Exemption from procedures

Notwithstanding any other section of this division, the Purchasing Director may make or authorize others to make emergency procurements of supplies, services, or construction items when there exists a threat to the functioning of county government; for the preservation or protection of property; or for the health, welfare or safety of any person, provided that such emergency procurements shall be made with such competition as is practicable under the circumstances. A written determination of the basis for the emergency and for the selection of the particular contractor shall be included in the contract file. As soon as practicable, a record of each emergency procurement shall be made and shall set forth the contractor's name, the amount and type of the contract, a listing of the items procured under the contract, and the identification number of the contract file.

Code 1982 SS 12-20 Sec. 2-519 Emergency procurements

Requesting Department: Mosquito Control

Requested Account Code: 10001400-52320

Description of Requested Services:

Please provide a listing of the items purchased, if additional pages are necessary please attach to this form:

UP TO FIVE (5) 275-GALLON TOTES OF ANVIL 10+10 MOSQUITO ADULTICIDE

Cost of Requested Services: 283,952.85

Requested Vendor Name: CLARKE MOSQUITO CONTROL

Requested Vendor Address: 159 NORTH GARDEN AVE, PO BOX 72197, ROSELLE IL 60172

Requested Vendor Phone Number: (704) 756-5837

Requested Vendor Email Address: JOESTRICKHOUSER@CLA...

Type of Service Requested (Please check one) Construction ☐ Service ☐ Supply/Good ☒

Please attach any documentation provided by the vendor that provides back up for the claims in this document.



Non-Competitive Purchases Form





## Non-Competitive Purchases Form - New Form

Please select a reason below as to why this is a non-competitive purchase and provide a brief explanation.

- ☒ It is not possible to obtain competition. There is only one source available for the supply, service, or construction item.
- ☐ The procurement is for a used item from the open market. The item may only be considered if, (1) the using agency recommends purchase, (2) condition of the item is verified by appropriate County official, (3) Price analysis justifies purchase when the following factors are considered: (a) new acquisition price; (b) current book value; and (c) maintenance costs.
- ☒ The item is a single source purchase. Other sources may be available but purchases are directed to one source because of factors unique to Beaufort County. Please select an option below:
- ☐ Standardization
- ☐ Warranty
- ☒ Other, if selected please specify below.

STATE CONTRACT PRICING: STATE CONTRACT #4400003968

- ☐ An emergency exists that threatens the functioning of County government.
- ☐ An emergency exists that threatens the preservation or protection of County property.

What steps have been taken to verify that these features are not available elsewhere?

- ☐ Other brands/manufacturers were examined (please list names and contact information, and explain why they are not suitable for use by the County-attach additional pages as necessary):

- ☐ Other vendors were contracted (please list names and contact information and explain why those contacted did not meet the needs of the County-attach additional pages as necessary):

Requester Name: GREGG J. HUNT

Requester Signature: \_\_\_\_\_

Date: 6/19/2...

Department Head Name: GREGG J. HUNT

Department Head Signature: \_\_\_\_\_

Date: 06-19-15



## Non-Competitive Purchases Form

For Purchasing Completion only:



Date Received in Purchasing Department: \_\_\_\_\_

- ☐ Reviewed by Purchasing Department for completeness

Date: \_\_\_\_\_

**Non-Competitive Purchases Form - New Form**

**Reviewed by:** \_\_\_\_\_

**Verified that this is the only source:**      Yes ☐      No ☐

**Comments:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Purchasing Director or His Designee Approval Signature:** \_\_\_\_\_

**Associated Purchase Orders Number:** \_\_\_\_\_

**Associated Contract Number:** \_\_\_\_\_

**COMBINED VENDOR LIST OF MOSQUITO CONTROL PESTICIDE PRODUCTS FOR  
2011 CONTRACT BID SUBMISSION**

<u>Item No.</u>	<u>Percentage of active ingredient</u>	<u>Size of container</u>	<u>Adapco, Inc</u>	<u>Clarke</u>	<u>Gil Manufacturing</u>	<u>Univar USA</u>
130	100% Poly (oxy-1,2-ethanediyl), $\alpha$ -(C16-20 branched and linear alkyl)-w-hydroxy (100%)	2x2.5 gl	\$214.27			AGNIQUE MMF LIQUID
131	100% Poly (oxy-1,2-ethanediyl), $\alpha$ -(C16-20 branched and linear alkyl)-w-hydroxy (100%)	12 x 1 LTR	\$213.53			AGNIQUE MMF LIQUID
132	100% Poly (oxy-1,2-ethanediyl), $\alpha$ -(C16-20 branched and linear alkyl)-w-hydroxy (100%)	53 gl DR	\$2,109.41			AGNIQUE MMF LIQUID
133	100% Poly (oxy-1,2-ethanediyl), $\alpha$ -(C16-20 branched and linear alkyl)-w-hydroxy (100%)	263 gl TOTE	\$10,331.19			AGNIQUE MMF LIQUID
134	5% PYRETHRIN; 25% PBO	5 gl PL	\$1,357.70			PYROCIDE 7067 5+25
135	5% PYRETHRIN; 25% PBO	30 gl DR	\$6,903.60			PYROCIDE 7067 5+25
136	5% PYRETHRIN; 25% PBO	55 gl DR	\$12,087.90			PYROCIDE 7067 5+25
137	5% PYRETHRIN; 25% PBO	275 gl DR				
138	4.14% RESMETHRIN; 12.42% PBO	5 gl PL	\$558.26			SCOURGE 4-12
139	4.14% RESMETHRIN; 12.42% PBO	55 gl DR	\$6,065.93			SCOURGE 4-12
140	4.14% RESMETHRIN; 12.42% PBO	275 gl TOTE	\$30,207.39			SCOURGE 4-12
141	18% RESMETHRIN; 54% PBO	5 gl PL	\$2,293.69			SCOURGE 18-54
142	18% RESMETHRIN; 54% PBO	55 gl DR	\$24,361.78			SCOURGE 18-54
143	2% Sumethrin	2X2.5 gl Case		\$255.16		
144	2% Sumethrin	30 gl drum		\$1,531.00		
145	2% Sumethrin	55 gl drum		\$2,806.82		
146	2% Sumethrin	275 gl tote		\$14,034.10		
147	10% Sumethrin	2X2.5 gl Case		\$1,069.55		
148	10% Sumethrin	30 gl drum		\$6,366.52		
149	10% Sumethrin	55 gl drum		\$11,589.80		
150	10% Sumethrin	275 gl tote		\$53,576.01		Anvil 10+10 ULV
151	5% Sumethrin + 1% Pralethrin	2X2.5 gl Case		\$972.06		
152	5% Sumethrin + 1% Pralethrin	30 gl drum		\$5,609.11		
153	5% Sumethrin + 1% Pralethrin	55 gl drum		\$9,768.93		
154	5% Sumethrin + 1% Pralethrin	275 gl tote		\$48,871.09		
155	0.5% Spinosad	40 lb bag		\$219.64		
156	2.5% Spinosad	40 lb bag		\$537.43		
157	6.25% Spinosad	220 Tablet Case		\$862.27		
158	8.33% Spinosad	400 Tablet Case		\$548.05		
159	20.6% Spinosad	2X2.5 gl Case		\$4,038.94		
160	22.3% TAU-FLUVALINATE	12x8OZ CS	\$365.39			MAVRIK PERIMETER



Kristen Gordon, Procurement Manager  
E-Mail: [kgordon@mmo.sc.gov](mailto:kgordon@mmo.sc.gov)  
Telephone: (803) 737-2772

Materials Management Office  
1201 Main Street, Suite 600  
Columbia, South Carolina 29201

Section: P  
Page: 53  
Date: 8/01/06

**Contractor:** ADAPCO, INC.  
**Contact:** Kathy Russell  
**Email:** [bids@myadapco.com](mailto:bids@myadapco.com)  
**Address:** 550 Aero Lane  
Sanford, FL 32771  
**Telephone:** (800) 367-0659  
**Fax:** (866) 330-9888  
**Vendor #:** 7000073003  
**FEIN #:** 59-2574523  
**Contract #:** 4400003967

24 Hour Emergency Number  
(800) 252-8500

**Distributor:** ADAPCO, INC.  
**Contact:** Trey English  
**Telephone:** (866) 829-0275  
**Email:** [tenglish@myadapco.com](mailto:tenglish@myadapco.com)

**Contractor:** Clarke Mosquito Control Products, Inc.  
**Contact:** Gabriela Simone  
**E-Mail:** [Gsimone@clarkemosquito.com](mailto:Gsimone@clarkemosquito.com)  
**Address:** 110 E. Irving Park Road, 4<sup>th</sup> Fl  
Roselle, IL 60172  
**Telephone:** (630) 671-3187  
**Vendor #:** 7000033604  
**FEIN#:** 36-3672438  
**Contract #** 4400003968

24 Hour Emergency Numbers  
(800) 535-5053

**Distributor:** Clarke Mosquito Control  
Products, Inc.  
**Contact:** Gabriela Simone  
**E-Mail:** [Gsimone@clarkemosquito.com](mailto:Gsimone@clarkemosquito.com)  
**Telephone:** (630) 671-3187  
**Fax:** (630) 894-1774  
**Control Consultant:**  
Joe Strickhouser  
**Telephone:** (704) 756-5837  
**Email:** [Jstrickhouser@clarke.com](mailto:Jstrickhouser@clarke.com)

# CompuCom.

The Leading IT Outsourcing Specialist

CompuCom Systems, Inc.

7171 Forest Lane

Dallas, TX 75230

Client: Mike Devore  
Beaufort County MIS  
100 Ribaut Road  
Beaufort, SC 29902-4453  
(843) 255-7006  
[mdevore@bcgov.net](mailto:mdevore@bcgov.net)

Enrollment # 6504128 (7/01/2012 - 6/30/2015)

Quote # 4021337

Quote Date: 4/3/2015

Valid Through: 7/31/2015

Prepared by:  
David Williams  
CompuCom Systems, Inc.  
Software Solutions Specialist  
(704) 469-5103  
[David.Williams@CompuCom.com](mailto:David.Williams@CompuCom.com)

Final

Qty	Part #	Item Name	Offering	Level	Product Type	Product Family	Unit Price	Extended Price
<i>Microsoft EA Renewal Estimate:</i>								
1,550	76A-00034	EntCAL ALNG SA MVL UsrCAL wSrvcs	Enterprise	D	Software Assurance	Enterprise CAL	\$94.88	\$147,064.00
4	312-02257	ExchgSvrStd ALNG SA MVL	Additional Product	D	Software Assurance	Exchange Server - Standard	\$114.68	\$458.72
1	5HU-00216	LyncSvr ALNG SA MVL	Additional Product	D	Software Assurance	Lync Server	\$590.70	\$590.70
1	H04-00268	SharePointSvr ALNG SA MVL	Additional Product	D	Software Assurance	SharePoint Server	\$1,100.55	\$1,100.55
1	228-04433	SQLSvrStd ALNG SA MVL	Additional Product	D	Software Assurance	SQL Server Standard Edition	\$145.20	\$145.20
30	7NQ-00292	SQLSvrStdCore ALNG SA MVL 2Lic CoreLic	Additional Product	D	Software Assurance	SQL Svr Standard Core	\$580.80	\$17,424.00
1	9JD-00053	VSUltwMSDN ALNG SA MVL	Additional Product	D	Software Assurance	Visual Studio Ultimate w/MSDN	\$1,852.95	\$1,852.95
10	6VC-01254	WinRmtDsktpSrvcsCAL ALNG SA MVL Usr	Additional Product	D	Software Assurance	Win Rmt Dsktp Svcs CAL	\$18.98	\$189.80
10	P71-07282	WinSvrDataCtr ALNG SA MVL 2Proc	Additional Product	D	Software Assurance	Windows Server Datacenter	\$997.43	\$9,974.30
<i>Microsoft Subscription Pricing:</i>								
120	4ZF-00019	VDA ALNG SubsVL MVL PerDvc	Additional Product	D	Monthly Subscriptions-VolumeLicense	VDA	\$65.64	\$7,876.80
							<b>Total:</b>	<b>\$186,677.02</b>

- Notes:
1. CompuCom reserves the right to amend pricing subject to changes in the publisher's discounts, pricing or programs.
  2. Sales tax is not included on quotes. Please add the appropriate sales tax to your Purchase Order, if applicable.
    - > If your order is exempt from SC Sales Tax, please indicate 'ESD - Electronic Software Delivery' on your Purchase Order.
  3. Please address your PO to CompuCom Systems, Inc., and email it to [David.Williams@compucom.com](mailto:David.Williams@compucom.com)
  4. SC State Contract Number: 4400003937, CompuCom Vendor # 7000040970



Dave Thomas, CPPO, CPPB  
Purchasing Director  
E-Mail: dthomas@bcgov.net

COUNTY COUNCIL OF BEAUFORT  
Beaufort County Purchasing Department  
Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228  
Telephone (843) 255-2353 ♦ FAX (843) 255-9437

April 29, 2015

South Coast Logging, Inc.  
Mr. Larry P. Simpson  
P. O. Box 14419  
Savannah, GA 31416

Re: Contract Renewal for RFP 1333290010913, Disposal and Recycling Services

Dear Mr. Simpson,

It is a great pleasure to inform you that Beaufort County wishes to renew the above mentioned contract with you in accordance with the original contract for RFP 133329001091, Disposal and Recycling Services. The contract renewal period will commence on July 1, 2015, and extend through June 30, 2016, and will include approved amendments and compensation based on your last contract term. Please sign below and return to this office as soon as possible.

Also, kindly forward an updated Certificate of Insurance at your earliest convenience.

We look forward to your continued success during the contract period. Please contact Linda Maietta at 843-255-2353 or [lmaitta@bcgov.net](mailto:lmaitta@bcgov.net) if you have any questions.

Sincerely,

*Dave Thomas*

Dave Thomas, CPPO, CPPB

*The signature below authorizes the renewal of the aforementioned Contract for an additional one (1) year term pursuant to amendments, original contract, and Terms and Conditions found in the original solicitation.*

Larry P Simpson

Authorized Printed Name and Title to Bind Company

Larry P Simpson 5/27/15  
Signature/Date

cc: Jim Minor

# MANATRON

A Thomson Reuters Business

Maintenance and Support Schedule  
and/or Note Schedule

For Internal Use Only

0019705

7/15/2015

MAN07ANN-Y

ACCT# 4007000

BEAUFORT COUNTY ADMINISTRATION

P.O. DRAWER 1228

100 RIBAUT ROAD

BEAUFORT SC 29901-1228

**THIS IS NOT AN INVOICE!**

JULY-JUNE

1.00 SY	ANNUAL MAINTENANCE & SUPPORT	\$0.00	\$0.00
1.00 PER	THE PERIOD 7/1/15-6/30/16 FOR	\$0.00	\$0.00
1.00 CON	CONTRACT #SC2007.001.01 FOR	\$0.00	\$0.00
1.00 PAPP-S	PROVAL PLUS SUPPORT	\$33,198.72	\$33,198.72
1.00 AUMTAX-S	Aumentum Tax System Support	\$96,940.31	\$96,940.31
1.00 AUMRECEE-S	Aumentum Records Admin Enterprise Spt *Includ	\$0.00	\$0.00
1.00 AUMAA-S	Aumentum Assmt Admin Spt	\$0.00	\$0.00
1.00 AUMPP-S	Aumentum Personal Prop Admin Sys Spt	\$0.00	\$0.00
1.00 PROPERTYMAX-S	Valuation eGOV System Spt	\$7,529.48	\$7,529.48
1.00 WEBHOSTPROPERTY-S	WEBHOSTING OF PROPERTY SITES	\$4,183.04	\$4,183.04
1.00 PROPERTYMAX-DATA-S	PropertyMax Data Extract Spt	\$5,019.65	\$5,019.65
1.00 COLLECTMAX-S	TAX EGOV System Spt	\$7,529.48	\$7,529.48
1.00 WEBHOSTCOLLECT-S	TAX EGOV HOSTING SPT	\$4,127.60	\$4,127.60
1.00 COLLECTMAX-DATA-S	CollectMax Data Extract Spt	\$5,019.65	\$5,019.65
1.00 GEOANALYST-S	PV GeoAnalyst Support	\$6,627.10	\$6,627.10

Subtotal 170,175.03

Tax \$0.00

Total \$170,175.03

# MANATRON

Maintenance and Support Schedule  
and/or Note Schedule

For Internal Use Only

0028397

1/15/2016

MAN14710QTR

ACCT# 4007000

BEAUFORT COUNTY ADMINISTRATION

P.O. DRAWER 1228

100 RIBAUT ROAD

BEAUFORT SC 29901-1228

**THIS IS NOT AN INVOICE!**

JAN-DEC

1.00	SQ	QUARTERLY MAINTENANCE & SUPPORT	\$0.00	\$0.00
1.00	PER	THE PERIOD 1/1/16-3/31/16 for	\$0.00	\$0.00
1.00	CON	CONTRACT #SC2007.001.02 for	\$0.00	\$0.00
1.00	MANAGED SUPPORT SERVICES-	Managed Support Services Aumentum/PV for	\$7,800.00	\$7,800.00
		One (1) instance/seven (7) servers - application		
		patching and DB requests covered for test servers		

Subtotal \$7,800.00

Tax \$0.00

Total \$7,800.00





## COUNTY COUNCIL OF BEAUFORT COUNTY

### PURCHASING DEPARTMENT

106 Industrial Village Road, Building 2

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

**TO:** Councilman Jerry W. Stewart, Chairman, Finance Committee

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

**SUBJECT:** RFP#032015 Bluffton Township Fire District Fleet Replacement (10 Fire Trucks)

**DATE:** July 20, 2015

**BACKGROUND:** The Bluffton Township Fire District (the District) is a full service fire department providing service to all areas of Southern Beaufort County with the exception of Hilton Head Island and Daufuskie Island. The District covers a geographical area of approximately 250 square miles with eight (8) strategically located fire stations. The District is a career fire department with 130 full-time personnel. The District responded to 5,188 and 5,192 emergency incidents in 2013 and 2014, respectively. The District currently operates eight (8) engine companies, one (1) truck company, and one (1) service/support unit. Three (3) of the engine companies are staffed as Advanced Life Support (ALS) engines. Emergency medical services are currently provided by Beaufort County's Emergency Medical Services (EMS) division which is not affiliated with the District. EMS crews share space in three (3) of the District's fire stations.

**SCOPE OF WORK:** The District's strategic five year master plan identified the need to purchase a new fire engine each year beginning in Fiscal Year 2015 through Fiscal Year 2024, with the exception of Fiscal Years 2016 and 2023. The District realized a potential savings could occur if all identified units (10) were replaced at one time. This would allow multiple unit discounts, prepayment savings and would help in standardizing our equipment operationally and mechanically. The Beaufort County Procurement Department worked with the District to issue a Request for Proposal (RFP) to evaluate fire truck vendors and select one that would best suit Bluffton Township Fire District. This fleet replacement is part of the capital plan that contains three (3) projects. In Fiscal Year 2015, County Council approved this capital plan and an ordinance (#2015/3) to issue bonds in the amount of \$8.5 million to fund this capital plan.

#### **VENDOR NAME AND FINAL RANKING:**

1. Spartan Fire and Emergency Apparatus, Inc., Roebuck, South Carolina;  
Manufacturer: Pierce Manufacturing, Appleton, Wisconsin  
a. Score 95 out of 100 total points
2. Fire Line, Inc., Winder, Georgia;  
Manufacturer: Emergency One (E-One) Fire Apparatus, Ocala, Florida  
a. Score 93 out of 100 total points
3. Phoenix Fire Apparatus, Sumter, South Carolina;  
Manufacturer: Ferrara Fire Apparatus, Holden, Louisiana  
a. Score 91 out of 100 total points

*JA* **FUNDING:** Bluffton Township Fire District account# 73040011-57800; Available balance as of the date of this memo is \$5.5 million.

**PROPOSED COST:** \$3,701,920 – this price was negotiated with the vendor to meet the operational needs of the district along with the budget created for this project.

**FOR ACTION:** Finance Committee Meeting occurring on July 20, 2015.

**RECOMMENDATION:** The Purchasing Department recommends that the Finance Committee approve and recommend to County Council to proceed with the contract with Spartan Fire and Emergency Apparatus Inc./Pierce Manufacturing.

**CC:** Gary Kubic, County Administrator *GKubic*  
Josh Gruber, Deputy County Administrator/Special Counsel *JG*  
Alicia Holland, Assistant County Administrator, Finance *AH*  
John Thompson, Fire Chief, Bluffton Township Fire District

**Att:** RFP Scoring Summary Sheet

**Evaluation Criteria: Spartan Fire & Emergency Apparatus inc.(Pierce)**

The criteria to be used in the evaluation of proposals will be/but not limited to the following: Priorities and Weights will be assigned to the categories listed below:

1. Overall responsiveness to the Request for Proposal. Proposals must be neat, complete, and fully address technical, cost, warranty, proposer's qualifications, references, and proposal questionnaire. (Weighted points 0-10 points)

Points Awarded (10)

2. Vendors experience and expertise in the subject industry. Recent experience as a vendor/equipment provider within the last five (5) years, comparable to the proposed specifications and requirements. Quality of the product, service and reliability are a prime consideration. This should include examples of comparable equipment, and services provided at other agencies. The Fire District may check referenced projects. (Weighted points 0-20 points)

Points Awarded (20)

3. Vendors response to a proposal questionnaire (Exhibit 'B') (Weighted points 0-20 points)

Points Awarded (20)

4. Vendors service and equipment performance references (Exhibit 'C'). (A minimum of five is required) (Weighted points 0-20 points)

Points Awarded (20)

5. Costs. (Proposals will be evaluated on the proposer's demonstrated ability to provide suitability to purpose, quality service, discounts, warranty, previous experience, price, ability to deliver, or any other factor deemed by the County and the Bluffton Fire District to be in the best interest of the County, not just low price) (Weighted points 0-30 points)

Points Awarded (25)

Total possible points equal 100 points. **Actual Total Score (95)**

**Evaluation Criteria: Fire Line inc.(E-One)**

The criteria to be used in the evaluation of proposals will be/but not limited to the following: Priorities and Weights will be assigned to the categories listed below:

1. Overall responsiveness to the Request for Proposal. Proposals must be neat, complete, and fully address technical, cost, warranty, proposer's qualifications, references, and proposal questionnaire. (Weighted points 0-10 points)

Points Awarded (10)

2. Vendors experience and expertise in the subject industry. Recent experience as a vendor/equipment provider within the last five (5) years, comparable to the proposed specifications and requirements. Quality of the product, service and reliability are a prime consideration. This should include examples of comparable equipment, and services provided at other agencies. The Fire District may check referenced projects. (Weighted points 0-20 points)

Points Awarded (20)

3. Vendors response to a proposal questionnaire (Exhibit 'B') (Weighted points 0-20 points)

Points Awarded (18)

4. Vendors service and equipment performance references (Exhibit 'C'). (A minimum of five is required) (Weighted points 0-20 points)

Points Awarded (20)

5. Costs. (Proposals will be evaluated on the proposer's demonstrated ability to provide suitability to purpose, quality service, discounts, warranty, previous experience, price, ability to deliver, or any other factor deemed by the County and the Bluffton Fire District to be in the best interest of the County, not just low price) (Weighted points 0-30 points)

Points Awarded (25)

Total possible points equal 100 points. **Actual Total Score (93)**



**Evaluation Criteria: Phoenix Fire Apparatus (Ferrara)**

The criteria to be used in the evaluation of proposals will be/but not limited to the following: Priorities and Weights will be assigned to the categories listed below:

1. Overall responsiveness to the Request for Proposal. Proposals must be neat, complete, and fully address technical, cost, warranty, proposer's qualifications, references, and proposal questionnaire. (Weighted points 0-10 points)

Points Awarded (10)

2. Vendors experience and expertise in the subject industry. Recent experience as a vendor/equipment provider within the last five (5) years, comparable to the proposed specifications and requirements. Quality of the product, service and reliability are a prime consideration. This should include examples of comparable equipment, and services provided at other agencies. The Fire District may check referenced projects. (Weighted points 0-20 points)

Points Awarded (20)

3. Vendors response to a proposal questionnaire (Exhibit 'B') (Weighted points 0-20 points)

Points Awarded (18)

4. Vendors service and equipment performance references (Exhibit 'C'). (A minimum of five is required) (Weighted points 0-20 points)

Points Awarded (20)

5. Costs. (Proposals will be evaluated on the proposer's demonstrated ability to provide suitability to purpose, quality service, discounts, warranty, previous experience, price, ability to deliver, or any other factor deemed by the County and the Bluffton Fire District to be in the best interest of the County, not just low price) (Weighted points 0-30 points)

Points Awarded (23)

**Total possible points equal 100 points. Actual Total Score (91)**



## **BLUFFTON TOWNSHIP FIRE DISTRICT**

**357 Fording Island Rd  
Bluffton, South Carolina 29909**

### **Memorandum**

**TO: Dave Thomas, Beaufort County Purchasing Director**

**FROM: John W. Thompson, Jr., Bluffton Fire Chief**

**DATE: June 23, 2015**

**RE: RFP #032015**

The Bluffton Township Fire District is complete with its review of the submittals for the above referenced RFP for new fire apparatus. There were five (5) vendors who provided a submittal for this RFP. They are ( in alphabetical order):

**Atlantic Coast Fire Trucks, 216 Two Pond Loop, Ladson, SC: Manufacturer-Smeal Fire Apparatus, P.O. Box 8, Snyder, NE: Representing Smeal Fire Apparatus**

**Fire Line, Incorporated, 725 Patrick Industrial Lane, Winder, GA: Manufacturer: Emergency One (E-One) Fire Apparatus, Ocala, FL**

**Phoenix Fire Apparatus, 3325 Carter Road, Sumter, SC: Representing Ferrara Fire Apparatus, Holden, LA**

**Safe Industries, 116 Connector Park Court, Piedmont, SC: Representing Kovatch Mobile Equipment (KME), One Industrial Complex, Nesquehoning, PA**

**Spartan Fire and Emergency Apparatus, Incorporated, 319 Southport Road, Roebuck, SC: Representing Pierce Manufacturing, Appleton, WI**

After an initial review of the submittals, a short list of three vendors was created. Those vendors were Fire Line Incorporated (E-One), Phoenix Fire Apparatus (Ferrara), and Spartan Fire and Emergency Apparatus (Pierce). Atlantic Coast (Smeal) and Safe Industries (KME) were eliminated due to the costs being proposed. Even with proposed discounts both vendors exceeded the project's budget. The short listed vendors were then invited to an

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interview in which they could present in detail a representative fire apparatus for further review by the staff of the Fire District. All three vendors participated by bringing in fire trucks the vendors felt were similar to the specifications provided in the RFP documents. Upon completion of this process Fire District staff (RFP/Specification Committee Members, Operations Deputy Fire Chief, Administrative Deputy Fire Chief, and Fire Chief) re-evaluated the proposals and a final ranked list was compiled as follows:

1. Spartan Fire and Emergency Apparatus, Incorporated: 95 points
2. Fire Line, Incorporated: 93 points
3. Phoenix Fire Apparatus, 91 points

The District began negotiations with Spartan Fire and Emergency Apparatus on June 18, 2015 for ten (10) new fire engines. It was determined that any of the three vehicles presented on the short list would serve the needs of the District. Of the three vehicles presented the Pierce (Spartan Fire and Emergency Apparatus) had the lowest base price and is substantially under the budgeted \$4,000,000.

#### **Base Price Comparisons\* – Short Listed Vendors**

Vendor	Manuf.	Single Unit Price	Less Multi-Unit Discount	Less Pre-Pay Discount	Less Trade Allowance	Total Base Cost	Cost for 10 Trucks
Spartan Fire and Emergency Apparatus	Pierce	\$441,862	\$44,891	\$16,905	\$39,500	\$340,566	\$3,405,660
Fire Line Incorporated	E-One	\$428,289	\$6,900	\$11,400	\$35,475	\$374,514	\$3,745,140
Phoenix Fire Apparatus	Ferrara	\$467,950	\$41,317	\$10,250	\$40,150	\$376,233	\$3,762,330

\*Base price includes only the price of the vehicle and does not include any associated equipment or available options.

\*Performance bond amount calculated as \$3.00 per \$1000.00 of cost.

#### **Options and Equipment**

As a component of the RFP vendors were asked to quote the costs for several options and additional equipment to complete the vehicles if there were funds available. Spartan Fire and Emergency Apparatus' low base cost allows the District to utilize many of these options as follows:

1. Upgrade to the next level of cab and chassis for the truck providing for more option for the configuration of the vehicle and its systems. This includes a raised cab for more headroom for personnel.
2. Addition of a "Command Light" tower to the vehicles. This option allows for greater scene visibility which increases overall safety for all those involved on an emergency scene.
3. Addition of aluminum tread plate hose bed and cross lay covers. This option allows for the entire top of the vehicle to become a stable and safer work area. The option also protects the hose and promotes longer hose service life which reduces long term operating costs.

4. Upgrade to the axles and brakes on the vehicle which provide for longer wear, ease of maintenance, and better performance.
5. Addition of reflective chevron striping to the front bumpers of the vehicles to increase visibility and safety.

#### **Current Fleet Trade In Program**

As indicated above one of the key components to the financing of the project is the value the District will receive back for the current fleet. Spartan provided an amount of \$395,000 in its RFP submittal. However, Palmetto Fire Apparatus out of Hardeeville, SC has agreed to enter into a contract with the County and pay the District \$425,000 for the fleet. It is understood the full payment will be due to the District from Palmetto Fire Apparatus as soon as the District takes delivery of the first new engine from Pierce.

#### **Net Cost of the Project**

Spartan Pre-Negotiation Price Less Options and Upgrades	\$3,405,660
ADD Pierce Trade-In Allowance	\$395,000
ADD Selected Options/Upgrades	\$309,720
ADD Contingency	\$15,000
ADD Performance Bond	\$12,360
Subtract Additional Pre-Pay Allowance (Negotiated)	<\$10,820>
<b>Total Spartan Fire Apparatus Contract</b>	<b>\$4,126,920</b>
 <b>Less Total Trade-In Contract with Palmetto Fire Apparatus</b>	 <b>&lt;\$425,000&gt;</b>
 <b>Net Project Cost</b>	 <b><u>\$3,701,920</u></b>

#### **Recommendation**

It is my recommendation that a contract be signed with Spartan Fire and Emergency Apparatus in the amount of \$4,126,920 to construct and deliver to the Bluffton Township Fire District ten (10) new fire engines as indicated in the attached quotation. Subsequently the District will enter into a County approved contract with Palmetto Fire Apparatus to purchase the current Bluffton engine fleet for \$425,000 with the full amount becoming due and payable to the Fire District upon the delivery of the first new fire engine from Spartan Fire and Emergency Apparatus.



