

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
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D. PAUL SOMMERVILLE
CHAIRMAN

GERALD W. STEWART
VICE CHAIRMAN

COUNCIL MEMBERS

RICK CAPORALE
MICHAEL E. COVERT
GERALD DAWSON
BRIAN E. FLEWELLING
STEVEN G. FOBES
YORK GLOVER, SR.
ALICE G. HOWARD
STEWART H. RODMAN
ROBERTS "TABOR" VAUX

GARY T. KUBIC
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

THOMAS J. KEAVENY, II
COUNTY ATTORNEY

ASHLEY M. BENNETT
CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
REGULAR SESSION

Monday, January 23, 2017
6:00 p.m.

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

1. CALL TO ORDER - 6:00 P.M.
2. REGULAR SESSION
3. PLEDGE OF ALLEGIANCE
4. INVOCATION – Council Member Alice G. Howard
5. ADMINISTRATIVE CONSENT AGENDA
 - A. Approval of Minutes
 1. January 9, 2017 Caucus ([backup](#))
 2. January 9, 2017 Regular ([backup](#))
 - B. Committee Reports (next meeting)
 1. Community Services (January 23 at 3:00 p.m., ECR)
 2. Executive (February 13 at 3:00 p.m., ECR)
 3. Finance (February 6 at 2:00 p.m., ECR)
 - a. Minutes – January 9, 2017 ([backup](#))
 4. Governmental (February 6 at 4:00 p.m., ECR)
 5. Natural Resources (February 27 at 2:00 p.m., ECR)
 - a. Minutes – January 17, 2017 ([backup](#))
 6. Public Facilities (February 27 at 4:00 p.m., ECR)
 - C. Appointments to Boards and Commissions ([backup](#))
6. PUBLIC COMMENT – Speaker sign-up encouraged no later than 5:45 p.m. day of meeting.



7. CONSENT AGENDA

A. CONTRACT AWARD / SLOPE MOWER FOR PUBLIC WORKS ([backup](#))

1. Contract award: Blanchard Equipment Co, Inc., St. George, South Carolina (\$75,727) and Sparrow and Kennedy Tractor, Moncks Corner, South Carolina (\$53,741)
2. Amount: \$129,468
3. Funding sources: Account 50250011-54200, Stormwater Utility Fund, Specialized Capital Equipment
4. Public Facilities Committee discussion and recommendation to award contract occurred January 17, 2017 / Vote 4:0

B. AUTHORIZATION FOR BEAUFORT COUNTY ADMINISTRATION TO TAKE APPROPRIATE LEGAL ACTION TO ESTABLISH A 50-FOOT RIGHT OF WAY FOR 51 BAY POINT ROAD, LANDS END SUBDIVISION, ST. HELENA ISLAND ([backup](#))

1. Consideration of Council authorization to occur January 23, 2017
2. Public Facilities Committee discussion and recommendation to authorize appropriate legal action occurred January 17, 2017 / Vote 4:0

C. A RESOLUTION TO APPROVE THE VENDOR SERVICE AGREEMENT BETWEEN BEAUFORT COUNTY AND AMERICAN FINANCIAL CREDIT SERVICES FOR THE PURPOSE OF COLLECTING DELINQUENT BUSINESS PERSONAL PROPERTY TAXES THROUGH THE DELINQUENT PERSONAL PROPERTY TAX RECOVERY PROGRAM ([backup](#))

1. Consideration of adoption of resolution to occur January 23, 2017
2. Finance Committee discussion and recommendation to adopt resolution occurred January 9, 2017 / Vote 6:0

D. TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), APPENDIX A - DALE COMMUNITY PRESERVATION DISTRICT, SECTION A.7.60.F.3, SIGN STANDARDS (TO CHANGE SIGN STANDARDS FOR THE DALE MIXED USE (DMU) COMMUNITY PRESERVATION DISTRICT, SUBJECT TO CERTAIN CONDITIONS) ([backup](#))

1. Consideration of second reading to occur January 23, 2017
2. Public hearing announcement – Monday, February 20, 2017 beginning at 6:30 p.m. in Council Chambers, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort
3. Natural Resources Committee discussion and recommendation to approve on first reading occurred December 19, 2016 / Vote 6:0

8. MATTERS ARISING OUT OF EXECUTIVE SESSION

9. PUBLIC COMMENT - Speaker sign-up encouraged.

10. ADJOURNMENT

Official Proceedings
County Council of Beaufort County
January 9, 2017

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

A caucus of the County Council of Beaufort County was held Monday, January 9, 2017 beginning at 5:00 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 Michael Covert, Gerald Dawson, Brian Flewelling, Steven Fobes, York Glover, Alice Howard, Stewart Rodman and Roberts "Tabor" Vaux. Rick Caporale absent.

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance.

CALL FOR EXECUTIVE SESSION

It was moved by Mr. Rodman, seconded by Mr. Stewart, that Council go immediately into executive session to receive legal advice relating to pending litigation. The vote: YEAS –Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

EXECUTIVE SESSION

RECONVENE OF CAUCUS

RECEIPT OF COUNTY ADMINISTRATOR'S SIX-WEEK PROGRESS REPORT

Council accepted the County Administrator's Progress Report.

RECEIPT OF DEPUTY COUNTY ADMINISTRATOR / SPECIAL COUNSEL'S SIX-WEEK PROGRESS REPORT

Council accepted the Deputy County Administrator / Special Counsel's Progress Report.

DISCUSSION ITEMS

Chairman Paul Sommerville asked if any members of Council would like to pull any items from the Consent Agenda for discussion or separate vote. Mr. Vaux requested the removal of Item

9D, Zoning Map Amendments for property known as Hilton Head National Golf Course, from the Consent Agenda and requested debate during regular session.

Council reviewed the proposed 2017 caucus and regular session meeting schedule, which included the removal of one Council meeting in the months of August and November. Council can schedule a second meeting if the need arises in those months.

STATUS OF HURRICANE MATTHEW RECOVERY PROCESS

Mr. Eric Larson, Division Director – Environmental Engineering and Land Management, stated an updated Hurricane Matthew Recovery Briefing, dated January 9, 2017 will be distributed to Council by way of email and is available online at www.beaufortcountydasterrecovery.net

EXECUTIVE SESSION

ADJOURNMENT

Council adjourned at 6:00 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST:

Ashley M. Bennett, Clerk to Council

Ratified:

Official Proceedings
County Council of Beaufort County
January 9, 2017

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

The regular session of the County Council of Beaufort County was held Monday, January 9, 2017 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.

ATTENDANCE

Chairman D. Paul Sommerville, Vice Chairman Gerald Stewart and Councilmen Michael Covert, Gerald Dawson, Brian Flewelling, Steven Fobes, York Glover, Alice Howard, Stewart Rodman and Robert "Tabor" Vaux. Councilman Rick Caporale absent.

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance.

INVOCATION

Council member Gerald Dawson gave the Invocation.

PROCLAMATION

School Choice Week

On behalf of Beaufort County Council, Chairman Paul Sommeville recognized January 22 through January 28, 2017 as School Choice Week.

ADMINISTRATIVE CONSENT AGENDA

Review of the Proceedings of the Oath of Office held January 3, 2017

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Fobes, seconded by Mrs. Howard, that Council approve the minutes of the oath of office held January 3, 2017. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

Review of the Proceedings of the Caucus held December 12, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Fobes, seconded by Mrs. Howard, that Council approve the minutes of the caucus held December 12, 2016. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

Review of the Proceedings of the Regular Session held December 12, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Fobes, seconded by Mrs. Howard, that Council approve the minutes of the regular session held December 12, 2016. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

Review of the Proceedings of the Caucus held November 28, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Fobes, seconded by Mrs. Howard, that Council approve the minutes of the caucus held November 28, 2016. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

Review of the Proceedings of the Regular Session held November 28, 2016

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Fobes, seconded by Mrs. Howard, that Council approve the minutes of the regular session held November 28, 2016. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

Committee Reports

Governmental Committee

Daufuskie Island Fire District Commission

Gary Stewart

The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. Mr. Stewart, representing at-large, garnered the six votes required for appointment to serve as a member of the Daufuskie Island Fire District Commission.

Natural Resources Committee

Zoning Board of Appeals

Governmental Committee nominated Mr. Joseph Passiment, representing southern Beaufort County, for appointment to serve as a member of the Zoning Board of Appeals.

Public Facilities Committee

Woodland Estates and Burlington Estates Special Purpose Tax District

Governmental Committee nominated Ms. Danielle Casey, Mr. Gary E. Davy, Mr. Ryan K. Steady, Mr. David A. Walters, and Mr. Troy N. Young, for appointment to serve as members of the Woodland Estates and Burlington Estates Special Purpose Tax District.

PUBLIC COMMENT

The Chairman recognized Mrs. Rosalie Richman, a Bluffton resident, who came here because of the charm and beauty of the Lowcountry and is now concerned about the potential rezoning of the Hilton Head National Golf Course. What benefit does the rezoning provide? What does it add to the community? Nothing. This does not make sense.

Mr. Raymond Dominick, a Sun City resident, is before Council to make three points regarding the Hilton Head National Golf Course rezoning. (1) Property and land is different than other kinds of private property. What a person does with their land has an impact on that piece of property and the surrounding property that lasts for generations. (2) Beaufort County does not need this type of development. If it is built, it can do serious harm. There are many already planned. (3) There have been numerous studies that show new residential and commercial property normally cost more in public services than the yield in additional revenue. He reminded Council that their duty is to represent the citizens.

Mr. Richard Richman, a Belfair Plantation resident, stated they came from a small community in New Jersey that was beautiful, but turned commercial. The same thing is happening here. Property values will decrease and they will be forced to leave. He read a letter on behalf of Don and Betsy Carrier, Belfair Plantation residents, who expressed their concerns regarding the proposed Hilton Head National Golf Course rezoning.

Mr. Martin Kent, President and CFO of United Company, summarized how they got before Council tonight. This has been a three-year journey. It has taken a lot of time and effort from many. There have been a number of public and private meetings. There is a 27-year history within this community. It is hoped that the 27-year history of operating a quality golf course would speak volumes about the kind of people we are. We are in this for the long run. There are tremendous benefits associated with this development.

Mr. Mathew Badford, a Bluffton resident, stated his family has lived in southern Beaufort County since 1976. Since that time, there has been two consistencies – growth and development. It is our responsibility to adopt and implement codes and zoning to promote intelligent growth. Growth cannot be stopped, but can be intelligent. This development could be an asset to our community.

Mr. Vince Harrison, a Bluffton resident, said this project is exciting. He has enjoyed Hilton Head National Golf Course, but progress is hard to obstruct. The representatives of United Company seem to be committed to this development. This could be a fantastic attraction for Bluffton and the revenues would be a Godsend to a growing community.

Ms. Deborah Phillips, a Bluffton resident, stated this rezoning is allowing a foot in the door. This is not small. This is a major chunk in southern Beaufort County. Council should have more extended ability for public comment and extended studies. You can mitigate many things, but you cannot erase history.

Mr. Jim Lawton, a resident of southern Beaufort County, stated his family has been involved in development in the area to include Alljoy. This development does not adequately address river and estuary resources. He asks Council to put this project on hold and to consider the amount of access to the rivers. How many boat landings are there? How many beaches are there? Please review this project and make it much smaller.

Ms. Jane Hester, a resident of Bluffton, spoke in disapproval of Hilton Head National Golf rezoning. There has been meeting after meeting on water quality, and their response is that you can never mitigate totally. Who is going to pay for this? Most likely the taxpayers for increased services. This also provides an impact on traffic and the amount of time everyone will lose while being stuck in traffic. She urges Council to not let this happen.

