

# COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING  
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D. PAUL SOMMERVILLE  
INTERIM CHAIRMAN

## COUNCIL MEMBERS

STEVEN M. BAER  
RICK CAPORALE  
GERALD DAWSON  
BRIAN E. FLEWELLING  
HERBERT N. GLAZE  
WILLIAM L. McBRIDE  
STEWART H. RODMAN  
GERALD W. STEWART  
LAURA VON HARTEN

GARY KUBIC  
COUNTY ADMINISTRATOR

BRYAN J. HILL  
DEPUTY COUNTY ADMINISTRATOR

JOSHUA A. GRUBER  
COUNTY ATTORNEY

SUZANNE M. RAINEY  
CLERK TO COUNCIL

## AGENDA

### COUNTY COUNCIL OF BEAUFORT COUNTY

Monday, December 10, 2012

4:00 p.m.

Council Chambers, Administration Building  
Government Center, 100 Ribaut Road, Beaufort

Citizens may participate in the public comment periods and public hearings from telecast sites at the Hilton Head Island Branch Library as well as Mary Field School, Daufuskie Island.

1. CAUCUS - 4:00 P.M.  
Discussion is not limited to agenda items.  
Executive Conference Room
2. REGULAR MEETING - 5:00 P.M.  
Council Chambers
3. CALL TO ORDER
4. PLEDGE OF ALLEGIANCE
5. INVOCATION
6. REVIEW OF MINUTES
  - A. November 5, 2012 ([backup](#))
  - B. November 15, 2012 ([backup](#))
7. SANTA'S BLESSED HELPERS
8. PUBLIC COMMENT
9. RECESS – HOLIDAY / CHRISTMAS TREE LIGHTING – 5:30 P.M.
10. COUNTY ADMINISTRATOR'S REPORT
  - Mr. Gary Kubic, County Administrator
  - A. The County Channel / Broadcast Update
  - B. Two-Week Progress Report / County Administrator ([backup](#))
  - C. May River Watershed Action Plan
    - Mr. Ron Bullman, Director, Bluffton Town Stormwater Management Division



11. DEPUTY COUNTY ADMINISTRATOR'S REPORT

Mr. Bryan Hill, Deputy, County Administrator

A. Two-Week Progress Report ([backup](#))

B. Monthly Budget Summary ([backup](#))

C. Construction Project Updates

Mr. Rob McFee, Division-Director Engineering and Infrastructure

D. One Cent Sales Tax Referendum Project:

E. U.S. Highway 278 Construction Project

F. S.C. Highway 170 Status

G. Exit 3 / Bluffton Parkway Phases 6 and 7 Status

H. Capital Improvement Projects:

I. Courthouse Reskin Project

12. CONSENT AGENDA – ITEMS A THROUGH M

A. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT / REZONING REQUEST FOR R601 031 000 0030 0000, R601 031 000 030A 0000, R601 031 000 1572 0000 AND R619 031 000 0039 0000 (4 PARCELS TOTALING 65+/- ACRES AT THE SOUTHWEST INTERSECTION OF U.S. 278 AND S.C. 46, ACROSS FROM KITTIE'S CROSSING) FROM LIGHT INDUSTRIAL (LI) AND SUBURBAN (S) ZONING DISTRICTS TO COMMERCIAL REGIONAL (CR) ZONING DISTRICT ([backup](#))

1. Consideration of second reading approval to occur December 10, 2012

2. Public hearing to occur Monday, January 14, 2013 beginning at 6:00 p.m. in Council Chambers of the Administration Building, Government Center, 100 Ribaut Road, Beaufort

3. First reading approval occurred November 26, 2012 / Vote 9:0

4. Natural Resources Committee discussion and recommendation to approve occurred November 8, 2012 / Vote 6:0

B. TEXT AMENDMENTS TO THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE/ZDSO, ARTICLE V, SECTION 106-1187(B) MULTIFAMILY RESIDENTIAL-URBAN DISTRICT (ALLOWS MULTIFAMILY USES WITHIN ONE-QUARTER (1/4) MILE OF EXISTING MULTIFAMILY USES) ([backup](#))

1. Consideration of second reading approval to occur December 10, 2012

2. Public hearing to occur Monday, January 14, 2013 beginning at 6:00 p.m. in Council Chambers of the Administration Building, Government Center, 100 Ribaut Road, Beaufort