This Purchase Agreement (together with all attachments referenced herein, the "Agreement"), made and entered into by and between Pierce Manufacturing Inc., a Wisconsin corporation ("Pierce"), and Bluffton Township Fire District, a Career Fire Department ("Customer") is effective as of the date specified in Section 3 hereof.

1. Definitions.

- a. "Product" means the fire apparatus and any associated equipment manufactured or furnished for the Customer by Pierce pursuant to the Specifications.
- b. "Specifications" means the general specifications, technical specifications, training, and testing requirements for the Product contained in the Pierce Proposal for the Product prepared in response to the Customer's request for proposal.
- c. "Pierce Proposal" means the proposal provided by Pierce attached as Exhibit C prepared in response to the Customer's request for proposal.
- d. "Delivery" means the date Pierce is prepared to make physical possession of the Product available to the Customer.
- e. "Acceptance" The Customer shall have fifteen (15) calendar days of Delivery to inspect the Product for substantial conformance with the material Specifications; unless Pierce receives a Notice of Defect within fifteen (15) calendar days of Delivery, the Product will be deemed to be in conformance with the Specifications and accepted by the Customer.

2. Purpose. This Agreement sets forth the terms and conditions of Pierce's sale of the Product to the Customer.

3. Term of Agreement. This Agreement will become effective on the date it is signed and approved by Pierce's authorized representative pursuant to Section 22 hereof ("Effective Date") and, unless earlier terminated pursuant to the terms of this Agreement, it will terminate upon the Customer's Acceptance and payment in full of the Purchase Price.

4. Purchase and Payment. The Customer agrees to purchase the Product specified on Exhibit A for the total purchase price of \$4126920.00 ("Purchase Price"). Prices are in U.S. funds.

5. Future Changes. Various state or federal regulatory agencies (e.g. NFPA, DOT, EPA) may require changes to the Specifications and/or the Product and in any such event any resulting cost increases incurred to comply therewith will be added to the Purchase Price to be paid by the Customer. In addition, any future drive train upgrades (engine, transmission, axles, etc.), or any other specification changes have not been calculated into our annual increases and will be provided at additional cost. To the extent practicable, Pierce will document and itemize any such price increases for the Customer.

6. Agreement Changes. The Customer may request that Pierce incorporate a change to the Products or the Specifications for the Products by delivering a change order to Pierce; provided, however, that any such change order must be in writing and include a description of the proposed change sufficient to permit Pierce to evaluate the feasibility of such change ("Change Order"). Within [seven (7) business days] of receipt of a Change Order, Pierce will inform the Customer in writing of the feasibility of the Change Order, the earliest possible implementation date for the Change Order, of any increase or decrease in the Purchase Price resulting from such Change Order, and of any effect on production scheduling or Delivery resulting from such Change Order. Pierce shall not be liable to the Customer for any delay in performance or Delivery arising from any such Change Order. A Change Order is only effective when counter-signed by Pierce's authorized representative.

7. Cancellation/Termination. In the event this Agreement is cancelled or terminated by a party before completion, Pierce may charge a cancellation fee. The following charge schedule based on costs incurred may be applied: (a) 10% of the Purchase Price after order is accepted and entered by Pierce; (b) 20% of the Purchase Price after completion of approval drawings, and; (c) 30% of the Purchase Price upon any material requisition. The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Pierce endeavors to mitigate any such costs through the sale of such Product to another purchaser; however Customer shall remain liable for the difference between the Purchase Price and, if applicable, the sale price obtained by Pierce upon sale of the Product to another purchaser, plus any costs incurred by Pierce to conduct any such sale.

8. Delivery, Inspection and Acceptance. (a) Delivery. Delivery of the Product is scheduled to be within 9 - 10 Months of the Effective Date of this Agreement, F.O.B. Pierce's plant, Appleton, WI. Risk of loss shall pass to Customer upon Delivery. (b) Inspection and Acceptance. Upon Delivery, Customer shall have fifteen (15) days within which to inspect the Product for substantial conformance to the material Specifications, and in the event of substantial non-conformance to the material

Specifications to furnish Pierce with written notice sufficient to permit Pierce to evaluate such non-conformance ("Notice of Defect"). Any Product not in substantial conformance to material Specifications shall be remedied by Pierce within thirty (30) days from the Notice of Defect. In the event Pierce does not receive a Notice of Defect within fifteen (15) days of Delivery, Product will be deemed to be in conformance with Specifications and Accepted by Customer.

9. Notice. Any required or permitted notices hereunder must be given in writing at the address of each party set forth below, or to such other address as either party may substitute by written notice to the other in the manner contemplated herein, by one of the following methods: hand delivery; registered, express, or certified mail, return receipt requested, postage prepaid; or nationally-recognized private express courier:

Pierce Manufacturing, Inc.  
Director of Order Management  
2600 American Drive  
Appleton WI 54912  
Fax (920) 832-3080

Customer  
Bluffton Township Fire District  
357 Fording Island Road  
Bluffton, SC 29910  
\_\_\_\_\_  
\_\_\_\_\_

10. Standard Warranty. Any applicable Pierce warranties are attached hereto as Exhibit B and made a part hereof. Any additional warranties must be expressly approved in writing by Pierce's authorized representative.

a. Disclaimer. OTHER THAN AS EXPRESSLY SET FORTH IN THIS AGREEMENT, NEITHER PIERCE, ITS PARENT COMPANY, AFFILIATES, SUBSIDIARIES, LICENSORS OR SUPPLIERS, THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, SHAREHOLDERS, AGENTS OR REPRESENTATIVES, MAKE ANY EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE PRODUCTS PROVIDED HEREUNDER OR OTHERWISE REGARDING THIS AGREEMENT, WHETHER ORAL OR WRITTEN, EXPRESS, IMPLIED OR STATUTORY. WITHOUT LIMITING THE FOREGOING, ANY IMPLIED WARRANTY OR CONDITION OF MERCHANTABILITY, THE IMPLIED WARRANTY AGAINST INFRINGEMENT, AND THE IMPLIED WARRANTY OR CONDITION OF FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY EXCLUDED AND DISCLAIMED. STATEMENTS MADE BY SALES REPRESENTATIVES OR IN PROMOTIONAL MATERIALS DO NOT CONSTITUTE WARRANTIES.

b. Exclusions of Incidental and Consequential Damages. In no event shall Pierce be liable for consequential, incidental or punitive damages incurred by Customer or any third party in connection with any matter arising out of or relating to this Agreement, or the breach thereof, regardless of whether such damages arise out of breach of warranty, tort, contract, strict liability, statutory liability, indemnity, whether resulting from non-delivery or from Pierce's own negligence, or otherwise.

11. Insurance. Pierce maintains the following limits of insurance with a carrier(s) rated A- or better by A.M. Best:

Commercial General Liability Insurance:

Products/Completed Operations Aggregate: \$1,000,000  
Each Occurrence: \$1,000,000

Umbrella/Excess Liability Insurance:

Aggregate: \$25,000,000  
Each Occurrence: \$25,000,000

The Customer may request: (x) Pierce to provide the Customer with a copy of a current Certificate of Insurance with the coverages listed above; (y) to be included as an additional insured for Commercial General Liability (subject to the terms and conditions of the applicable Pierce insurance policy); and (z) all policies to provide a 30 day notice of cancellation to the named insured

12. Indemnity. ~~The Customer shall indemnify, defend and hold harmless Pierce, its officers, employees, dealers, agents or subcontractors, from any and all claims, costs, judgments, liability, loss, damage, attorneys' fees or expenses of any kind or nature whatsoever (including, but without limitation, personal injury and death) to all property and persons caused by, resulting from, arising out of or occurring in connection with the Customer's purchase, installation or use of goods sold or supplied by Pierce which are not caused by the sole negligence of Pierce.~~ BTFD cannot indemnify Pierce Manufacturing.

13. Force Majeure. Pierce shall not be responsible nor deemed to be in default on account of delays in performance due to causes which are beyond Pierce's control which make Pierce's performance impracticable, including but not limited to civil wars, insurrections, strikes, riots, fires, storms, floods, other acts of nature, explosions, earthquakes, accidents, any act of government, delays in transportation, inability to obtain necessary labor supplies or manufacturing facilities, allocation



regulations or orders affecting materials, equipment, facilities or completed products, failure to obtain any required license or certificates, acts of God or the public enemy or terrorism, failure of transportation, epidemics, quarantine restrictions, failure of vendors (due to causes similar to those within the scope of this clause) to perform their contracts or labor troubles causing cessation, slowdown, or interruption of work.

14. Default. The occurrence of one or more of the following shall constitute a default under this Agreement: (a) the Customer fails to pay when due any amounts under this Agreement or to perform any of its obligations under this Agreement; (b) Pierce fails to perform any of its obligations under this Agreement; (c) either party becomes insolvent or become subject to a bankruptcy or insolvency proceedings; (d) any representation made by either party to induce the other to enter into this Agreement is false in any material respect; (e) the Customer dissolves, merges, consolidates or transfers a substantial portion of its property to another entity; or (f) the Customer is in default or has breached any other contract or agreement with Pierce.

15. Manufacturer's Statement of Origin. It is agreed that the manufacturer's statement of origin ("MSO") for the Product covered by this Agreement shall remain in the possession of Pierce until the entire Purchase Price has been paid. If more than one Product is covered by this Agreement, then the MSO for each individual Product shall remain in the possession of Pierce until the Purchase Price for that Product has been paid in full. In case of any default in payment, Pierce may take full possession of the Product, and any payments that have been made shall be applied as payment for the use of the Product up to the date of taking possession.

16. Independent Contractors. The relationship of the parties established under this Agreement is that of independent contractors and neither party is a partner, employee, agent, or joint venturer of or with the other.

17. Assignment. Neither party may assign its rights and obligations under this Agreement unless it has obtained the prior written approval of the other party.

18. Governing Law; Jurisdiction. Without regard to any conflict of laws provisions, this Agreement is to be governed by and under the laws of the state of South Carolina.

19. Facsimile Signatures. The delivery of signatures to this Agreement by facsimile transmission shall be binding as original signatures.

20. Entire Agreement. This Agreement shall be the exclusive agreement between the parties for the Product. Additional or different terms proposed by the Customer shall not be applicable, unless accepted in writing by Pierce's authorized representative. No change in, modification of, or revision of this Agreement shall be valid unless in writing and signed by Pierce's authorized representative.

21. Conflict. In the event of a conflict between the Customer Specifications and the Pierce Proposal, the Pierce Proposal shall control. In the event there is a conflict between the Pierce Proposal and this Agreement, the Pierce Proposal shall control.

22. Signatures. This Agreement is not effective unless and until it is approved, signed and dated by Pierce Manufacturing, Inc.'s authorized representative.

Accepted and agreed to:

**PIERCE MANUFACTURING, INC.**

**Customer: Bluffton Township Fire District**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

EXHIBIT A

**PURCHASE DETAIL FORM**

Pierce Manufacturing, Inc.  
Director of Order Management  
2600 American Drive  
Appleton WI 54912  
Fax (920) 832-3080

Date: July 8, 2015

Customer Name: Bluffton Township Fire District

Quantity	Chassis Type	Body Type	Price per Unit/Total Price
10	Enforcer FR	Pumper	\$412,692.00/\$4,126,920.00

Ten (10) Pierce Enforcer FR Pumpers with Cummins ISL 400 HP Diesel Engine, Allison EVS 3000 Transmission, Waterous 1500 GPM Pump, UPF 750 Gallon "Poly" Tank, Built in Accordance to NFPA 1901, and as per Proposal Submitted for Bluffton Township Fire District RFP #032015 and Attached Selected Adjustment Quotation

Warranty Period: As per Proposal Submitted

Training Requirements: Apparatus Orientation and Technician Training provide by Pierce and Spartan Apparatus

Other Matters: Bluffton Township Fire District Maintenance Division will be trained to perform Pierce warranty repair per Spartan Fire and Emergency Apparatus approval and administration.

This contract is available for inter-local and other municipal corporations to utilize with the option of adding or deleting any Pierce available options, including chassis models. Any addition or deletion may affect the unit price.

Payment Terms: Contract price is based on 100% Advance Payment of \$4,126,920.00 net due 30 days from contract signing.

[NOTE: If deferred payment arrangements are required, the Customer must make such financial arrangements through a financial institution acceptable to Pierce.] All taxes, excises and levies that Pierce may be required to pay or collect by reason of any present or future law or by any governmental authority based upon the sale, purchase, delivery, storage, processing, use, consumption, or transportation of the Product sold by Pierce to the Customer shall be for the account of the Customer and shall be added to the Purchase Price. All delivery prices or prices with freight allowance are based upon prevailing freight rates and, in the event of any increase or decrease in such rates, the prices on all unshipped Product will be increased or decreased accordingly. Delinquent payments shall be subject to a carrying charge of 1.5 percent per month or such lesser amount permitted by law. Pierce will not be required to accept payment other than as set forth in this Agreement. However, to avoid a late charge assessment in the event of a dispute caused by a substantial nonconformance with material Specifications (other than freight), the Customer may withhold up to five percent (5%) of the Purchase Price until such time that Pierce substantially remedies the nonconformance with material Specifications, but no longer than sixty (60) days after Delivery. If the disputed amount is the freight charge, the Customer may withhold only the amount of the freight charge until the dispute is settled, but no longer than sixty (60) days after Delivery. Pierce shall have and retain a purchase money security interest in all goods and products now or hereafter sold to the Customer by Pierce or any of its affiliated companies to secure payment of the Purchase Price for all such goods and products. In the event of nonpayment by the Customer of any debt, obligation or liability now or hereafter incurred or owing by the Customer to Pierce, Pierce shall have and may exercise all rights and remedies of a secured party under Article 9 of the Uniform Commercial Code (UCC) as adopted by the state of Wisconsin.

THIS PURCHASE DETAIL FORM IS EXPRESSLY SUBJECT TO THE PURCHASE AGREEMENT TERMS AND CONDITIONS DATED AS OF July 8, 2015 BETWEEN PIERCE MANUFACTURING INC. AND Bluffton Township Fire District WHICH TERMS AND CONDITIONS ARE HEREBY INCORPORATED IN, AND MADE PART OF, THIS PURCHASE DETAIL FORM AS THOUGH EACH PROVISION WERE SEPARATELY SET FORTH HEREIN, EXCEPT TO THE EXTENT OTHERWISE STATED OR SUPPLEMENTED BY PIERCE MANUFACTURING INC. HEREIN.



**EXHIBIT B**

**WARRANTY**

**AS PER PIERCE PROPOSAL SUBMITTED FOR BLUFFTON TOWNSHIP FIRE DISTRICT RFP #032015.**

**EXHIBIT C**

**PIERCE PROPOSAL**

**AS PER PIERCE PROPOSAL SUBMITTED FOR BLUFFTON TOWNSHIP FIRE DISTRICT RFP #032015 AND PER  
SELECTED ADJUSTMENT QUOTATION ATTACHED.**

**QUOTATION****ESTIMATE**

319 Southport Road, Roebuck, SC 29376

Office: 864-582-2376 • Fax: 864-582-2377 • Email: spartanfire@spartanfire.com

Customer: Bluffton Township Fire District  
357 Fording Island Road  
Bluffton, SC 29909

Date of Proposal: July 8, 2015

F.O.B.: Bluffton, SC

Estimated Delivery: 9.0 – 10.0 Months

Payment Terms: Net Payment at Delivery

Salesman: Robby Fore

**SELECTED ADJUSTMENTS**

Item	Qty.	Description	Price	Amount
1	10	Pierce Saber FR Custom Pumpers as per Proposal		
		Submitted for RFP #032015	\$396,971.00	\$3,969,710.00
2	10	Selected Adjustments:		
		A. 100% Prepayment Discount net 30 Contract Signing	(\$17,987.00)	(\$179,870.00)
		B. Enforcer Cab and Chassis In-Place-Of (IPO) Saber	\$10,953.00	\$109,530.00
		C. Add Command Light Model CL602D-W2 12V LED	\$25,100.00	\$251,000.00
		D. Add Cab 10" Raised Roof	\$1,530.00	\$15,300.00
		E. Add Treadplate Hosebed Cover	\$4,705.00	\$47,050.00
		F. Meritor Axles and Brakes "IPO" Eaton	\$1,745.00	\$17,450.00
		G. Delete Front and Rear Spare Tires and Rims, Each Unit	(\$3,159.00)	(\$31,590.00)
		H. Delete Invertor System and Receptacles	(\$3,548.00)	(\$35,480.00)
		I. Add Line-X on top of Painted Front Bumper	\$614.00	\$6,140.00
		J. Delete Auxillary Air Conditioning Unit	(\$1,620.00)	(\$16,200.00)
		K. Delete 12V LED Push-up Lights back of Cab	(\$5,887.00)	(\$58,870.00)
		L. Reinforce Crosslay Treadplate Cover	\$210.00	\$2,100.00
		M. Pierce Graphics to provided Department Logo	\$298.00	\$2,980.00
		N. Welded Aluminum Spare Cylinder/Extinguisher Compt.	N/C	N/C
		O. Delete Rear Scene Light under Tailboard	(\$375.00)	(\$3,750.00)
		P. Stainless Steel Trim for Traffic Advisor	N/C	N/C
		Q. Add Chevron Striping on Front Bumper	\$406.00	\$4,060.00
		R. BTFD Contingency Fund	\$1,500.00	\$15,000.00
		S. Performance Bond	\$1,236.00	\$12,360.00
		<b>TOTAL WITH SELECTED ADJUSTMENTS</b>	<b>\$412,692.00</b>	<b>\$4,126,920.00</b>

**QUOTATION EXPIRES July 31, 2015**



County Council of Beaufort County  
Hilton Head Island Airport  
120 Beach City Road  
Hilton Head Island, South Carolina 29926  
Phone: (843) 255-2950 Fax: (843) 255-9424  
[www.hiltonheadairport.com](http://www.hiltonheadairport.com)



**TO:** HXD Hangar Tenants

**FROM:** Jon Rembold, Airports Director *JR*

**SUBJ:** Hilton Head Island Airport Hangar Rental Rate Increase

**DATE:** July 27, 2015

Please be advised that all current hangar rental lease agreements at Hilton Head Island Airport (HXD) are being changed effective August 1, 2015 to reflect a 3% increase in hangar rental rates. Prior to August 1, 2015, the base rental rate was \$406.65 and Signature Flight Support added 3% onto the rental rate for a total monthly hangar lease payment in the amount of \$418.85. Due to the fact that the Airport will begin managing the hangar leasing program as of August 1, 2015, the monthly lease payments for tenants will remain the same amount of \$418.85 due to the 3% concession fee charged by Signature Flight Support being eliminated.

Signature Flight Support currently retains 15% of the hangar revenue as a management fee. This is approximately \$1,700 per month. Effective August 1, 2015, when the Airport begins managing the hangar leases, Signature Flight Support will be paid \$1,000 per month for a management fee to provide aircraft towing for the tenants. This will allow an additional \$700 per month in revenue to the Hilton Head Island Airport.

Please contact me at 843-255-2952 or [jrembold@bcgov.net](mailto:jrembold@bcgov.net) if you have any questions.

cc: Gary Kubic, County Administrator *GKubic*  
Josh Gruber, Deputy County Administrator/Special Counsel *JG*  
Alicia Holland, Assistant County Administrator – Finance *AH*



County Council of Beaufort County  
Beaufort County Airport  
39 Airport Circle  
Beaufort, South Carolina 29907



**TO:** Hangar Tenants, Beaufort County Airport (ARW)

**FROM:** Jon Rembold, Airports Director

**SUBJ:** Beaufort County Airport Hangar Rental Rate Increase

**DATE:** July 27, 2015

Please be advised that all current hangar rental lease agreements at Beaufort County Airport (ARW) are being changed effective August 1, 2015 to reflect a 5% increase in hangar rental rates. The new rate will be \$311.00 per month.

Please contact me at 843-255-2952 or [jrembold@bcgov.net](mailto:jrembold@bcgov.net) if you have any questions.

cc: Gary Kubic, County Administrator *GKubic*  
Josh Gruber, Deputy County Administrator/Special Counsel *JG*  
Alicia Holland, Assistant County Administrator – Finance *AH*

2015 /

ST. HELENA ISLAND ZONING MAP AMENDMENT / REZONING REQUEST FOR R300-016-000-183A-0000 (10 ACRES, OFF BALL PARK ROAD, KNOWN AS THE LEROY E. BROWNE CENTER) FROM T2-R (RURAL) TO T2-RNO (RURAL NEIGHBORHOOD OPEN).

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

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

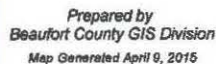
\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney

ATTEST:

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

First Reading: June 8, 2015  
Second Reading: June 22, 2015  
Public Hearing:  
Third and Final Reading:

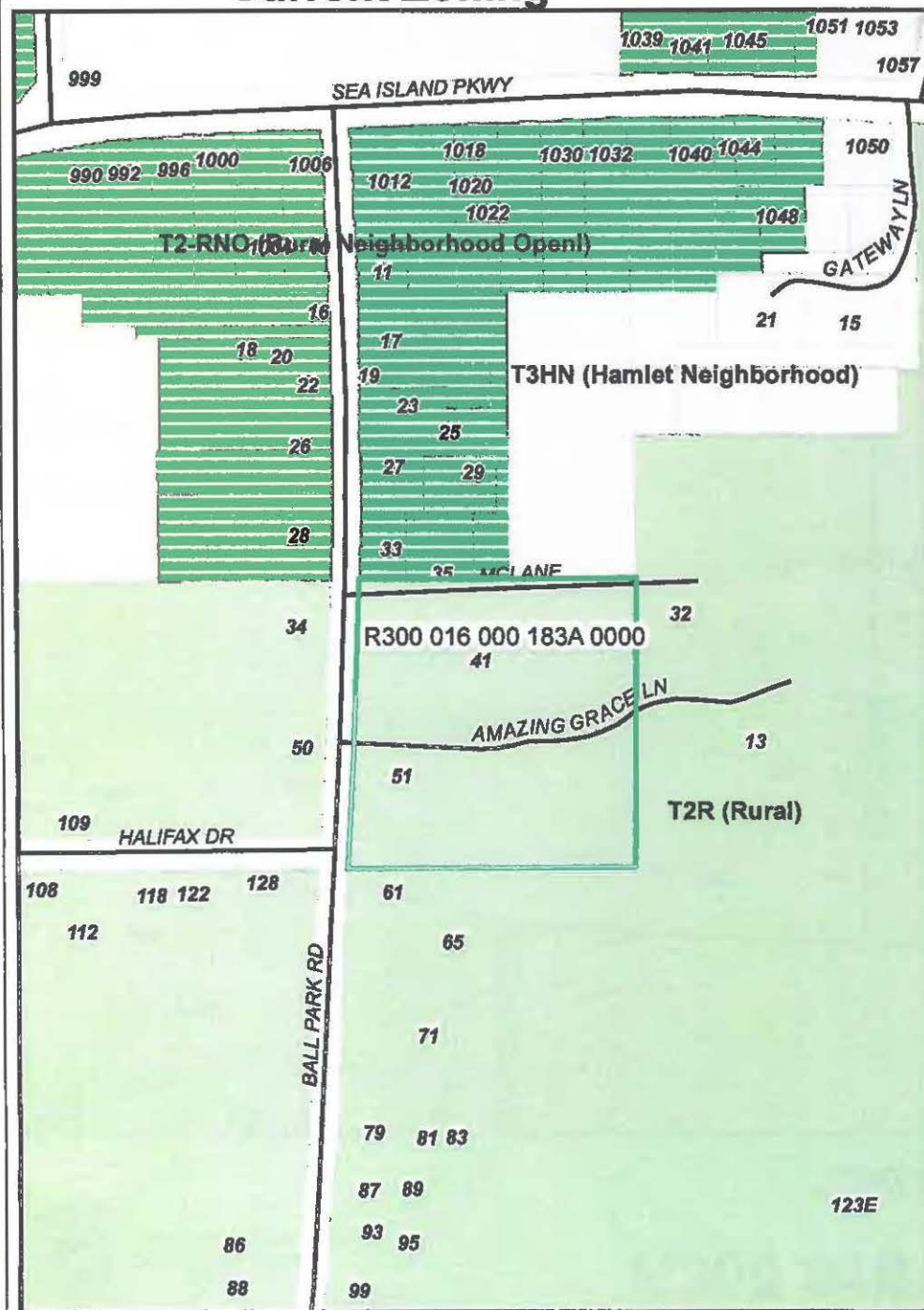




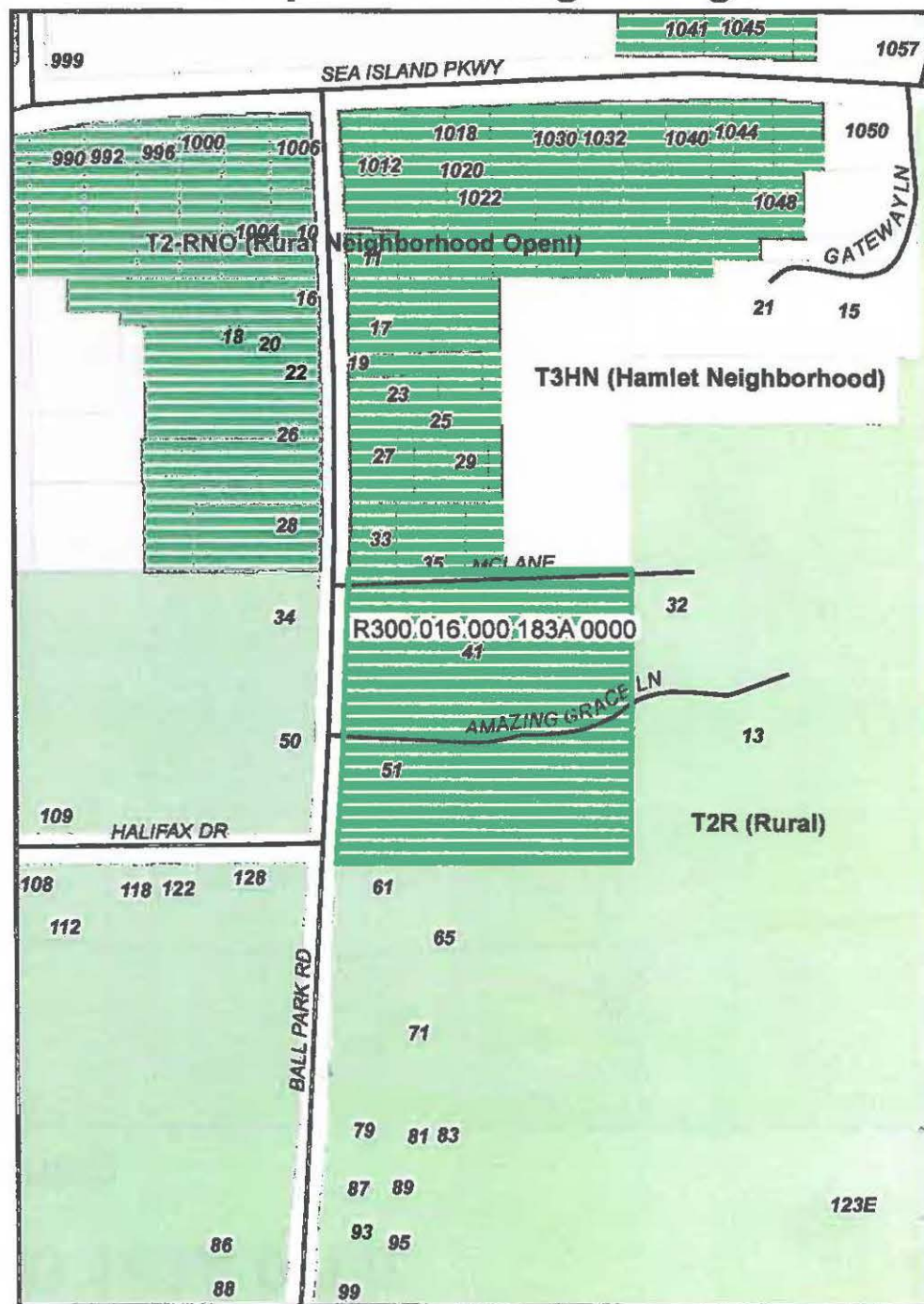
**R300 016 000 183A 0000**



## Current Zoning



## Proposed Zoning Change



2015/

TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), SECTION 5.6.40 (PERMANENT SIGN TYPES FOR BUILDINGS, BUSINESSES AND COMMUNITIES) (TO PERMIT FREE STANDING SIGNS IN T4 DISTRICTS, SUBJECT TO CERTAIN CONDITIONS).

Whereas, added text is highlighted in yellow.