Mr. Ben Turner, a Bluffton native, stated development is not right in this area. Can we consider a greenspace? Once this is gone, you cannot replace it. The saltmarsh area is essential for the oceans. What are you going to do when it is gone? Consider the impact on the river. We do not need more Burger Kings. We do not need more stores. It is not safe to let this happen.

Mrs. Debbie Fejes, a Bluffton resident, asked that Council listen with an open mind and an open heart to all of the issues raised tonight. This rezoning will have a negative impact on our lifestyle, waterways, and traffic. In Bluffton, we promote our image as a small town with a quiet, peaceful lifestyle. That is what drives our tourism and brings families to our community. The Hilton Head National Golf Course rezoning puts all of that at risk and will forever alter the Town of Bluffton.

Mr. Craig Wolff, a Bluffton resident, stated Mr. Kent should be proud of the Hilton Head National Golf Course. He is concerned about the scope of the project proposed. He finds it hard to believe that the area can support a project of such.

Mr. Chris Short, a Bluffton resident, said there is a severe affordable housing shortage in this area. He provided statistics on the population density and rental rates within the area. This proposal has high density. This development takes away every aspect of what makes the Town of Bluffton special. He urges Council to vote no for development on this project.

Ms. Laurie McCall, an Alljoy resident, stated she never lived anywhere as much as she loves Bluffton. She does not want to see it changed. She spoke about current traffic issues and fear of future traffic if this development happens. This development is a danger to our rivers and our environment.

Ms. Nancy Stermer, a Bluffton resident, encouraged Council to do a significant analysis of golf courses in communities similar to Bluffton that have undertaken a project of such magnitude so that all issues people spoke about tonight so that Council's decision is based on quantifiable data. A number of golf courses are taking a non-construction type of approach. She asked Council to look at those alternative changes or transformations of golf courses. They are doing things like rain gardens, municipal based compost facilities, expanded urban gardens, or expanded farmers market.

Mr. John Hoag, a Bluffton resident, wanted to know the rationale for this project. Is it to cash a person out who does not want to own a golf course anymore? There is no shortage of land. If you want to do something along these lines, let us find an appropriate piece of property for such. People are retiring to this area. Hilton Head National Golf Course is one of the places people like. Do we need another 500-occupancy hotel? He suggests that with this project, the developer should have to commit the financing. Why not form a bond issue, have the Town of Bluffton buy the golf course, put in a driving range, a putt put, and a water park, with a 5% coupon on it and see what happens. Then the County would be in control. There is more than one option concerning the use of this property.

Mr. Collins Doughtie, a Hilton Head resident, stated he is not against development. He is concerned about things not addressed. He provided an overview of the traffic impact going on to Hilton Head Island at 8:00 a.m. Traffic is backed up many days past Hilton Head National Golf Course. He provided Council a newspaper article that appeared in The Bluffton Sun, titled "Zone Change Could Turn Golf Course into Huge Development" by Gwyneth J. Sanders. He

spoke about the failure of the waterpark on Hilton Head Island. He asked that each aspect of this development is taken on an individual basis and vetted properly. We are trying to protect our lifestyle.

Mrs. Karen Doughtie, a Hilton Head Island resident, transferred her time to her husband Mr. Collins Doughtie.

Mr. Fred Mix, a Hilton Head Island resident since 1962, stated he has seen all of the changes in that period on Hilton Head Island. He has seen golf courses come and go and developments fail. For the property to be changed from the current zoning to high density, should not happen.

Mr. Rick Sweet, a Heritage Lakes resident, stated the Hilton Head National Golf Course project is a casino gaming venue. There can be no other way that a 500-room hotel, convention center, and gaming hall to attract enough guests necessary to pay for itself on a property in Bluffton where there is no beach, no mountain, or tall moss encrusted on oaks, or water view. The only thing to attract this volume of people to make this property viable is casino gaming. The elderly facility proposed will be producing a constant stream of revenue, as well as the buses back and forth to Sun City. He asked Mr. Palmer and Mr. Kent to stand before Council and say they will not develop a casino or gambling facility on this property, nor sell this parcel of land for someone else to develop a casino or gambling facility.

Mr. Wes Jones, lawyer, deferred his comments.

Ms. Cathy Sanders, a Bluffton resident, spoke about process. There is a traffic study. After the development is completed, do we then check traffic estimates? If that is not happening, then that will account for all of the traffic increases over the last five years. We have a huge test case coming up in two weeks – Sam's Club and Super Walmart. She encourages Council to delay any decision on this project to check the numbers from recent developments to see if they add up to the actual traffic impact.

Mr. Andy Sutton, a Bluffton resident, voiced his support of the rezoning of Hilton Head National Golf Course property. He stated he has reviewed the schedule Council has put together, that outlines the zoning requirements and, was impressed by the amount of thought given by the Council. After having gone to several charrettes and meetings, the Owner has listened to the people impacted by this project. This is important for Beaufort County for the many that have come here for the development. That is important for a younger generation.

Mr. Doug Swain, a Heritage Lakes resident, stated something is going to happen to that course and land. Someone will have to do something with it. What kind of development needs to go there? Whom do we trust to do the right thing? The applicant has held charrettes. They have listened to the community. He was impressed by what they brought forward to the Zoning Board of Appeals. It is up to Council to determine what is going to happen to that piece of property and whom we can trust.

Mr. Al Stokes, a Bluffton resident, stated Beaufort County is a unique area. He is concerned with the development of 300 acres as well as the stormwater. He hopes that will be heavily vetted. Without a development agreement, the developer can change their minds. That brings great concern.

Mr. Jacob Kruse, a Heritage Lakes resident, stated he is familiar with resorts. What is going to draw people to a 500-room hotel in this area? How will it even produce a profit? He does not feel this rezoning is in the best interest of everything.

Ms. Carolyn Smith, an Alljoy resident, spoke against the rezoning of the Hilton Head National Golf Course. Council should think of those who live in the area, not those who want to come to the area. It is time for the County to take care of what they already have and worry about what they already have. We are more important than a group that wants to come from out of state and wants to develop something that does not enhance our way of life.

Ms. Rosalie Richman, a Bluffton resident, mentioned Hurricane Matthew and the ability this past year to get individuals off Hilton Head Island and out of Bluffton. If you add 10,000 more people to that area, how safe are we going to be?

Ms. Karen Doughtie, a Bluffton resident, stated she works with people living in a memory care unit of an assisted living facility. Currently, there is a proposal to put two similar care facilities in the Bluffton area. The present situation is that the current facilities do not stay full and cannot get help. There is no low-income housing in the area. We need places to house people.

NEW BUSINESS

ADOPTION OF 2017 CAUCUS AND REGULAR MEETING SCHEDULE

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council adopt the 2017 Caucus and Regular Meeting Schedule. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

CONSENT AGENDA

CONTRACT AWARD / BEAUFORT COUNTY ROADWAY PAVEMENT CONDITION SURVEY

This item comes before Council under the Consent Agenda. Discussion occurred at the December 19, 2016 meeting of the Public Facilities Committee.

It was moved by Mr. Fobes, seconded by Mr. Dawson, that Council award a contract to F&ME Consultants Inc., Columbia, South Carolina in the amount of \$111,400 for a County Maintained Roadway Condition Survey. In addition, approve a project contingency of \$11,140 for a total budget of \$122,530 funded from C Funds Professional Services Account 2342001C-

51160. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

SHELL POINT INVESTMENTS, LLC, QUIT CLAIM DEED FOR VARIOUS STORMWATER DITCHES

This item comes before Council under the Consent Agenda. Discussion occurred at the December 19, 2016 meeting of the Natural Resources Committee.

It was moved by Mr. Fobes, seconded by Mr. Dawson, that Council approve the transfer of ownership of specified strips of land from Shell Point Investments, LLC to Beaufort County, as shown on Quit Claim deed prepared on December 8, 2016, and the referenced plats and exhibit A, to help alleviate drainage issues in the Shell Point Subdivision. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), APPENDIX A - DALE COMMUNITY PRESERVATION DISTRICT, SECTION A.7.60.F.3, SIGN STANDARDS (TO CHANGE SIGN STANDARDS FOR THE DALE MIXED USE (DMU) COMMUNITY PRESERVATION DISTRICT, SUBJECT TO CERTAIN CONDITIONS)

This item comes before Council under the Consent Agenda. Discussion occurred at the December 19, 2016 meeting of the Natural Resources Committee.

It was moved by Mr. Rodman, seconded by Mrs. Howard, that Council approve on first reading text amendments to the Community Development Code, Appendix A, Community Preservation Districts; Division A.7.70.F.3.B. Free Standing Signs Standards for Dale Mixed Use District (DMU). The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENTS FOR R600-040-000-001C-0000 (299.202 ACRES LOCATED ON THE NORTH AND SOUTH SIDES OF THE BLUFFTON PARKWAY AND EAST OF MALPHRUS ROAD; KNOWN AS HILTON HEAD NATIONAL GOLF COURSE); FROM T2-RURAL DISTRICT TO T3-NEIGHBORHOOD, T4-NEIGHBORHOOD CENTER, AND T4-HAMLET CENTER OPEN DISTRICTS

This item was removed from the Consent Agenda.

Mr. Vaux provided Council copies of a petition with 1,500 plus signatures, in opposition of this rezoning. We are not willing to trade the health of the May River for one's nightlife. The Town of Bluffton sent out a letter with concerns. He asked that this item be sent back to the Natural

Resources Committee for discussion on unresolved issues. What all can be done with this property? The landowner, if this is approved, will not be bound to what they are proposing. What can they do by right? Who pays for the infrastructure? Who will pay for the school? How much will this cost the County? There are no details regarding the Heritage Lakes entrance. We need a Development Agreement in this case. The Town of Bluffton and the Town of Hilton Head Island have concerns on this project that need to be addressed. We are not sure of the impact on EMS, police, fire, or natural resources. This project is too dense.

Main motion: It was moved by Mr. Vaux, seconded by Mr. Fobes, that Council send back to the Natural Resources Committee, a Southern Beaufort County Map Amendment R600-040-000-001C-0000 (299.202 acres located on the north and south sides of Bluffton Parkway and East of Malphrus Road; known as Hilton Head National Golf Course); from T2-Rural District to T3-Neighborhood, T4-Neighborhood Center, and T4-Hamlet Center Open Districts for discussion on unresolved issues.

Mr. Covert, stated it behooves Council to send this item back to the Natural Resources Committee to allow the newly elected Council members to obtain more information.

Mr. Rodman pointed out that for years Council wanted to advance a walkable community. We have a long process an applicant must go through to get to this stage. The applicant has played by our rules. That way, if we are going to do business, then we need to go back and revisit the way we do business. It is not fair for people to spend a lot of money to get to this point.

Mr. Flewelling supports Mr. Rodman's comments. This development is in accordance with our Comprehensive Plan. Our Comprehensive Plan shows where we are going to be in the next 15 to 25 years. If we are not going to allow this development, then we need to review our Plan. This property is right for development. It is not appropriate for us to stop someone who owns a piece of property from developing it in accordance with what we have established as allowed. Sending this back to Committee is only delaying what should be a decision we make here tonight.

Mr. Sommerville stated Council approved a Community Development Code that gives staff the ability to take care many of the details of the development. Staff can resolve a large percentage of the zoning issues. The problem is that on some of the mega developments there is a different ballgame. There is no guarantee of what will eventually be built. We are here to talk about zoning. When it comes time to develop this property, it will come back before the planning process. It is Council's job to protect the environment, neighbors, and citizens. If we up zone it, we will be left out of the loop moving forward. All action would then go to the Planning Commission, which is composed of appointed officials. When this was before to the Planning Commission, members recommended a Development Agreement. That is a determination of Council. The Town of Bluffton has emphasized those areas that need a Development Agreement.

