COUNTY COUNCIL OF BEAUFORT COUNTY

ADMINISTRATION BUILDING
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D. PAUL SOMMERVILLE
CHAIRMAN

STEWART H. RODMAN
VICE CHAIRMAN

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GARY KUBIC
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA
COUNTY COUNCIL OF BEAUFORT COUNTY
Monday, December 8, 2014
3:00 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 - 3:00 P.M.
   - A. Discussion of Consent Agenda
   - B. Discussion is not limited to agenda items
   - C. Executive Session
     1. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property;
     2. Receipt of legal advice for pending or threatened claims

2. REGULAR MEETING - 4:00 P.M.

3. CALL TO ORDER

4. PLEDGE OF ALLEGIANCE

5. INVOCATION – Councilman William McBride

6. SANTA'S BLESSED HELPERS

7. RECOGNITION OF PHOTOGRAPHERS / 2015 BEAUFORT COUNTY LAND PRESERVATION CALENDAR / BRANCHING OUT: THE LIFE, LANDSCAPES & LOVE OF TREES IN BEAUFORT COUNTY, SOUTH CAROLINA (backup)

8. ADMINISTRATIVE CONSENT AGENDA
   - A. Approval of Minutes – October 27, 2014 and November 10, 2014
   - B. Receipt of County Administrator's Four-Week Progress Report (backup)
   - C. Receipt of Deputy County Administrator/Special Counsel's Four-Week Progress Report (backup)
   - D. Committee Reports (next meeting)
     1. Community Services (January 26 at 2:00 p.m., ECR)
        - a. Minutes – November 10, 2014 (backup)
        - b. Minutes – October 27, 2014 (backup)
     2. Executive (January 12 at 2:00 p.m., ECR)

3. Finance (December 10 at 2:00 p.m., ECR)
   a. Minutes - November 24, 2014 at 12:00 Noon (backup)
   b. Minutes – November 24, 2014 at 2:00 p.m. (backup)
   c. Minutes – November 17, 2014 (backup)
   d. Minutes – October 20, 2014 (backup)
   e. Minutes – September 22, 2014 (backup)
   f. Minutes - September 15, 2014 at 12:30 p.m. (backup)
   g. Minutes – September 15, 2014 at 1:30 p.m. (backup)
4. Governmental (January 5 at 4:00 p.m., ECR)
   a. Minutes – November 3, 2014 (backup)
5. Natural Resources (January 5 at 2:00 p.m., ECR)
   a. Minutes – November 3, 2014 (backup)
   b. Minutes – October 13, 2014 (backup)
   c. Minutes – October 9, 2014 (backup)
6. Public Facilities (December 15 at 4:00 p.m., BIV #3)
   a. Minutes – November 17, 2014 (backup)
   b. Minutes – October 20, 2014 (backup)

E. Appointments to Boards and Commissions (backup)

9. PUBLIC COMMENT

10. OLD BUSINESS
    A. Appeal of Dataw Island Club, Inc. Business License Tax Payment

11. RECESS – HOLIDAY TREE LIGHTING – 5:30 P.M.

12. CONSENT AGENDA

A. AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED $412,500 FROM THE LOCAL (3%) ACCOMMODATIONS TAX FUNDS TO THE COUNTY GENERAL FUND FOR DESIGN AND REHABILITATION IMPROVEMENTS FOR THE DAUFUSKIE ISLAND PIER
   1. Consideration of first reading to occur December 8, 2014 (backup)
   2. Public Facilities Committee discussion and recommendation to approve occurred November 17, 2014 / Vote: 5:0

B. DAUFUSKIE ISLAND PIER REHABILITATION DESIGN BUILD PROJECT (backup)
   1. Contract award: Cape Romain Contractors, Inc., Wando, South Carolina
   2. Contract amount: $375,000
   3. Total project design and rehabilitation budget: $412,500
   4. Funding source: Local (3%) Accommodations Tax Funds
   5. Public Facilities Committee discussion and recommendation to approve occurred November 17, 2014 / Vote: 5:0

C. PERRYCLEAR BRIDGE REPAIR/REPLACEMENT DESIGN BUILD PROJECT (backup)
   1. Contract award: United Infrastructure Group, Great Falls, South Carolina
   2. Contract amount: $907,000
   3. Total project design, repair/replacement construction, 10% contingency budget: $997,700
   4. Funding source: 2015 CIP Program – Perryclear / MCAS Bridge Replacement, Account 40090011-54432
   5. Public Facilities Committee discussion and recommendation to approve occurred November 17, 2014 / Vote: 5:0

D. BEAUFORT COUNTY MYRTLE PARK OFFICE COMPLEX RENOVATIONS (backup)
1. Contract award: Hutter Construction Corporation, Beaufort, South Carolina
2. Contract amount: $420,000
3. Total project budget: $777,459 (FSI Office Furniture $47,459.05; MIS $240,000 security and IT needs; 10% project contingency $70,000)
4. Funding sources: 2005 CIP Program – Southern County Office Space Improvements Account 40040011-54420; 2013 CIP Program – Southern County Office Space, Account 40080011-54420
5. Public Facilities Committee discussion and recommendation to approve occurred November 17, 2014 / Vote: 5:0