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

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney

ATTEST:

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

First Reading: June 8, 2015






Second Reading: June 22, 2015

Public Hearing:

Third and Final Reading:



Table 5.6.40.A: Sign Types

Specific Sign Type	Illustration	Permit	Standards								
<b>Awning Signs:</b> Awnings are a traditional storefront fitting and can be used to protect merchants' wares and keep storefront interiors shaded and cool in hot weather.		<table border="1"> <tr> <td>T1</td><td>T2</td><td>T3</td><td>T4</td></tr> <tr> <td>C3</td><td>C4</td><td>C5</td><td>SI</td></tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.80
T1	T2	T3	T4								
C3	C4	C5	SI								
<b>Directional Signs:</b> Directional signs provide guidance to entrances and parking locations.		<table border="1"> <tr> <td>T1</td><td>T2</td><td>T3</td><td>T4</td></tr> <tr> <td>C3</td><td>C4</td><td>C5</td><td>SI</td></tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.90
T1	T2	T3	T4								
C3	C4	C5	SI								
<b>Landscape Wall Sign:</b> Landscape wall signs are attached to freestanding walls and are often used to mark a place of significance or the entrance to a location.		<table border="1"> <tr> <td>T1</td><td>T2</td><td>T3</td><td>T4</td></tr> <tr> <td>C3</td><td>C4</td><td>C5</td><td>SI</td></tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.100
T1	T2	T3	T4								
C3	C4	C5	SI								
<b>Marquee Signs:</b> Marquee signs are vertical signs that are located either along the face where they project perpendicular to the facade; or at the corner of the building where they project at 45 degree angles.		<table border="1"> <tr> <td>T1</td><td>T2</td><td>T3</td><td>T4</td></tr> <tr> <td>C3</td><td>C4</td><td>C5</td><td>SI</td></tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.110
T1	T2	T3	T4								
C3	C4	C5	SI								
<b>Free Standing Signs:</b> Free standing signs encompass a variety of signs that are not attached to a building and have an integral support structure. Three varieties include: Freestanding, Monument and Pole.		<table border="1"> <tr> <td>T1</td><td>T2</td><td>T3</td><td>T4</td></tr> <tr> <td>C3</td><td>C4</td><td>C5</td><td>SI</td></tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.120
T1	T2	T3	T4								
C3	C4	C5	SI								
<b>Projecting Signs:</b> Projecting signs mount perpendicular to a building's facade. These signs are small, pedestrian scaled, and easily read from both sides. Syn. Blade Sign.		<table border="1"> <tr> <td>T1</td><td>T2</td><td>T3</td><td>T4</td></tr> <tr> <td>C3</td><td>C4</td><td>C5</td><td>SI</td></tr> </table>	T1	T2	T3	T4	C3	C4	C5	SI	5.6.130
T1	T2	T3	T4								
C3	C4	C5	SI								

## Key



Permitted

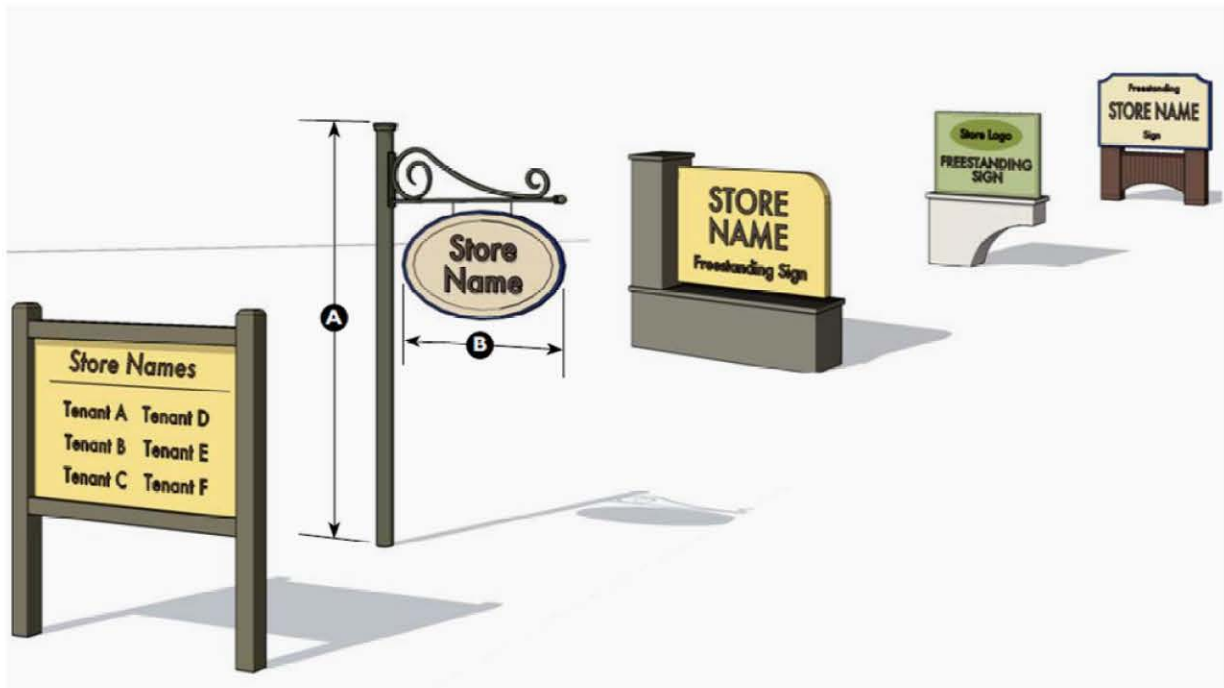


Permitted with Conditions



Sign Type Not Allowed

### 5.6.120 Freestanding Sign Type



#### A. Description

**Freestanding Signs** encompass a variety of signs that are not attached to a building and have an integral support structure. Freestanding varieties include Monument and Pole Signs.

A Pole Sign, usually double-faced, mounted on a single or pair of round poles, square tubes, or other fabricated members without any type of secondary support.

A Monument Sign stands directly on the ground or ground level foundation and is often used to mark a place of significance or the entrance to a location.

#### B. Standards

##### Size

Signable Area:

Single Tenant	40 SF max.
Multiple Tenant with one highway frontage	80 SF max.
Multiple Tenant with two or more highway frontages	80 SF per frontage

#### Location

Signs per Highway Frontage:

Single Tenant	1 max.	
Multiple Tenant	1 max. <sup>1,2</sup>	
Height	10' max.	(A)
Width	15' max.	(B)
Distance from ground to the base of the sign	4' max.	
Setback within Corridor Overlay District	10' min.	

<sup>1</sup>Individual tenants may not have a Freestanding Sign.

<sup>2</sup>Frontages greater than 500 feet may include one additional freestanding sign not to exceed 80 SF in area and with a total allowable sign area not exceeding the maximum allowable sign area for the multiple tenant center.

#### Miscellaneous

Freestanding signs are permitted in T4 zones in cases where the principal structure is located greater than 30 feet from the front property line.

Changeable copy signs are allowed for gasoline price signs, houses of worship, schools, directory signs listing more than one tenant, and signs advertising restaurant food specials, films and live entertainment which change on a regular basis.

# STORMWATER UTILITY RATE STUDY

## Summary of Needs

# STORMWATER UTILITY RATE STUDY

Current utility rates across the County:

- Town of Hilton Head Island \$108.70 / SFU
- City of Beaufort \$105 / SFU
- Town of Bluffton \$98 / SFU
- Beaufort County \$50 / SFU
- Town of Port Royal \$50 / SFU

# STORMWATER UTILITY RATE STUDY

## Cost drivers

- Municipal Separate Stormsewer System (MS4) program
- Capital projects
- Operations and Maintenance needs

# STORMWATER UTILITY RATE STUDY

Municipal Separate Stormsewer System (MS4)  
Program

- Enacted by the Clean Water Act of 1972
- Federally mandated permit
- Based on County's population growth
- Six Stormwater Management program elements that must be included in the permit

# STORMWATER UTILITY RATE STUDY

## Minimum Control Measures (MCM)

1. Public Education
  2. Public Outreach and Involvement
  3. Illicit Discharge, Detection, and Elimination (IDDE)
  4. Construction Run-Off
  5. Post – Construction Best Management Practices (PC-BMP)
  6. Good Housekeeping in Municipal Operations
- Each MCM requires staffing and equipment for plan review, inspections, monitoring, and coordination



# STORMWATER UTILITY RATE STUDY

## Capital projects

- The 2006 Master Plan identified projects to deal with:
  - Alleviate road flooding
  - Infrastructure rehabilitation
  - Pollutant removal
- We currently have 14 projects identified to:
  - Meet 2006 Master Plan goals, and
  - Stormwater runoff volume reduction
  - Promote growth / redevelopment
- Approx. \$22 million scheduled over 10 years

# STORMWATER UTILITY RATE STUDY

## Capital projects cont.

- The Utility has the following projects under design and / or construction:
  - US 278 widening drainage - \$359,400 ('13)
  - Admin. Complex parking retrofit - \$327,768 ('13)
  - Burton Hill M2 (aka Battery Creek 319) - \$132,609 (county portion of cost share) ('12)
  - SC170 widening drainage / Okatie West - \$2,193,000 ('14)

Year denotes date of last cost estimate

# STORMWATER UTILITY RATE STUDY

## Capital projects cont.

- The 2006 Stormwater Management Plan identified numerous other capital projects:
  - Salt Creek South M1 - \$2,045,000 ('06)
  - Shanklin Road M2 - \$3,340,000 ('06)
  - Factory Creek M2 - \$1,740,000 ('06)
  - Grober Hill M2 - \$2,555,000 ('06)
  - Camp St. Mary M2 - \$3,757,000 ('06)
  - Battery Creek West M1 - \$4,140,000 ('06)
  - Paige Point Overtopping - \$335,000 ('06)

Year denotes date of last cost estimate

# STORMWATER UTILITY RATE STUDY

Capital projects cont.

- Other projects and needs have been identified since 2006:
  - Buckingham Plantation infrastructure rehabilitation - \$900,000 ('14)
  - Sawmill Creek overtopping (aka Forby site) - \$150,000 ('14)
  - Brewer Memorial Park Demonstration wet pond - \$79,500 ('14)
  - Shell Point regional facility - \$ unknown

Year denotes date of last cost estimate

# STORMWATER UTILITY RATE STUDY

## Operations and Maintenance needs

- Expand staff and resources to improve preventative maintenance work (proactive v. reactive)
- Expand Extent of Service policy to take on O&M of certain infrastructure that serves State roads and/or private property that also serves a County interest
- Provide higher level of service on countywide infrastructure located within municipal jurisdictions

# STORMWATER UTILITY RATE STUDY

## Study Findings

# STORMWATER UTILITY RATE STUDY

## Major Issues for County:

- Countywide infrastructure O&M costs increasing and currently no funding from municipalities
- County rate base decreasing
- MS4 compliance costs increasing
- Capital needs expanding
- Rates held constant since 2008 while costs rose and inflation continued



# STORMWATER UTILITY RATE STUDY

## SIX OPTIONS FOR RATE STRUCTURE

Modeled Rate Structure Option	Overall Rate Structure	Debt Financing for Some Capital	Partial Tax Funding	Method for Allocating Administrative Costs	Method for Allocating County-wide Infrastructure Maintenance Costs	Method for Re-allocating Costs from One Jurisdiction to another	Minimum Charge	Simplified Residential Rates
A	Impervious Area	No	Optional at Jurisdiction's Choice	Impervious Area SFU's	None	Optional at Jurisdiction's Choice	No	Yes
B	Impervious Area	Yes	Optional at Jurisdiction's Choice	Impervious Area SFU's	None	Optional at Jurisdiction's Choice	No	Yes
C	Impervious and Gross Area at 80/20 or 90/10	No	Optional at Jurisdiction's Choice	Per Account	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
D	Impervious and Gross Area at 80/20 or 90/10	No	Optional at Jurisdiction's Choice	Impervious and Gross Area	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
E	Impervious and Gross Area at 80/20 or 90/10	Yes	Optional at Jurisdiction's Choice	Per Account	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
F	Impervious and Gross Area at 80/20 or 90/10	Yes	Optional at Jurisdiction's Choice	Impervious and Gross Area	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes

# STORMWATER UTILITY RATE STUDY

## SIX OPTIONS FOR RATE STRUCTURE

Modeled Rate Structure Option	Overall Rate Structure	Debt Financing for Some Capital	Partial Tax Funding	Method for Allocating Administrative Costs	Method for Allocating County-wide Infrastructure Maintenance Costs	Method for Re-allocating Costs from One Jurisdiction to another	Minimum Charge	Simplified Residential Rates
A	Impervious Area	No	Optional at Jurisdiction's Choice	Impervious Area SFU's	None	Optional at Jurisdiction's Choice	No	Yes
B	Impervious Area	Yes	Optional at Jurisdiction's Choice	Impervious Area SFU's	None	Optional at Jurisdiction's Choice	No	Yes
C	Impervious and Gross Area at 80/20 or 90/10	No	Optional at Jurisdiction's Choice	Per Account	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
D	Impervious and Gross Area at 80/20 or 90/10	No	Optional at Jurisdiction's Choice	Impervious and Gross Area	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
E	Impervious and Gross Area at 80/20 or 90/10	Yes	Optional at Jurisdiction's Choice	Per Account	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes
F	Impervious and Gross Area at 80/20 or 90/10	Yes	Optional at Jurisdiction's Choice	Impervious and Gross Area	Impervious and Gross Area	Optional at Jurisdiction's Choice	Yes	Yes

# STORMWATER UTILITY RATE STUDY

Noteworthy components of Option E:

- Administration costs - \$3.18 per SFU this year, transitioning to per account in out years
- Borrow funds to finance capital projects (\$5M in 2017, \$5M in 2019)
- 80/20 Impervious and Gross area revenues for variable portion
- Countywide Infrastructure allocable to Impervious and Gross area

# STORMWATER UTILITY RATE STUDY

Advantages of this rate structure:

- Consistent with already established administration costs this year, and flexible for changing the methodology later
- Borrowing funds to finance capital projects blunts rate increase and allows future residents to help pay for the programs and infrastructure they will use
- Allocates some costs to gross land area, identifying that even undeveloped land contributes to flooding and water quality problems
- Establishes an allocation method for countywide infrastructure O&M, providing fair and equitable funding for the services provided.

# STORMWATER UTILITY RATE STUDY

- Allocation of CWI costs based on infrastructure distribution throughout County:

Unincorporated County	76.4%
City of Beaufort	3.4%
Town of Port Royal	1.0%
Town of Bluffton	11.1%
Town of Hilton Head Island	8.1%

# STORMWATER UTILITY RATE STUDY

- Countywide Infrastructure costs - about \$3.5M
- Current per SFU rates required to generate CWI monies are as follows:

Unincorporated County	\$42.28 * per SFU
City of Beaufort	\$8.05 per SFU
Town of Port Royal	\$5.03 per SFU
Town of Bluffton	\$26.34 per SFU
Town of Hilton Head Island	\$7.66 per SFU

- Unlike the municipal areas, the CWI is included in the County SFU ( or IA/GA fees ), not in addition to.

# STORMWATER UTILITY RATE STUDY

- OPTION E -- Unincorporated County rates recommended in study:
  - Fixed charge per year: \$12.00 per parcel/account
  - Impervious charge: \$65.00 per Unit
  - Gross area charge: \$10.00 per Unit, declining blocks



# STORMWATER UTILITY RATE STUDY

Declining block rates for gross area charges in the recommended unincorporated County rate structure:

- First 2 acres: \$10.00 per year
- Next 8 acres: \$5.00 per acre per year
- Next 90 acres: \$4.00 per acre per year
- All acres > 100: \$3.00 per acre per year

# STORMWATER UTILITY RATE STUDY

How Option E Compares -- Unincorporated County rates recommended in study:

## Example

Typical home on 1 acre lot

- Current charge: \$50 per year
- Option A charge: \$100 per year (\$120 per year by 2019)
- Option E charge: \$87 per year

Other examples have been prepared to show how the rate structure change and rate increase affects non-residential parcels.

# STORMWATER UTILITY RATE STUDY

Current utility rates across the County:

- Town of Hilton Head Island \$108.70 / SFU
- City of Beaufort \$105 / SFU
- Town of Bluffton \$98 / SFU
- Beaufort County \$50 / SFU
- Town of Port Royal \$50 / SFU

Proposed utility rate:

- Beaufort County \$87 / IA,GA, admin

# STORMWATER UTILITY RATE STUDY

## Delinquent Accounts

# STORMWATER UTILITY RATE STUDY

## Summary by Year

\* 2014 collections not complete

Tax Year	Delinquent SWU
2005	\$206,061.80
2006	\$382,049.78
2007	\$378,920.74
2008	\$462,788.68
2009	\$467,422.55
2010	\$564,815.47
2011	\$590,789.11
2012	\$779,300.97
2013	\$790,179.15
2014*	\$999,446.68 *
Total	\$ 5,621,774.93

# STORMWATER UTILITY RATE STUDY

## Summary of 2013

	Number of Accounts	
Rural / Residential	206	\$ 6,505.81
Mobile Homes	2245	\$ 50,399.97
Commercial	27	\$ 4,752.16
Non-Profits (Churches, etc.)	7	\$ 6,776.72
Local Service Providers (utilities, etc.)	66	\$ 241.57
State (DOT, Ports, Education)	54	\$ 6,219.07
Federal Government	74	\$ 715,283.85
	2679	\$ 790,179.15

Beaufort County Stormwater Rate Study  
Final Report – Beaufort County  
July 10, 2015 with edits July 15, 2015

Prepared by Applied Technology & Management

Assistance from Raftelis Financial Consultants





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## Executive Summary

Beaufort County, in cooperation with the City of Beaufort, and the Towns of Bluffton, Hilton Head Island, and Port Royal retained Applied Technologies and Management (ATM) and its sub-consultant, Raftelis Financial Consultants to perform a rate study for the five stormwater utilities operated by the respective jurisdictions.

The County is facing a declining rate base driven by annexations, steeply mounting costs for maintaining county-wide drainage infrastructure and complying with new MS4 requirements, and in need of continued capital project construction. The municipalities also face challenges which vary by jurisdiction.

The rate analyses performed in support of this rate study included six options for each jurisdiction. The options vary the rate metrics (impervious area, fixed charges per ratepayer, gross area), vary the way that shared costs are allocated between jurisdictions (by impervious area or by account), accommodate the existing administrative charges paid by each jurisdiction to the County (currently at \$3.18 per SFU), accommodate the existing payments made by municipalities to the County for varying levels of water quality monitoring and public outreach, and accommodate a new charge by the County to each municipality for that municipality's proportionate share of the entire County's drainage infrastructure to be maintained by the County. The detailed description of the six options is as follows:

	<i>Overall Rate Structure</i>	<i>Debt Financing for Some Capital?</i>	<i>Method for Allocating Admin &amp; Reg Costs</i>	<i>Method for Allocating CWI O&amp;M Costs</i>	<i>Simplified Residential Rates</i>	<i>Alternative Cost Sharing Approach</i>
A	Current (Imp Area)	No	SFUs	Optional	Yes	Optional
B	Current (Imp Area)	Yes	SFUs	Optional	Yes	Optional
C	Impervious & Gross Area	No	Per account	Impervious & Gross Area	Yes	Optional
D	Impervious & Gross Area	No	Impervious & Gross Area	Impervious & Gross Area	Yes	Optional
E	Impervious & Gross Area	Yes	Per account	Impervious & Gross Area	Yes	Optional
F	Impervious & Gross Area	Yes	Impervious & Gross Area	Impervious & Gross Area	Yes	Optional

In these evaluations, simplified residential rates means a series of flat rate charges for impervious area (three) similar to how the rate structure works now.

The recommended rate structure option from these evaluations is Option E. In this option jurisdictions can use debt financing for large capital projects, would share administrative costs allocated on a per-account basis, and would be assessed by the County a new County Stormwater Infrastructure (CWI) fee that will be placed on all County tax bills in September of this year. This new fee will assist the County with funding stormwater infrastructure maintenance and repairs with all areas of the County. This new fee was developed using a proportionate share of county-wide infrastructure costs allocated across impervious and gross area within the County, including the municipalities. This option results in the most affordable rates for the County over the coming five years

However, at this time the rate modeling done to date has been less detailed for the municipalities than it has for the County as the County is the only jurisdiction seeking to make rate structure changes immediately while the municipalities expect to not make changes until FY 2016-2017. Additional efforts between the consultants and the municipalities will complete this process over the next few months.

For the County, the existing rates are \$50 per SFU per year. Continuing with the current rate structure and without proportionate share funding from the municipalities for county-wide infrastructure operation and maintenance, these rates would need to escalate over the coming five years to \$120 per SFU per year by FY 2019-2020. This is a 140% increase.

Under the recommended option E, the rate structure will change to one with a fixed charge per account, plus a variable charge for impervious area and another variable charge for gross lot area. For a “tier 2” (average house) residence in the County on a lot smaller than 2 acres, the existing charge is \$50 per SFU per year. Under option E this charge would escalate to \$87 in year by FY 2019-2020. This is a 74% increase. While still large, it is much more reasonable than the “stay the course” option.

The County is responsible for funding 76.4% of all county-wide infrastructure (CWI) operation and maintenance under the CWI allocation used. Under the proposed rate structure, this is \$42.28 of the total \$87.00 annual charge for an average house on a lot smaller than 2 acres. The land areas within the four municipalities are will be assessed the remaining CWI funding, with the charge being based on the amount of existing stormwater infrastructure the County will maintain within each jurisdiction. For this fiscal year their CWI funding on an SFU basis is:

City of Beaufort	\$8.05 per SFU
Town of Port Royal	\$5.03 per SFU
Town of Bluffton	\$26.34 per SFU
Town of Hilton Head Island	\$7.66 per SFU

## Background

The Southern Coast of South Carolina has long been a desirable tourist destination and sought after place to live, in no small part due to the natural beauty surrounding the areas waterways. In recent years, Beaufort County has declared its intention to be a regional leader in environmental quality initiatives in order to promote this existing advantage. An important subset of environmental quality, especially in this region, is the effective management of stormwater runoff. Because the County is right on the coast, and is crossed by large water bodies otherwise, the imperative to manage stormwater runoff has immediate implications on water quality in the region, rather than somewhere downstream. Beaufort County and its underlying jurisdictions – the City of Beaufort, the Town of Port Royal, Town of Hilton Head Island, and Town of Bluffton – take this charge seriously, and have over time developed individual and cooperative programs to manage the public safety and water quality concerns related to stormwater runoff.

As these programs have matured over time, they have become more costly, and several jurisdictions now find themselves needing to evaluate their operating costs and investments in any needed capital improvement projects. The jurisdictions are interested in revising rates and exploring other financial tools to support program initiatives, especially capital spending, and have engaged Applied Technology & Management (ATM) and subcontractor Raftelis Financial Consultants (RFC) to conduct a rate structure analysis and rate studies similar to this study that was prepared for the County. This report summarizes the results of ATM's efforts on behalf of the County as work has not been completed for the four municipalities at this time.

## Jurisdictional Cooperation

Although historically each jurisdiction has managed stormwater concerns indirectly through individual development standards and environmental ordinances, the group has been working together for many years to manage storm drainage and ensure an improved standard of living for residents of the County. This relationship has become more explicit over time, through the development of inter-governmental agreements and memoranda of understanding, and through a closer working relationship among staff of each local government.

The most outstanding example of cooperation relates to the administration of the five separate utilities. Since 2001, when the utilities went into effect, the County has provided administrative services, including billing, billing data maintenance, and customer service, in exchange for a small portion of the fee revenues for each underlying jurisdiction.

The County has historically been a significant service provider for drainage maintenance activities to each of the underlying jurisdictions, offering a menu of drainage infrastructure cleaning, maintenance, and repair activities at hourly rates. The patchwork nature of the jurisdictional boundaries lends itself to a cooperative approach to these activities whenever possible to maximize efficiencies in equipment and staff time.

Three of the five jurisdictions participating in the regional stormwater utility has recently submitted a notice of intent to be permitted as a municipal separate storm sewer system (MS4) and regulated under a National Pollutant Discharge Elimination System (NPDES) MS4 permit. Permits are anticipated in September 2015. These permits will require strict management of activities that impact the quality of stormwater runoff, such as construction and industrial activities, as well as significant goals of public

education and outreach in order to bolster the general public's ability to and interest in managing stormwater runoff responsibly.

Under the new permits, the jurisdictions will be required to perform maintenance activities on existing stormwater drainage infrastructure (as is done now), monitor water quality at outfalls, inspect facilities and infrastructure, and provide education and outreach to citizens. The costs for these activities can be limited if they are performed in coordination between jurisdictions, either across the entire county or in more geographically distinct regions (such as North of the Broad River).

### Utility background

Each of the five jurisdictions has a separate stormwater utility, established by separate ordinance, allowing the jurisdiction to collect revenues dedicated to stormwater management activities. As mentioned above, each jurisdiction cooperates in the administration of the utility by funding a portion of the County staff and material costs, effectively creating a regional utility.

At the inception of the regional utility in 2001, each property was charged a stormwater fee (conveyed on the annual tax bill) based on the size of the property and a runoff factor associated with that type of property. At this time, all five jurisdictions were charging the same rate, such that a similar property in any jurisdiction would pay the same annual fee. By 2005, the County had access to aerial photography that allowed for a more reliable approach to fee calculation. Rather than use tabular property characteristics to develop the fee for an individual property, the fee could be calculated based on one characteristic that was deemed an important cost driver: impervious surface area. Some elements of the previous rate structure remained intact, but for developed properties, the utility replaced their existing rate structure with one based on impervious surface area as measured from aerial photography.

At its core, this is an industry standard approach to calculating stormwater fees. However, the data available to the County in 2005 were already several years out of date and of relatively poor quality (see Figure 1 below). In recent years, the County has been able to obtain much higher quality imagery on an annual basis and has been updating its impervious area measurements, the foundational billing data, as properties change.



Figure 1. Comparison of 2002 and 2015 Aerial Photography

## Current Stormwater Utility Structure

### Rate Structure

As defined by the ordinances passed in 2005, the jurisdictions share a rate structure, though each is allowed to charge rates necessary to generate the revenue needed within each individual jurisdiction. The current rate structure has three distinct parts: residential properties, nonresidential properties, and vacant lands. Because the stormwater fee is conveyed on the tax bill and the data should be related, every property falls into one of these three categories depending on its classification in the tax system. Generally, the basis for the rate is the amount of runoff a property generates, whether that be the result of impervious area or some other driver.

At the time of the last rate base and rate structure analysis, the median impervious surface area on single family residential properties was 4,906 square feet. This became the base unit (single family unit or SFU) for measuring impervious area on other types of properties as well. For property types within the tax system that have **residential** classifications, each equates to a distinct SFU equivalency factor in three “tiers.” Residential property with 2,521 square feet or less of impervious area is tier 1. Tier 3 is residential property with 7,266 square feet or more of impervious area, and all residential property between these two impervious measures is tier 2. The tier equivalent SFU factor is multiplied by the per SFU rate for encompassing jurisdiction results in the rate. This concept is called simplified residential rates and is recommended in the newly modeled rate structures described in this study. The residential property types and SFU equivalencies are as follows:



<b>Property Type</b>	<b>Equivalent SFUs</b>
<i>Tier 1 Single Family Unit (<math>\leq 2,521</math> square feet)</i>	0.50
<i>Tier 2 Single Family Unit (2,522 to 7,265 square feet)</i>	1.00
<i>Tier 3 Single Family Unit (<math>\geq 7,266</math> square feet)</i>	1.50
<i>Mobile Home</i>	0.36
<i>Apartment</i>	0.39
<i>Townhouse</i>	0.60
<i>Condominium</i>	0.27

Where a single property includes multiple residential units, the equivalent SFU is per unit, such that an apartment complex property with 100 units would be charged for 0.39 (SFUs per unit) times 100 (number of units) times the rate to calculate the final fee.

**Nonresidential** properties represent the simplest of area of the current rate structure. For every property not classified as residential or vacant in the tax system, the stormwater fee is calculated based on the amount of impervious surface area on that property. This amount, divided by the 4,906 square foot SFU and multiplied by the per SFU rate, results in the final fee. There is no rounding or other manipulation of data.

Finally, **vacant** lands are presumed to have no impervious area, and are therefore not charged on that basis. They do still have an impact on the stormwater system, however, and should be responsible for a portion of the costs. At present, the rate structure allows for 'runoff factors' to be applied to vacant lands, with different factors used depending on a matrix of classification including whether a property is classified as agriculture, forestry, disturbed, or undisturbed.

### Business Processes

In addition to the documented rate structure, there exist a number of business processes that have been developed over time to facilitate utility administration. Most of these processes are in line with the current ordinance but some have evolved to address data collection and maintenance difficulties that emerged from the existing rate structure. These include:

- the treatment of golf courses and parks as vacant land when in fact they may have a good deal of impervious area
- treatment of multi-use parcels (such as house and forested area on the same lot) as separate parcels with summed fees
- granting stormwater best management practices credit by overriding a property's fee to 1 SFU

During the course of these studies, the ATM team worked to identify any divergent business processes and compute updated metrics for the affected properties.

### Rates

With the same rate structure in place since 2005, each jurisdiction has experienced increased revenue requirements and subsequently higher rates over time. Table 1 is a summary of each jurisdiction's rate history per SFU over time.

Table 1. Stormwater Fee Rates over Time

	2005- 2006	2007	2008	2009	2010	2011	2012- 2014
Beaufort County	\$ 44.43	\$ 44.43	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
City of Beaufort	\$ 44.43	\$ 44.43	\$ 44.43	\$ 44.43	\$ 105.00	\$ 105.00	\$ 105.00
Town of Port Royal	\$ 44.43	\$ 44.43	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Town of Bluffton	\$ 49.00	\$ 49.00	\$ 98.00	\$ 98.00	\$ 98.00	\$ 98.00	\$ 98.00
Town of Hilton Head Island	\$ 44.43	\$ 50.76	\$ 50.76	\$ 83.23	\$ 108.70	\$ 108.70	\$ 108.70

## Beaufort County Stormwater Program

Beaufort County's stormwater program serves as the backbone for the programs in the other jurisdictions. The County has historically been financially responsible for maintenance and repair on county-wide infrastructure on and off County road rights of way, even within the municipal boundaries of underlying jurisdictions.

More recently, the County has become unable to adequately provide stormwater services throughout the entirety of the unincorporated county with the available funds. That is, maintenance activities in parts of the county, especially those pockets within other jurisdictions, have been neglected in favor of addressing needs that could be met more economically. The City and Towns have not been receiving the stormwater management services they have come to expect from the County, those the County also endeavors to provide, because of funding shortfalls.

The County is in a unique position in that its unincorporated area or its stormwater revenue base, is shrinking due to annexation, while its costs are still increasing. A notable portion of these costs are associated with managing water quality and drainage in rapidly growing regions just outside the underlying jurisdictional boundaries. Historically, some of these areas have been annexed into the adjacent Town or City. The County has continued to provide stormwater services as best possible in these areas but has not been able to keep up with the maintenance and repair needed.

There are a number of capital projects that have been identified by the County for completion in the next several years. While these are currently in unincorporated areas, they are either near to or surrounded by the municipalities such that the benefit is conferred well beyond the unincorporated region.

For these reasons and the new requirements soon to be imposed by the MS4 permit, the County has rapidly increasing costs paired with a declining revenue base. In recognition of this, the County was facing an enormous rate increase. Rather than simply adjust the rates in the unincorporated region, the County initiated a dialog with the City and Towns to discuss the growing county-wide infrastructure operation and maintenance needs. The jurisdictions began exploring a more collaborative and equitable approach to sharing the costs (and receiving the benefits) of these services.

## Rate Study Approach

The ATM team was contracted to assist Beaufort County Stormwater (County) with a detailed stormwater utility rate study. For the unincorporated County and each of the four municipalities, the team conducted a full accounting of planned stormwater program costs over the next five years, which are expected to increase driven by the combination of existing operations and maintenance activities, a significant capital project backlog, and emerging NPDES compliance needs. The rate study was performed concurrent with the budgeting process for the fiscal year that began July 1, 2015, and resulted in the development and consideration of a number of rate structure options, described below.

## Goals

The primary goal of the rate study was to model financially sufficient scenarios to support the jurisdictions' current and future stormwater programs. This included the following supporting objectives:

1. Determine the current and future (from MS4 compliance, jurisdictional growth, etc.) revenue requirements of each program;
2. Determine the most fair and reasonable way to recover revenues while balancing data maintenance efforts;
3. Facilitate future program visioning; and
4. Account for potential future collaboration and shared costs.

Through numerous meetings, extensive model development and refinement, and collaborative review of the results, the team and the project remained accountable to these goals throughout the process.