Mr. Fobes stated at the Natural Resources Committee meeting he spoke in favor of this project, but not in favor of a Development Agreement. After putting much thought, he feels a Development Agreement is needed and this rezoning request should go back to the Natural Resources Committee.

Mr. Glover thanked Mr. Covert for his comments. He supports the right of people to use their property, but also supports the rights of the community. His concerns include density and traffic impact.

Mrs. Howard stated she supported this at the Natural Resources Committee, but after seeing the concerns from the Town of Bluffton, it raised some heavy questions. Her concerns include the cost of schools. She would like to see this item go back before the Committee.

Mr. Flewelling stated our new Community Development Code has yet to be tested. This development fits the bill for what is necessary. He does not feel a Development Agreement is needed.

Motion to amend by substitution: It was moved by Mr. Vaux, seconded by Mr. Fobes, that Council direct the Natural Resources Committee to form a Development Agreement Subcommittee and send this application to the Subcommittee, who will then report before the Natural Resources Committee and then to Council.

Mr. Rodman feels it would be more approve on first reading tonight, then postpone for 60 to 90 days, then Council could vote on whether or not a development agreement is wanted.

Vote on the motion to amend by substitution: The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mr. Flewelling and Mr. Rodman. ABSENT – Mr. Caporale. The motion passed.

Vote on the substitute motion, which is now the main motion: The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Sommerville, Mr. Stewart and Mr. Vaux. NAYS – Mr. Flewelling and Mr. Rodman. ABSENT – Mr. Caporale. The motion passed.

PUBLIC HEARING

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE BEAUFORT COUNTY COMPREHENSIVE PLAN OF 2010 TO ADOPT A FIVE-YEAR UPDATE TO THE NATURAL RESOURCES ELEMENT (CHAPTER 5) AND AFFORDABLE HOUSING ELEMENT (CHAPTER 8) (REPLACES IN KIND)

The Chairman opened a public hearing beginning at 6:30 p.m. for the purpose of receiving public comment regarding an ordinance to amend the Beaufort County Comprehensive Plan of 2010 to adopt a Five-Year Update to the Natural Resources Element (Chapter 5) and Affordable Housing Element (Chapter 8) (Replaces In Kind).__After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:31 p.m.

It was moved by Mr. Fobes, seconded by Mr. Dawson, that Council approve on third and final reading an ordinance to amend the Beaufort County Comprehensive Plan of 2010 to adopt a Five-Year Update to the Natural Resources Element (Chapter 5) and Affordable Housing Element (Chapter 8) (Replaces In Kind). The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Glover, Mrs. Howard, Mr. Rodman, Mr. Sommerville, Mr. Stewart and Mr. Vaux. ABSENT – Mr. Caporale. The motion passed.

MATTERS ARISING OUT OF EXECUTIVE SESSION

There were no matters arising out of Executive Session.

PUBLIC COMMENT

The Chairman recognized Mr. Rick Sweet, a Heritage Lakes resident, who stated we are dealing with something bigger than the Community Development Code. We have not solved the entrance to Heritage Lakes. In three years, have they come up with any plan? These questions have to be answered before it moves forward. In a letter to the Planning Director, submittal modifications were submitted. We are being hoodwinked. More discussion is needed.

Mrs. Debbie Fejes, a Bluffton resident, thanked Council for listening to all of the feedback today. It needs to be the right development to maintain our Bluffton state of mind.

Mr. Chris Short, a Bluffton resident, stated if the Comprehensive Plan allows for this type of density, there is something wrong with the Plan. This density dwarfs that of Sun City. Council needs to do more than sending the matter back to Committee. We need to look at why it was able to get to this point and why that density is allowed in that area.

Mr. Jim Lawton, a resident of southern Beaufort County, reminded Council that they are working for the public. It is not just about our community, but our entire region. The environment and the people who live here are your responsibility. You work for us.

Mr. Ben Turner, a Bluffton native, asked Council to consider what you are selling and what you want. We advertise Beaufort County's nature and beauty, not shopping districts.

Ms. Laura Fanelli, a Burton resident, spoke in regard to process. Was there a Development Agreement between the developers and the Council? There is no Development Agreement Subcommittee currently. If there was no Development Agreement Subcommittee, why is it being put in at the last minute? Why, if the proposal is going back to the Natural Resources Committee, is it in mid-process?

ADJOURNMENT

Council adjourned at 7:58 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST: _____
Ashley M. Bennett, Clerk to Council

Ratified:

DRAFT

FINANCE COMMITTEE

January 9, 2017

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

The Finance Committee met Monday, January 9, 2017 beginning at 4:00 p.m., in the Executive Conference Room, Administration Building, Beaufort County Government Robert Smalls Complex, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Jerry Stewart, Vice Chairman Michael Covert and members Gerald Dawson, Brian Flewelling, Steven Fobes and Stu Rodman present. Member Rick Caporale absent. Non-committee members York Glover, Alice Howard and Tabor Vaux present.

County staff: Jim Beckert, Auditor; Kimberly Chesney, Tax Collector; Allison Coppage, Assistant County Attorney; Joshua Gruber, Deputy County Administrator/Special Counsel; Gary James, Assessor; Tom Keaveny, County Attorney; Gary Kubic, County Administrator; Maria Walls, Treasurer; and George Wright, Deputy Treasurer.

Public: Mary Lee Carns, Vice President, Institutional Advancement, and External Relations & Executive Director, TCL Foundation for the Technical College of the Lowcountry; Dean Frank, American Financial Credit Services; Richard Gough, President, Technical College of the Lowcountry; Sean Henrickson, Assistant Academic Program Director, Technical College of the Lowcountry; Hayes Wiser, Vice President, Administrative Services, Technical College of the Lowcountry; and Amy Wyatt, Director, American Financial Credit Services.

Media: Joe Croley, *Lowcountry Inside Track*.

Councilman Stewart chaired the meeting.

ACTION ITEM

1. Third-Party Collection Agency

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mrs. Maria Walls, Treasurer, provided the Committee with a PowerPoint presentation on the delinquent collection method. Prior to 2014, the only delinquent collection method used was the annual tax sale, which is effective for real property, but no other property types. In 2014, Beaufort County began the use of the Setoff Debt Program. In 2017, the Office is proposing to add a Third-Party Collection and moving forward additional programs for

delinquent collections. The Office submitted \$6,789,518 in the Setoff Debt Program and collected \$770,000. That is about an 11.3% collection rate. Much of that is due to the limitations that include: only applicable to individuals, one must file a South Carolina income tax return, and competition with other debtors.

Why a third-party collection agency? One size does not fit all. A third-party agency would supplement the current resources, provide individualized solutions, provide a simplified reconciliation, and identify uncollectible accounts.

Why American Financial Credit Services (AFCS)? They meet all of the criteria listed as follows:

- Specialize in the collection of governmental debt
- Collected over \$77 million since inception
- Majority of governmental clientele are elected officials
- Interactive Debt Management
- 100% balance collected at no cost to the County (20% of the balance due by the taxpayer)
- Collection rate charged is less than the Governmental Enterprise Accounts Receivable Collections Program (GEAR Program)
- Informational resource
- Identify potentially uncollectible accounts

The Treasurer's Office surveyed 18 of AFCS's current clients, who reported the following:

- Timely and accurate funding
- Notification of issues that may prevent the collection of funds
- 56% never used an agency before
- Reliable and consistent technology and data

Mrs. Walls reviewed the implementation of this program. A letter of notice would be sent to each taxpayer 30 days prior to the debt being sent to AFCS. It will be listed in the newspaper and traditional and social media outreach. The debts will then be sent to AFCS who will do the following:

- Account skip-traced
- Taxpayers contacted by letter and phone
- Payment plans are an option
- Payments received will be applied to the oldest debt

Discussion and concerns of the Committee included the following:

- Would this replace the Setoff Debt Program?
 - No, this would be an additional program to collect a debt.
- Is AFCS able to handle business accounts?
 - Yes.

- When would a debt go to collections?
 - After a full year cycle has occurred.
- What is the oldest year of taxes the County would attempt to collect?
 - Ten years.
- Would a taxpayer be required to pay the 20% collection fee for the payment plan as well?
 - Yes.
- If a taxpayer could only make a partial payment, is that a possibility?
 - That is not an option at this time. The Treasurer cannot collect partial payments.
- Is there a process for people to contest?
 - Yes. The taxpayer will be instructed through the Department of Revenue of the steps they need to make corrections.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Rodman, that Committee approve and recommend Council adopt a resolution to implement a Third-Party Collection Agency Program. The vote: YEAS – Mr. Covert, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. Rodman and Mr. Stewart. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council adopt a resolution to implement a Third-Party Collection Agency Program.

INFORMATION ITEMS

2. Technical College of the Lowcountry / 2006 General Obligation Bond

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Dr. Richard Gough, President, Technical College of the Lowcountry, provided the Committee a handout with information on the Technical College of the Lowcountry (TCL) General Obligation Bond Debt owed to Beaufort County, as well as a workforce development project.

Technical College of the Lowcountry General Obligation Bond Debt

In November 2006, Beaufort County issued a 20-year, \$17.5 million General Obligation Bond (GOB) for various County projects. A portion of this bond (\$1.5 million) was provided to TCL for purposes of augmenting approximately \$7 million TCL received from the 2006 Tax Increment Financing (TIF) bond, which was needed to construct the New River campus. Since January 2007, TCL has payed debt service related to the \$1.5 million portion of the 2006 GOB. Based upon the established payment/amortization schedule, TCL was to pay \$1.5 million in principal, plus \$749,092 in interest over the 20-year life of the GOB – given a 4.2% interest rate. Since the payments began in 2007, TCL has paid a total of \$1,067,655 in principal and interest. This is an average annual premium of \$106,766.

In May 2013, the County restructured the 2006 GOB resulting in a reduced interest rate of 2%. Despite the reduced interest rate, TCL has been obligated to make debt service payments based on the original payment/amortization schedule. If an updated payment/amortization schedule had been established, the total interest paid over the 20-year term would have been reduced to \$602,854, with the \$1.5 million principal remaining the same. If the \$75,744 overpayment had been applied to the principal, the new balance would be \$888,539 rather than \$964,286 as reflected in the County's 2006 Annual Financial Report.

Funding to repay the debt is generated through a College capital fee. This fee is per-credit-hour fee (currently \$4) charged to all students.

TCL is requesting that the County waive its remaining debt of \$888,539. If the debt is forgiven, the annual payment savings of approximately \$106,000 would be used to reduce the backlog of maintenance of real property and accomplish planned facility upgrades. Without this annual savings, TCL's backlog of real property maintenance will continue to grow, resulting in further deterioration of capital infrastructure. Failure to reduce the maintenance backlog will result in further asset breakdown and safety concerns. The College has no other revenue sources to accomplish these maintenance tasks.

Dr. Gough also informed the Committee that the University of South Carolina-Beaufort received approximately \$24.5 million of TIF funding for their Gateway Campus, compared to TCL's approximate \$7 million TIF funding for its New River Campus. Due to the TIF, Beaufort County had to forgo tax increases on property within the TIF area and all future increases in tax revenues went to repay loans/bond. Alternatively, TCL had to indebt itself to repay \$1.5 million.

Committee Chairman Jerry Stewart stated since this came forth, the Assistant County Administrator-Finance, Alicia Holland, was directed to revise the debt schedule to reflect the lower interest rate. That revised schedule has been completed.