3. First reading approval occurred November 26, 2012 / Vote 9:0

4. Natural Resources Committee discussion and recommendation to approve occurred November 8, 2012 / Vote 6:0

C. AN ORDINANCE TO AMEND BEAUFORT COUNTY ORDINANCE NO. 2012/8 SO AS TO REFLECT AN INCREASE IN REVENUE AND ASSOCIATED EXPENDITURES RELATIVE TO THE TERMINATION OF THE NEW RIVER TAX INCREMENT FINANCING DISTRICT

1. Consideration of second reading approval to occur December 10, 2012

2. Public hearing to occur Monday, January 14, 2013 beginning at 6:00 p.m. in Council Chambers of the Administration Building, Government Center, 100 Ribaut Road, Beaufort
  3. First reading, by title only, approval occurred November 26, 2012 / Vote 9:0
- D. HDX/HILTON HEAD ISLAND AIRPORT AIRFIELD GUIDANCE SIGN RELOCATION DESIGN – AMENDMENT #1 ([backup](#))
1. Contract award: Talbert, Bright and Ellington, Inc., Columbia, South Carolina
  2. Contract amount: \$54,989
  3. Funding: FAA Grant #34 (90%), State Grant 12-017 (5% pending), and a local 5% match of \$2,750, which will come from the Airports Operating Budget
  4. Public Facilities Committee discussion and recommendation to approve occurred November 27, 2012 / Vote 4:0
  5. Airports Board endorsement occurred November 15, 2012
- E. HDX/HILTON HEAD ISLAND AIRPORT COMMERCIAL TERMINAL RENOVATION DESIGN (TSA AIRPORT COMPLIANCE POST SEPTEMBER 11) ([backup](#))
1. Contract award: Talbert, Bright and Ellington, Inc., Columbia, South Carolina
  2. Contract amount: \$210,793
  3. Funding: FAA Grant 28 (95%), State Grant 09-003 (2.5%), and a local 2.5% match of \$5,270, which will come from the Airports Operating Budget
  4. Public Facilities Committee discussion and recommendation to approve occurred November 27, 2012 / Vote 3:1
  5. Airports Board endorsement occurred November 15, 2012
- F. SC AERONAUTICS COMMISSION 12-013 GRANT OFFER ([backup](#))
1. Consideration of grant acceptance to occur December 10, 2012
  2. Projects: Environmental Assessment and Benefit Cost Analysis for Five-Year Capital Improvement Projects, Traditional Cultural Properties Analysis, and Phase III Data Recovery and Public Outreach Program
  3. Public Facilities Committee discussion and recommendation to approve occurred November 27, 2012 / Vote 4:0
  4. Airports Board endorsement occurred November 15, 2012
- G. SC AERONAUTICS COMMISSION 12-017 GRANT OFFER ([backup](#))
1. Consideration of grant acceptance to occur December 10, 2012
  2. Projects: Airfield Lighted Sign Replacement and Runway 21 Tree Obstruction-Removal Reimbursement
  3. Public Facilities Committee discussion and recommendation to approve occurred November 27, 2012 / Vote 4:0
  4. Airports Board endorsement occurred November 15, 2012
- H. DIRT ROAD PAVING REQUIREMENTS FOR DIRT ROADS WITHOUT RIGHT-OF-WAY OR EASEMENT DOCUMENTATION - SALT CREEK DRIVE WEST, PORT ROYAL ISLAND ([backup](#))
1. Authorization to proceed with condemnation of remaining right-of-way to occur December 10, 2012
  2. Public Facilities Committee discussion and recommendation to approve occurred November 27, 2012 / Vote 4:0