## Modeling

The primary deliverable from the rate study is a model that was developed to compare and contrast different financial scenarios for each of the jurisdictions. The model balances revenue requirements with funding from the stormwater fee and other possible sources. On the revenue requirements side, for each jurisdiction the ATM team considered existing revenue requirements, future MS4 permit related expenses, and capital needs. Revenue was modeled as the resulting revenue from several different rate structures as well as supplemental resources from bond issuances or other sources. With that basic structure in place, the model was refined to allow for allocation of costs across jurisdictions and rate components (see below for more information) in order to optimize rate equity.

The finalized model will be made available to each jurisdiction for ongoing use as a financial planning tool.

## Data update

Much of the impervious area data originally developed for the 2005 rate study was created using low-quality 2002 aerial imagery. With the possible shift in rates and rate structure, it was critical to have improved source data. As a part of the rate study, the ATM team conducted a targeted review update (where needed) of approximately 5,000 parcel polygons within the GIS and across all of the jurisdictions in order to update the rate base.

At the conclusion of the effort, RFC reviewed and updated the impervious features as necessary on a total of 5,937 parcel polygons, deriving the features using the newest available imagery from 2013.

## Rate Components

### Fixed Costs

Many costs associated with the administration of the utility have little to do with specific characteristics of the land. Rather, they represent a public service to which each property owner (account holder) has equal access. Billing and collections, data management and updating, programming, and customer support may fall within this category. These costs, then, are distributed evenly to each account holder by being allocable to a fixed charge per parcel.

### Variable Costs: Impervious Surfaces Area and Gross Parcel Area

Impervious area is the area of land covered by a hard surface through which rainwater cannot pass, such as building footprints and parking lots. The amount of impervious area on a parcel is most directly related to the quantity of stormwater to be handled by the system. For bare soil and vegetated ground cover, some water will infiltrate into the ground—even during heavy rain—rather than run across the surface. For impervious surfaces, on the other hand, water cannot infiltrate into the ground. For that reason, impervious surface causes the peak discharge volume of runoff from a parcel of land to be higher than it would otherwise. Regardless of how the land is managed, runoff tends to gather nutrients and other potential pollutants. Because virtually none of this runoff (and the pollutants it carries) soaks into the ground, runoff from impervious area carries a greater volume of harmful materials toward receiving waterbodies than pervious area.

One unique aspect of the stormwater utilities in these jurisdictions is the wide variety of land use represented within each jurisdiction. Gross area is included as a component of the stormwater fee to capture the costs not solely related to impervious area runoff. As opposed to impervious area, gross land area contributes proportionately more to the nutrients and pollutants that stormwater runoff may pick up and less to the sheer volume of runoff to be managed. As discussed, pervious land can absorb some of the water that falls on it, so it does not contribute as much to runoff. However, pervious land still contributes pesticides, fertilizers, leaves, and other undesirable materials to the runoff that does occur. As such, stormwater costs related to water quality and quantity (most O&M costs) are allocable in some portion to gross land area.

In the costs described below, allocability to impervious area and gross area represents a relationship between a particular cost and the demand for that cost caused by a higher volume of stormwater (including higher levels of pollution) to be managed. An impervious and gross area rate structure allocates some cost to each of the two variables, in this case either allocating 80% or 90% of the variable costs to impervious area, and the remaining costs to gross area. The gross area units would include a declining block, such that large properties have more units of gross area than small properties, but the increase in units of gross area as overall parcel size increase are blunted by the declining block.

### Cost Allocability

The proposed rate structures take into account a number of costs that vary by:

- Who provides the service,
- Who receives the service, and
- What drives the cost of the service (the existence of an account, impervious area or gross area)

This section describes the different elements of the jurisdictions' and utility's program costs and how they may be accommodated in the rate structures. The resulting modeled rates for each jurisdiction take into account the distribution of costs across all jurisdictions based on the chosen allocation scheme, and the particular rate base of that jurisdiction.

### Jurisdictional Infrastructure O&M

Each of the five jurisdictions maintains its own stormwater drainage infrastructure and funds those costs from utility revenue. These costs are driven by impervious area and gross area in the jurisdiction, which contribute to stormwater runoff and nutrient loading. As such, the impervious and/or gross area component of the fee will include these costs. Revenue from this fee component would be returned to the service provider, the individual jurisdiction.

### Jurisdiction Capital Projects

Each of the five jurisdictions has an independent capital plan, and can determine whether bond funding or pay as you go funding (or paying with available unencumbered funds) is appropriate or necessary. Capital financing has been "pay-as-you-go" for most jurisdictions. An alternative is for jurisdictions to borrow money to build capital projects and pay this back over time. This option is described in the definitions as debt.

The cost drivers for capital projects are similar to those for regular O&M, and are allocable to impervious and gross area within a jurisdiction. Debt service (in the case of bond funding) or cash contributions to capital projects are included in the impervious and/or gross area components of a fee. Revenue from this fee component would be returned to the service provider, the individual jurisdiction.

### Debt

For some of the jurisdictions, capital needs outpace the funds available through fee revenue. Issuing debt in the form of revenue bonds is a viable alternative to fund these projects, and in some cases may be the most appropriate option. Debt financing is appropriate for large physical assets with long expected lives, generally constructed improvements. Most notable, debt service creates a mechanism for future ratepayers to help fund the infrastructure from which they still benefit. The exceptional environmental quality found in this region is one of the primary reasons people choose to live and work here, and at its most basic, every investment made in capital projects supports that fundamental tenet. Through debt funding of capital projects, ratepayers of the future can pay back into the program that promotes this high quality of life.

Revenue bonding will not affect a jurisdiction's existing covenants or caps. With revenue bonds, the jurisdiction's stormwater utility will be solely responsible for servicing that debt, and there is no risk to the greater entity.

### County-wide Infrastructure O&M

The County maintains some larger drainage infrastructure within each of the four municipalities in addition to drainage infrastructure within the unincorporated area. County-wide infrastructure (defined as pipes and open ditches both in and out of rights of way that are owned or maintained by the County) maintenance costs have not been allocated to any ratepayers outside the unincorporated County to date. That is, revenue from fees charged to property owners in the unincorporated County have been funding infrastructure maintenance, repair, and replacement activities throughout all five jurisdictions.

Currently, these activities have been limited in the incorporated areas because funding levels, supported by the unincorporated ratepayers only, are insufficient. The modified rate structure will share the County's costs for County-wide infrastructure maintenance across all the unincorporated and incorporated areas of the County based on linear feet of pipes and open ditches in each jurisdiction.

The cost drivers for operation and maintenance of county infrastructure are very similar to those for the various jurisdictional stormwater infrastructure systems. These costs may be recovered through an impervious and/or gross area fee component, the revenue from which supports County efforts. Revenue from this fee component would be returned to the service provider, the County.

The County's total budgeted County-wide infrastructure operation and maintenance cost is approximately \$3.5 million in FY2015-2016. A detailed analysis of the proportions of this County-wide infrastructure was prepared in 2015 by the County, and was used as the basis for the cost allocations to unincorporated areas of the County and to the municipalities. This inventory was conducted in GIS data layers and was made available to all jurisdictions by the County as part of this study. The analysis shows the proportions to be:

Unincorporated County	76.4%
City of Beaufort	3.4%
Town of Port Royal	1.0%
Town of Bluffton	11.1%
Town of Hilton Head Island	8.1%

Based on this proportional breakdown, the County intends to convey a separate charge (as a new line on the bill, not to be added to or combined with the City/Towns fees), that bills this amount per SFU or IA/GA unit, as the rate structure would require. Final fee amounts are discussed in the Modified Rate Structure section, below.

### Utility Administration

The County administers the cooperative utility for each of the five jurisdictions. Currently administrative fees are allocated across the impervious area rate base such that properties with a large number of SFUs of impervious area pay more in administrative fees than those with fewer SFUs.

Costs for this effort may be allocable to either the number of parcels or accounts for which data must be maintained, customer service must be provided, etc. These costs may instead be recovered via a fixed charge component charged to all utility customers. Alternatively, costs could be allocable to the impervious and/or gross area fee component if they are more closely related to the effort of maintaining the geospatial data or researching and addressing detailed questions from large, complex customers. Revenue from this fee component would be returned to the service provider, the County.

### MS4 Compliance

The County will be subject to MS4 permit requirements beginning in late 2015. Some program elements are fulfilled by each individual jurisdiction while others are provided cooperatively. Any existing inter-governmental agreements and Memoranda of Understanding (MOU) may need to be revised if an alternate structure is chosen.

### Individual Efforts

Other MS4 permit compliance activities may be done separately by each jurisdiction, and provided only to that jurisdiction. These costs are allocable to the impervious and/or gross area fee component and revenue from this fee component would be returned to the service provider, the individual jurisdiction.

### Cooperative Efforts

#### *Monitoring*

The County currently provides monitoring efforts within the jurisdictions boundaries of the municipalities. This relationship could be expanded to other jurisdictions if desired. These costs would be driven by the number of accounts and would be included in the fixed charge component of the fee, only in the jurisdictions where the County provides this monitoring service. Revenue from this fee component would be returned to the service provider, the County.

#### *Public Education/Outreach*

Currently, the jurisdictions participate in a cooperative public education and outreach scheme. Rather than implement separate agreements between each jurisdiction, this cost can be considered a per account cost and included in the fixed charge component of the fee, applicable to everyone in the County. Revenue from this fee component would be returned to the service provider, the County.

## Modeled Options

### Elements of Six Rate Structure Options

**Simplified residential rate:** Charge one of a series of flat rates, based on SFUs, to different classes of residential properties. This is how residential rates work in the current rate structure.

**Continued application of the agricultural use policy:** Properties legally under certain agricultural uses have limits placed on their stormwater fees by state law. The rate structure options will continue to follow this approach.

**Updated source data:** RFC reviewed and updated as necessary 5,937 parcel polygons with the newest available imagery from 2013. The results of this update were used to model both the modified rate structure options and the current rate structure options, which make use of the newly measured impervious features.

**Minimum charge:** A minimum charge is a rate structure feature whereby once the amount a property owes in annual stormwater fees is computed it is compared to the minimum charge and if less, the minimum charge is applied to the property. The minimum charge is set to reflect the minimum amount of demand a property can actually place on the jurisdiction providing service. The minimum charge is represented as a fixed fee component and is charged to every property.

### Options

- A. Current rate structure with updated source data; current approach for administrative fees based on impervious area units; compliance with current rate ordinance; pay-as-you-go capital financing

- B. Current rate structure with updated source data; current approach for administrative fees based on impervious area units; compliance with current rate ordinance; debt financing for some capital projects
- C. Modified rate structure based on impervious and gross area; continued use of simplified residential rates; continued application of agricultural use policy; County-wide administrative costs allocated to per-account basis; County-wide infrastructure maintenance costs allocated to impervious and gross area based on infrastructure miles per jurisdiction or other intra-jurisdictional allocation model; pay-as-you-go capital financing
- D. Modified rate structure based on impervious and gross area; continued use of simplified residential rates; continued application of agricultural use policy; County-wide administrative costs allocated to impervious and gross area; County-wide infrastructure maintenance costs allocated to impervious and gross area based on infrastructure miles per jurisdiction or other intra-jurisdictional allocation model; pay-as-you-go capital financing
- E. Modified rate structure based on impervious and gross area at 80/20 or 90/10 allocation; continued use of simplified residential rates; continued application of agricultural use policy; County-wide administrative costs allocated to per account basis; County-wide infrastructure maintenance costs allocated to impervious and gross area based on infrastructure miles per jurisdiction or other intra-jurisdictional allocation model; debt for some capital financing
- F. Modified rate structure based on impervious and gross area at 80/20 or 90/10 allocation; continued use of simplified residential rates; continued application of agricultural use policy; County-wide administrative costs allocated to impervious and gross area; County-wide infrastructure maintenance costs allocated to impervious and gross area based on infrastructure miles per jurisdiction or other intra-jurisdictional allocation model; debt for some capital financing

#### Alternative Cost Sharing Approach

As an alternative to the modeled county-wide infrastructure charge, each underlying jurisdiction can work individually with the County to establish a level of service and cost for providing that service within the jurisdiction. Each jurisdiction is entitled to convey that fee to its customers in any reasonable manner, but must remit the appropriate amount to the County to receive the agreed upon services.



Table 2. Modeled Rate Structure Options

	<i>Overall Rate Structure</i>	<i>Debt Financing for Some Capital?</i>	<i>Method for Allocating Admin &amp; Reg Costs</i>	<i>Method for Allocating CWI O&amp;M Costs</i>	<i>Simplified Residential Rates</i>	<i>Alternative Cost Sharing Approach</i>
A	Current (Imp Area)	No	SFUs	Optional	Yes	Optional
B	Current (Imp Area)	Yes	SFUs	Optional	Yes	Optional
C	Impervious & Gross Area	No	Per account	Impervious & Gross Area	Yes	Optional
D	Impervious & Gross Area	No	Impervious & Gross Area	Impervious & Gross Area	Yes	Optional
E	Impervious & Gross Area	Yes	Per account	Impervious & Gross Area	Yes	Optional
F	Impervious & Gross Area	Yes	Impervious & Gross Area	Impervious & Gross Area	Yes	Optional

## Modified Rate Structure

ATM modeled four of the six options based on a modified rate structure design that relies more heavily on measured impervious area data but retains the basic backbone of the existing rate structure.

## Fee Structure

The recommended fee includes three components: a fixed component to convey costs allocable by account, and two variable components: one based on gross area and one based on impervious area, to convey the costs that vary by property characteristic. With the exception of those explicitly exempt, every real property (which in some cases does not include land on the ground) has a stormwater fee calculated for it.

## Bill Class

Every property falls into one of several bill classes, which determine fee calculation for that property. Residential properties are treated in a similar manner as they are currently, with SFU equivalents to represent the impervious area on each type of residential property. Gross area and fixed fee components are added to this portion of the residential fee. Vacant property is not charged for any impervious area, measured or assumed. It is, however, charged for the gross land area of the parcel and the fixed component of the fee, as described below. Agricultural properties in the County are excluded from any fee changes by State law, and as such represent their own category of properties for which the current fee is carried forward. Exempt parcels are not charged any portion of the fee. Finally, all other properties are considered non-residential, non-vacant properties (herein called “commercial”), which are charged a per unit rate for impervious area, along with a fixed fee and gross area charge.

## Rate Structure Design

### Impervious Area Units

The existing impervious area unit of 4906 has been retained for maximum equity between residential and commercial bill classes in impervious area charge. Residential properties are charged for impervious area based on the factors existing in the current rates structure. Commercial properties are charged per 4,906 square feet unit, or part thereof, of impervious area. Under the modified rate structure design, 80% of variable costs are funded through gross area charges.

### Gross Area Blocks

A gross area fee component is included for all properties that have a real parcel and parcel area found in GIS. The gross area charge is calculated in equivalent units as follows:

- Every property is charged \$X for the first 2 acres of gross area. This means that every property getting a gross area fee is charged at least \$X.
- For every acre above 2 acres, and up to 10 acres, the property is charged  $.5 * \$X$  per acre.
- For every acre above 10 acres, and up to 100 acres, the property is charged  $.4 * \$X$  per acre.
- For every acre above 100 acres, the property is charged  $.3 * \$X$  per acre.

This declining block structure maintains the important rate base of large properties. Under the modified rate structure design, 20% of variable costs are funded through gross area charges.

### Exempt Properties and Special Cases

The modified rate structure design mirrors the current rate structure in exempt properties. Roads, railroads, private roads, and boat slip properties are exempt from stormwater fees. As described above, vacant (undeveloped) parcels are not exempt from the entire fee, but are not charged for the impervious area fee component.

### Credit

For properties receiving credit for BMPs, that credit can be carried forward in this modified rate structure.

## Rate Study Results

ATM developed a spreadsheet-based rate model tool to model the way the individual jurisdiction and County-wide costs impact rates. The comprehensive model can be manipulated to calculate rates for each of the six options described above, as well as allow for manual override of the calculated rates to predict the revenue generation and sufficiency of a particular rate structure and rate choice.

### Beaufort County

For the unincorporated County, Option E (see appendix A) results in rates for a fixed charge, an impervious area charge, and a gross area charge. This option would raise the annual charge for an average single family home on a 1 acre lot from the current \$50 per year to \$87 per year and the rate could be held stable for at least five years. All other options for the County result in less favorable rates. The fee charged to an average house on a one acre parcel in Beaufort County under the six options modeled as part of this rate study are as follows:

	Fiscal Year				
	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
<b>Option A</b>	\$100	\$100	\$100	\$110	\$120
<b>Option B</b>	\$95	\$95	\$95	\$95	\$95
<b>Option C</b>	\$87	\$99	\$99	\$99	\$101
<b>Option D</b>	\$90	\$100	\$100	\$100	\$107
<b>Option E</b>	\$87	\$87	\$87	\$87	\$87
<b>Option F</b>	\$90	\$90	\$90	\$90	\$92

Therefore, ATM recommends rate structure option E for the County, under which administrative and regulatory compliance charges are allocated on a per account basis, infrastructure O&M costs are allocated based on the impervious and gross area, and two bond sales of \$5,000,000 occur in FY 2017 and FY 2019. Because the underlying jurisdictions are unlikely to adopt a rate structure change in the coming fiscal year, the existing \$3.18 per (paid) SFU administrative charge that has already been negotiated is retained.

The County is responsible for funding 76.4% of all county-wide infrastructure (CWI) operation and maintenance under the CWI allocation method used. Under the proposed rate structure, this is \$42.28 of the total \$87.00 annual charge for an average house on a lot smaller than 2 acres. The properties within the four municipalities are responsible for the remaining CWI funding, with the allocation based on the amount of infrastructure to be maintained that falls within each jurisdictional boundary, as described previously. For the next five fiscal years, the CWI funding within each jurisdiction's boundaries on an SFU or IA/GA basis (depending on the rate structures chosen) are:

Table 3. County-wide Infrastructure Cost Breakdown by Jurisdiction

		FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020
CWI Cost Share on SFU Basis						
Unincorporated County	\$	41.75	\$ 42.93	\$ 43.42	\$ 44.80	\$ 45.44
City of Beaufort	\$	8.05	\$ 8.97	\$ 8.92	\$ 9.04	\$ 9.01
Town of Port Royal	\$	5.03	\$ 5.61	\$ 5.58	\$ 5.65	\$ 5.64
Town of Bluffton	\$	26.34	\$ 29.38	\$ 29.19	\$ 29.60	\$ 29.50
Town of Hilton Head Island	\$	7.66	\$ 8.54	\$ 8.49	\$ 8.61	\$ 8.58
CWI Cost Share on IA/GA Unit Basis						
Unincorporated County						
per IA Unit	\$	37.41	\$ 38.48	\$ 38.91	\$ 40.15	\$ 40.72
per GA Unit	\$	4.87	\$ 5.03	\$ 5.11	\$ 5.30	\$ 5.40
City of Beaufort						
per IA Unit	\$	6.42	\$ 7.16	\$ 7.11	\$ 7.21	\$ 7.19
per GA Unit	\$	2.09	\$ 2.34	\$ 2.32	\$ 2.35	\$ 2.35
Town of Port Royal						
per IA Unit	\$	4.06	\$ 4.53	\$ 4.50	\$ 4.56	\$ 4.55
per GA Unit	\$	1.01	\$ 1.13	\$ 1.12	\$ 1.14	\$ 1.14
Town of Bluffton						
per IA Unit	\$	25.90	\$ 28.89	\$ 28.71	\$ 29.11	\$ 29.01
per GA Unit	\$	3.26	\$ 3.64	\$ 3.62	\$ 3.67	\$ 3.66
Town of Hilton Head Island						
per IA Unit	\$	6.09	\$ 6.79	\$ 6.75	\$ 6.85	\$ 6.82
per GA Unit	\$	1.99	\$ 2.22	\$ 2.20	\$ 2.23	\$ 2.23

In the first planning year, several shared costs (those for the regional stormwater master plan, public education and outreach, and water quality monitoring) are funded via inter-governmental agreements with the responsible parties. In this year only, these are represented as separate revenues and the costs are not allocated to the jurisdictions based on SFU or IA/GA unit calculation.

### General Impacts of Rate Structure Changes

The recommended rate structure (Option E if capital intensive, Option C if not) incorporates a fixed charge per account (parcel), plus two variable charges: one for impervious area on the parcel and one for gross parcel area. It also continues the practice of using simplified residential rates for residential properties of varying types from single family detached through condominium units. Because the current billing practices for large undeveloped tracts include an impervious area estimation process while the new rates structures do not charge an impervious area fee if there is no impervious area present, the impervious charges may be divergent between the rate structures. However, the introduction of a gross area charge in the new rate structure modeled largely mimics the fee outcomes.

Using three rate metrics (fixed, impervious area, gross area) allows the fee to have components that relate to cost causation most directly and is generally preferred in utility ratemaking. For example, some administrative costs for billing and collections efforts relate much more to the existence of a bill than to the size of the bill. Paying these costs from an impervious area rate shifts costs to large ratepayers while paying these costs from a fixed charge, as recommended, allocates the costs more equally across all ratepayers.

### Needed Ordinance Revisions

#### County

If a new rate structure is adopted, significant revisions to the County's stormwater utility fee ordinance will be needed. While the revisions are outside the ATM team's scope of work, the team has identified the following categories to focus on:

1. The definitions for residential dwelling classifications and nonresidential properties will need to be revised according to the new rate structure, which does not strictly classify properties according to their land use code in the County tax data.
2. In the definitions and general funding policy section, the rate structure and fee calculation description will need to be updated (refer to Rate Structure Design section above).
3. The stormwater service fee rates for other jurisdictions should be removed and replaced with language that says the County will convey the fees for all jurisdictions until each has transitioned to the revised rate structure. The ordinance should state that the same rate structure will apply for all jurisdictions and should describe how the County will maintain stormwater billing data and conduct other administrative tasks. Once a jurisdiction has transitioned to the new rate structure, the jurisdiction should revise its own ordinance on stormwater service fee rates and execution of utility authority.
4. References to findings from the 2005 rate study should be eliminated or updated to reflect the current findings.

5. References to the stormwater utility's responsibilities and how it is managed will need to be revised to take into account the multijurisdictional nature of the utility and any changes to the way funding (especially for county-wide drainage infrastructure) occurs. The revisions can be based on current inter-governmental governmental agreements with the City and Towns.
6. After each jurisdiction transitions to a revised rate structure, the references to inter-governmental agreements on administrative fees in the County ordinance can be replaced with details on the actual fee component.

### Ongoing Billing Data Maintenance

Data maintenance processes for stormwater utility fee billing are crucial to enabling accurate and timely reporting and customer service. Parcel data from the five jurisdictions should be integrated and kept as current as possible for use in determining properties that are billable for the stormwater fee. A GIS layer representing impervious surfaces should be updated regularly in response to development, demolition, and recognition of incorrect data. Other County data sources such as building permit applications and changes in improvement values can also be utilized as triggers to begin or update stormwater billing.

The ATM team will provide technical guidance on data maintenance in a separate memorandum that will go into detail on digitization and GIS processes, triggers for new or changed development, and other processes for keeping stormwater billing data current.

## Appendix A – Beaufort County Recommended Rates (Options A-F)

# Beaufort County Stormwater Rate Study Report

July 17, 2015

Beaufort County  
Summary Sheet  
Option A

	FY 2015-2016 Current RS	FY 2016-2017 Current RS	FY 2017-2018 Current RS	FY 2018-2019 Current RS	FY 2019-2020 Current RS
<b>Rate Base</b>					
1.00% Accounts	65,314	65,967	66,627	67,293	67,966
-0.50% Billable IA Units	54,388	54,116	53,845	53,576	53,308
-1.00% Billable Equivalent GA Units	104,545	103,500	102,465	101,440	100,426
<b>Costs</b>					
Administration (50250012)	\$ 360,495	\$ 363,725	\$ 368,737	\$ 373,179	\$ 379,546
County Portion: Administration	\$ 183,255	\$ 148,378	\$ 150,699	\$ 152,416	\$ 156,023
Regulatory Compliance (50250013)	\$ 620,242	\$ 687,847	\$ 635,754	\$ 669,218	\$ 695,872
County Portion: Regulatory Compliance	\$ 583,300	\$ 623,693	\$ 574,254	\$ 610,371	\$ 637,025
County-Wide Infrastructure O&M (50250011)	\$ 3,492,833	\$ 3,407,621	\$ 3,428,602	\$ 3,520,449	\$ 3,552,600
County Portion: County-Wide Infrastructure	\$ 2,543,648	\$ 2,602,782	\$ 2,618,807	\$ 2,688,961	\$ 2,713,518
Capital Purchases & Projects	\$ 1,636,609	\$ 2,079,320	\$ 1,662,460	\$ 1,585,000	\$ 3,194,460
Total County Costs (excl. debt service)	\$ 6,110,180	\$ 6,538,513	\$ 6,095,553	\$ 6,147,846	\$ 7,822,478
Total County Costs excl. Shared Services Payable by Others (excl. debt service)	\$ 4,946,813	\$ 5,454,173	\$ 5,006,219	\$ 5,036,747	\$ 6,701,026
<b>Debt Service</b>					
Annual Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Coverage Goal	1.30	1.30	1.30	1.30	1.30
Actual Coverage					
<b>Current RS Fee Alternative</b>					
Impervious Area Units	60,927	60,622	60,319	60,017	59,717
Fee	\$ 100.00	\$ 100.00	\$ 100.00	\$ 110.00	\$ 120.00
Countywide Infrastructure Charge	\$ 41.75	\$ 42.93	\$ 43.42	\$ 44.80	\$ 45.44
Override Countywide Infrastructure Charge	\$ -	\$ -	\$ -	\$ -	\$ -
Anticipated Unincorporated County Fee Billings	\$ 6,092,675	\$ 6,062,211	\$ 6,031,900	\$ 6,601,915	\$ 7,166,079
Collection Factor	94%	94%	94%	94%	94%
<b>Revenues</b>					
Anticipated Unincorp County Fee Revenue	\$ 5,727,114	\$ 5,698,479	\$ 5,669,986	\$ 6,205,800	\$ 6,736,114
Anticipated Revenue from other Jurisdictions					
Administrative Fee	\$ 177,240	\$ 215,346	\$ 218,038	\$ 220,764	\$ 223,523
Regulatory Compliance	\$ -	\$ 64,154	\$ 61,500	\$ 58,847	\$ 58,847
Countywide Infrastructure Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Current Shared Services IGA for SMP Update	\$ 236,409				
Current Shared Services IGA for WQ Monitoring & PE/PO	\$ 36,942				
Interest	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Project Cost Shares	\$ 2,771				
Bond Issuance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Fund Balance</b>					
FY Beginning Fund Balance	\$ 434,079	\$ 506,876	\$ (51,158)	\$ (194,686)	\$ 145,379
Total Costs	\$ 6,110,180	\$ 6,538,513	\$ 6,095,553	\$ 6,147,846	\$ 7,822,478
Total Revenues	\$ 6,182,976	\$ 5,980,479	\$ 5,952,025	\$ 6,487,911	\$ 7,020,984
Surplus (Deficit)	\$ 72,797	\$ (558,034)	\$ (143,528)	\$ 340,065	\$ (801,494)
FY End Fund Balance	\$ 506,876	\$ (51,158)	\$ (194,686)	\$ 145,379	\$ (656,115)

# Beaufort County Stormwater Rate Study Report

July 17, 2015

Beaufort County  
Summary Sheet  
Option B

	FY 2015-2016 Current RS	FY 2016-2017 Current RS	FY 2017-2018 Current RS	FY 2018-2019 Current RS	FY 2019-2020 Current RS
<b>Rate Base</b>					
1.00% Accounts	65,314	65,967	66,627	67,293	67,966
-0.50% Billable IA Units	54,388	54,116	53,845	53,576	53,308
-1.00% Billable Equivalent GA Units	104,545	103,500	102,465	101,440	100,426
<b>Costs</b>					
Administration (50250012)	\$ 360,495	\$ 363,725	\$ 368,737	\$ 373,179	\$ 379,546
County Portion: Administration	\$ 183,255	\$ 148,378	\$ 150,699	\$ 152,416	\$ 156,023
Regulatory Compliance (50250013)	\$ 620,242	\$ 687,847	\$ 635,754	\$ 669,218	\$ 695,872
County Portion: Regulatory Compliance	\$ 583,300	\$ 623,693	\$ 574,254	\$ 610,371	\$ 637,025
County-Wide Infrastructure O&M (50250011)	\$ 3,492,833	\$ 3,407,621	\$ 3,428,602	\$ 3,520,449	\$ 3,552,600
County Portion: County-Wide Infrastructure	\$ 2,543,648	\$ 2,602,782	\$ 2,618,807	\$ 2,688,961	\$ 2,713,518
Capital Purchases & Projects	\$ 1,636,609	\$ 2,079,320	\$ 1,662,460	\$ 1,585,000	\$ 3,194,460
Total County Costs (excl. debt service)	\$ 6,110,180	\$ 6,538,513	\$ 6,095,553	\$ 6,147,846	\$ 7,822,478
Total County Costs excl. Shared Services Payable by Others (excl. debt service)	\$ 4,946,813	\$ 5,454,173	\$ 5,006,219	\$ 5,036,747	\$ 6,701,026
<b>Debt Service</b>					
Annual Debt Service	\$ -	\$ 146,185	\$ 292,371	\$ 438,556	\$ 584,741
Coverage Goal	1.30	1.30	1.30	1.30	1.30
Actual Coverage		8.46	4.23	2.46	1.69
<b>Current RS Fee Alternative</b>					
Impervious Area Units	60,927	60,622	60,319	60,017	59,717
Fee	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00	\$ 95.00
Countywide Infrastructure Charge	\$ 41.75	\$ 42.93	\$ 43.42	\$ 44.80	\$ 45.44
Override Countywide Infrastructure Charge	\$ -	\$ -	\$ -	\$ -	\$ -
Anticipated Unincorporated County Fee Billings	\$ 5,788,041	\$ 5,759,101	\$ 5,730,305	\$ 5,701,654	\$ 5,673,146
Collection Factor	94%	94%	94%	94%	94%
<b>Revenues</b>					
Anticipated Unincorp County Fee Revenue	\$ 5,440,759	\$ 5,413,555	\$ 5,386,487	\$ 5,359,555	\$ 5,332,757
Anticipated Revenue from other Jurisdictions					
Administrative Fee	\$ 177,240	\$ 215,346	\$ 218,038	\$ 220,764	\$ 223,523
Regulatory Compliance	\$ -	\$ 64,154	\$ 61,500	\$ 58,847	\$ 58,847
Countywide Infrastructure Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -
Current Shared Services IGA for SMP Update	\$ 236,409				
Current Shared Services IGA for WQ Monitoring & PE/PO	\$ 36,942				
Interest	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Project Cost Shares	\$ 2,771				
Bond Issuance Proceeds	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -
<b>Fund Balance</b>					
FY Beginning Fund Balance	\$ 434,079	\$ 220,520	\$ 4,231,377	\$ 3,511,979	\$ 7,567,243
Total Costs	\$ 6,110,180	\$ 6,684,698	\$ 6,387,923	\$ 6,586,402	\$ 8,407,219
Total Revenues	\$ 5,896,621	\$ 10,695,555	\$ 5,668,526	\$ 10,641,665	\$ 5,617,627
Surplus (Deficit)	\$ (213,559)	\$ 4,010,857	\$ (719,398)	\$ 4,055,264	\$ (2,789,592)
FY End Fund Balance	\$ 220,520	\$ 4,231,377	\$ 3,511,979	\$ 7,567,243	\$ 4,777,650