Questions and concerns of the Committee were as follows:

- What is the current collection amount of debt millage annually and how much is used to pay debt?
 - TCL only collects the amount necessary to meet principal and interest obligations.
- Based on changes in the mill value, how much does that number fluctuate in a given year?
 - That could be looked at as part of the CAFR analysis. It is believed we came in on target.
- This is a good idea due to the economic development aspect.
- It seems unlikely to relieve the debt this fiscal year.
- This was an agreement entered into, above and beyond the TIF put in place. If we relieve this debt, we are setting a precedent. Would we have other groups or agencies asking for forgiveness of their debt? What is the potential impact? Staff will provide that information.

- Why was this needed after the implementation of the TIF?
 - The fluctuation in the cost to build the facility after purchasing the land.
- We should eliminate all of the debt. Many TCL students are at-risk to a certain degree and will have a more difficult life if they do not get the education. If this was known before the creation of the TIF, it would have been included in the TIF. At an absolute minimum, the overpayment should be applied to the interest payments not the principal.

Workforce Development Project – Lowcounty Culinary Institute

Dr. Gough stated TCL had two items included on the County's Sales Tax Referendum that failed in November 2016. One of the items was the Lowcounty Culinary Institute and the other an expansion of medical facilities on the Beaufort campus. We are back to the drawing board on how to fund these projects. He is asking Council to work with TCL and find a way to make it work.

Questions and concerns of the Committee were as follows:

- Having multiple peoples' interest makes the composition market a great thing. In that industry you can start out as a cook and end up being a business owner.
- We need to schedule a meeting with the colleges to work together as a group and solve some of these problems. We have already initiated those discussions and encourages those meeting to move forward.
 - It was asked that this be treated separately due to the Town of Bluffton's interest.

Mr. Gary Kubic, County Administrator, stated it is reasonable and logical that the County would have an investment in this. We are clearly partners with the educational institutions; and, on that basis, if either engages in a discussion of development that involves the Town of Bluffton's jurisdiction, the County would like to be included. He asked Council to approve staff's involvement. There were no objections from the Committee.

Status: This item will come back before the Committee when more information is available.

3. Update / \$51,000,000 General Obligation Bonds

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Josh Gruber, Deputy County Administrator / Special Counsel, briefed the Committee on this item. Before we can go to market with those bonds, we had to provide the bond rating agencies the most recent copy of our Comprehensive Annual Finance Report (CAFR). Due to Hurricane Matthew, that document has taken longer to prepare than in previous years because of having to gather and incorporate into that analysis the impact of the hurricane on the County. That work has been completed. We can now move forward with scheduling an opportunity for the rating agency calls--the precursor for receiving our rating. Once we receive

our rating, we can move forward with advertising these bonds. The schedule is the middle to the end of February.

Status: Information only.

4. Update / Financial Impact of Hurricane Matthew

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Mr. Josh Gruber, Deputy County Administrator / Special Counsel, briefed the Committee on this item. The Finance Department is estimating around \$10 million of out-of-pocket and non-reimbursable expenses. That figure does not include marine debris removal. The County is in receipt of written notification from both the Department of Natural Resources and the Department of Health and Environmental Control, that neither agency believes they are responsible nor has the resources to engage in marine debris pickup.

In response from receiving those letters as well as responses received from FEMA, the latter has indicated that we will have to demonstrate the legal obligation on behalf of the County. We have requested an expedited Attorney General opinion with the question of whose responsibility this falls under.

Status: Information only.

NATURAL RESOURCES COMMITTEE

January 17, 2017

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

The Natural Resources Committee met Tuesday, January 17, 2017 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

Committee Chairman Brian Flewelling and members Gerald Dawson, York Glover and Alice Howard present. Vice Chairman Tabor Vaux and members Rick Caporale and Steven Fobes absent. Non Committee members Michael Covert and Stu Rodman present.

County Staff: Allison Coppage, Assistant County Attorney; Tony Criscitiello, Planning Director; Josh Gruber, Deputy County Administrator / Special Counsel; Thomas Keaveny, County Attorney; Gary Kubic, County Administrator; Eric Larson, Division Director-Environmental Engineering; Fred Leyda, Human Services Director; Rob Merchant, Long Range Planner; and Dan Morgan, Mapping and Applications Director.

Public: Shelby Berry, Beaufort Soil and Water Conservation District; Mathew Bradford, Charter One Realty; Angela Childers, Beaufort Housing Authority; Phil Cromer, Beaufort City Councilman and Lowcountry Affordable Housing Coalition; Gary Fejes, Bluffton resident; Debbie Fejes, Bluffton resident; David Green, Lowcountry Affordable Housing Coalition; Deborah Johnson, Lowcountry Affordable Housing Coalition Facilitator; Sarah Marshall, Lowcountry Affordable Housing Coalition; Bill Palmer; Denise Parsick, Beaufort Soil and Water Conservation District; Craig Wolf, Bluffton resident, Linda Wolff, Bluffton resident; and Wendy Zara, Lowcountry Affordable Housing Coalition.

Media: Joe Croley, *Lowcountry Inside Track*.

Mr. Flewelling chaired the meeting.

ACTION ITEMS

1. Consideration of Reappointments and Appointments / Design Review Board

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mrs. Howard, seconded by Mr. Dawson, that Natural Resources Committee recommend Council nominate Mr. Peter Brower, representing architect, landscape

architect, building design, civil engineer, for reappointment to serve as a member of the Design Review Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes and Mr. Vaux The motion passed.

Motion: It was moved by Mr. Dawson, seconded by Mrs. Howard, that Natural Resources Committee recommend Council nominate Mr. Pearce Scott, representing registered architect, for reappointment to serve as a member of the Design Review Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes and Mr. Vaux The motion passed.

Recommendation: Council nominate Mr. Peter Brower, representing architect, landscape architect, building design, civil engineer; and Mr. Pearce Scott, representing registered architect, for reappointment to serve as members of the Design Review Board.

2. Consideration of Reappointments and Appointments / Historic Preservation Review Board

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Dawson, seconded by Mrs. Howard, that Natural Resources Committee recommend Council nominate Ms. Katrina Epps, representing Bluffton Historic Preservation Organization, Ms. Natalie Hefter, representing southern Beaufort County, and Mr. Beekman Web, representing Lady's Island, for reappointment to serve as members of the Historic Preservation Review Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes, and Mr. Vaux The motion passed.

Recommendation: Council nominate Ms. Katrina Epps, representing Bluffton Historic Preservation Organization, Ms. Natalie Hefter, representing southern Beaufort County, and Mr. Beekman Web, representing Lady's Island, for reappointment to serve as members of the Historic Preservation Review Board.

3. Consideration of Reappointments and Appointments / Planning Commission

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Dawson, seconded by Mrs. Howard, that Natural Resources Committee recommend Council nominate Ms. Caroline Fermin, representing Port Royal Island, Mr. Jason Clyde Hinchey, representing Lady's Island, and Mr. Harold Leroy Mitchell, representing Sheldon Township, for reappointment to serve as members of the Planning Commission. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes and Mr. Vaux The motion passed.

Recommendation: Council nominate Ms. Caroline Fermin, representing Port Royal Island, Mr. Jason Clyde Hinchey, representing Lady's Island, and Mr. Harold Leroy Mitchell, representing Sheldon Township, for reappointment to serve as members of the Planning Commission.

4. Consideration of Reappointments and Appointments / Rural and Critical Lands Preservation Board

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Dawson, seconded by Mrs. Howard, that Natural Resources Committee recommend Council nominate Ms. Susie Fripp-Gordon, representing Council District 1, for reappointment to serve as a member of the Rural and Critical Lands Preservation Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes and Mr. Vaux The motion passed.

Motion: It was moved by Mr. Glover, seconded by Mrs. Howard, that Natural Resources Committee recommend Council nominate Mr. Richard Walls, representing Council District 7, for reappointment to serve as a member of the Rural and Critical Lands Preservation Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes and Mr. Vaux The motion passed.

Motion: It was moved by Mr. Glover, seconded by Mrs. Howard, that Natural Resources Committee recommend Council nominate Mr. Walter Mack, representing Council District 3, for appointment to serve as a member of the Rural and Critical Lands Preservation Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes and Mr. Vaux The motion passed.

Recommendation: Council nominate Ms. Susie Fripp-Gordon, representing Council District 1, and Mr. Richard Walls, representing Council District 7, for reappointment and Mr. Walter Mack, representing Council District 3, for appointment to serve as members of the Rural and Critical Lands Preservation Board.

5. Consideration of Reappointments and Appointments / Southern Beaufort County Corridor Beautification Board

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Dawson, seconded by Mrs. Howard, that Natural Resources Committee recommend Council nominate Ms. Sallie C. Bridgewater, representing Council District 6, Mr. Randy Boehme, representing Town of Bluffton; Ms. Carol J. Humphrey, representing Council District 10, Mr. Douglas Novak, representing Council District 9, Mr. Glen Stanford, representing Council District 8, and Mr. Stephen Wilson, representing Council District 11, to serve as members of the Southern Beaufort County Corridor Beautification Board. The vote: YEAS – Mr. Dawson, Mr.

Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes and Mr. Vaux The motion passed.

Recommendation: Council nominate Ms. Sallie C. Bridgewater, representing Council District 6, Mr. Randy Boehme, representing Town of Bluffton, Ms. Carol J. Humphrey, representing Council District 7, Mr. Douglas Novak, representing Council District 9, Mr. Glen Stanford, representing Council District 8, and Mr. Stephen Wilson, representing Council District 11, to serve as members of the Southern Beaufort County Corridor Beautification Board.

6. Consideration of Reappointments and Appointments / Stormwater Management

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mrs. Howard, seconded by Mr. Dawson, that Natural Resources Committee recommend Council nominate Mr. William Bruggeman, representing at-large, Mr. James Fargher, representing Stormwater District 8 – unincorporated St. Helena Island/islands east, and Mr. Marc Feinberg, representing Stormwater District 9 – unincorporated Bluffton Township and Daufuskie Island, for reappointment to serve as members of the Stormwater Management Utility Board. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes and Mr. Vaux The motion passed.

Recommendation: Council nominate Mr. William Bruggeman, representing at-large, Mr. James Fargher, representing Stormwater District 8 – unincorporated St. Helena Island/islands east, and Mr. Marc Feinberg, representing Stormwater District 9 – unincorporated Bluffton Township and Daufuskie Island, for reappointment to serve as members of the Stormwater Management Utility Board.

7. Consideration of Reappointments and Appointments / Zoning Board of Appeals

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Motion: It was moved by Mr. Glover, seconded by Mr. Dawson, that Natural Resources Committee recommend Council nominate Mr. Thomas Gasparini, representing Southern Beaufort County (attorney) and Mr. Kevin Mack, representing northern Beaufort County, for reappointment to serve as members of the Zoning Board of Appeals. The vote: YEAS – Mr. Dawson, Mr. Flewelling, Mr. Glover and Mrs. Howard. ABSENT – Mr. Caporale, Mr. Fobes and Mr. Vaux The motion passed.

Recommendation: Council nominate Mr. Thomas Gasparini, representing Southern Beaufort County (attorney) and Mr. Kevin Mack, representing northern Beaufort County, for reappointment to serve as members of the Zoning Board of Appeals.

INFORMATION ITEMS

8. Presentation / Lowcountry Affordable Housing Coalition

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Ms. Deborah Johnson, Lowcountry Facilitator, Affordable Housing Coalition, provided an overview of the Lowcountry Affordable Housing Coalition (LAHC). The LAHC is affiliated with the Beaufort County Human Alliance and is a Together for Beaufort County Coalition. The mission of the LAHC is to provide every Lowcountry resident the opportunity to live in an affordable, safe, sustainable and sanitary home. She provided an update on the various areas of progress to include the education sector, advocacy and financing.