- I. DIRT ROAD PAVING REQUIREMENTS FOR DIRT ROADS WITHOUT RIGHT-OF-WAY OR EASEMENT DOCUMENTATION - STANLEY ROAD, PORT ROYAL ISLAND ([backup](#))
    - 1. Authorization to proceed with condemnation of remaining right-of-way to occur December 10, 2012
    - 2. Public Facilities Committee discussion and recommendation to approve occurred November 27, 2012 / Vote 4:0
  - J. MUTUAL AID AGREEMENT BETWEEN TOWN OF BLUFFTON POLICE DEPARTMENT AND SHERIFF'S OFFICE ([backup](#))
    - 1. Approval of Agreement to occur December 10, 2012
    - 2. Governmental Committee discussion and recommendation to approve occurred December 3, 2012 / Vote 6:0
  - K. PHOTOCOPY LEASE RENEWAL WITH AUTOMATED BUSINESS SERVICES AND ALFORD LEASING ([backup](#))
    - 1. Consideration of contract renewal to occur December 10, 2012
    - 2. Contract award: Automated Business Services and Alfred Leasing, Savannah, Georgia
    - 3. Contract amount: \$63,000 and \$136,000 respectively; total \$199,000
    - 4. Funding: Lease paid by various department accounts 51140-Equipment Rental, 52360, Copies/Supplies
    - 5. Finance Committee discussion to occur December 10, 2012 at 3:00 p.m.
  - L. JANITORIAL CONTRACT RENEWAL WITH CAROLINA CLEANING ([backup](#))
    - 1. Consideration of contract renewal to occur December 10, 2012
    - 2. Contract award: Carolina Cleaning, Bluffton, South Carolina
    - 3. Contract amount: \$559,074
    - 4. Funding:
      - General Fund: Account 33020-51210 Public Facilities Cleaning Services, Account 66316-51210 PALS Cleaning Services, Account 63317-51210 PALS Cleaning Services
      - Non-General Fund: Account 13580-51210 Hilton Head Island Airport/HDX Cleaning Services, Account 13570-51210 Beaufort County Airport/ARW
    - 5. Finance Committee discussion to occur December 10, 2012 at 3:00 p.m.
  - M. PURCHASE OF ONE 2010 DEMO TIGER TRUCKAT FOR PUBLIC WORKS DEPARTMENT ([backup](#))
    - 1. Consideration of contract award to occur December 10, 2012
    - 2. Contract award: Tiger Corporation, Sioux Fall, South Dakota
    - 3. Contract amount: \$127,500
    - 4. Funding: Vehicle Replacement, Account 33301-54200, Specialized Capital Equipment. Insurance will reimburse \$69,603 for the GMC Truckat that burnt. The remaining balance of 458,197 will be charged to account 33301-54200
    - 5. Finance Committee discussion to occur December 10, 2012 at 3:00 p.m.
13. AUTHORIZING THE ISSUANCE AND SALE OF A TAX INCREMENT REFUNDING REVENUE BOND, SERIES 2013, OR SUCH OTHER APPROPRIATE SERIES DESIGNATION, OF BEAUFORT COUNTY, SOUTH CAROLINA, IN THE PRINCIPAL

AMOUNT OF NOT EXCEEDING \$6,000,000 FOR THE PURPOSE OF REFUNDING CERTAIN MATURITIES OF THE BLUFFTON AREA TAX INCREMENT BONDS; FIXING THE FORM AND DETAILS OF THE BOND; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS LAWFULLY-AUTHORIZED DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BOND; PROVIDING FOR THE PAYMENT OF THE BOND AND THE DISPOSITION OF THE PROCEEDS THEREOF; AUTHORIZING THE REDEMPTION OR DEFEASANCE OF CERTAIN MATURITIES OF OUTSTANDING BLUFFTON AREA TAX INCREMENT REVENUE BONDS; AND OTHER MATTERS RELATING THERETO ([backup](#))

1. Consideration of first reading to occur December 10, 2012
2. Finance Committee discussion to occur December 10, 2012 at 3:00 p.m.

14. PUBLIC HEARINGS - 6:00 P.M.

A. AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN EASEMENT ENCUMBERING PROPERTY OWNED BY BEAUFORT COUNTY, SOUTH CAROLINA ([backup](#))

1. Consideration of third and final reading to occur December 10, 2012
2. Second reading occurred November 26, 2012 / Vote 9:0
3. First reading approval occurred November 5, 2012 / Vote 11:0
4. Public Facilities Committee discussion and recommendation to approve occurred October 23, 2012 / Vote 4:1

B. COMMUNITY DEVELOPMENT BLOCK GRANT CLOSEOUT FOR ST. HELENA ISLAND BRANCH LIBRARY PROJECT ([backup](#))

15. COMMITTEE REPORTS ([backup](#))

16. PUBLIC COMMENT

17. EXECUTIVE SESSION

- A. Discussion of employment of a person regulated by County Council
- B. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property

18. ADJOURNMENT