# Beaufort County Stormwater Rate Study Report

July 17, 2015

Beaufort County  
Summary Sheet  
Option C

	FY 2015-2016 Revised RS	FY 2016-2017 Revised RS	FY 2017-2018 Revised RS	FY 2018-2019 Revised RS	FY 2019-2020 Revised RS
<b>Rate Base</b>					
1.00% Accounts	65,314	65,967	66,627	67,293	67,966
-0.50% Billable IA Units	54,388	54,116	53,845	53,576	53,308
-1.00% Billable Equivalent GA Units	104,545	103,500	102,465	101,440	100,426
<b>Costs</b>					
Administration (50250012)	\$ 360,495	\$ 363,725	\$ 368,737	\$ 373,179	\$ 379,546
County Portion: Administration	\$ 183,255	\$ 148,378	\$ 150,699	\$ 152,416	\$ 156,023
Regulatory Compliance (50250013)	\$ 620,242	\$ 687,847	\$ 635,754	\$ 669,218	\$ 695,872
County Portion: Regulatory Compliance	\$ 583,300	\$ 639,616	\$ 589,928	\$ 625,797	\$ 652,451
County-Wide Infrastructure O&M (50250011)	\$ 3,492,833	\$ 3,407,621	\$ 3,428,602	\$ 3,520,449	\$ 3,552,600
County Portion: County-Wide Infrastructure	\$ 2,543,648	\$ 2,602,782	\$ 2,618,807	\$ 2,688,961	\$ 2,713,518
Capital Purchases & Projects	\$ 1,636,609	\$ 2,079,320	\$ 1,662,460	\$ 1,585,000	\$ 3,194,460
Total County Costs (excl. debt service)	\$ 6,110,180	\$ 6,538,513	\$ 6,095,553	\$ 6,147,846	\$ 7,822,478
Total County Costs excl. Shared Services Payable by Others (excl. debt service)	\$ 4,946,813	\$ 5,470,096	\$ 5,021,894	\$ 5,052,173	\$ 6,716,452
<b>Debt Service</b>					
Annual Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Coverage Goal	1.30	1.30	1.30	1.30	1.30
Actual Coverage					
<b>Revised R5 Stormwater Fee</b>					
Fixed Cost per Account, Calc	\$ 11.74	\$ 12.44	\$ 11.66	\$ 12.15	\$ 12.53
Fixed Cost per Account, admin portion:	\$ 2.81	\$ 2.74	\$ 2.80	\$ 2.84	\$ 2.93
Fixed Cost per Account, regulatory compliance portion:	\$ 8.93	\$ 9.70	\$ 8.85	\$ 9.30	\$ 9.60
Fixed Cost per Account, CWI portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost Collection Rate	91%	92%	94%	94%	94%
Fixed Cost per Account, Override	\$ 12.00	\$ 14.00	\$ 14.00	\$ 14.00	\$ 14.00
Variable Costs, IA Proportion	80%	80%	80%	80%	80%
Variable Costs, GA Proportion	20%	20%	20%	20%	20%
Variable Costs, IA Unit Fee Calc	\$ 61.49	\$ 69.22	\$ 63.61	\$ 63.82	\$ 88.67
Variable Costs, IA Unit Fee, administrative portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, IA Unit Fee, reg compliance portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, IA Unit Fee, CWI portion:	\$ 37.41	\$ 38.48	\$ 38.91	\$ 40.15	\$ 40.72
Variable Costs, IA Unit Fee, Other County costs portion:	\$ 24.07	\$ 30.74	\$ 24.70	\$ 23.67	\$ 47.94
IA Collection Rate	91%	92%	94%	94%	94%
Variable Costs, IA Unit Fee Override	\$ 65.00	\$ 75.00	\$ 75.00	\$ 75.00	\$ 75.00
Variable Costs, GA Unit Fee Calc	\$ 8.00	\$ 9.05	\$ 8.36	\$ 8.43	\$ 11.77
Variable Costs, GA Unit Fee, administrative portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, GA Unit Fee, reg compliance portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, GA Unit Fee, CWI portion:	\$ 4.87	\$ 5.03	\$ 5.11	\$ 5.30	\$ 5.40
Variable Costs, GA Unit Fee, Other County costs portion:	\$ 3.13	\$ 4.02	\$ 3.24	\$ 3.13	\$ 6.36
GA Collection Rate	91%	92%	94%	94%	94%
Variable Costs, GA Unit Fee Override	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 12.00
Anticipated Unincorp County Fee Billings	\$ 5,364,442	\$ 6,017,238	\$ 5,995,803	\$ 5,974,702	\$ 6,154,736
<b>Revenues</b>					
Anticipated Unincorp County Fee Revenue	\$ 4,881,642	\$ 5,535,859	\$ 5,636,055	\$ 5,616,220	\$ 5,785,452
Anticipated Revenue from other Jurisdictions					
Administrative Fee	\$ 177,240	\$ 215,346	\$ 218,038	\$ 220,764	\$ 223,523
Regulatory Compliance	\$ -	\$ 48,230	\$ 45,825	\$ 43,421	\$ 43,421
Countywide Infrastructure Maintenance	\$ 712,776	\$ 804,840	\$ 809,795	\$ 831,488	\$ 839,082
Current Shared Services IGA for SMP Update	\$ 236,409				
Current Shared Services IGA for WQ Monitoring & PE/PO	\$ 36,942				
Interest	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Project Cost Shares	\$ 2,771				
Bond Issuance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Fund Balance</b>					
FY Beginning Fund Balance	\$ 434,079	\$ 374,179	\$ 442,442	\$ 1,059,103	\$ 1,625,649
Total Costs	\$ 6,110,180	\$ 6,538,513	\$ 6,095,553	\$ 6,147,846	\$ 7,822,478
Total Revenues	\$ 6,050,280	\$ 6,606,775	\$ 6,712,213	\$ 6,714,392	\$ 6,893,978
Surplus (Deficit)	\$ (59,900)	\$ 68,263	\$ 616,661	\$ 566,546	\$ (928,500)
FY End Fund Balance	\$ 374,179	\$ 442,442	\$ 1,059,103	\$ 1,625,649	\$ 697,149

# Beaufort County Stormwater Rate Study Report

July 17, 2015

Beaufort County  
Summary Sheet  
Option D

	FY 2015-2016 Revised RS	FY 2016-2017 Revised RS	FY 2017-2018 Revised RS	FY 2018-2019 Revised RS	FY 2019-2020 Revised RS
<b>Rate Base</b>					
1.00% Accounts	65,314	65,967	66,627	67,293	67,966
-0.50% Billable IA Units	54,388	54,116	53,845	53,576	53,308
-1.00% Billable Equivalent GA Units	104,545	103,500	102,465	101,440	100,426
<b>Costs</b>					
Administration (50250012)	\$ 360,495	\$ 363,725	\$ 368,737	\$ 373,179	\$ 379,546
County Portion: Administration	\$ 183,255	\$ 148,378	\$ 150,699	\$ 152,416	\$ 156,023
Regulatory Compliance (50250013)	\$ 620,242	\$ 687,847	\$ 635,754	\$ 669,218	\$ 695,872
County Portion: Regulatory Compliance	\$ 583,300	\$ 623,693	\$ 574,254	\$ 610,371	\$ 637,025
County-Wide Infrastructure O&M (50250011)	\$ 3,492,833	\$ 3,407,621	\$ 3,428,602	\$ 3,520,449	\$ 3,552,600
County Portion: County-Wide Infrastructure	\$ 2,543,648	\$ 2,602,782	\$ 2,618,807	\$ 2,688,961	\$ 2,713,518
Capital Purchases & Projects	\$ 1,636,609	\$ 2,079,320	\$ 1,662,460	\$ 1,585,000	\$ 3,194,460
Total County Costs (excl. debt service)	\$ 6,110,180	\$ 6,538,513	\$ 6,095,553	\$ 6,147,846	\$ 7,822,478
Total County Costs excl. Shared Services Payable by Others (excl. debt service)	\$ 4,946,813	\$ 5,454,173	\$ 5,006,219	\$ 5,036,747	\$ 6,701,026
<b>Debt Service</b>					
Annual Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -
Coverage Goal	1.30	1.30	1.30	1.30	1.30
Actual Coverage					
<b>Revised R5 Stormwater Fee</b>					
Fixed Cost per Account, Calc	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost per Account, admin portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost per Account, regulatory compliance portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost per Account, CWI portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost Collection Rate	91%	92%	94%	94%	94%
Fixed Cost per Account, Override	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, IA Proportion	80%	80%	80%	80%	80%
Variable Costs, GA Proportion	20%	20%	20%	20%	20%
Variable Costs, IA Unit Fee Calc	\$ 72.77	\$ 80.63	\$ 74.38	\$ 75.21	\$ 100.57
Variable Costs, IA Unit Fee, administrative portion:	\$ 2.70	\$ 2.19	\$ 2.24	\$ 2.28	\$ 2.34
Variable Costs, IA Unit Fee, reg compliance portion:	\$ 8.58	\$ 9.22	\$ 8.53	\$ 9.11	\$ 9.56
Variable Costs, IA Unit Fee, CWI portion:	\$ 37.41	\$ 38.48	\$ 38.91	\$ 40.15	\$ 40.72
Variable Costs, IA Unit Fee, Other County costs portion:	\$ 24.07	\$ 30.74	\$ 24.70	\$ 23.67	\$ 47.94
IA Collection Rate	91%	92%	94%	94%	94%
Variable Costs, IA Unit Fee Override	\$ 80.00	\$ 90.00	\$ 90.00	\$ 90.00	\$ 95.00
Variable Costs, GA Unit Fee Calc	\$ 9.47	\$ 10.54	\$ 9.78	\$ 9.94	\$ 13.35
Variable Costs, GA Unit Fee, administrative portion:	\$ 0.35	\$ 0.29	\$ 0.29	\$ 0.30	\$ 0.31
Variable Costs, GA Unit Fee, reg compliance portion:	\$ 1.12	\$ 1.21	\$ 1.12	\$ 1.20	\$ 1.27
Variable Costs, GA Unit Fee, CWI portion:	\$ 4.87	\$ 5.03	\$ 5.11	\$ 5.30	\$ 5.40
Variable Costs, GA Unit Fee, Other County costs portion:	\$ 3.13	\$ 4.02	\$ 3.24	\$ 3.13	\$ 6.36
GA Collection Rate	91%	92%	94%	94%	94%
Variable Costs, GA Unit Fee Override	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 12.00
Anticipated Unincorp County Fee Billings	\$ 5,396,494	\$ 5,905,440	\$ 5,870,700	\$ 5,836,240	\$ 6,269,372
<b>Revenues</b>					
Anticipated Unincorp County Fee Revenue	\$ 4,910,810	\$ 5,433,005	\$ 5,518,458	\$ 5,486,066	\$ 5,893,210
Anticipated Revenue from other Jurisdictions					
Administrative Fee	\$ 177,240	\$ 215,346	\$ 218,038	\$ 220,764	\$ 223,523
Regulatory Compliance	\$ -	\$ 64,154	\$ 61,500	\$ 58,847	\$ 58,847
Countywide Infrastructure Maintenance	\$ 712,776	\$ 804,840	\$ 809,795	\$ 831,488	\$ 839,082
Current Shared Services IGA for SMP Update	\$ 236,409				
Current Shared Services IGA for WQ Monitoring & PE/PO	\$ 36,942				
Interest	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Project Cost Shares	\$ 2,771				
Bond Issuance Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Fund Balance</b>					
FY Beginning Fund Balance	\$ 434,079	\$ 403,347	\$ 384,679	\$ 899,417	\$ 1,351,236
Total Costs	\$ 6,110,180	\$ 6,538,513	\$ 6,095,553	\$ 6,147,846	\$ 7,822,478
Total Revenues	\$ 6,079,448	\$ 6,519,844	\$ 6,610,291	\$ 6,599,664	\$ 7,017,162
Surplus (Deficit)	\$ (30,732)	\$ (18,668)	\$ 514,739	\$ 451,819	\$ (805,316)
FY End Fund Balance	\$ 403,347	\$ 384,679	\$ 899,417	\$ 1,351,236	\$ 545,920

# Beaufort County Stormwater Rate Study Report

July 17, 2015

Beaufort County  
Summary Sheet  
Option E

	FY 2015-2016 Revised RS	FY 2016-2017 Revised RS	FY 2017-2018 Revised RS	FY 2018-2019 Revised RS	FY 2019-2020 Revised RS
<b>Rate Base</b>					
1.00% Accounts	65,314	65,967	66,627	67,293	67,966
-0.50% Billable IA Units	54,388	54,116	53,845	53,576	53,308
-1.00% Billable Equivalent GA Units	104,545	103,500	102,465	101,440	100,426
<b>Costs</b>					
Administration (50250012)	\$ 360,495	\$ 363,725	\$ 368,737	\$ 373,179	\$ 379,546
County Portion: Administration	\$ 183,255	\$ 148,378	\$ 150,699	\$ 152,416	\$ 156,023
Regulatory Compliance (50250013)	\$ 620,242	\$ 687,847	\$ 635,754	\$ 669,218	\$ 695,872
County Portion: Regulatory Compliance	\$ 583,300	\$ 639,616	\$ 589,928	\$ 625,797	\$ 652,451
County-Wide Infrastructure O&M (50250011)	\$ 3,492,833	\$ 3,407,621	\$ 3,428,602	\$ 3,520,449	\$ 3,552,600
County Portion: County-Wide Infrastructure	\$ 2,543,648	\$ 2,602,782	\$ 2,618,807	\$ 2,688,961	\$ 2,713,518
Capital Purchases & Projects	\$ 1,636,609	\$ 2,079,320	\$ 1,662,460	\$ 1,585,000	\$ 3,194,460
Total County Costs (excl. debt service)	\$ 6,110,180	\$ 6,538,513	\$ 6,095,553	\$ 6,147,846	\$ 7,822,478
Total County Costs excl. Shared Services Payable by Others (excl. debt service)	\$ 4,946,813	\$ 5,470,096	\$ 5,021,894	\$ 5,052,173	\$ 6,716,452
<b>Debt Service</b>					
Annual Debt Service	\$ -	\$ 146,185	\$ 292,371	\$ 438,556	\$ 584,741
Coverage Goal	1.30	1.30	1.30	1.30	1.30
Actual Coverage		10.45	5.64	3.47	2.48
<b>Revised R5 Stormwater Fee</b>					
Fixed Cost per Account, Calc	\$ 11.74	\$ 12.44	\$ 11.66	\$ 12.15	\$ 12.53
Fixed Cost per Account, admin portion:	\$ 2.81	\$ 2.74	\$ 2.80	\$ 2.84	\$ 2.93
Fixed Cost per Account, regulatory compliance portion:	\$ 8.93	\$ 9.70	\$ 8.85	\$ 9.30	\$ 9.60
Fixed Cost per Account, CWI portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost Collection Rate	91%	92%	94%	94%	94%
Fixed Cost per Account, Override	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00	\$ 12.00
Variable Costs, IA Proportion	80%	80%	80%	80%	80%
Variable Costs, GA Proportion	20%	20%	20%	20%	20%
Variable Costs, IA Unit Fee Calc	\$ 61.49	\$ 71.38	\$ 67.96	\$ 70.37	\$ 97.44
Variable Costs, IA Unit Fee, administrative portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, IA Unit Fee, reg compliance portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, IA Unit Fee, CWI portion:	\$ 37.41	\$ 38.48	\$ 38.91	\$ 40.15	\$ 40.72
Variable Costs, IA Unit Fee, Other County costs portion:	\$ 24.07	\$ 32.90	\$ 29.04	\$ 30.22	\$ 56.71
IA Collection Rate	91%	92%	94%	94%	94%
Variable Costs, IA Unit Fee Override	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00	\$ 65.00
Variable Costs, GA Unit Fee Calc	\$ 8.00	\$ 9.34	\$ 8.93	\$ 9.30	\$ 12.94
Variable Costs, GA Unit Fee, administrative portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, GA Unit Fee, reg compliance portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, GA Unit Fee, CWI portion:	\$ 4.87	\$ 5.03	\$ 5.11	\$ 5.30	\$ 5.40
Variable Costs, GA Unit Fee, Other County costs portion:	\$ 3.13	\$ 4.30	\$ 3.82	\$ 3.99	\$ 7.53
GA Collection Rate	91%	92%	94%	94%	94%
Variable Costs, GA Unit Fee Override	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00
Anticipated Unincorp County Fee Billings	\$ 5,364,442	\$ 5,344,144	\$ 5,324,099	\$ 5,304,356	\$ 5,284,872
<b>Revenues</b>					
Anticipated Unincorp County Fee Revenue	\$ 4,881,642	\$ 4,916,612	\$ 5,004,653	\$ 4,986,095	\$ 4,967,780
Anticipated Revenue from other Jurisdictions					
Administrative Fee	\$ 177,240	\$ 215,346	\$ 218,038	\$ 220,764	\$ 223,523
Regulatory Compliance	\$ -	\$ 48,230	\$ 45,825	\$ 43,421	\$ 43,421
Countywide Infrastructure Maintenance	\$ 712,776	\$ 804,840	\$ 809,795	\$ 831,488	\$ 839,082
Current Shared Services IGA for SMP Update	\$ 236,409				
Current Shared Services IGA for WQ Monitoring & PE/PO	\$ 36,942				
Interest	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Project Cost Shares	\$ 2,771				
Bond Issuance Proceeds	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -
<b>Fund Balance</b>					
FY Beginning Fund Balance	\$ 434,079	\$ 374,179	\$ 4,677,010	\$ 4,369,898	\$ 8,867,764
Total Costs	\$ 6,110,180	\$ 6,684,698	\$ 6,387,923	\$ 6,586,402	\$ 8,407,219
Total Revenues	\$ 6,050,280	\$ 10,987,529	\$ 6,080,812	\$ 11,084,267	\$ 6,076,305
Surplus (Deficit)	\$ (59,900)	\$ 4,302,831	\$ (307,112)	\$ 4,497,865	\$ (2,330,914)
FY End Fund Balance	\$ 374,179	\$ 4,677,010	\$ 4,369,898	\$ 8,867,764	\$ 6,536,850

# Beaufort County Stormwater Rate Study Report

July 17, 2015

Beaufort County  
Summary Sheet  
Option F

	FY 2015-2016 Revised RS	FY 2016-2017 Revised RS	FY 2017-2018 Revised RS	FY 2018-2019 Revised RS	FY 2019-2020 Revised RS
<b>Rate Base</b>					
1.00% Accounts	65,314	65,967	66,627	67,293	67,966
-0.50% Billable IA Units	54,388	54,116	53,845	53,576	53,308
-1.00% Billable Equivalent GA Units	104,545	103,500	102,465	101,440	100,426
<b>Costs</b>					
Administration (50250012)	\$ 360,495	\$ 363,725	\$ 368,737	\$ 373,179	\$ 379,546
County Portion: Administration	\$ 183,255	\$ 148,378	\$ 150,699	\$ 152,416	\$ 156,023
Regulatory Compliance (50250013)	\$ 620,242	\$ 687,847	\$ 635,754	\$ 669,218	\$ 695,872
County Portion: Regulatory Compliance	\$ 583,300	\$ 623,693	\$ 574,254	\$ 610,371	\$ 637,025
County-Wide Infrastructure O&M (50250011)	\$ 3,492,833	\$ 3,407,621	\$ 3,428,602	\$ 3,520,449	\$ 3,552,600
County Portion: County-Wide Infrastructure	\$ 2,543,648	\$ 2,602,782	\$ 2,618,807	\$ 2,688,961	\$ 2,713,518
Capital Purchases & Projects	\$ 1,636,609	\$ 2,079,320	\$ 1,662,460	\$ 1,585,000	\$ 3,194,460
Total County Costs (excl. debt service)	\$ 6,110,180	\$ 6,538,513	\$ 6,095,553	\$ 6,147,846	\$ 7,822,478
Total County Costs excl. Shared Services Payable by Others (excl. debt service)	\$ 4,946,813	\$ 5,454,173	\$ 5,006,219	\$ 5,036,747	\$ 6,701,026
<b>Debt Service</b>					
Annual Debt Service	\$ -	\$ 146,185	\$ 292,371	\$ 438,556	\$ 584,741
Coverage Goal	1.30	1.30	1.30	1.30	1.30
Actual Coverage		10.69	5.72	3.50	2.80
<b>Revised R5 Stormwater Fee</b>					
Fixed Cost per Account, Calc	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost per Account, admin portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost per Account, regulatory compliance portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost per Account, CWI portion:	\$ -	\$ -	\$ -	\$ -	\$ -
Fixed Cost Collection Rate	91%	92%	94%	94%	94%
Fixed Cost per Account, Override	\$ -	\$ -	\$ -	\$ -	\$ -
Variable Costs, IA Proportion	80%	80%	80%	80%	80%
Variable Costs, GA Proportion	20%	20%	20%	20%	20%
Variable Costs, IA Unit Fee Calc	\$ 72.77	\$ 82.80	\$ 78.73	\$ 81.76	\$ 109.34
Variable Costs, IA Unit Fee, administrative portion:	\$ 2.70	\$ 2.19	\$ 2.24	\$ 2.28	\$ 2.34
Variable Costs, IA Unit Fee, reg compliance portion:	\$ 8.58	\$ 9.22	\$ 8.53	\$ 9.11	\$ 9.56
Variable Costs, IA Unit Fee, CWI portion:	\$ 37.41	\$ 38.48	\$ 38.91	\$ 40.15	\$ 40.72
Variable Costs, IA Unit Fee, Other County costs portion:	\$ 24.07	\$ 32.90	\$ 29.04	\$ 30.22	\$ 56.71
IA Collection Rate	91%	92%	94%	94%	94%
Variable Costs, IA Unit Fee Override	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00	\$ 80.00
Variable Costs, GA Unit Fee Calc	\$ 9.47	\$ 10.83	\$ 10.35	\$ 10.80	\$ 14.51
Variable Costs, GA Unit Fee, administrative portion:	\$ 0.35	\$ 0.29	\$ 0.29	\$ 0.30	\$ 0.31
Variable Costs, GA Unit Fee, reg compliance portion:	\$ 1.12	\$ 1.21	\$ 1.12	\$ 1.20	\$ 1.27
Variable Costs, GA Unit Fee, CWI portion:	\$ 4.87	\$ 5.03	\$ 5.11	\$ 5.30	\$ 5.40
Variable Costs, GA Unit Fee, Other County costs portion:	\$ 3.13	\$ 4.30	\$ 3.82	\$ 3.99	\$ 7.53
GA Collection Rate	91%	92%	94%	94%	94%
Variable Costs, GA Unit Fee Override	\$ 10.00	\$ 10.00	\$ 10.00	\$ 10.00	\$ 12.00
Anticipated Unincorp County Fee Billings	\$ 5,396,494	\$ 5,364,280	\$ 5,332,250	\$ 5,300,480	\$ 5,469,752
<b>Revenues</b>					
Anticipated Unincorp County Fee Revenue	\$ 4,910,810	\$ 4,935,138	\$ 5,012,315	\$ 4,982,451	\$ 5,141,567
Anticipated Revenue from other Jurisdictions					
Administrative Fee	\$ 177,240	\$ 215,346	\$ 218,038	\$ 220,764	\$ 223,523
Regulatory Compliance	\$ -	\$ 64,154	\$ 61,500	\$ 58,847	\$ 58,847
Countywide Infrastructure Maintenance	\$ 712,776	\$ 804,840	\$ 809,795	\$ 831,488	\$ 839,082
Current Shared Services IGA for SMP Update	\$ 236,409				
Current Shared Services IGA for WQ Monitoring & PE/PO	\$ 36,942				
Interest	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
Project Cost Shares	\$ 2,771				
Bond Issuance Proceeds	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -
<b>Fund Balance</b>					
FY Beginning Fund Balance	\$ 434,079	\$ 403,347	\$ 4,740,626	\$ 4,456,851	\$ 8,966,500
Total Costs	\$ 6,110,180	\$ 6,684,698	\$ 6,387,923	\$ 6,586,402	\$ 8,407,219
Total Revenues	\$ 6,079,448	\$ 11,021,977	\$ 6,104,148	\$ 11,096,050	\$ 6,265,519
Surplus (Deficit)	\$ (30,732)	\$ 4,337,279	\$ (283,775)	\$ 4,509,648	\$ (2,141,700)
FY End Fund Balance	\$ 403,347	\$ 4,740,626	\$ 4,456,851	\$ 8,966,500	\$ 6,824,799

Beaufort County Stormwater Utility  
Revised Budget for FY2016

Unaudited Projected Revenue		
	FY2015 Requested Board Budget	FY2016 Requested Board Budget
Revenue		
Admin SWU Fees	313,460	357,244
Unincorp/CWI SWU Fees	2,766,881	5,414,414
Total Revenue from SWU Fees	3,080,341	5,771,658
Reimbursable Projects	2,500	2,500
Interest	2,955	2,771
Cost-Share for Joint Efforts	41,689	273,351
Reserve Utilization		
Capital Improvement Fund	767,500	434,079
Stormwater Utility	351,091	0
Projected Revenue Total	4,246,076	6,484,359

\$3.18/SFU

-3.5% from FY15 to FY16

\$2,500-SCDOT or BCSD

Notes:

\*Reimbursement ck for \$38,566 from Carolina Clear to be applied to PE/PO contract.

**\*\*Cost-Share total in the model is \$47,948**

**Town of Port Royal (ToPR)**  
\$7,590 - WQ Monitoring \$60K NoBR  
\$630 - PE/O cost-share \$60K C/W  
\$13,961 - SMP Update cost-share \$475K C/W

**City of Beaufort (CoB)**  
\$18,685 - WQ Monitoring \$60K NoBR  
\$1,545 - PE/O cost-share \$60K C/W  
\$34,251 - SMP Update cost-share \$475K C/W

**Town of Hilton Head Island (ToHHI)**  
\$6,282 - PE/O cost-share \$60K C/W  
\$139,243 - SMP Update cost-share \$475K C/W

**Town of Bluffton (ToB)**  
\$2,210 - PE/O cost-share \$60K C/W  
\$48,954 - SMP Update cost-share \$475K C/W

**Lowest in FY15** (Nov 14)  
Unres Net Assets-\$678K  
Cash Balance-(\$178K)

**Most Recent** (Mar 15)  
Unres Net Assets-\$1.4M  
Cash Balance-\$2.76M

Efforts (Expenditures)		
Administration	313,460	360,495
Utility Activities		
UA/Control Reg	216,956	-
UA/WQ Monitoring	120,000	-
UA/Annual Maintenance	2,736,160	2,908,833
UA/Public Information/Outreach	50,000	-
UA/Drainage Enhancement	7,000	39,000
UA/Additional Studies	35,000	545,000
Utility Activities Subtotal	3,165,116	3,492,833
Regulation		
UA/Control Reg		445,242
UA/WQ Monitoring		105,000
UA/Public Information/Outreach		70,000
Regulation Subtotal	-	620,242
Reserve Utilization		
Capital Improvement Fund		
Admin Parking Lot Retrofit	327,169	-
Hwy 278 Retrofit	207,722	183,215
Okatie West/SC 170 Retrofit	100,000	315,000
Battery Creek Upper Retrofit	132,609	117,604
Buckingham Plantation	-	400,000
Brewer Memorial Demo Pond	-	9,500
Reserve Utilization Subtotal	767,500	1,025,319
Utility Operating Fund		
Surplus (Deficit)	-	985,469
Efforts Total	4,246,076	6,484,359

**Personnel**  
Director of EE (SW Mngr) - .8 FTE  
GIS&MS4 Data Mngr - 1.0 FTE  
SW Bus Mngr - 1.0 FTE  
Fiscal Tech - .1 FTE  
SW Admin Tech - .5 FTE

**Personnel**  
New Infrastructure Inspection Tech - 1.0 FTE  
**\$30K - O&M's Professional Services**  
\$21K - Survey  
\$5K - Engineering Services  
\$2K - Easement Appraisal Services  
\$2K - Wetland Delineation/Restoration  
**\$0 - Inventory Secondary SW System** (Staff)

**\$39K - PSMS Enhancements**  
\$25K - Sawmill (Forby)  
\$14K - Contingency

**\$545K - Additional Studies**  
\$475K - Update to the SMMP  
\$30K - Credits/Incentives Analysis  
\$30K - Rate Study Phase II  
\$10K - Contingency

**Personnel**  
Superintendent - 1.0 FTE  
Inspector - 1.0 FTE  
Fiscal Tech - .1 FTE  
Admin Tech - .5 FTE  
New MS4 Coord - 1.0 FTE  
**\$70K - SW Control Regulations' Professional Services**  
\$25K - IDDE (Ord/Plan)  
\$25K - Construction (Ord/Manual)  
\$20K - Post Construction WQ (Ord. review/manual review)

**\$105K - WQ Monitoring**  
\$100K - USCB WQ Lab  
\$5K - Gel Engineering  
(Purchase of monitoring equip reflected in Capital Assets)

**\$70K - Public Edu/Info**  
\$60K - MCM 1&2 Contract  
\$10K - Website Development

**carolynw:**  
Construction delayed

**carolynw:**  
Construction delayed

Change in Capital Assets On Balance Sheet

	FY2015	FY2016
Capital Assets Additions	165,561	611,290
Depreciation	(182,523)	(248,481)
	(16,962)	362,809

**\$573,290 - UA**  
\$314,460 - Replace (2) dump trucks  
\$54K - Replace (2) 4x4 pickup trucks (intermediate)  
\$32K - Add (1) pickup truck (Infr Inspection Tech)  
\$5,830 - Radio (Infr Inspection Tech)  
\$85K - Trailer Mounted Camera  
\$32K Vac Truck Overhaul  
\$50K - Land Acquisition (Condemnation)

**\$38K - Regulatory Section**  
\$31K - Add (1) pickup truck (MS4 Coord)  
\$7K - WagTech Kit

SWM - \$5,826  
UA - \$231,980  
Reg - \$10,675

**AN ORDINANCE TO AMEND THE STORMWATER MANAGEMENT UTILITY ORDINANCE AS ADOPTED  
AUGUST 22, 2005 TO PROVIDE FOR AMENDMENT OF THE RATE STRUCTURE, ADJUST UTILITY RATES,  
AND TO MODIFY CERTAIN TERMS TO ACCURATELY REFLECT ADMINISTRATION STRUCTURE**

**WHEREAS**, Act 283 of 1975, The Home Rule Act, vested Beaufort County Council with the independent authority to control all acts and powers of local governmental authority that are not expressly prohibited by South Carolina law; and

**WHEREAS**, Chapter 99, Article II, "Stormwater Management Utility" was adopted on August 27, 2001 and was modified by ordinance on August 22, 2005; and

**WHEREAS**, Stormwater Management Utility was established for the purpose of managing, acquiring, constructing, protecting, operating, maintaining, enhancing, controlling, and regulating the use of stormwater drainage systems in the county;

**WHEREAS, to meet the increasing demands on the Stormwater Management Utility in the areas of federally mandated municipal Separate Stormsewer Systems (MS4) permitting, capital project needs, and cost of service of operations and maintenance, as well as an evolving understanding of the impacts of the urban environment on water quality, the Stormwater Management Utility finds it necessary to amend the structure in which rates are determined and adjust the rates charged to the citizens of Beaufort County to meet said demands in a fair and equitable manner; and**

**WHEREAS**, the administrative structure of the Stormwater Management Utility needs to be amended to reflect the organization of the current administration; and

**WHEREAS**, Beaufort County Council believes to best provide for the health, safety, and welfare of its citizens it is appropriate to amend Chapter 99, Article II of the Beaufort County Code and to provide for additional terms to said Article; and

**WHEREAS, text that is underscored shall be added text and text lined through shall be deleted**  
**text; and**

**NOW, THEREFORE, BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL**, that Chapter 99, Article II of the Beaufort County Code is hereby amended and replaced with the following:

Chapter 99 - STORMWATER MANAGEMENT UTILITY

ARTICLE I. - IN GENERAL

Secs. 99-1—99-100. - Reserved.