Ms. Deborah Johnson, Ms. Sarah Marshall, and Ms. Angela Childers spoke in regard to the Beaufort County Comprehensive Plan and the affordable housing tools within the Plan, as well as provided the following recommendations:

- The need for a 2017 Affordable Housing Needs Assessment and funding. A draft was distributed for the Committee's review.
- Hiring of a Housing Coordinator to begin work on July 1, 2018. The pay scale for such positions is \$60,000 to \$90,000.
- The establishment of additional incentives. Incentives that will lessen the cost of building affordable housing.
- Inclusionary zoning modifications. To avoid having to create a development agreement, set a standard percentage of units that must meet the affordable housing requirements. Council to set the percentage as the standard for all development. Provide an option for a developer to opt out of the requirement by paying a fee to the Housing Trust Fund.

Committee Chairman Brian Flewelling suggested Council refrain from any action regarding the recommended changes to the Comprehensive Plan, until after reviewing the Affordable Housing Needs Assessment.

Mrs. Alice Howard suggested having the municipalities contribute to the 2017 Affordable Housing Needs Assessment since it includes areas outside of unincorporated Beaufort County.

Status: Information only.

9. Annual Report / Beaufort Soil and Water Conservation District

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Ms. Denise Parsick, Beaufort Soil and Water Conservation District, provided the Committee an overview of the 2016 Annual Report for the Beaufort Soil and Water Conservation District. The Report provided information on the Natural Resources Conservation (NRC) Services and the practices in Beaufort County. The NRC November-December 2016 Report was distributed to the Committee. A review of the different partnerships and professional relationships; conservation, stormwater and educational outreach; and water quality were provided.

Status: Information only.

10. Appointment of a Development Agreement Subcommittee by Chairman Brian Flewelling / Hilton Head National Rezoning Amendment

Notification: To view video of full discussion of this meeting please visit http://beaufort.granicus.com/ViewPublisher.php?view_id=2

Discussion: Committee Chairman Brian Flewelling appointed Mr. Tabor Vaux to serve as Chairman, as well as Mr. Rick Caporale and Mr. Steven Fobes to serve as members of the Development Agreement Subcommittee to address the Hilton Head National rezoning amendment proposal.

Status: Information only.

Boards and Commissions
Reappointments and Appointments
January 23, 2017

1 Natural Resources Committee

Design Review Board

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.23.17	Peter Brower	Architect, Landscape Architect, Building Design, Civil Engineer	Reappoint	8/11	4	2/2021
01.23.17	Pearce Scott	Registered Architect	Reappoint	8/11	4	2/2021

Historic Preservation Review Board

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.23.17	Katrina Epps	Bluffton Historic Preservation Organization	Reappoint	8/11	4	2/2021
01.23.17	Natalie Hefter	Southern Beaufort County	Reappoint	10/11	4	2/2021
01.23.17	Beekman Webb	Lady's Island	Reappoint	10/11	4	2/2021

Planning Commission

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.23.17	Carolina Fermin	Port Royal Island	Reappoint	8/11	3	2/2020
01.23.17	Jason Clyde Hincer	Lady' Island	Reappoint	8/11	3	2/2020
01.23.17	Harold Leroy Mitchell	Sheldon Township	Reappoint	8/11	3	2/2020

Rural and Critical Lands Preservation Board

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.23.17	Susie Fripp-Gordon	Council District 1	Reappoint	8/11	2	2/2019
01.23.17	Richard Walls	Council District 7	Reappoint	8/11	2	2/2019
01.23.17	Walter Mack	Council District 3	Appoint	6/11	4	2/2021

Note: Members serve the same term as the appointing member of Council.

Southern Beaufort County Corridor Beautification Board

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.23.17	Sallie Bridgewater	Council District 6	Reappoint	8/11	4	2/2021
01.23.17	Randy Boehme	Town of Bluffton	Reappoint	8/11	4	2/2021
01.23.17	Carol Humphrey	Council District 10	Reappoint	8/11	4	2/2021
01.23.17	Douglas Novak	Council District 9	Reappoint	8/11	4	2/2021
01.23.17	Glen Stanford	Council District 8	Reappoint	8/11	4	2/2021
01.23.17	Stephen Wilson	Council District 11	Reappoint	8/11	4	2/2021

Stormwater Management Utility Board

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.23.17	William Bruggeman	At-Large	Reappoint	8/11	4	2/2021
01.23.17	James Fargher	Stormwater District 8 (unincorporated St. Helena Island/Islands East)	Reappoint	8/11	4	2/2021
01.23.17	Mark Feinberg	Stormwater District 9 (unincorporated Bluffton Township and Daufuskie Island)	Reappoint	8/11	4	2/2021

Zoning Board of Appeals

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.09.17	Joseph Passiment	Southern Beaufort County	Appoint	6/11	Partial	2/2018
<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.23.17	Thomas Gasparini	Southern Beaufort County (attorney)	Reappoint	10/11	4	2/2021
01.23.17	Kevin Mack	Northern Beaufort County	Reappoint	10/11	4	2/2021

2 Public Facilities Committee

County Transportation Committee

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.23.17	John Glover	District 3	Appoint	6/11	4	2/2021

Solid Waste and Recycling Board

<u>Nominate</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.23.17	Kim Corley	Solid Waste District 8 - St. Helena Island/Islands East	Reappoint	8/11	4	2/2021
01.23.17	Forrest Duryea	Solid Waste District 9-Bluffton Township	Reappoint	8/11	4	2/2021

Woodland Estates and Burlington Estates Special Purpose Tax District

<u>NominateD</u>	<u>Name</u>	<u>Position/Area/Expertise</u>	<u>Reappoint/Appoint</u>	<u>Votes Required</u>	<u>Term/Years</u>	<u>Expiration</u>
01.09.17	Danielle Casey	Service Area	Appoint	6/11	4	2/2021
01.09.17	Gary E. Davy	Service Area	Appoint	6/11	4	2/2021
01.09.17	Ryan K. Steady	Service Area	Appoint	6/11	4	2/2021
01.09.17	David A. Walters	Service Area	Appoint	6/11	4	2/2021
01.09.17	Troy N. Young	Service Area	Appoint	6/11	4	2/2021



**COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT**

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

David L Thomas, Purchasing Director
dthomas@bcgov.net 843.255.2353

TO: Councilman Stu Rodman, Chairman, Public Facilities Committee

FROM: David L Thomas, CPPO, Purchasing Director

SUBJ: State Contract Purchase
Request to Purchase a Replacement Slope Mower from State Contract for Public Works Department, Stormwater Section

DATE: 01/10/2017

BACKGROUND:

The Purchasing Department received a request from the Director of Public Works to purchase one new John Deere 6120 E Cab Tractor with rear rotary cutter from Blanchard Equipment Co. Inc., with a Tiger Side Mower attachment from Sparrow and Kennedy Tractor, from the state's vendor contract, for the Stormwater Section. The new equipment is a replacement for a 2009 John Deere Bush Hog assigned to the Public Works Department, with over 5,673 hours of operation. The Stormwater Section utilizes the bush hog to maintain our Stormwater drainage system by mowing the worksheds and ditches. The old bush hog will be sold at auction. Total cost of \$129,468 includes all discounts, delivery, SC sales taxes, manuals, installation, and a basic warranty (see the attached price quote).

VENDOR INFORMATION:

COST:

Blanchard Equipment Co. Inc., St. George, SC	\$ 75,727
Sparrow and Kennedy Tractor, Moncks Corner, SC	\$ 53,741
Total:	\$129,468

FUNDING:


Account 50250011-54200, Stormwater Utility Fund, Specialized Capital Equipment
As of January 13, 2017, the Stormwater Utility Fund had approximately \$1.5 million available fund balance.

Funding approved: By: Date:

FOR ACTION: Public Facilities Committee meeting on January 17, 2017.

RECOMMENDATION:

The Purchasing Department recommends that the Public Facilities Committee approve and recommend to County Council the contract award of \$129,468 to purchase one new John Deere Cab Tractor with rear rotary cutter and Tiger Side Mower attachment from the aforementioned vendors in support of Public Works operations.

Attachment:  Slope Mower Attachments.pdf
1.93 MB

cc: Gary Kubic, County Administrator

Approved: Date:

Check to override approval: ☒ Overridden by: Override Date:

Joshua Gruber, Deputy County Administrator/Special Counsel

Approved: Date:

Check to override approval: ☒ Overridden by: Override Date:

Alicia Holland, Assistant County Administrator, Finance

Approved: Date:

Eric Larson Director, Environmental Engineering Division

Approved: Date:

Check to override approval: ☐ Overridden by: Override Date: ready for admin: ☒

David Wilhelm Director. Public Works Department

Approved: Date:

Check to override approval: ☒ Overridden by: Override Date: ready for admin: ☒

After Initial Submission, Use the Save and Close Buttons



Quote Id: 14472029

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Blanchard Equipment Co. Inc.
984 Hwy 15 North
Saint George, SC 29477
843-563-4522
vstroek@blanchardequipment.com

Prepared For:

Beaufort County Public Works

Proposal For:

Delivering Dealer:

Joe Breland

Blanchard Equipment Co. Inc.
984 Hwy 15 North
Saint George, SC 29477

vstroek@blanchardequipment.com

Quote Prepared By:

JOE BRELAND

jbreland@blanchardequipment.com

Date: 13 December 2016

Offer Expires: 12 January 2017

Confidential

**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Blanchard Equipment Co. Inc.
984 Hwy 15 North
Saint George, SC 29477
843-563-4522
vstroek@blanchardequipment.com

Quote Summary**Prepared For:**

Beaufort County Public Works
120 Shanklin Rd
Beaufort, SC 29906
Business: 843-846-3600

Delivering Dealer:**Blanchard Equipment Co. Inc.**

Joe Breland
984 Hwy 15 North
Saint George, SC 29477
Phone: 843-563-4522
jbreland@blanchardequipment.com

CHAD, I AM SENDING YOU A QUOTE ON THE TRACTOR AND A SEPERATE QUOTE ON THE 10 FT CUTTER BECAUSE THEY ARE ON 2 DIFFERENT CONTRACTS. I AM ALSO SEND YOU THE QUOTE ON THE TIGER MOWER, ADDING ALL 3 TOGETHER WE STII GET IN WHERE YOU NEED TO BE, ONCE YOU HAVE TIME TO LOOK THESE OVER GIVE ME A CALL AND WE CAN GO FROM THERE. THANKS JOE BRELAND

Quote ID: 14472029
Created On: 13 December 2016
Last Modified On: 13 December 2016
Expiration Date: 12 January 2017

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE 6120E Cab Tractor (101 PTO hp)	\$ 84,466.50	\$ 63,349.87 X	1 =	\$ 63,349.87
Free Basic Warranty Inspection	Included, Value of \$ 0.00	\$ 0.00 X	1 =	\$ 0.00

Contract: SC Large Tractors and Mowers 4400011017 (PG OA)

Price Effective Date: December 13, 2016

Equipment Total **\$ 63,349.87**

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 63,349.87
Trade In	
SubTotal	\$ 63,349.87
Sales Tax - (6.00%)	\$ 3,800.99
Est. Service	\$ 0.00
Agreement Tax	
Total	\$ 67,150.86
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 67,150.86

Salesperson : X _____

Accepted By : X _____

Confidential



**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Blanchard Equipment Co. Inc.
984 Hwy 15 North
Saint George, SC 29477
843-563-4522
vstroek@blanchardequipment.com