ARTICLE II. - STORMWATER MANAGEMENT UTILITY

Sec. 99-101. - Findings of fact.

The County Council of Beaufort County, South Carolina, makes the following findings of fact:

- (a) The professional engineering and financial analyses conducted on behalf of and submitted to the county properly assesses and defines the stormwater management problems, needs, goals, program priorities, costs of service, need for interlocal cooperation, and funding opportunities of the county.
- (b) Given the problems, needs, goals, program priorities, costs of service, needs for interlocal cooperation, and funding opportunities identified in the professional engineering and financial analyses submitted to the county, it is appropriate to authorize the establishment of a separate enterprise accounting unit which shall be dedicated specifically to the management, construction, maintenance, protection, control, regulation, use, and enhancement of stormwater systems and programs in Beaufort County in concert with other water resource management programs.
- (c) Stormwater management is applicable and needed throughout the unincorporated portions of Beaufort County, but interlocal cooperation between the county and the incorporated cities and towns within the county is also essential to the efficient provision of stormwater programs, services, systems, and facilities. Intense urban development in some portions of the county has radically altered the natural hydrology of the area and the hydraulics of stormwater systems, with many natural elements having been replaced or augmented by man-made facilities. Other areas of the county remain very rural in character, with natural stormwater systems predominating except along roads where ditches and culverts have been installed. As a result, the specific program, service, system, and facility demands differ from area to area in the county. While the county manages, operates, and improves stormwater programs, services, systems and facilities in the rural as well as urban areas, the need for improved stormwater management is greatest in the urban areas and nearby, including areas within incorporated cities and towns. Therefore, a stormwater utility service area subject to stormwater service fees should encompass, in so far as possible through interlocal agreements, the entirety of Beaufort County and the stormwater management utility service fee rate structure should reflect the amount of impervious area on individual properties and the runoff impact from water quantity and water quality.
- (d) The stormwater needs in Beaufort County include but are not limited to protecting the public health, safety, and welfare. Provision of stormwater management programs, services, systems, and facilities therefore renders and/or results in both service and benefit to individual properties, property owners, citizens, and residents of the county and to properties, property owners, citizens, and residents of the county concurrently in a variety of ways as identified in the professional engineering and financial analyses.
- (e) The service and benefit rendered or resulting from the provision of stormwater management programs, services, systems, and facilities may differ over time depending on many factors and considerations, including but not limited to location, demands and impacts imposed on the stormwater programs, systems, and facilities, and risk exposure. It is not practical to allocate the cost of the county's stormwater management programs, services, systems, and facilities in direct and precise relationship to the services or benefits rendered to or received by individual properties or persons over a brief span of time, but it is both practical and equitable to allocate the cost of stormwater management among properties and persons in proportion to the long-term demands they impose on the county's stormwater programs, services, systems, and facilities which render or result in services and benefits.
- (f) Beaufort County presently owns and operates stormwater management systems and facilities that have been developed, installed, and acquired through various mechanisms over many years. The future usefulness and value of the existing stormwater systems and facilities owned and operated by Beaufort County, and of future additions and improvements thereto, rests on the ability of the county to effectively manage, construct, protect, operate, maintain, control, regulate, use, and enhance the stormwater systems and facilities in the county, in concert with the management of other water resources in the county and in cooperation with the incorporated cities and towns. In order to do so, the county must have adequate and stable funding for its stormwater management program operating and capital investment needs.



- (g) The county council finds, concludes, and determines that a stormwater management utility provides the most practical and appropriate means of properly delivering stormwater management services and benefits throughout the county, and the most equitable means to fund stormwater services in the county through stormwater service fees and other mechanisms as described in the professional engineering and financial analyses prepared for the county.
- (h) The county council finds, concludes, and determines that a schedule of stormwater utility service fees be levied upon and collected from the owners of all lots, parcels of real estate, and buildings that discharge stormwater or subsurface waters, directly or indirectly, to the county stormwater management system and that the proceeds of such charges so derived be used for the stormwater management system.
- (i) The county council finds that adjustments and credits against stormwater utility service fees are an appropriate means to grant properties providing stormwater management program services that would otherwise be provided by the county and will afford Beaufort County cost savings. These reductions will be developed by the ~~Beaufort County engineer~~ Stormwater Manager and will be reviewed on an annual basis to allow for any modifications to practices required by Beaufort County.

~~The county council finds that both the total gross area and impervious area on each property are the most important factors influencing the cost of stormwater management in Beaufort County and, the runoff impact from water quantity and water quality. In determining the basis for a stormwater management utility fee, the county council finds that it is appropriate to remove the amount of land area on each property that is designated as river or marsh as these areas are vital portions of the county's stormwater management program.~~

#### Sec. 99-102. - Establishment of a stormwater management utility and a utility enterprise fund.

There is hereby established within the ~~Public Works Department~~ Environmental Engineering Division of Beaufort County a stormwater management utility for the purpose of conducting the county's stormwater management program. The county administrator shall establish and maintain a stormwater management utility enterprise fund in the county budget and accounting system, which shall be and remain separate from other funds. All revenues of the utility shall be placed into the stormwater management utility enterprise fund and all expenses of the utility shall be paid from the fund, except that other revenues, receipts, and resources not accounted for in the stormwater management utility enterprise fund may be applied to stormwater management programs, services, systems, and facilities as deemed appropriate by the Beaufort County Council. The county administrator may designate within the stormwater management utility enterprise fund such sub-units as necessary for the purpose of accounting for the geographical generation of revenues and allocation of expenditures pursuant to interlocal governmental agreements with the cities and towns of Beaufort County.

#### Sec. 99-103. - Purpose and responsibility of the utility.

The Beaufort County Stormwater Management Utility is established for the purpose of managing, acquiring, constructing, protecting, operating, maintaining, enhancing, controlling, and regulating the use of stormwater drainage systems in the county. The utility shall, on behalf of the county and the citizens of the county: administer the stormwater management program; perform studies and analyses as required; collect service fees; system development fees, in-lieu of construction fees and other funding as allowed by law, and obtain and administer grants and loans as authorized by the county council; prepare capital improvement plans and designs; perform routine maintenance and remedial repair of the stormwater systems; acquire, construct, and improve stormwater systems; acquire necessary lands, easements, rights-of-way, rights-of-entry and use, and other means of access to properties to perform its duties; regulate the on-site control, conveyance, and discharge of stormwater from properties; obtain federal and state permits required to carry out its purpose; enter into operating agreements with other agencies; allocate funds pursuant to interlocal governmental agreements; educate and inform the public about stormwater management; and perform, without limitation except by law, any stormwater management



functions and activities necessary to ensure the public safety, protect private and public properties and habitat, and enhance the natural environment and waters of the county.

Sec. 99-104. - Limitation of scope of responsibility.

The purpose and responsibility of the stormwater management utility shall be limited by the following legal and practical considerations.

- (a) Beaufort County owns or has legal access for purposes of operation, maintenance, and improvement only to those stormwater systems and facilities which:
  - (1) Are located within public streets, other rights-of-way, and easements;
  - (2) Are subject to easements, rights-of-entry, rights-of-access, rights-of-use, or other permanent provisions for adequate access for operation, maintenance, monitoring, and/or improvement of systems and facilities; or
  - (3) Are located on public lands to which the county has adequate access for operation, maintenance, and/or improvement of systems and facilities.
- (b) Operation, maintenance, and/or improvement of stormwater systems and facilities which are located on private property or public property not owned by Beaufort County and for which there has been no public dedication of such systems and facilities for operation, maintenance, monitoring, and/or improvement of the systems and facilities shall be and remain the legal responsibility of the property owner, except as that responsibility may be otherwise affected by the laws of the State of South Carolina and the United States of America.
- (c) It is the express intent of this article to protect the public health, safety, and welfare of all properties and persons in general, but not to create any special duty or relationship with any individual person or to any specific property within or outside the boundaries of the county. Beaufort County expressly reserves the right to assert all available immunities and defenses in any action seeking to impose monetary damages upon the county, its officers, employees and agents arising out of any alleged failure or breach of duty or relationship as may now exist or hereafter be created.
- (d) To the extent any permit, plan approval, inspection or similar act is required by the county as a condition precedent to any activity or change upon property not owned by the county, pursuant to this or any other regulatory ordinance, regulation, or rule of the county or under federal or state law, the issuance of such permit, plan approval, or inspection shall not be deemed to constitute a warranty, express or implied, nor shall it afford the basis for any action, including any action based on failure to permit or negligent issuance of a permit, seeking the imposition of money damages against the county, its officers, employees, or agents.

Sec. 99-105. - Boundaries and jurisdiction.

The boundaries and jurisdiction of the stormwater management utility shall encompass all those portions of unincorporated Beaufort County, as they may exist from time to time and such additional areas lying inside the corporate limits of those cities and towns in Beaufort County as shall be subject to interlocal agreements for stormwater management as approved by county council and participating municipal councils.

Sec. 99-106. - Definitions.

Unless the context specifically indicates otherwise, the meaning of words and terms used in this article shall be as set forth in S.C. Code § 48-14-20, and 26 S.C. Code Regulation 72-301, mutatis mutandis.

Abatement. Any action deemed necessary by the county or its officers or agents to remedy, correct, control, or eliminate a condition within, associated with, or impacting a stormwater drainage system or the water quality of receiving waters shall be deemed an abatement action.

Adjustments. Adjustments shall mean a change in the amount of a stormwater service fee predicated upon the determination reached by the ~~Beaufort County engineer~~ Stormwater Manager and referenced to the Adjustments and Credit Manual.

Bill Class. Every property falls into one of several bill classes. The bill class determines the fee calculation of that property.

Countywide Infrastructure Operation and Maintenance and Capital Projects. The County maintains some typically larger infrastructure within each of the four municipalities in addition to within the unincorporated area. The rate structure will allocate the costs for the County to maintain just the countywide drainage infrastructure across the entire rate base in all jurisdictions based on infrastructure linear feet per jurisdiction.

Customers of the stormwater management utility. Customers of the stormwater management utility shall be broadly defined to include all persons, properties, and entities served by and/or benefiting, directly and indirectly, from the utility's acquisition, management, construction, improvement, operation, maintenance, extension, and enhancement of the stormwater management programs, services, systems, and facilities in the county, and by its control and regulation of public and private stormwater systems, facilities, and activities related thereto.

Developed land. Developed land shall mean property altered from its natural state by construction or installation of improvements such as buildings, structures, or other impervious surfaces, or by other alteration of the property that results in a meaningful change in the hydrology of the property during and following rainfall events.

Exemption. Exemption shall mean not applying to or removing the application of the stormwater management utility service fee from a property. No permanent exemption shall be granted based on taxable or non-taxable status or economic status of the property owner.

Fixed costs. Costs associated with the public service provided equally to each property owner. These costs include, but are not limited to the following: billing and collections, data management and updating, programming, and customer support.

Gross Area. Gross area is the acreage of a parcel as identified by the Beaufort County Assessor records.

Hydrologic response. The hydrologic response of a property is the manner whereby stormwater collects, remains, infiltrates, and is conveyed from a property. It is dependent on several factors including but not limited to the size and overall intensity of development of each property, its impervious area, shape, topographic, vegetative, and geologic conditions, antecedent moisture conditions, and groundwater conditions and the nature of precipitation events. Extremely large undeveloped properties naturally attenuate but do not eliminate entirely the discharge of stormwater during and following rainfall events.

Jurisdictional Infrastructure Operations, Maintenance and Capital Projects. Each of the five jurisdictions maintains its own stormwater drainage infrastructure and funds those costs from utility revenue. Revenue from this fee component will be returned to the service provider, the individual jurisdiction.

Impervious surfaces. Impervious surfaces shall be a consideration in the determination of the development intensity factor. Impervious surfaces are those areas that prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious surfaces include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel and soil surfaces, awnings and other fabric or plastic coverings, and other surfaces that prevent or impede the natural infiltration of stormwater runoff that existed prior to development.

Minimum Charge. A charge that reflects the minimum amount of demand a property will place on the service provider.

MS4 Permit. Each jurisdiction within Beaufort County will be subject to the federally mandated MS4 permit requirements. Compliance requirements include, but are not limited to monitoring, plan review, inspections, outreach and public education.

Nonresidential properties. Properties developed for uses other than permanent residential dwelling units and designated by the assigned land use code in the Beaufort County tax data system.

Other developed lands. Other developed lands shall mean, but not be limited to, mobile home parks, commercial and office buildings, public buildings and structures, industrial and manufacturing buildings, storage buildings and storage areas covered with impervious surfaces, parking lots, parks, recreation properties, public and private schools and universities, research facilities and stations, hospitals and convalescent centers, airports, agricultural uses covered by impervious surfaces, water and wastewater treatment plants, and lands in other uses which alter the hydrology of the property from that which would exist in a natural state. Properties that are used for other than single family residential use shall be deemed other developed lands for the purpose of calculating stormwater service fees.

Residential dwelling classifications. The following categories will identify the appropriate dwelling unit classifications to be utilized in applying the stormwater utility fee structure to the designations contained in the Beaufort County tax data system:

Single-family

Apartments

Townhouses

Condominiums

Mobile Home

~~Mobile home parks~~

~~Mobile home lots~~

~~River areas. River areas shall be those areas of Beaufort County that have been delineated as rivers on the most current digital mapping on file in the Beaufort County Engineering Department. Where applicable, these areas shall be deducted from a property's total land area in determining its stormwater service fee.~~

Stormwater management programs, services, systems and facilities. Stormwater management programs, services, systems and facilities are those administrative, engineering, operational, regulatory, and capital improvement activities and functions performed in the course of managing the stormwater systems of the county, plus all other activities and functions necessary to support the provision of such programs and services. Stormwater management systems and facilities are those natural and man-made channels, swales, ditches, swamps, rivers, streams, creeks, branches, reservoirs, ponds, drainage ways, inlets, catch basins, pipes, head walls, storm sewers, lakes, and other physical works, properties, and improvements which transfer, control, convey or otherwise influence the movement of stormwater runoff and its discharge to and impact upon receiving waters.

Stormwater service fees. Stormwater service fees shall mean the service fee imposed pursuant to this article for the purpose of funding costs related to stormwater programs, services, systems, and facilities. These fees will be calculated based upon the ~~residential category for a parcel and/or the nonresidential parcel's impervious area, and/or the vacant/undeveloped land category.~~ impervious and gross area at an 80/20 allocation; storm water service fee categories; any State agricultural exemptions or caps; an account administrative fee, countywide jurisdiction operation maintenance and capital project fees; and jurisdictional operation, maintenance and capital project fee.

~~Stormwater service fee;~~ sSingle-family unit (SFU). The single-family unit shall be defined as the impervious area measurements obtained from a statistically representative sample of all detached single-family structures within Beaufort County. The representative value will be 4,906 square feet.

Stormwater service fee categories. The appropriate categories for determining SFUs will be as follows:

	SFU (SFUs equal)	Calculation
<u>Tier 1</u> Single-family <u>Unit</u> (<=2,521 square feet)	Dwelling units x 0.5	
<u>Tier 2</u> Single-family <u>Unit</u> (2,522 to 7,265 square feet)	Dwelling units x 1	
<u>Tier 3</u> Single-family <u>Unit</u> (>=7,266 square feet)	Dwelling units x 1.5	
<u>Mobile Home</u>	<u>Dwelling units x 0.36</u>	
Apartments	Dwelling units x 0.39	
Townhouses	Dwelling units x 0.60	
Condominiums	Dwelling units x 0.27	
<del>Mobile home parks</del>	<del>Dwelling units x 0.36</del>	
<del>Mobile home lots</del>	<del>Dwelling units x 0.59</del>	
<u>Nonresidential Commercial</u>	Impervious area x 4,906 sq. ft.*	
<u>Residential/nonresidential vacant</u>	<u>Parcel area x SFU corrected factor</u>	

\*Commercial billed at a rate of 1 SFU per 4,906 square feet or a portion thereof

~~Vacant/undeveloped land. All parcels containing no impervious area and not being defined as exempt will have the corrected SFUs calculated for the following property classification system (PCS) codes:~~

~~PCS-29~~

~~PCS-33~~

~~PCS-91~~

~~PCS-92~~

~~PCS-99~~

~~PCS-81~~

~~PCS-82~~

~~PCS-83~~

~~PCS-84~~

~~PCS-89~~

~~PCS-74~~

~~PCS-76~~

~~Appropriate residential PCS category~~

~~Variable Costs. An impervious and gross area rate structure that allocates some cost to each of the two variables based on the amount of impervious surface and gross area.~~

Sec. 99-107. - Requirements for on-site stormwater systems: enforcement, methods and inspections.

- (a) All property owners and developers of real property to be developed within the unincorporated portions of Beaufort County shall provide, manage, maintain, and operate on-site stormwater systems and facilities sufficient to collect, convey, detain, control, and discharge stormwater in a safe manner consistent with all county development regulations and the laws of the State of South Carolina and the United States of America, except in cases when the property is located within an incorporated city or town subject to an interlocal governmental agreement with the county for stormwater management and the city or town has regulations that are more stringent than the county, in which case the city's or town's development regulations shall apply. Any failure to meet this obligation shall constitute a nuisance and be subject to an abatement action filed by the county in a court of competent jurisdiction. In the event a public nuisance is found by the court to exist, which the owner fails to properly abate within such reasonable time as allowed by the court, the county may enter upon the property and cause such work as is reasonably necessary to be performed, with the actual cost thereof charged to the owner in the same manner as a stormwater service fee as provided for in this article.
- (b) In the event that the county shall file an action pursuant to subsection 99-107(a), from the date of filing such action the county shall have all rights of judgment and collection through a court of competent jurisdiction as may be perfected by action.
- (c) The county shall have the right, pursuant to the authority of this article, for its designated officers and employees to enter upon private property and public property owned by other than the county, upon reasonable notice to the owner thereof, to inspect the property and conduct surveys and engineering tests thereon in order to assure compliance with any order or judgment entered pursuant to this section.

Sec. 99-108. - General funding policy.

- (a) It shall be the policy of Beaufort County that funding for the stormwater management utility program, services, systems, and facilities shall be equitably derived through methods which have a demonstrable relationship to the varied demands and impacts imposed on the stormwater program, services, systems, and facilities by individual properties or persons and/or the level of service rendered by or resulting from the provision of stormwater programs, systems and facilities. Stormwater service fee rates shall be structured so as to be fair and reasonable, and the resultant service fees shall bear a substantial relationship to the cost of providing services and facilities throughout the county. Similarly situated properties shall be charged similar rentals, rates, fees, or licenses. Service fee rates shall be structured to be consistent in their application and shall be coordinated with the use of any other funding methods employed for stormwater management within the county, whether wholly or partially within the unincorporated portions of the county or within the

cities and towns. Plan review and inspection fees, special fees for services, fees in-lieu of regulatory requirements, impact fees, system development fees, special assessments, general obligation and revenue bonding, and other funding methods and mechanisms available to the county may be used in concert with stormwater service fees and shall be coordinated with such fees in their application to ensure a fair and reasonable service fee rate structure and overall allocation of the cost of services and facilities.

- (b) The cost of stormwater management programs, systems, and facilities subject to stormwater service fees may include operating, capital investment, and non-operating expenses, prudent operational and emergency reserve expenses, and stormwater quality as well as stormwater quantity management programs, needs, and requirements.
- (c) To the extent practicable, adjustments to the stormwater service fees will be calculated by the Beaufort County ~~engineer~~ Stormwater Manager in accordance with the standards and procedures adopted by the ~~engineer's~~ Stormwater Manager's office.
- (d) The stormwater service fee rate may be determined and modified from time to time by the Beaufort County Council so that the total revenue generated by said fees and any other sources of revenues or other resources allocated to stormwater management by the county council to the stormwater management utility shall be sufficient to meet the cost of stormwater management services, systems, and facilities, including, but not limited to, the payment of principle and interest on debt obligations, operating expense, capital outlays, nonoperating expense, provisions for prudent reserves, and other costs as deemed appropriate by the county council.

Beaufort County service fee rate will be based on impervious and gross area at an 80/20 allocation; storm water service fee categories; any State agricultural exemptions or caps; an account administrative fee, countywide jurisdiction operation maintenance and jurisdictional operation, maintenance and capital project fee. The rates are set by the Beaufort County Stormwater Rate Study adopted July \_\_\_\_ 2015.

The gross area charge is calculated in equivalent units as follows:

<u>First 2 acres</u>	<u>\$X per acre</u>
<u>For every acres above 2 acres and up to 10 acres</u>	<u>0.5 x \$X</u>
<u>For every acre above 10 acres, and up to 100 acres</u>	<u>0.4 x \$X</u>
<u>For very acre above 100 acres</u>	<u>0.3 x \$X</u>

Each municipal jurisdiction may have a different fee predicated upon the individual municipal jurisdiction's revenue needs. The ~~following~~ stormwater service fee rates shall ~~apply; be adopted by the municipal jurisdictions and may be amended from time to time by the individual governing body.~~

<u>Jurisdiction</u>	<u>Annual _____ Stormwater _____ Service _____ Fee (\$/SFU/year)</u>
<u>City of Beaufort</u>	<u>\$65.00</u>

Town of Bluffton	-98.00
Town of Hilton Head Island	108.70
Town of Port Royal	-50.00
Unincorporated Beaufort County	-50.00

Sec. 99-109. - Exemptions and credits applicable to stormwater service fees.

Except as provided in this section, no public or private property shall be exempt from stormwater utility service fees. No exemption, credit, offset, or other reduction in stormwater service fees shall be granted based on the age, tax, or economic status, race, or religion of the customer, or other condition unrelated to the stormwater management utility's cost of providing stormwater programs, services, systems, and facilities. A stormwater management utility service fee credit manual shall be prepared by the ~~county engineer~~ Stormwater Manager specifying the design and performance standards of on-site stormwater services, systems, facilities, and activities that qualify for application of a service fee credit, and how such credits shall be calculated.

(a) Credits. The following types of credits against stormwater service fees shall be available:

- (1) Freshwater wetlands. All properties except those classified as detached single-family dwelling units may receive a credit against the stormwater service fee applicable to the property based on granting and dedicating a perpetual conservation easement on those portions of the property that are classified as freshwater wetlands and as detailed in the stormwater management utility service fee credit manual. The conservation easement shall remove that portion of the subject property from any future development. ~~Once this credit has been granted to a particular property, that portion of the property will be treated similar to the river and marsh areas and shall be deducted from the property's total land area in computing its stormwater service fee. This credit shall remain in effect as long as the conditions of the conservation easement are met.~~
- (2) Those properties that apply for consideration of an adjustment shall satisfy the requirements established by the Beaufort County ~~engineer~~ Stormwater Manager and approved reduced stormwater service fee.

(b) Exemptions. The following exemptions from the stormwater service fees shall be allowed:

- (1) Improved public road rights-of-way that have been conveyed to and accepted for maintenance by the state department of transportation and are available for use in common for vehicular transportation by the general public.
- (2) Improved public road rights-of-way that have been conveyed to and accepted for maintenance by Beaufort County and are available for use in common for vehicular transportation by the general public.
- (3) Improved private roadways that are shown as a separate parcel of land on the most current Beaufort County tax maps and are used by more than one property owner to access their property.
- (4) Railroad tracks shall be exempt from stormwater service fees. However, railroad stations, maintenance buildings, or other developed land used for railroad purposes shall not be exempt from stormwater service fees.
- (5) Condominium boat slips shall be exempt from stormwater service fees.



Sec. 99-110. - Stormwater service fee billing, delinquencies and collections.

- (a) Method of billing. A stormwater service fee bill may be attached as a separate line item to the county's property tax billing or may be sent through the United States mail or by alternative means, notifying the customer of the amount of the bill, the date the fee is due (January 15), and the date when past due (March 17 - see Title 12, Section 45-180 of the South Carolina State Code). The stormwater service fee bill may be billed and collected along with other fees, including but not limited to the Beaufort County property tax billing, other Beaufort County utility bills, or assessments as deemed most effective and efficient by the Beaufort County Council. Failure to receive a bill is not justification for non-payment. Regardless of the party to whom the bill is initially directed, the owner of each parcel of land shall be ultimately obligated to pay such fees and any associated fines or penalties, including, but not limited to, interest on delinquent service fees. If a customer is under-billed or if no bill is sent for a particular property, Beaufort County may retroactively bill for a period of up to one-year, but shall not assess penalties for any delinquency during that previous unbilled period.
- (b) Declaration of delinquency. A stormwater service fee shall be declared delinquent if not paid within 60 days of the date of billing or upon the date (March 17) of delinquency of the annual property tax billing if the stormwater service fee is placed upon the annual property tax billing or enclosed with or attached to the annual property tax billing.

Sec. 99-111. - Appeals.

Any customer who believes the provisions of this article have been applied in error may appeal in the following manner and sequence.

- (a) An appeal of a stormwater service fee must be filed in writing with the Beaufort County ~~public works director~~ Stormwater Manager or his/her designee within 30 days of the fee being mailed or delivered to the property owner and stating the reasons for the appeal. In the case of stormwater service fee appeals, the appeal shall include a survey prepared by a registered land surveyor or professional engineer containing information on the impervious surface area and any other feature or conditions that influence the development of the property and its hydrologic response to rainfall events.
- (b) Using information provided by the appellant, the county ~~public works director~~ Stormwater Manager (or his or her designee) shall conduct a technical review of the conditions on the property and respond to the appeal in writing within 30 days. In response to an appeal, the county public works director may adjust the stormwater service fee applicable to the property in conformance with the general purposes and intent of this article.
- (c) A decision of the county ~~public works director~~ Stormwater Manager that is adverse to an appellant may be further appealed to the county administrator or his designee within 30 days of the adverse decision. The appellant, stating the grounds for further appeal, shall deliver notice of the appeal to the county administrator or his designee. The county administrator or his designee shall issue a written decision on the appeal within 30 days. All decisions by the county administrator or his designee shall be served on the customer personally or by registered or certified mail, sent to the billing address of the customer. All decisions of the county administrator or his designee shall be final.
- (d) The appeal process contained in this section shall be a condition precedent to an aggrieved customer seeking judicial relief. Any decisions of the county administrator or his designee may be reviewed upon application for writ of certiorari before a court of competent jurisdiction, filed within 30 days of the date of the service of the decision.

Sec. 99-112. - No suspension of due date.



No provision of this article allowing for an administrative appeal shall be deemed to suspend the due date of the service fee with payment in full. Any adjustment in the service fee for the person pursuing an appeal shall be made by refund of the amount due.

Sec. 99-113. - Enforcement and penalties.

Any person who violates any provision of this article may be subject to a civil penalty of not more than \$1,000.00, or such additional maximum amount as may become authorized by state law, provided the owner or other person deemed to be in violation has been notified of a violation. Notice shall be deemed achieved when sent by regular United States mail to the last known address reflected on the county tax records, or such other address as has been provided by the person to the county. Each day of a continuing violation may be deemed a separate violation. If payment is not received or equitable settlement reached within 30 days after demand for payment is made, a civil action may be filed on behalf of the county in the circuit court to recover the full amount of the penalty. This provision on penalties shall be in addition to and not in lieu of other provisions on penalties, civil or criminal, remedies and enforcement that may otherwise apply.

Sec. 99-114. - Investment and reinvestment of funds and borrowing.

Funds generated for the stormwater management utility from service fees, fees, rentals, rates, bond issues, other borrowing, grants, loans, and other sources shall be utilized only for those purposes for which the utility has been established as specified in this article, including but not limited to: regulation; planning; acquisition of interests in land, including easements; design and construction of facilities; maintenance of the stormwater system; billing and administration; water quantity and water quality management, including monitoring, surveillance, private maintenance inspection, construction inspection; public information and education, and other activities which are reasonably required. Such funds shall be invested and reinvested pursuant to the same procedures and practices established by Title 12, Section 45-70 of the South Carolina State Code for investment and reinvestment of funds. County council may use any form of borrowing authorized by the laws of the State of South Carolina to fund capital acquisitions or expenditures for the stormwater management utility. County council, in its discretion and pursuant to standard budgetary procedures, may supplement such funds with amounts from the general fund.

Sec. 99-115. - ~~Initial study priorities for~~ Responsibilities of the stormwater management utility.

~~During the first three-year period of t~~ The county stormwater management utility, ~~the utility~~ shall perform adequate studies throughout the area served by the utility to determine the following:

- (1) Baseline study of water quality in the receiving waters;
- (2) Identification of pollutants carried by stormwater runoff into the receiving waters;
- (3) Recommended mitigation efforts to address pollutants carried by stormwater runoff into the receiving waters;
- (4) Inventory of the existing drainage system;
- (5) Recommended maintenance practices and standards of the existing drainage system;
- (6) Identification of capital improvements to the system to include construction or installation of appropriate BMPs.
- (7) A five-year spending plan.
- (8) Ensure compliance with the federally mandated MS4 permit requirements
- (9) Efficient utility administration including but not limited to billing, collection, defining rate structures, data management and customer support.

~~The proposed five-year spending plan shall be appropriately revised to reflect this priority and timetable for completion.~~

Sec. 99-116. - Stormwater utility management board.