Salesperson : X _____

Accepted By : X _____

Confidential



Selling Equipment

Quote Id: 14472029

Customer Name: BEAUFORT COUNTY PUBLIC WORKS

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Blanchard Equipment Co. Inc.
984 Hwy 15 North
Saint George, SC 29477
843-563-4522
vstroek@blanchardequipment.com

JOHN DEERE 6120E Cab Tractor (101 PTO hp)

Contract: SC Large Tractors and Mowers 4400011017 (PG OA)

Suggested List *

\$ 84,466.50

Price Effective Date: December 13, 2016

Selling Price *

\$ 63,349.87

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
333RP	6120E Cab Tractor (101 PTO hp)	1	\$ 80,594.00	25.00	\$ 20,148.50	\$ 60,445.50	\$ 60,445.50
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
0409	English Operator's Manual North America	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
0500	No Package	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
1386	24F/12R PowrReverser Transmission (25mph/40kmh) - MFWD Axle	1	\$ 1,211.00	25.00	\$ 302.75	\$ 908.25	\$ 908.25
2050	Standard Cab	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
2130	Air Suspension Seat with Swivel (MSG 95)	1	\$ 860.00	25.00	\$ 215.00	\$ 645.00	\$ 645.00
3320	Dual Standard SCV with ISO Breakaway Couplers	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
4020	Heavy Duty Hitch	1	\$ 372.00	25.00	\$ 93.00	\$ 279.00	\$ 279.00
4120	Two Telescopic Draft Links	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
4315	Standard Drawbar	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
4421	Sway Bars	1	\$ 0.00	25.00	\$ 0.00	\$ 0.00	\$ 0.00
5234	460/85R38 In. 8PR R1 Radial	1	\$ 726.00	25.00	\$ 181.50	\$ 544.50	\$ 544.50
6220	380/85R24 In. 8PR R1 Radial	1	\$ 148.00	25.00	\$ 37.00	\$ 111.00	\$ 111.00
Standard Options Total			\$ 3,317.00		\$ 829.25	\$ 2,487.75	\$ 2,487.75
Dealer Attachments/Non-Contract/Open Market							
BSJ10026	Backup Alarm Kit	1	\$ 78.10	25.00	\$ 19.52	\$ 58.58	\$ 58.58

**JOHN DEERE**

Selling Equipment

Quote Id: 14472029**Customer Name:** BEAUFORT COUNTY PUBLIC WORKS**ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):**

Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Blanchard Equipment Co. Inc.
 984 Hwy 15 North
 Saint George, SC 29477
 843-563-4522
 vstroek@blanchardequipment.com

RE321102	Radio, Deere/Delco AM/FM Stereo with Clock, Front Audio Input Jack for MP3 Players, and Weatherband	1	\$ 477.40	25.00	\$ 119.35	\$ 358.05	\$ 358.05
Dealer Attachments Total			\$ 555.50		\$ 138.88	\$ 416.63	\$ 416.63
Value Added Services							
	Free Basic Warranty Inspection	1	\$ 0.00			\$ 0.00	\$ 0.00
Value Added Services Total			\$ 0.00			\$ 0.00	\$ 0.00
Suggested Price							\$ 63,349.88
Total Selling Price			\$ 84,466.50		\$ 21,116.62	\$ 63,349.88	\$ 63,349.88



Quote Id: 14472203

**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**

Blanchard Equipment Co. Inc.
984 Hwy 15 North
Saint George, SC 29477
843-563-4522

Prepared For:

Beaufort County Public Works

Proposal For:

Delivering Dealer:

Joe Breland

Blanchard Equipment Co. Inc.
984 Hwy 15 North
Saint George, SC 29477

Quote Prepared By:

JOE BRELAND

jbreland@blanchardequipment.com

Date: 13 December 2016

Offer Expires: 12 January 2017

Confidential



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

Blanchard Equipment Co. Inc.
984 Hwy 15 North
Saint George, SC 29477
843-563-4522

Quote Summary**Prepared For:**

Beaufort County Public Works
120 Shanklin Rd
Beaufort, SC 29906
Business: 843-846-3600

Delivering Dealer:

Blanchard Equipment Co. Inc.

Joe Breland
984 Hwy 15 North
Saint George, SC 29477
Phone: 843-563-4522
jbreland@blanchardequipment.com

Quote ID: 14472203

Created On: 13 December 2016

Last Modified On: 13 December 2016

Expiration Date: 12 January 2017

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE HX10 Lift-Type Center Drive Rotary Cutter - 540 RPM PTO	\$ 9,867.00	\$ 8,090.94 X	1 =	\$ 8,090.94
Contract: SC Commercial Grounds Maint Equip Phase II 5000013448 (PG 8P)				
Price Effective Date: December 13, 2016				

Equipment Total	\$ 8,090.94
------------------------	--------------------

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 8,090.94
Trade In	
SubTotal	\$ 8,090.94
Sales Tax - (6.00%)	\$ 485.45
Est. Service	\$ 0.00
Agreement Tax	
Total	\$ 8,576.39
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 8,576.39

Salesperson : X _____

Accepted By : X _____

Confidential

**JOHN DEERE**

Selling Equipment

Quote Id: 14472203**Customer Name:** BEAUFORT COUNTY PUBLIC WORKS**ALL PURCHASE ORDERS MUST BE MADE OUT
TO (VENDOR):**Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580; DUNS#: 60-7690989**ALL PURCHASE ORDERS MUST BE SENT
TO DELIVERING DEALER:**Blanchard Equipment Co. Inc.
984 Hwy 15 North
Saint George, SC 29477
843-563-4522**JOHN DEERE HX10 Lift-Type Center Drive Rotary Cutter - 540 RPM PTO****Contract:** SC Commercial Grounds Maint Equip Phase II
5000013448 (PG 8P)**Suggested List ***

\$ 9,867.00

Price Effective Date: December 13, 2016**Selling Price ***

\$ 8,090.94

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
221AP	HX10 Lift-Type Center Drive Rotary Cutter - 540 RPM PTO	1	\$ 9,811.00	18.00	\$ 1,765.98	\$ 8,045.02	\$ 8,045.02
Standard Options - Per Unit							
9080	SMV Emblem and Support	1	\$ 56.00	18.00	\$ 10.08	\$ 45.92	\$ 45.92
Standard Options Total			\$ 56.00		\$ 10.08	\$ 45.92	\$ 45.92
Suggested Price							\$ 8,090.94
Total Selling Price			\$ 9,867.00		\$ 1,776.06	\$ 8,090.94	\$ 8,090.94



JOHN DEERE



Quote Summary

Prepared For:

Beaufort County Public Works
120 Shanklin Rd
Beaufort, SC 29906
Business: 843-846-3600

Prepared By:

Todd Chastain
Sparrow & Kennedy Tractor
2060 South Live Oak Drive
Moncks Corner, SC 29461
Phone: 843-761-3822
sparrowsales@homesc.com

Quote Id: 14403287

Created On: 29 November 2016

Last Modified On: 02 December 2016

Expiration Date: 23 December 2016

Equipment Summary	Selling Price	Qty	Extended
TIGER BENGAL-22 60" Rotary Head	\$ 50,698.92 X	1 =	\$ 50,698.92
Equipment Total			\$ 50,698.92

Quote Summary

Equipment Total	\$ 50,698.92
SubTotal	\$ 50,698.92
Sales Tax - (6.00%)	\$ 3,041.94
Est. Service Agreement Tax	\$ 0.00
Total	\$ 53,740.86
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 53,740.86

Salesperson : X _____

Accepted By : X _____

Confidential



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DEPARTMENT
104 Industrial Village Road, Building #3, Beaufort, SC 29906
Post Office Drawer 1228, Beaufort, SC 29901-1228
Telephone: 843-255-2700 Facsimile: 843-255-9420

TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator *GK*
Josh Gruber, Deputy County Administrator *JG*
Thomas J. Keaveny, County Attorney *TJK*

FROM: Robert McFee, PE, Division Director for Construction, Engineering & Facilities *JRM*

SUBJ: **50 foot ROW Prescriptive Easement for 51 Bay Point Road, Lands End Subdivision, Saint Helena Island**

DATE: January 6, 2017

BACKGROUND. The Engineering Department Right of Way staff has been researching ownership of a boat landing/beach access (Attachment 1) and a 50-foot right of way located at 51 Bay Point Road in Lands End Subdivision on Saint Helena Island. This lot in question has no parcel identification number and has never been taxed. Property owners bordering 51 Bay Point Road appear to be encroaching the 50-foot right of way and are decreasing public access to the landing. The Rhett Street 50-foot right of way is referenced in plat book 13 at page 100 (Attachment 2). Rhett Street no longer exists, but the parcel and encroachment are more clearly identified on a survey completed by Gasque and Associates Inc., dated December 16, 2016 included as Attachment 3. A map showing the location and the bordering neighbors is included as Attachment 4.

County staff can find no official conveyance document of the lot in question; however, County Council minutes going back as far as 1969 reference the landing off of Rhett Road (Attachment 5) and the County has provided maintenance on landings and walkways in the Lands End Subdivision as shown in Attachment 6.

The Engineering Department recommends that County Council authorize the filing of a legal action to establish a 50 foot ROW prescriptive easement for 51 Bay Point Road to ensure continued public beach/boat landing access.

FOR ACTION. Public Facilities Committee meeting on January 17, 2017.

RECOMMENDATION. That the Public Facilities Committee approve and recommend to County Council an action to establish a 50 foot ROW Prescriptive Easement for 51 Bay Point Road, Land End Subdivision, St. Helena Island.

JRM/PLW/mjh

Attachments: 1) Pictures of 51 Bay Point Road
2) Plat Book 13 at Page 100
3) Gasque and Associates Survey Dated December 12, 2016
4) Location Map
5) County Council Minutes December 8, 1969 and August 27, 1990
6) Pictures of County Maintained Beach Access at 95 and 139 Bay Point Road

cc: Allison Coppage
David Wilhelm

ATTACHMENT 1

1. Title Page
2. Street view of 51 Bay Point Road
3. 53 Bay Point Road – Fence in 50-Foot Right of Way
4. 49 Bay Point Road- Sod in 50-Foot Right of Way
5. Front View of landing at 51 Bay Point Road
6. Back view of landing at 51 Bay Point Road
7. 53 Bay Point side of landing
8. 49 Bay Point side of landing



51 Bay Point Rd

10/03/2016



10/03/2016





10/03/2016



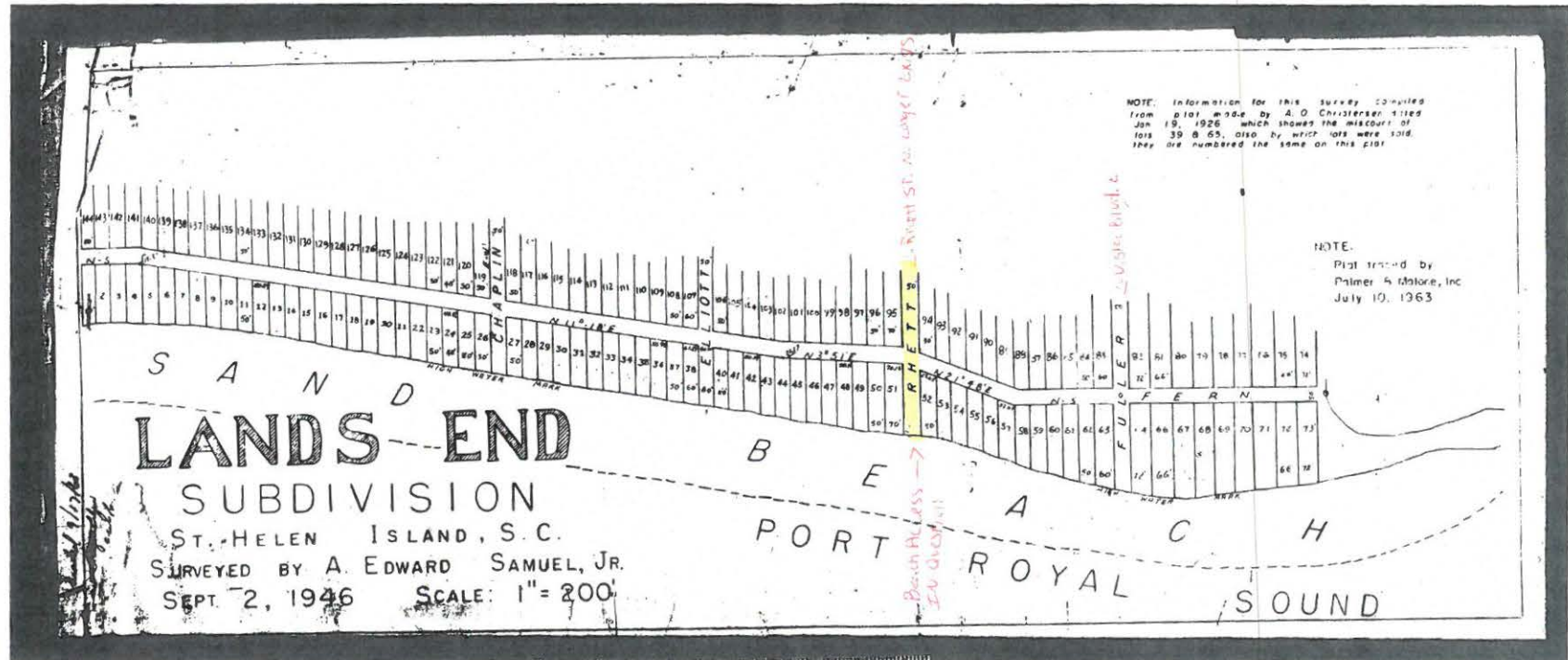


10/03/2016



ATTACHMENT 2

13/100



ATTACHMENT 3



LOCATION MAP (N.T.S.)

NOTES:

- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
- 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
- 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
- 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
- 6.) CERTIFICATIONS ARE NOT TRANSMISSIBLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7.) THE ENGINEER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS AIRPORT, MILITARY, HOUSING, CRACK POTENTIAL OR ENVIRONMENTAL ISSUES.
- 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
- 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE COMPLIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
- 10.) THIS PROPERTY APPEARS TO BE IN FLOOD ZONE AD EL 13.00' AS ESTABLISHED BY F.I.S.A. HIGH COAST-PANEL NUMBER 450025 DATED 06/26/86 (INDEX DATE 11/04/92).
- 11.) CONTIGUOUS BIVISION IS 1'.
- 12.) VERTICAL DATUM IS 1929 MGD.

REFERENCES:

- 1.) T.M.S. R300 D41 000
- 2.) PLAT BY EDWARD SAMUEL, JR. DATED 9/27/45 PLAT BOOK 13, PAGE 100 BEAUFORT COUNTY R.M.C. OFFICE
- 3.) PLAT BY ZAND A. KHALIL DATED 6/20/2003 BOOK 1814, PAGE 855 BEAUFORT COUNTY R.M.C. OFFICE

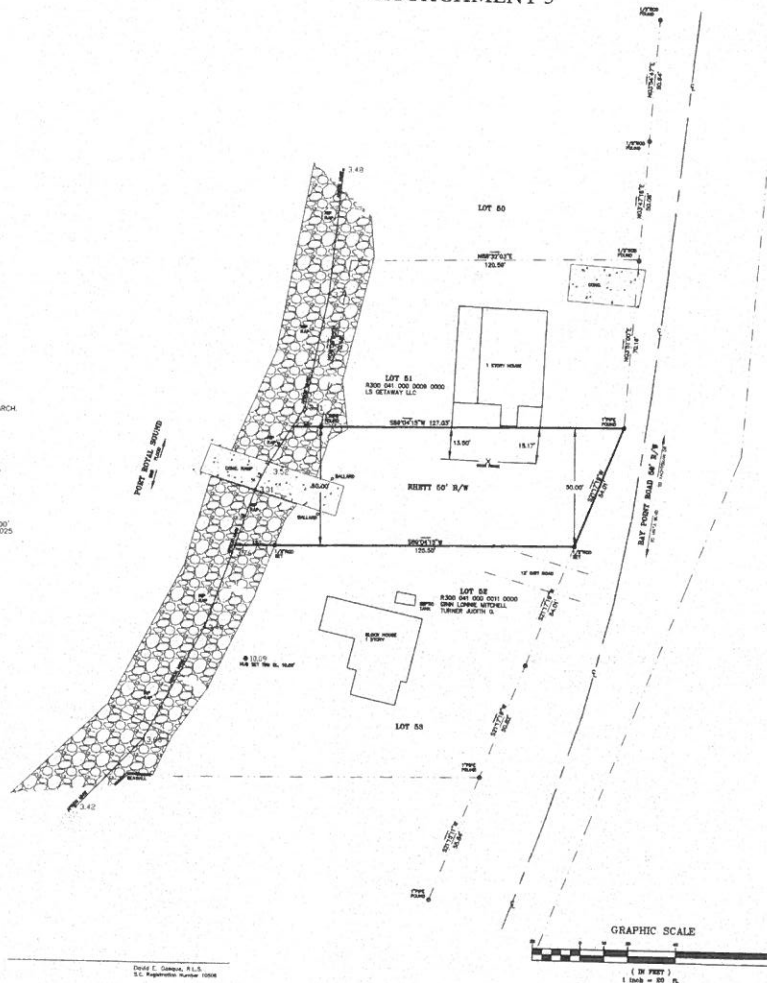
I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, hereby certify that I am the author of this plat, and that the same was made in accordance with the requirements of the chapters applicable thereto for the practice of land surveying in South Carolina, and that I am duly licensed to practice as a land surveyor in South Carolina, and that I am duly licensed to practice as a land surveyor in South Carolina, and that I am duly licensed to practice as a land surveyor in South Carolina.

GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1789

THIS PLAT IS COPYRIGHTED AND IS ONLY INTENDED FOR THE USE OF THE PARTY OR PARTIES SHOWN HEREON.

David E. Gasque, R.L.S.
S.C. Registration Number 10066



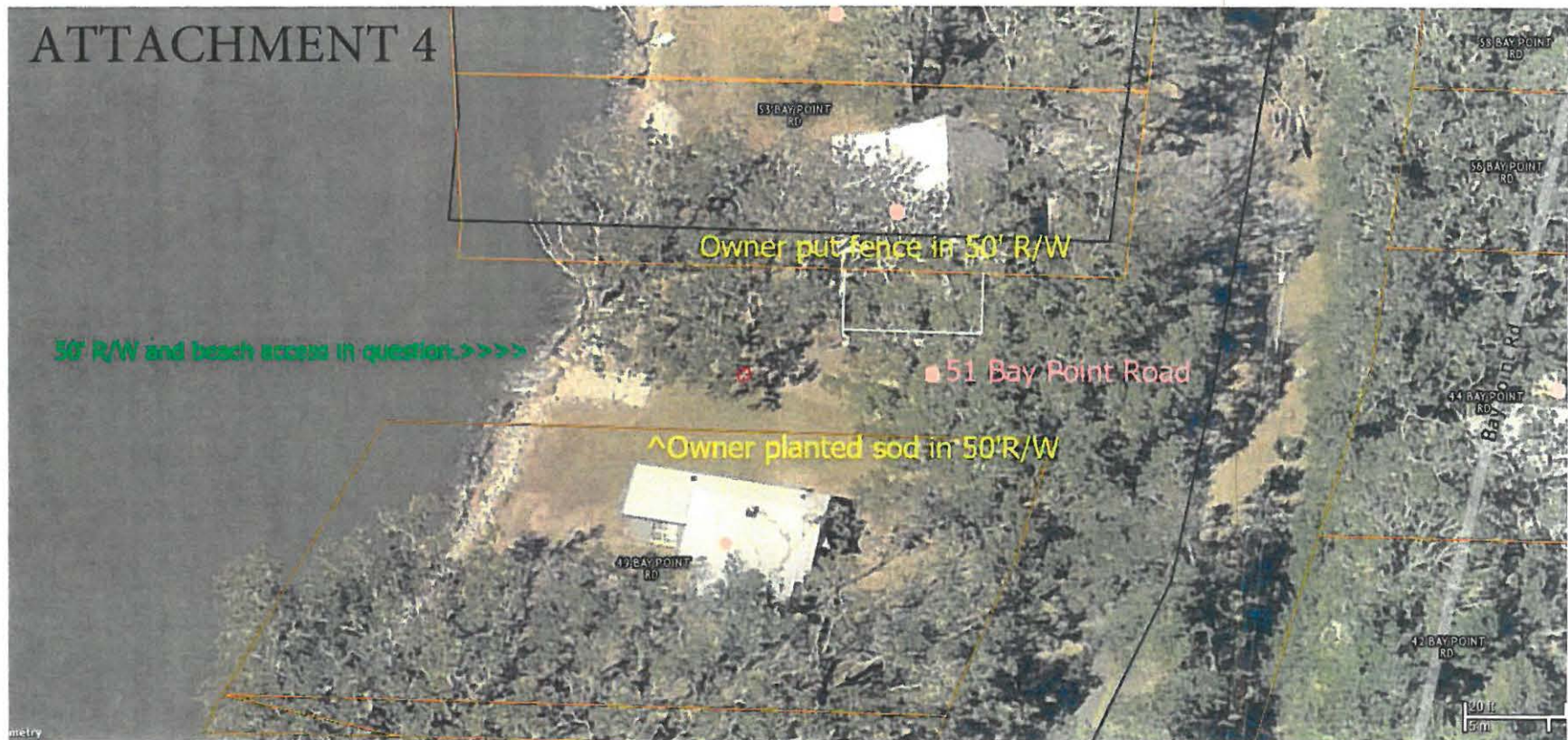
LINE	BEARING	DISTANCE
1	N 81° 15' 00" E	13.00'
2	S 81° 15' 00" E	13.00'
3	S 81° 15' 00" E	13.00'
4	S 81° 15' 00" E	13.00'
5	S 81° 15' 00" E	13.00'
6	S 81° 15' 00" E	13.00'
7	S 81° 15' 00" E	13.00'
8	S 81° 15' 00" E	13.00'
9	S 81° 15' 00" E	13.00'
10	S 81° 15' 00" E	13.00'
11	S 81° 15' 00" E	13.00'
12	S 81° 15' 00" E	13.00'
13	S 81° 15' 00" E	13.00'
14	S 81° 15' 00" E	13.00'
15	S 81° 15' 00" E	13.00'
16	S 81° 15' 00" E	13.00'
17	S 81° 15' 00" E	13.00'
18	S 81° 15' 00" E	13.00'
19	S 81° 15' 00" E	13.00'
20	S 81° 15' 00" E	13.00'
21	S 81° 15' 00" E	13.00'
22	S 81° 15' 00" E	13.00'
23	S 81° 15' 00" E	13.00'
24	S 81° 15' 00" E	13.00'
25	S 81° 15' 00" E	13.00'
26	S 81° 15' 00" E	13.00'
27	S 81° 15' 00" E	13.00'
28	S 81° 15' 00" E	13.00'
29	S 81° 15' 00" E	13.00'
30	S 81° 15' 00" E	13.00'
31	S 81° 15' 00" E	13.00'
32	S 81° 15' 00" E	13.00'
33	S 81° 15' 00" E	13.00'
34	S 81° 15' 00" E	13.00'
35	S 81° 15' 00" E	13.00'
36	S 81° 15' 00" E	13.00'
37	S 81° 15' 00" E	13.00'
38	S 81° 15' 00" E	13.00'
39	S 81° 15' 00" E	13.00'
40	S 81° 15' 00" E	13.00'
41	S 81° 15' 00" E	13.00'
42	S 81° 15' 00" E	13.00'
43	S 81° 15' 00" E	13.00'
44	S 81° 15' 00" E	13.00'
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57	S 81° 15' 00" E	13.00'
58	S 81° 15' 00" E	13.00'
59	S 81° 15' 00" E	13.00'
60	S 81° 15' 00" E	13.00'
61	S 81° 15' 00" E	13.00'