- (1) Purpose. In compliance with and under authority of Beaufort County Ordinance 2001/23, the Beaufort County Council hereby establishes the stormwater management utility board (hereinafter referred to as the "SWU board") to advise the council as follows:
- (a) To determine appropriate levels of public stormwater management services for residential, commercial, industrial and governmental entities within Beaufort County;
  - (b) To recommend appropriate funding levels for provision of services in the aforementioned sectors;
  - (c) To advise the staff of the stormwater management utility on master planning efforts and cost of service/rate studies; and
  - (d) To support and promote sound stormwater management practices that mitigates non-point source pollution and enhances area drainage within Beaufort County.

Municipal councils are encouraged to organize similar boards to advise them on stormwater management programs and priorities within their boundaries.

In keeping with discussions held during the formation of the stormwater utility, it is anticipated that the municipalities will appoint staff professionals as their representative on the advisory board.

- (2) Stormwater districts. Stormwater districts are hereby established as follows:

District 1 - City of Beaufort

District 2 - Town of Port Royal

District 3 - Town of Hilton Head Island

District 4 - Town of Bluffton

District 5 - Unincorporated Sheldon Township

District 6 - Unincorporated Port Royal Island

District 7 - Unincorporated Lady's Island

District 8 - Unincorporated St. Helena Island Islands East

District 9 - Unincorporated Bluffton Township and Daufuskie Island

- (3) Membership.

- (a) The SWU board is formed in accordance with Beaufort County Ordinance 92-28 and shall consist of a total of seven voting representatives from each of the following districts as noted below:

No. of Reps.	Stormwater District	Area
1	5	Unincorporated Sheldon Township
1	6	Unincorporated Port Royal Island

1	7	Unincorporated Lady's Island
1	8	Unincorporated St. Helena Island Islands East
2	9	Unincorporated Bluffton Township and Daufuskie Island
1	—	"At large"

All members of the SWU board will be appointed by county council and shall be residents of those districts or "at large" members from unincorporated Beaufort County.

- (b) The SWU board shall also consist of one nonvoting (ex officio) representative from the following districts:

Stormwater District	Municipality
1	City of Beaufort
2	Town of Port Royal
3	Town of Hilton Head Island
4	Town of Bluffton

All ex officio members from municipalities shall be appointed by their respective municipal councils for four-year terms.

- (c) All citizen members shall be appointed for a term of four years. The terms shall be staggered with one or two members appointed each year.
- (d) While no other eligibility criteria is established, it is recommended that members possess experience in one or more of the following areas: Stormwater management (drainage and water quality) issues, strategic planning, budget and finance issues or established professional qualifications in engineering, construction, civil engineering, architectural experience, commercial contractor or similar professions.

(4) Officers.

- (a) Officers. Selection of officers and their duties as follows:

1. Chairperson and vice-chair. At an annual organizational meeting, the members of the SWU board shall elect a chairperson and vice-chairperson from among its members. The chair's and vice-chair's terms shall be for one year with eligibility for reelection. The chair shall be in charge of all procedures before the SWU board, may administer oaths, may compel the

attendance of witnesses, and shall take such action as shall be necessary to preserve order and the integrity of all proceedings before the SWU board. In the absence of the chair, the vice-chair shall act as chairperson.

2. Secretary. The county professional staff member shall appoint a secretary for the SWU board. The secretary shall keep minutes of all proceedings. The minutes shall contain a summary of all proceedings before the SWU board, which include the vote of all members upon every question, and its recommendations, resolutions, findings and determinations, and shall be attested to by the secretary. The minutes shall be approved by a majority of the SWU board members voting. In addition, the secretary shall maintain a public record of SWU board meetings, hearings, proceedings, and correspondence.
  3. Staff. The ~~public works director~~ Stormwater Manager shall be the SWU board's professional staff.
- (b) Quorum and voting. Four SWU board members shall constitute a quorum of the SWU board necessary to take action and transact business. All actions shall require a simple majority of the number of SWU board members present.
- (c) Removal from office. The county council, by a simple majority vote, shall terminate the appointment of any member of the SWU board and appoint a new member for the following reasons:
1. Absent from more than one-third of the SWU board meetings per annum, whether excused or unexcused;
  2. Is no longer a resident of the county;
  3. Is convicted of a felony; or
  4. Violated conflict of interest rules according to the county-adopted template ordinance.
- Moreover, a member shall be removed automatically for failing to attend any three consecutive regular meetings.
- (d) Vacancy. Whenever a vacancy occurs on the SWU board, the county council shall appoint a new member within 60 days of the vacancy, subject to the provisions of this section. A new member shall serve out the former member's term.
- (e) Compensation. The SWU board members shall serve without compensation, but may be reimbursed for such travel, mileage and/or per diem expenses as may be authorized by the SWU board-approved budget.
- (5) Responsibilities and duties.
- (a) Review and recommend to the county council for approval, a comprehensive Beaufort County Stormwater Management Master Plan and appropriate utility rate study which is in accordance with the South Carolina Stormwater Management and Sediment Reduction Act; and
  - (b) Review and comment to the county administrator on the annual stormwater management utility enterprise fund budget; and
  - (c) Cooperate with the South Carolina Department of Health and Environmental Control (DHEC), Office of Coastal Resource Management (OCRM), the Oversight Committee of the Special Area Management Plan (SAMP), the Beaufort County Clean Water Task Force as well as other public and private agencies having programs directed toward stormwater management programs; and
  - (d) Review and make recommendations concerning development of a multiyear stormwater management capital improvement project (CIP) plan; and
  - (e) Review and advise on proposed stormwater management plans and procurement procedures; and

- (f) Provide review and recommendations on studies conducted and/or funded by the utility; and
  - (g) Review and advise on actions and programs to comply with regulatory requirements, including permits issued under the State of South Carolina National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges from Regulated Small Municipal Separate Storm Sewer Systems (MS4).
- (6) Meetings. Meetings of the SWU board shall be held as established by the SWU board on a monthly basis and a calendar will be prepared giving the date, time and location of such meetings. Additionally, meetings may be called by the chairperson or at the request of four SWU board members. The location of all SWU board meetings shall be held in a public building in a place accessible to the public. The following shall apply to the conduct of all meetings:
- (a) Meeting records. The SWU board shall keep a record of meetings, resolutions, findings, and determinations. The SWU board may provide for transcription of such hearings and proceedings, or portions of hearings and proceedings, as may be deemed necessary.
  - (b) Open to public. All meetings and public hearings of the SWU board shall be open to the public.
  - (c) Recommendations or decisions. All recommendations shall be by show of hands of all members present. A tie vote or failure to take action shall constitute a denial recommendation. All recommendations shall be accompanied by a written summary of the action and recommendations.
  - (d) Notice and agenda. The SWU board must give written public notice of regular meetings at the beginning of each calendar year. The SWU board must post regular meeting agendas at the meeting place 24 hours before any meeting. Notices and agenda for call, special or rescheduled meetings must be posted at least 24 hours before such meetings. The SWU board must notify any persons, organizations and news media that request such notification of meetings.

([Ord. No. 2005/33, § 17, 8-22-2005](#); [Ord. No. 2009/21, §§ I—VI, 5-26-2009](#))

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

COUNTY COUNCIL OF BEAUFORT COUNTY

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Thomas J. Keaveny, II, County Attorney

ATTEST:

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

First Reading:

Second Reading:

Public Hearing:

Third and Final Reading:



Ranking	CAPITAL PROJECTS	Description	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	total project cost
8	Salt Creek South M1 (\$245,000 design, \$400,000 ROW, \$1,400,000 Const.)	Development in the Salt Creek South hydrologic sub-basin in the Albergotti Creek watershed includes approx. 330 acres of rural and single family development built prior to stormwater regulations. There are no stormwater best management practices such as detention facilities in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the presence of multiple wetlands in the area, project design would involve delineation and avoidance of the wetlands, making construction cost a limiting factor for project implementation. Albergotti Creek is impaired by bacteria pollution, a major source being urban runoff. The Creek is being proposed for reclassification to allow shellfish harvesting, making this project a higher priority than in the past. The watershed of the site is located within Beaufort County.				\$ 245,000	\$ 400,000	\$ 1,400,000					\$ 2,045,000
9	Shanklin Road M2 (\$330,000 Design, \$660,000 ROW, \$2,350,000 Const.)	Development in the Shanklin Road hydrologic sub-basin in the Albergotti Creek watershed includes approx. 600 acres of rural, single family development, commercial, and industrial built prior to stormwater regulations. There are no stormwater best management practices such as detention facilities in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the presence of multiple wetlands in the area, project design would involve delineation and avoidance of the wetlands, making construction cost a limiting factor for project implementation. Albergotti Creek is impaired by bacteria pollution, a major source being urban runoff. The Creek is being proposed for reclassification to allow shellfish harvesting, making this project a higher priority than in the past. The watershed of the site is located within Beaufort County.				\$ 330,000	\$ 660,000		\$ 2,350,000				\$ 3,340,000
10	Factory Creek M2 (\$200,000 design, \$340,000 ROW, \$1,200,000 Const.)	Development in the Factory Creek hydrologic sub-basin in the Rock Springs Creek watershed includes approx. 300 acres of a mix of single family development, and commercial/institutional development built prior to stormwater regulations. There are only a few stormwater best management practices such as detention basins in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the grades of the area and the "stop gap measure" to construct a ditch to drain a portion of the watershed, construction will involve a large amount of earthwork, making project cost a limiting factor for project implementation. Rock Springs Creek drains into the Morgan River, which is impaired by bacteria pollution, a major source being urban runoff. The site is located in Beaufort County on Lady's Island.				\$ 200,000		\$ 340,000		\$ 1,200,000			\$ 1,740,000
11	Grober Hill M2 (\$225,000 Design, \$900,000 ROW, \$1,400,000 Const.)	Development in the Grober Hill hydrologic sub-basin in the Battery Creek watershed includes approx. 130 acres of single family development built prior to stormwater regulations. There are no stormwater best management practices such as detention facilities in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the grades of the area, construction will involve a large amount of earthwork, making project cost a limiting factor for project implementation. Battery Creek is impaired by bacteria pollution, a major source being urban runoff. The site is located in the City of Beaufort.				\$ 225,000		\$ 900,000		\$ 1,400,000			\$ 2,525,000

Ranking	CAPITAL PROJECTS	Description	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	total project cost
12	Camp St. Mary M2 (\$342,000 Design, \$165,000 ROW, \$3,250,000 Const.)	Development in the Camp St. Mary hydrologic sub-basin in the Okatie River watershed includes approx. 500 acres of rural and single family development built prior to stormwater regulations. There are no stormwater best management practices such as detention facilities in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the presence of multiple wetlands in the area, project design would involve delineation and avoidance of the wetlands, making construction cost a limiting factor for project implementation. Okatie River is impaired by bacteria pollution, a major source being urban runoff. The watershed of the site is located within both Beaufort and Jasper Counties.							\$ 342,000	\$ 165,000	\$ 3,250,000		\$ 3,757,000
13	Battery Creek West M1 (\$375,000 Design, \$165,000 ROW, \$3,600,000 Const.)	Development in the Battery Creek West hydrologic sub-basin in the Battery Creek watershed includes approx. 500 acres of a mix of single family development and commercial development built prior to stormwater regulations. There are only a few stormwater best management practices such as hydrodynamic separators in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the grades of the area, construction will involve a large amount of earthwork, making project cost a limiting factor for project implementation. Battery Creek is impaired by bacteria pollution, a major source being urban runoff. The site is located in the Town of Port Royal.								\$ 375,000	\$ 165,000	\$ 3,600,000	\$ 4,140,000
14	Paige Point Overtopping Construction	Design \$30K/\$305K Historic complaints about road overtopping support the findings of the 2006 Stormwater Master Plan, which identified this location as a flooding hazard during a 100 year storm event. A 2013 study by the County confirmed the flooding problem and proposes raising a portion of the road and up-sizing the storm drain under the road.									\$ 30,000	\$ 305,000	\$ 335,000
													\$ -
			\$ 845,999	\$ 860,000	\$ 1,025,000	\$ 1,050,000	\$ 1,060,000	\$ 2,640,000	\$ 2,692,000	\$ 3,140,000	\$ 3,445,000	\$ 3,905,000	\$ 20,662,999



**County Retrofit Project: Hwy 278 Retrofit**  
**Activity: Retrofit BMP**  
**Township: Bluffton**

**Project Schedule: FY 2015**

**Project Cost: \$216,122**



**Drainage**

TYPE	
River	Roadside
Creek/Stream	Roadside Pipe
River/Creek/Marsh BANK	Road Pipe
Channel (fka Outfall)	Crossline Pipe
Channel Pipe	Driveway Pipe
Lateral	Access Pipe
Lateral Pipe	Bleeder Pipe



0 900 1,800 3,600 5,400 7,200 Feet

**1 inch = 2,468 feet**

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

**Description: Construct four detention basins along US 278 between Pickney Colony Road and SC170 to intercept stormwater runoff, provide water quality treatment, and reduce volume into the Okatie River. The Okatie is impaired by bacteria pollution, a major source being urban runoff.**



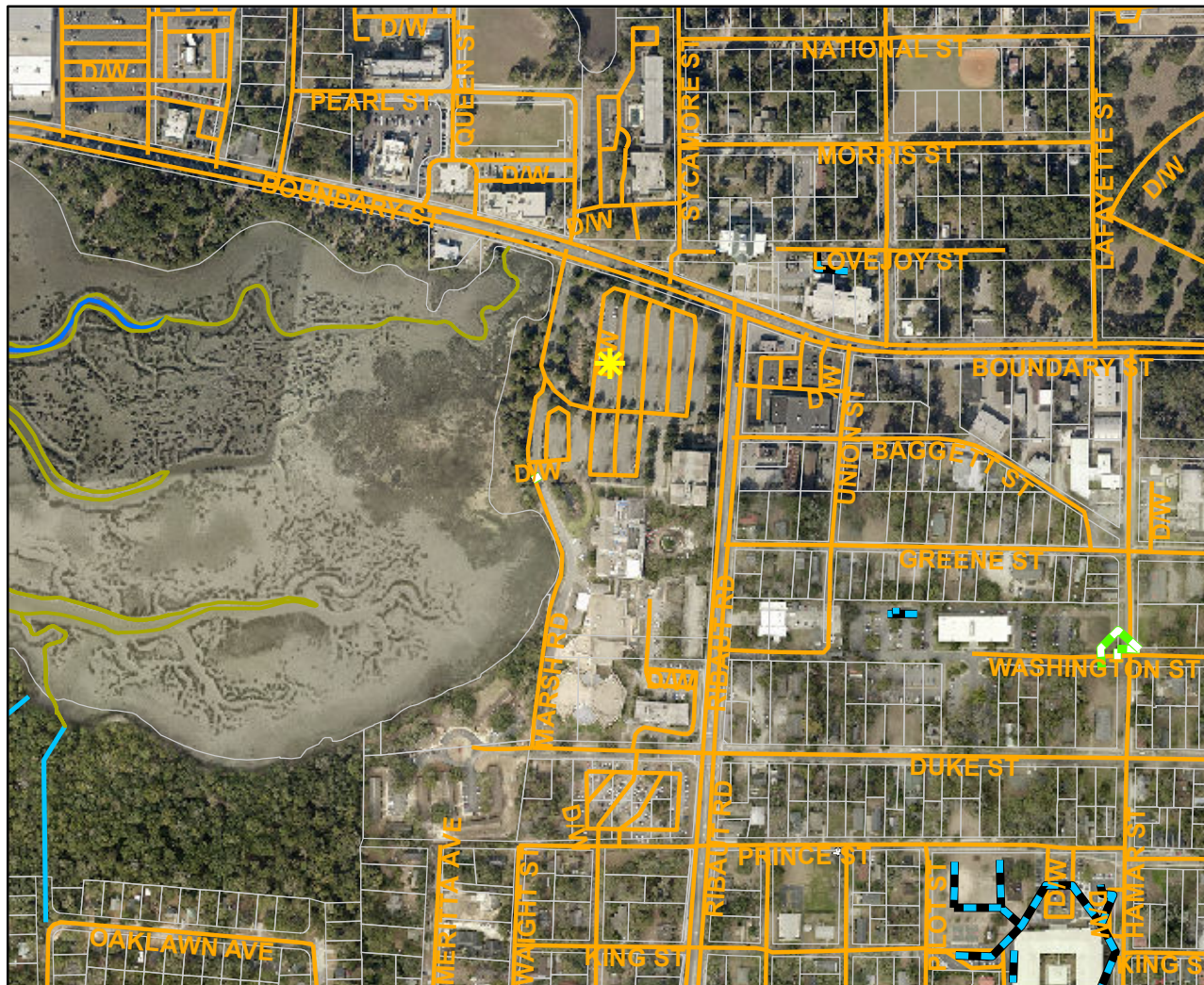
# County Retrofit Project: Beaufort County Administration Parking Lot

## Activity: Demonstration BMP

### Township: Port Royal Island

Project Schedule: FY 2015

Project Cost: \$327,768



#### Drainage

TYPE	
River	— Roadside
Creek/Stream	— Roadside Pipe
River/Creek/Marsh BANK	— Road Pipe
Channel (fka Outfall)	— Crossline Pipe
Channel Pipe	— Driveway Pipe
Lateral	— Access Pipe
Lateral Pipe	— Bleeder Pipe



1 inch = 563 feet

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

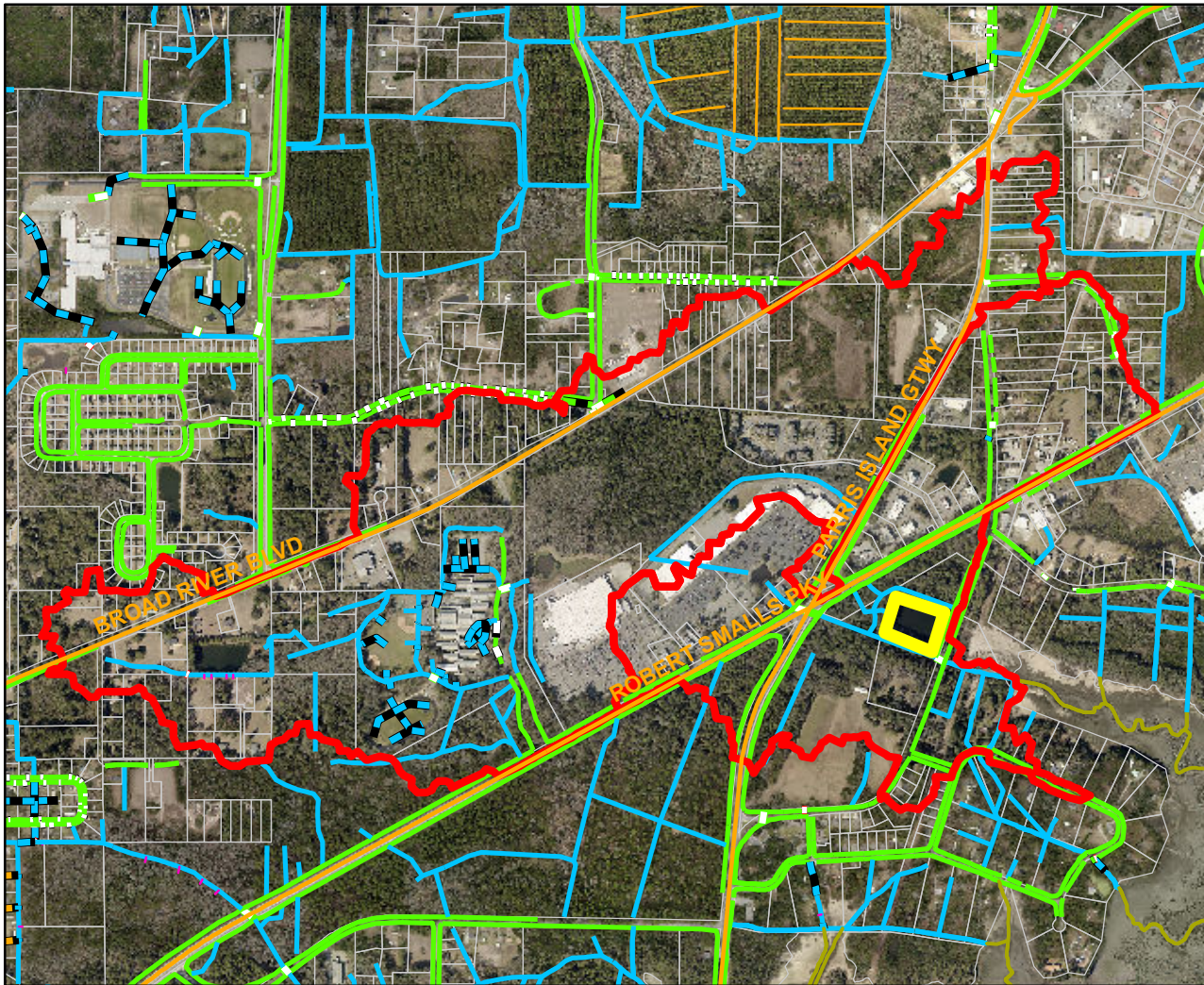
**Description:** Retrofit a portion of the parking lot at the County Administration Building on Ribaut Road with pervious pavement and bio-swales to reduce stormwater runoff volume and provide water quality treatment prior to discharge into the Battery Creek. This project is envisioned as a demonstration project due to the high profile location and provides an opportunity to educate the public on stormwater pollution and best management practices to address the same. Battery Creek is impaired by bacteria pollution, a major source being urban runoff.



County Retrofit Project: Battery Creek 319  
Activity: Regional BMP  
Township: Port Royal Island

Project Schedule: FY 2015

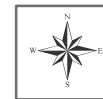
Project Cost: \$132,609



**Drainage**

**TYPE**

— River	— Roadside
— Creek/Stream	— Roadside Pipe
— River/Creek/Marsh BANK	— Road Pipe
— Channel (fka Outfall)	— Crossline Pipe
— Channel Pipe	— Driveway Pipe
— Lateral	— Access Pipe
— Lateral Pipe	— Bleeder Pipe



0 500 1,000 2,000 3,000 4,000 Feet

1 inch = 1,426 feet

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

**Description:** Construct a detention pond to intercept stormwater runoff from an densely developed urban area of the BatteryCreek watershed near SC170 and the US 21and the Cross Creek Shopping Center. The Project is partially funded by a US EPA Section 319 grant with the match being shared by the City of Beaufort and Beaufort County. Battery Creek is impaired by bacteria pollution, a major source being urban runoff.



**County Retrofit Project: SC170/Okatie West**  
**Activity: Regional/Retrofit BMP**  
**Township: Bluffton**

**Project Schedule: FY 2015-2017**

**Project Cost: \$975,000**

**\$60,000 (2015)**

**\$315,000 (2016)**

**\$600,000 (2017)**



0 1,400 2,800 5,600 8,400 11,200 Feet

**1 inch = 3,771 feet**

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

**Description:** The Okatie River watershed has been identified as a high priority watershed for water quality improvements due to bacteria contamination. The east branch of the headwaters was improved in FY2014 with a wetland enhancement project near Island West golf course and subdivision. A similar enhancement or detention basin is planned for the west branch. Increased runoff from the widening of SC170 in the west branch subwatershed basin adds to the need for a retrofit to the watershed to improve stormwater runoff water quality and reduce runoff volume. The project is a series of detention basins along SC170.



**County Retrofit Project: Brewer Memorial Park Demonstration Wet Pond Project Feasibility**  
**Activity: Demonstration BMP**  
**Township: Lady's Island**

**Project Schedule: FY 2015, 2016 & 2018**

**Project Cost: \$79,500**  
**\$9,500 (2015)**  
**\$20,000 (2016)**  
**\$50,000 (2018)**

**Drainage**

**TYPE**

— River	— Roadside
— Creek/Stream	— Roadside Pipe
— River/Creek/Marsh BANK	— Road Pipe
— Channel (fka Outfall)	— Crossline Pipe
— Channel Pipe	— Driveway Pipe
— Lateral	— Access Pipe
— Lateral Pipe	— Bleeder Pipe



0 62.5 125 250 375 500 Feet

**1 inch = 167 feet**

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14



**Description: Retrofit a former bait pond at the Brewer Memorial Park on Lady's Island. The site has runoff from Sea Island Parkway and adjacent properties that discharges directly to Factory Creek without water quality treatment or volume reduction. The site is envisioned as a demonstration site due to the high profile location. The park is being built with separate funding through the Beaufort Open Land Trust and will include a boardwalk and landscaping around the pond, providing opportunity for viewing and public education.**



# County Retrofit Project: Buckingham Plantation Stormwater Retrofit

## Activity: Retrofit BMP

### Township: Bluffton

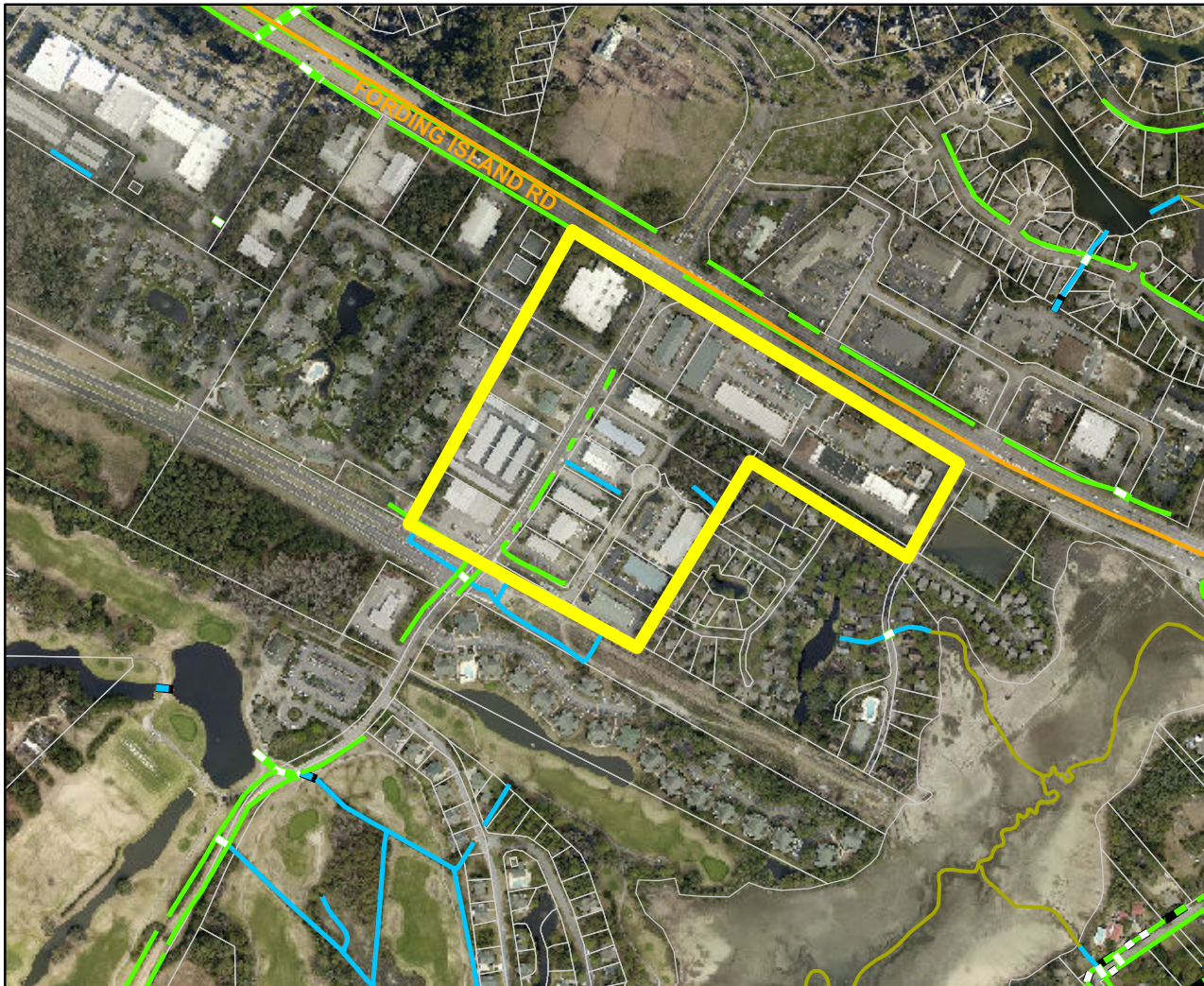
Project Schedule: FY 2015-2017

Project Cost: \$900,000

\$100,000 (2015)

\$400,000 (2016)

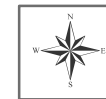
\$400,000 (2017)



#### Drainage

##### TYPE

— River	— Roadside
— Creek/Stream	— Roadside Pipe
— River/Creek/Marsh BANK	— Road Pipe
— Channel (fka Outfall)	— Crossline Pipe
— Channel Pipe	— Driveway Pipe
— Lateral	— Access Pipe
— Lateral Pipe	— Bleeder Pipe



0 235 470 940 1,410 1,880 Feet

1 inch = 628 feet

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

**Description:** Upgrading Buckingham Plantation Drive and Anolyn Ct. with water quality best management practices to provide stormwater runoff treatment and volume reduction. This project will be in conjunction with other area improvements designed to promote economic redevelopment of the area.



# County Retrofit Project: Sawmill Creek Overtopping/Forby Land

## Activity: Mitigation BMP

### Township: Bluffton

Project Schedule: FY 2016-2017

Project Cost: \$150,000  
 \$125,000 (2016)  
 \$25,000 (2017)

#### Drainage

TYPE	
River	Roadside
Creek/Stream	Roadside Pipe
River/Creek/Marsh BANK	Road Pipe
Channel (fka Outfall)	Crossline Pipe
Channel Pipe	Driveway Pipe
Lateral	Access Pipe
Lateral Pipe	Bleeder Pipe



0 250 500 1,000 1,500 2,000 Feet

1 inch = 667 feet

Prepared By: BC Stormwater Management Utility  
 Date Print: 5/19/14



**Description:** Overtopping of US 278 near Sawmill Creek Road during a 100 - year storm event was identified in the 2006 Stormwater Master Plan. US 278 serves as an evacuation route during a hurricane. The project scope is to construct a detention pond via a wetland enhancement to slow stormwater discharge to the existing culverts under US 278 and to provide water quality treatment and runoff volume reduction. The project will be in conjunction with another project to construct a frontage road in the location providing additional interconnectivity along the south side of the highway.