RIGHT OF WAY INVESTIGATION
A PORTION OF LANDS END SUBDIVISION
PREPARED FOR
BEAUFORT COUNTY ENGINEERING
ST. HELENA ISLAND
BEAUFORT COUNTY SOUTH CAROLINA

DATE 12/16/2016 SCALE 1"=20'

201605046 1.0 12/17/16 10/20/17

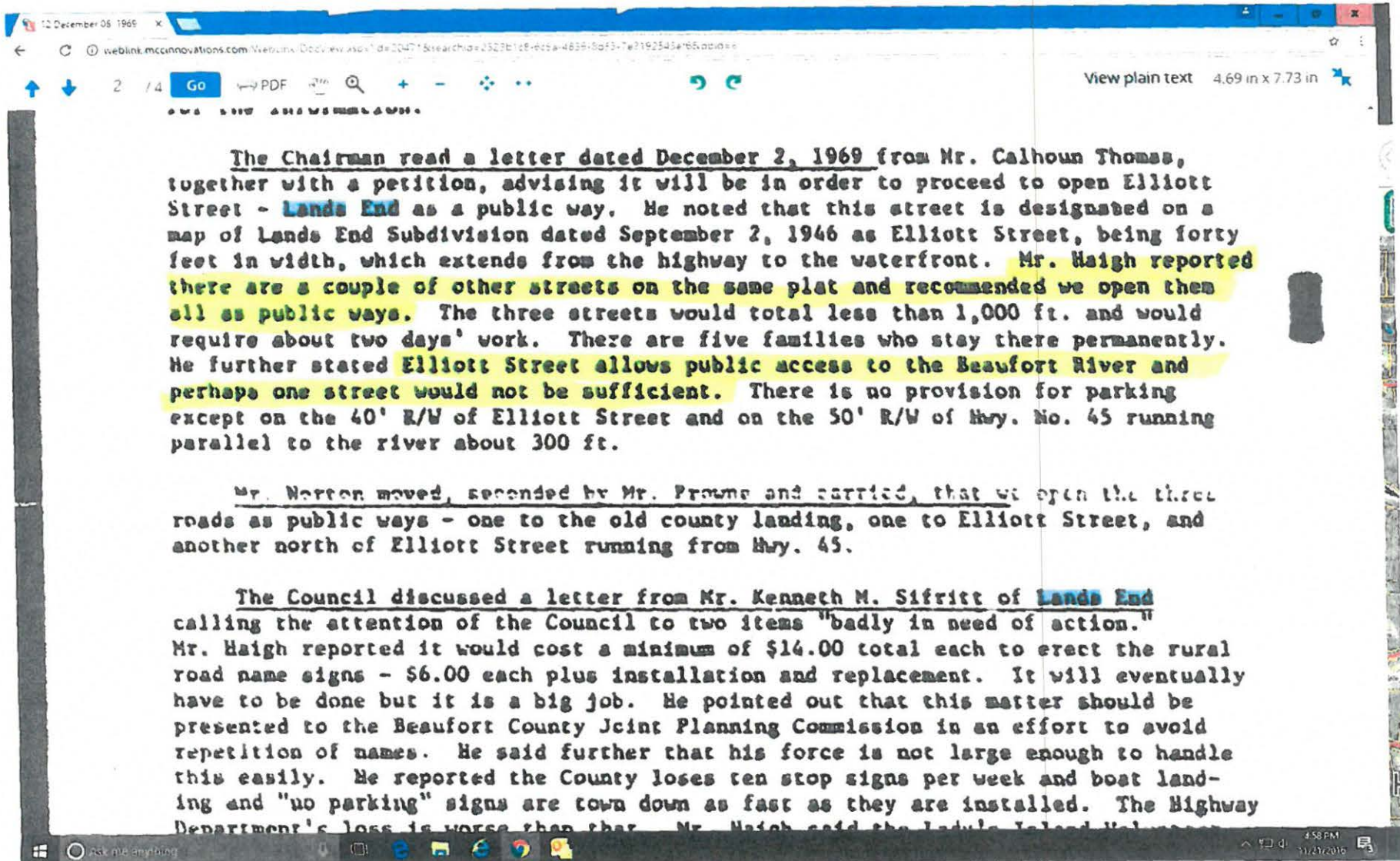
ATTACHMENT 4



ATTACHMENT 5

Dec. 8, 1969
Council

1 of 1



Aug 27, 1990

County Council | 1 of 3

08 August 27, 1990 (2) x

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BEACH ACCESS - LAND'S END

Mr. Nick Russell, Public Works Director, reported Beaufort County owns three public beach accesses at Lands End: "County Road", Chaplin and Ellicott. In 1969 a few Lands End residents requested the County open these as beach access (Rhett and Fuller were never requested). According to Courthouse records and a survey, "County Road" has a 30' right-of-way, Chaplin 50' right-of-way, and Elliott a 40' right-of-way. During a Public Works Committee meeting held August 15, 1990, it was decided to limit "County Road" to a 4' wide pedestrian beach access and place posts at the access's waterside to prevent a vehicular drive through. If someone could carry a creek boat, i.e., a John boat, this would be acceptable, however, Committee did not wish to combine pedestrian and vehicular traffic on the beach.

Mr. Russell indicated, each beach access would possess a white reflecting sign stating launching hours, signage as required, either a wood stair or concrete ramp access, supported sea walls where necessary (Chaplin, Elliott, Rhett), good roads, no lighting, and fencing less than 2' in height.

While Coastal Council's permit grants a maximum 12' wide access, Staff recommends increasing to 5' in width to benefit a person on crutches.

Mr. Kline arrived at 6:00 p.m.

4:34 PM 11/21/2016

2 of 3

08 August 27 1990 (2) x
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Mr. Kline arrived at 6:00 p.m.

It was moved by Mr. Fordham (no second required) that Council limit "Country Road" to a 4' wide pedestrian beach access, that posts be placed at the access's waterside in order to prevent

75

Minutes
August 27, 1990
Page 8

115

vehicular traffic. Also, Public Works will perform general repairs to Chaplin and Elliott beach access.

Ask me anything 4:37 PM 11/21/2016

3 of 3

08 August 27, 1990 (2) x
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8 / 13 Go PDF PDF Q + - . . View plain text 4.69 in x 6.11 in

115

Minutes
August 27, 1990
Page 8

vehicular traffic. Also, Public Works will perform general repairs to Chaplin and Elliott beach access.

Mr. McBride supports the 5' wide pedestrian beach access.

It was moved by Mr. McBride, seconded by Mr. Kline, to amend the motion to a 5' wide pedestrian beach access. The vote was: FOR - Mr. Kline, Mr. McBride and Mr. Fordham. OPPOSED - Mr. Greenwood, Mrs. Grace, Mr. Martin, Mr. Craighead, Mr. Von Harten. ABSENT - Mr. Bowen. The motion failed.

Vote on the original motion: FOR - Mr. Greenwood, Mrs. Grace, Mr. Martin, Mr. Craighead, Mr. Von Harten, Mr. Kline, Mr. McBride and Mr. Fordham. ABSENT - Mr. Bowen. The motion passed.

Ask me anything 4:33 PM 11/21/2016

ATTACHMENT 6

1. Title Page
2. Beach Access at 95 Bay Point Road- County Sign
3. Beach Access at 139 Bay Point Road- County Sign





10/03/2016

RESOLUTION 2017 / ____

**A RESOLUTION TO APPROVE THE VENDOR SERVICE AGREEMENT BETWEEN
BEAUFORT COUNTY AND AMERICAN FINANCIAL CREDIT SERVICES FOR THE
PURPOSE OF COLLECTING DELINQUENT BUSINESS PERSONAL PROPERTY
TAXES THROUGH THE DELINQUENT PERSONAL PROPERTY TAX RECOVERY
PROGRAM**

WHEREAS, pursuant to S.C. Code Ann. §4-9-25 each county government within the authority granted by the Constitution and subject to the general law of this State shall have the following enumerated powers which shall be exercised by the respective governing bodies thereof:...(3) to make and execute contracts;... (5)(a) to assess property and levy ad valorem property taxes and uniform service charges; and

WHEREAS, pursuant to such authority, Beaufort County levies taxes on business and non-business personal property; and

WHEREAS, the Beaufort County Treasurer's office has utilized the Setoff Debt Collection act as provided by the Department of Revenue and will continue to utilize this debt collection mechanism for collection of certain personal property taxes; and

WHEREAS, the Setoff Debt Program has certain limitations including requiring a social security number and individuals must file an income tax refund to garnish in order for Beaufort County to receive funds pursuant to this program; and

WHEREAS, the County Council wishes to increase the collection rate of debts that are due and owing to the County by availing itself of the Delinquent Personal Property Tax Recovery Program provided by American Financial Credit Services; and

WHEREAS County Council has reviewed and approved the program and services American Financial Credit Services offers as a collection agency.

NOW THEREFORE, BE IT RESOLVED, that the County Council of Beaufort County hereby adopts this resolution authorizing the County to contract with American Financial Credit Services to provide Business Personal Property tax collections services.

Adopted this _____ day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

ORDINANCE 2017 /

TEXT AMENDMENT TO THE BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE (CDC), APPENDIX A - DALE COMMUNITY PRESERVATION DISTRICT, SECTION A.7.60.F.3, SIGN STANDARDS (TO CHANGE SIGN STANDARDS FOR THE DALE MIXED USE (DMU) COMMUNITY PRESERVATION DISTRICT, SUBJECT TO CERTAIN CONDITIONS)

WHEREAS, added text is underlined and deleted text is struck through.

Adopted this _____ day of _____, 2017.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Thomas J. Keaveny, II, County Attorney

ATTEST:

Ashley M. Bennett, Clerk to Council

First Reading: January 9, 2017

Second Reading:

Public Hearing:

Third and Final Reading:

Division A.7: Dale Mixed Use District (DMU)

A.7.60.F. Sign Standards

3. Freestanding Signs

- a) One freestanding sign may also be placed in front of a building. The sign shall be set back at least ~~five~~^{ten} feet from the street right-of-way.
- b) Such signs shall have a maximum height of seven feet and a maximum area of ~~12~~²⁴ square feet. If the property is located beyond a one-quarter (1/4) mile radius of the intersection of Keans Neck Road and Kinloch Road, and the principal structure is setback a minimum of 50 feet from the road right of way, the maximum height of the sign is increased to 10 feet and the maximum area is increased to 40 square feet.
- c) The sign shall be constructed of wood, ~~stucco, tabby, brick,~~ or painted metal and shall be externally illuminated with the exception of LED message boards as allowed in Section 5.6.30 (General Sign Requirements). In those instances, an LED message board is limited to one-half (1/2) of the sign area.