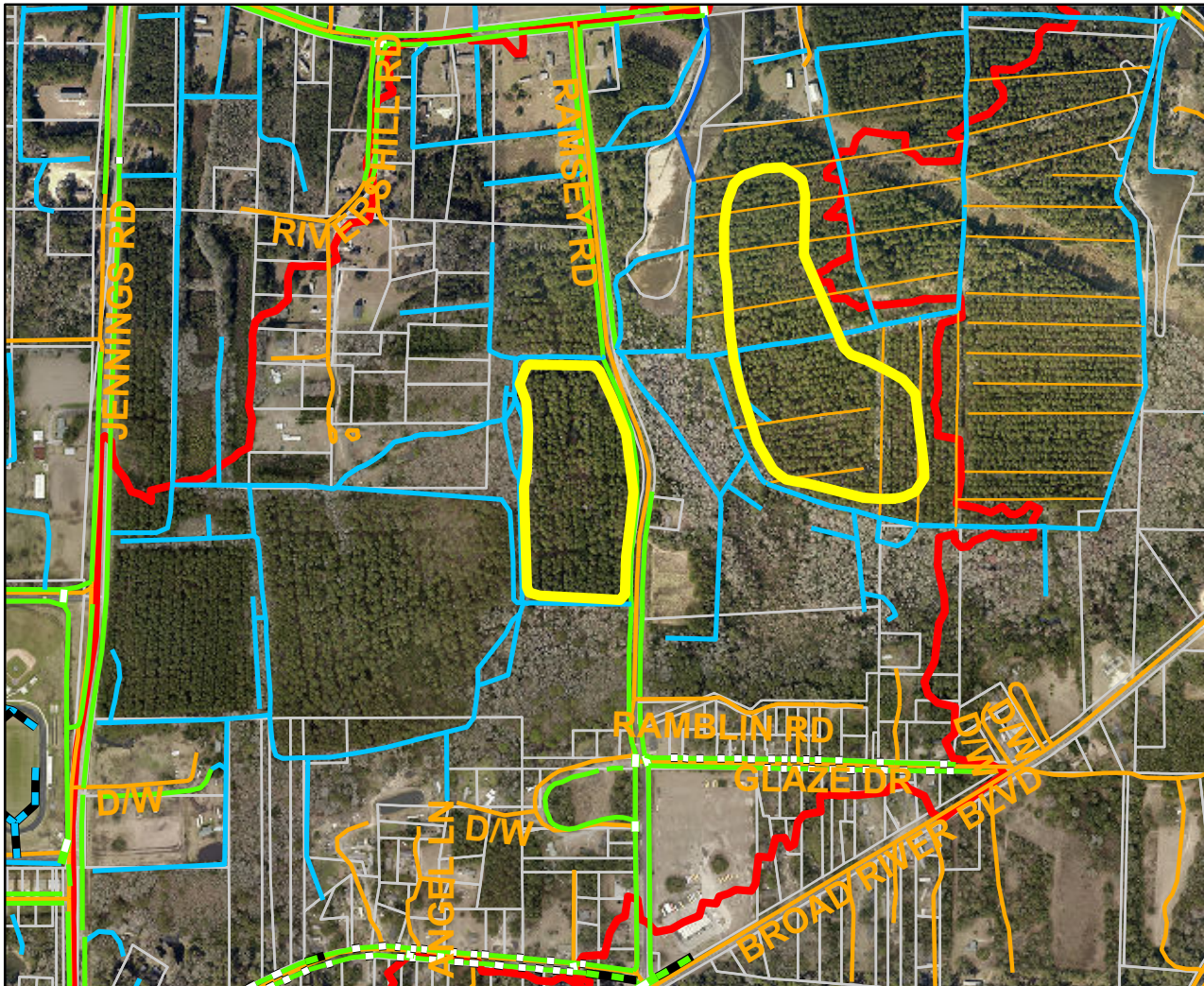
# County Retrofit Project: Salt Creek South M1

## Activity: Regional BMP

### Township: Port Royal Island

Project Schedule: FY 2018-2020

Project Cost: \$2,045,000  
 \$245,000 (2018)  
 \$400,000 (2019)  
 \$1,400,000 (2020)



#### Drainage

TYPE	
River	— Roadside
Creek/Stream	— Roadside Pipe
River/Creek/Marsh BANK	— Road Pipe
Channel (fka Outfall)	— Crossline Pipe
Channel Pipe	— Driveway Pipe
Lateral	— Access Pipe
Lateral Pipe	— Bleeder Pipe



1 inch = 833 feet

Prepared By: BC Stormwater Management Utility  
 Date Print: 5/19/14

**Description:** Development in the Salt Creek South hydrologic sub-basin in the Albergotti Creek watershed includes approx. 330 acres of rural and single family development built prior to stormwater regulations. There are no stormwater best management practices, such as detention facilities, in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the presence of multiple wetlands in the area, project design would involve delineation and avoidance of the wetlands, making construction cost a limiting factor for project implementation. Albergotti Creek is impaired by bacteria pollution, a major source being urban runoff. The Creek is being proposed for reclassification to allow shellfish harvesting, making this project a higher priority than in the past. The watershed of the site is located within Beaufort County.



**County Retrofit Project: Shanklin Road M2**  
**Activity: Regional BMP**  
**Township: Port Royal Island**

**Project Schedule: FY 2018-2019 & FY 2021**

**Project Cost: \$3,340,000**  
**\$330,000 (2018)**  
**\$660,000 (2019)**  
**\$2,350,000 (2021)**

**Drainage**

**TYPE**

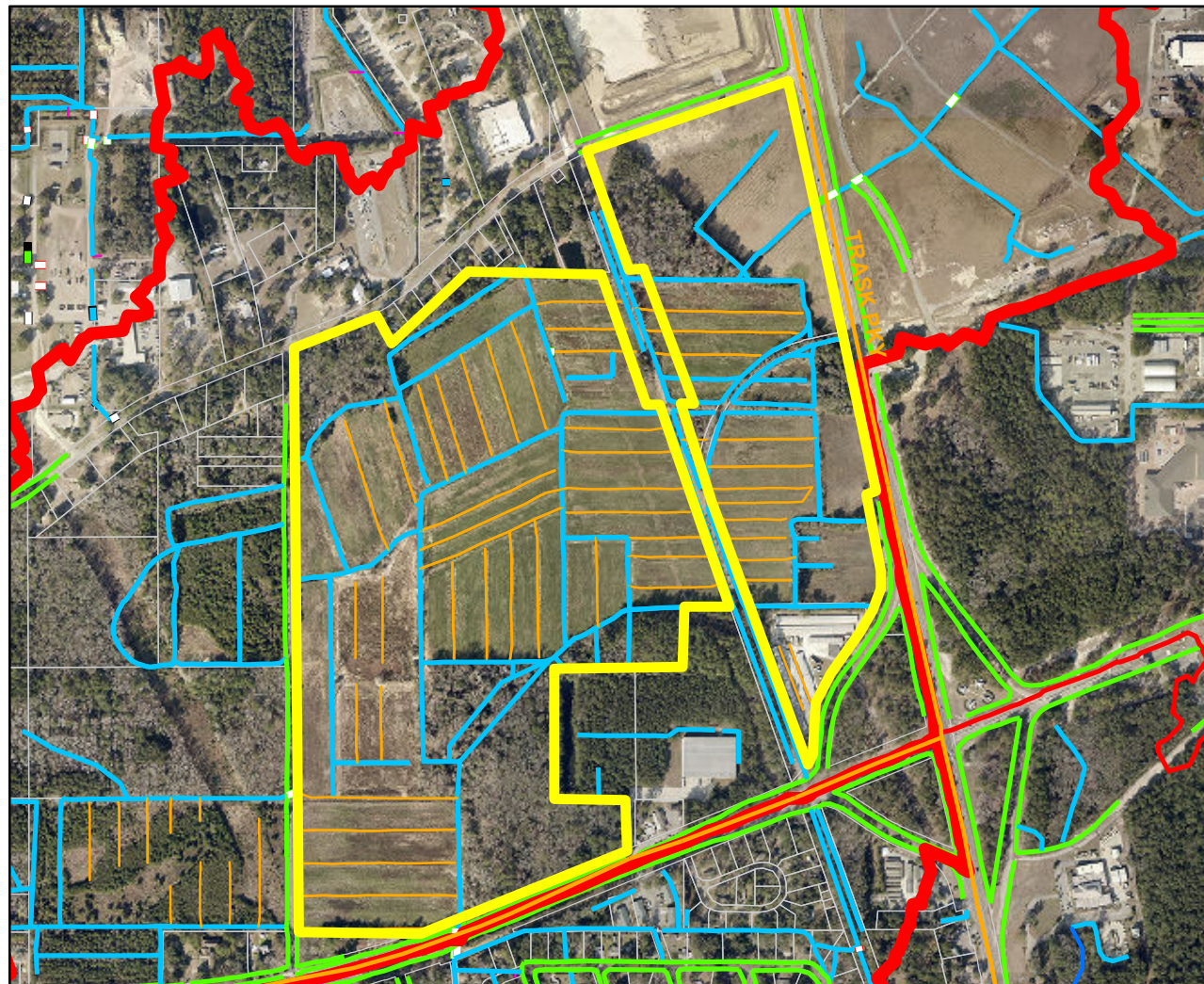
— River	— Roadside
— Creek/Stream	— Roadside Pipe
— River/Creek/Marsh BANK	— Road Pipe
— Channel (fka Outfall)	— Crossline Pipe
— Channel Pipe	— Driveway Pipe
— Lateral	— Access Pipe
— Lateral Pipe	— Bleeder Pipe



0 345 690 1,380 2,070 2,760 Feet

**1 inch = 917 feet**

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14



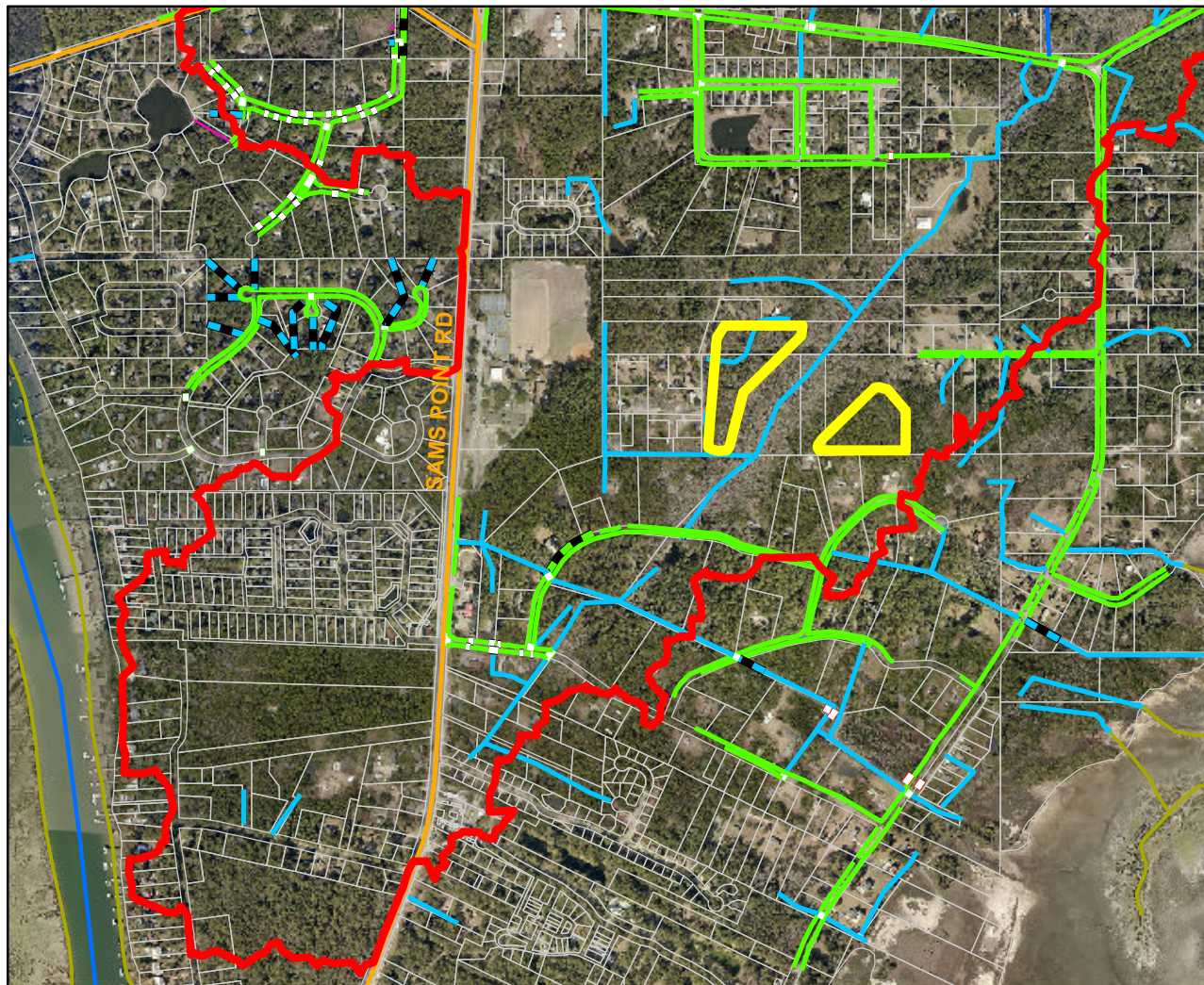
**Description:** Development in the Shanklin Road hydrologic sub-basin in the Albergotti Creek watershed includes approx. 600 acres of rural, single family development, commercial, and industrial built prior to stormwater regulations. There are no stormwater best management practices, such as detention facilities, in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the presence of multiple wetlands in the area, project design would involve delineation and avoidance of the wetlands, making construction cost a limiting factor for project implementation. Albergotti Creek is impaired by bacteria pollution, a major source being urban runoff. The Creek is being proposed for reclassification to allow shellfish harvesting, making this project a higher priority than in the past. The watershed of the site is located within Beaufort County.



**County Retrofit Project: Factory Creek M2**  
**Activity: Regional BMP**  
**Township: Lady's Island**

**Project Schedule: FY 2018, 2020 & 2022**

**Project Cost: \$1,740,000**  
**\$200,000 (2018)**  
**\$340,000 (2020)**  
**\$1,200,000 (2022)**



**Drainage**

TYPE	
River	— Roadside
Creek/Stream	— Roadside Pipe
River/Creek/Marsh BANK	— Road Pipe
Channel (fka Outfall)	— Crossline Pipe
Channel Pipe	— Driveway Pipe
Lateral	— Access Pipe
Lateral Pipe	— Bleeder Pipe



0 450 900 1,800 2,700 3,600 Feet

**1 inch = 1,207 feet**

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

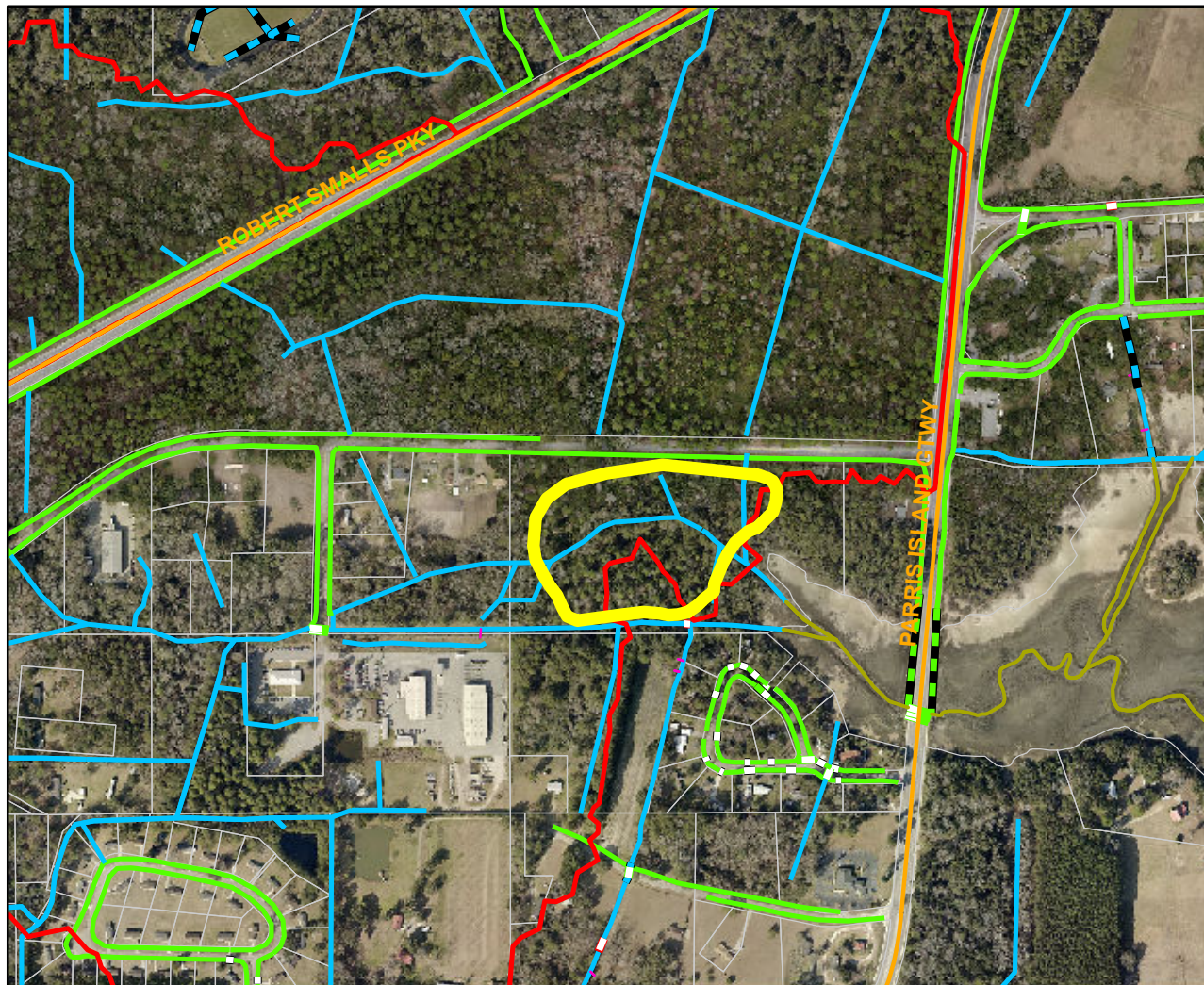
**Description: Development in the Factory Creek hydrologic sub-basin in the Rock Springs Creek watershed includes approx. 300 acres of a mix of single family development, and commercial/institutional development built prior to stormwater regulations. There are only a few stormwater best management practices, such as detention basins, in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the grades of the area and the "stop gap measure" to construct a ditch to drain a portion of the wetland, construction will involve a large amount of earthwork, making project cost a limiting factor for project implementation. Rock Springs Creek drains into the Morgan River, which is impaired by bacteria pollution, a major source being urban runoff. The site is located in Beaufort County on Lady's Island.**



County Retrofit Project: Grober Hill M2  
Activity: Regional BMP  
Township: Port Royal Island

Project Schedule: FY 2018, 2020 & 2022

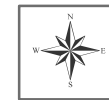
Project Cost: \$2,525,000  
\$225,000 (2018))  
\$900,000 (2020)  
\$1,400,000 (2022)



**Drainage**

**TYPE**

— River	— Roadside
— Creek/Stream	— Roadside Pipe
— River/Creek/Marsh BANK	— Road Pipe
— Channel (fka Outfall)	— Crossline Pipe
— Channel Pipe	— Driveway Pipe
— Lateral	— Access Pipe
— Lateral Pipe	— Bleeder Pipe



0 250 500 1,000 1,500 2,000 Feet

1 inch = 667 feet

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

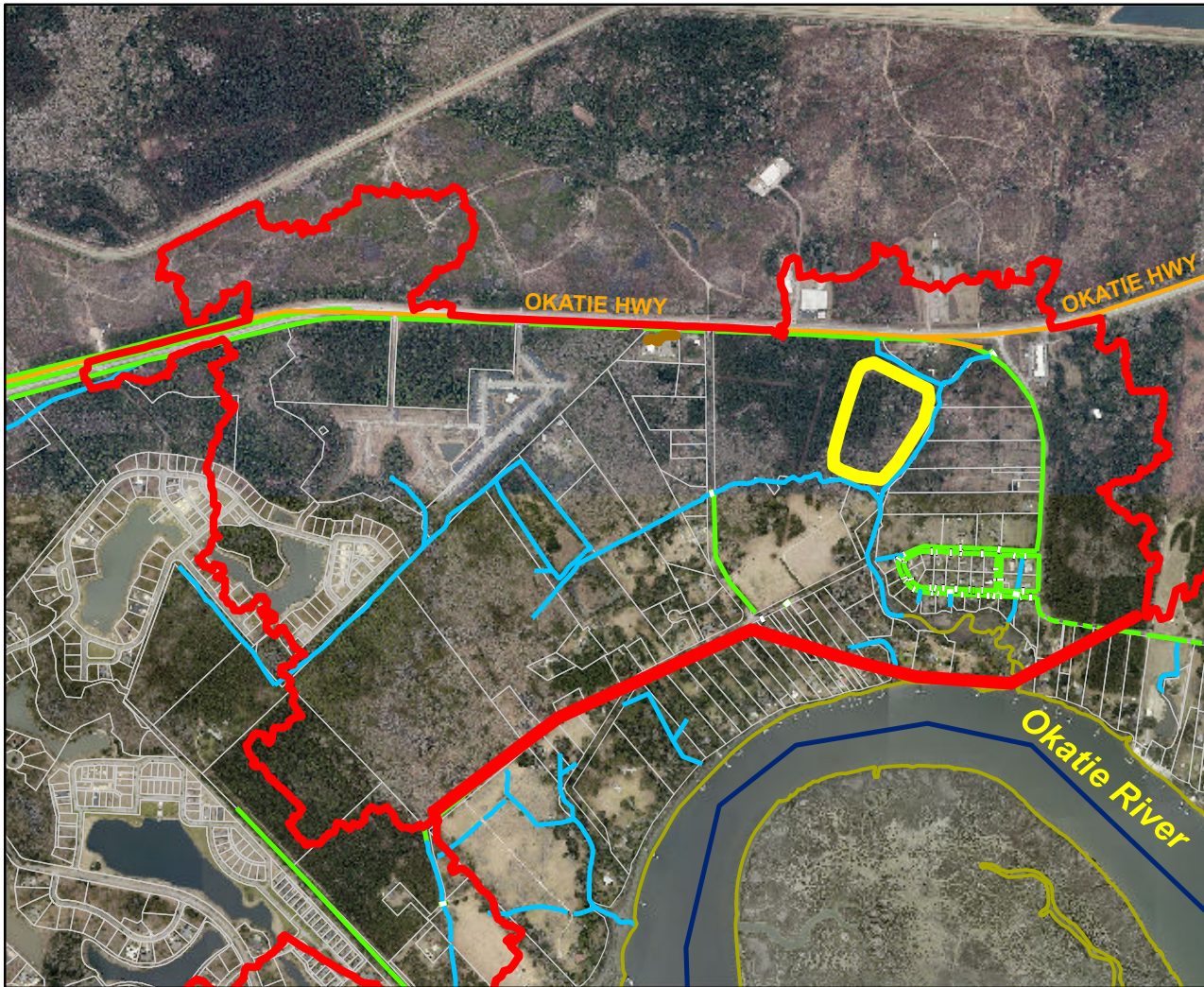
**Description:** Development in the Grober Hill hydrologic sub-basin in the Battery Creek watershed includes approx. 130 acres of single family development built prior to stormwater regulations. There are no stormwater best management practices, such as detention facilities, in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the grades of the area, construction will involve a large amount of earthwork, making project cost a limiting factor for project implementation. Battery Creek is impaired by bacteria pollution, a major source being urban runoff. The site is located in the City of Beaufort.



County Retrofit Project: Camp St. Mary's M2  
Activity: Regional BMP  
Township: Bluffton

Project Schedule: FY 2021-2023

Project Cost: \$3,757,000  
\$342,000 (2021)  
\$165,000 (2022)  
\$3,250,000 (2023)



**Drainage**

**TYPE**

— River	— Roadside
— Creek/Stream	— Roadside Pipe
— River/Creek/Marsh BANK	— Road Pipe
— Channel (fka Outfall)	— Crossline Pipe
— Channel Pipe	— Driveway Pipe
— Lateral	— Access Pipe
— Lateral Pipe	— Bleeder Pipe



0 550 1,100 2,200 3,300 4,400 Feet

1 inch = 1,457 feet

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

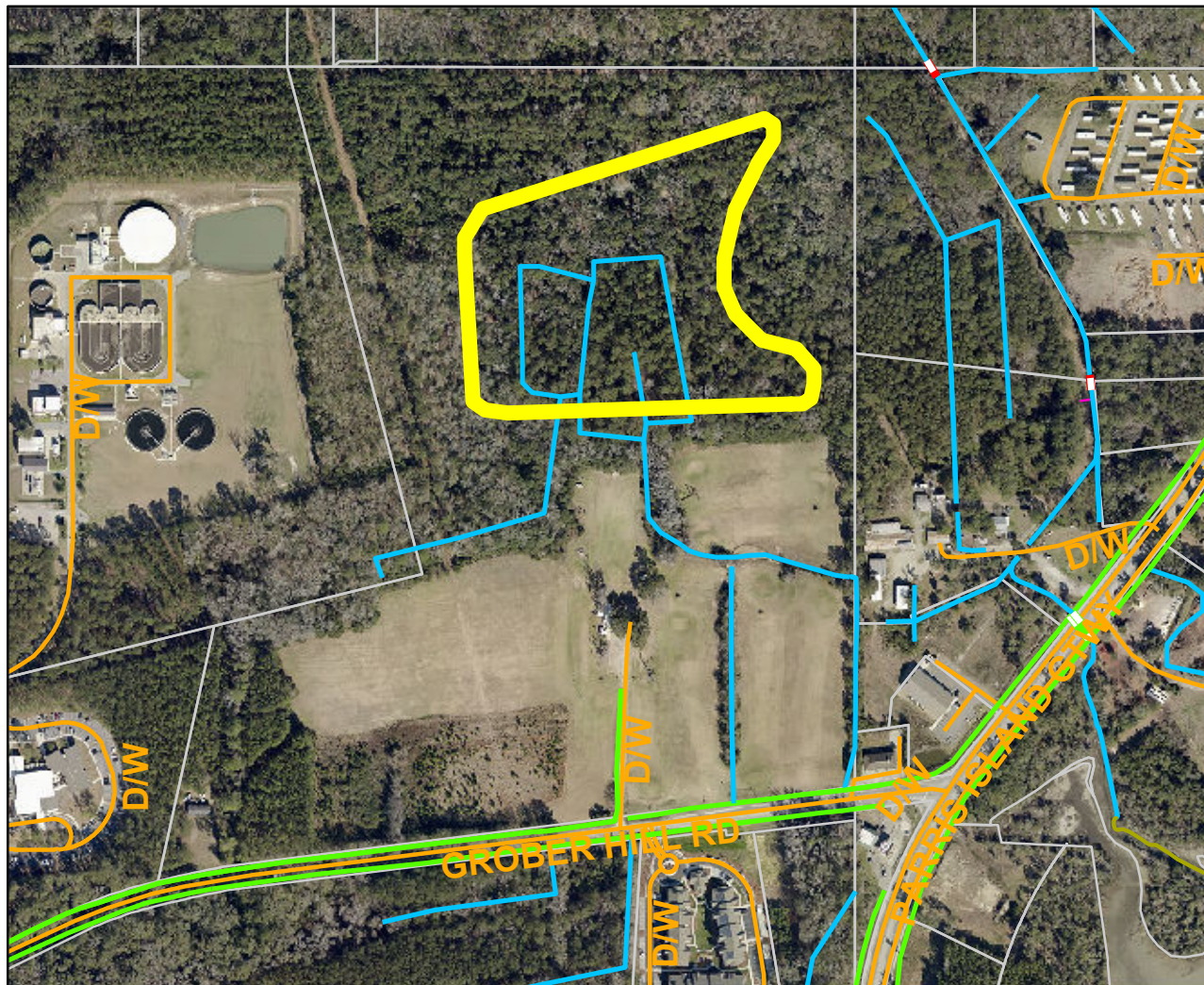
**Description:** Development in the Camp St. Mary hydrologic sub-basin in the Okatie River watershed includes approx. 500 acres of rural and single family development built prior to stormwater regulations. There are no stormwater best management practices, such as detention facilities, in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the presence of multiple wetlands in the area, project design would involve delineation and avoidance of the wetlands, making construction cost a limiting factor for project implementation. Okatie River is impaired by bacteria pollution, a major source being urban runoff. The watershed of the site is located within both Beaufort and Jasper Counties.



**County Retrofit Project: Battery Creek West M1**  
**Activity: Regional BMP**  
**Township: Port Royal Island**

**Project Schedule: FY 2022-2024**

**Project Cost: \$4,140,000**  
**\$375,000 (2022)**  
**\$165,000 (2023)**  
**\$3,600,000 (2024)**



**Drainage**

TYPE	
River	— Roadside
Creek/Stream	— Roadside Pipe
River/Creek/Marsh BANK	— Road Pipe
Channel (fka Outfall)	— Crossline Pipe
Channel Pipe	— Driveway Pipe
Lateral	— Access Pipe
Lateral Pipe	— Bleeder Pipe



0 187.5 375 750 1,125 1,500 Feet

**1 inch = 500 feet**

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

**Description:** Development in the Battery Creek West hydrologic sub-basin in the Battery Creek watershed includes approx. 500 acres of a mix of single family development and commercial development built prior to stormwater regulations. There are only a few stormwater best management practices, such as hydrodynamic separators, in the area. The project would be to construct a regional detention facility to provide stormwater runoff water quality treatment and volume reduction. Due to the grades of the area, construction will involve a large amount of earthwork, making project cost a limiting factor for project implementation. Battery Creek is impaired by bacteria pollution, a major source being urban runoff. The site is located in the Town of Port Royal.



**County Retrofit Project: Paige Point Rd Overtopping Design**  
**Activity: MitigationI BMP**  
**Township: Sheldon**

**Project Schedule: FY 2023-2024**

**Project Cost: \$335,000**  
**\$30,000 (2023)**  
**\$305,000 (2024)**



**Drainage**

**TYPE**

River	Roadside
Creek/Stream	Roadside Pipe
River/Creek/Marsh BANK	Road Pipe
Channel (fka Outfall)	Crossline Pipe
Channel Pipe	Driveway Pipe
Lateral	Access Pipe
Lateral Pipe	Bleeder Pipe



0 312.5 625 1,250 1,875 2,500 Feet

**1 inch = 833 feet**

Prepared By: BC Stormwater Management Utility  
Date Print: 5/19/14

**Description:** Historic complaints about road overtopping support the findings of the 2006 Stormwater Master Plan, which identified this location as a flooding hazard during a 100 - year storm event. A 2013 study by the County confirmed the flooding problem and proposes raising a portion of the road and up-sizing the storm drain under the road.