E. WESLEY FELIX PARK PHASE 1 RENOVATIONS FOR PLAYGROUND EQUIPMENT (backup)
1. Contract award: Churchich Recreation and Design, Bluffton, South Carolina
2. Contract amount: $103,081.26
3. Total project budget: $113,389.39 (10% project contingency $10,308.13)
4. Funding source: St. Helena Parks and Leisure Services Impact Fees – Wesley Felix Park Renovations, Account 26550011-54451
5. Public Facilities Committee discussion and recommendation to approve occurred November 17, 2014 / Vote: 5:0

F. BURTON WELLS REGIONAL PARK AND WESLEY PARK LIGHTING RETROFIT (backup)
1. Contract award: MUSCO Sports Lighting, Columbia, South Carolina
2. Contract amount: $422,500
3. Total project budget: $464,750 (10% project contingency $42,250)
4. Funding source: 2015 CIP Program – Burton Wells Ball Field Lighting Improvements, Account 40090011-54600; St. Helena Parks and Leisure Services Impact Fees – Wesley Felix Park Renovations, Account 26550011-54451
5. Public Facilities Committee discussion and recommendation to approve occurred November 17, 2014 / Vote: 5:0

G. DESIGN BUILD CONSTRUCTION AWARD FOR DIRT ROAD PAVING CONTRACT #49 / HUSPAH COURT NORTH, HUSPAH COURT SOUTH, HOBCAW DRIVE (COUNTY COUNCIL DISTRICT #1); GATOR LANE, TURTLE LANE (COUNTY COUNCIL DISTRICT #2); AND MAJOR ROAD (COUNTY COUNCIL DISTRICT #3) (backup)
1. Contract award: J. H. Hiers Construction, LLC, Walterboro, South Carolina with Andrews & Burgess, Inc., Beaufort, South Carolina
2. Contract amount: $1,311,080
3. Funding source: County Transportation Committee (CTC) and County Motorized Vehicle (TAG) Funds
4. Public Facilities Committee discussion and recommendation to approve occurred November 17, 2014 / Vote: 5:0

H. AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A RIGHT OF WAY ENCUMBERING PROPERTY OWNED JOINTLY BY BEAUFORT COUNTY AND THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA (backup)
1. Consideration of first reading approval to occur December 8, 2014
2. Public Facilities Committee discussion and recommendation to approve occurred November 17, 2014 / Vote: 5:0

I. AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $8,500,000 LIMITED GENERAL OBLIGATION BONDS OF BEAUFORT COUNTY, SOUTH

CAROLINA (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2015 OR SUCH OTHER APPROPRIATE SERIES DESIGNATION; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO (backup)

1. Consideration of first reading approval to occur December 8, 2014
2. Council discussion and approval of strategic plan occurred November 24, 2014 / Vote: 11:0
3. Governmental Committee discussion and recommendation to approve strategic plan occurred October 6, 2014 / Vote 6:1
4. Finance Committee discussion occurred September 15, 2014

J. ZONING MAP AMENDMENT/REZONING REQUEST: LADY'S ISLAND R200-15-51,-51A, -724, AND -725 (39.03 ACRES, KNOWN AS THE VILLAGE AT OYSTER BLUFF PUD, FROM LADY'S ISLAND COMMUNITY PRESERVATION (LICP) DISTRICT AND LADY'S ISLAND EXPANDED HOME BUSINESS DISTRICT (LIEHB) TO PLANNED UNIT DEVELOPMENT (PUD) (backup)

1. Natural Resources Committee discussion to occur December 8, 2014 beginning at 1:00 p.m., in the Executive Conference Room of the Administration Building, 100 Ribaut Road, Beaufort
2. Consideration of first reading approval to occur December 8, 2014

K. US 278 STORMWATER POND RETROFIT PROJECT - DIRT HAULING SERVICES (backup)

1. Natural Resources Committee discussion to occur December 8, 2014 beginning at 1:00 p.m., in the Executive Conference Room of the Administration Building, 100 Ribaut Road, Beaufort
2. Contract award: The Lane Construction, Beaufort, South Carolina
3. Contract amount: $236,160
4. Funding source: Account 50260013-51160, Stormwater Capital Improvement Fund; Account 33402-54503, US 278 2012 STP Fund (1 cent tax fund); Account 26520011, Buckwalter Soccer Field Expansion (PALS Impact Fees)

L. AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (OSPREY POINT) BETWEEN BEAUFORT COUNTY TO LCP III, LLC PURSUANT TO SECTION 6-31-30 OF THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED (backup)

1. Consideration of third and final reading to occur December 8, 2014
2. Second reading approval occurred November 10, 2014 / Vote 8:2
3. Public hearing two and two held November 10, 2014
4. Public hearing one of two held October 27, 2014
5. First reading approval occurred October 13, 2014 / Vote 11:0
6. Natural Resources Committee discussion and recommendation to approve occurred October 9, 2014 / Vote 6:0
7. Development Agreement Subcommittee discussion occurred October 7, 2014
8. Development Agreement Subcommittee discussion occurred September 16, 2014
9. Development Agreement Subcommittee discussion occurred September 10, 2014
10. Development Agreement Subcommittee discussion occurred May 7, 2014

M. SOUTHERN BEAUFORT COUNTY PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT FOR OSPREY POINT (R603 013 000 0006 0000) (119.75 ACRES ALONG S.C. HIGHWAY 170, BLUFFTON) (backup)
1. Consideration of third and final reading to occur December 8, 2014
2. Second reading approval occurred November 10, 2014 / Vote 8:2
3. Public hearing held November 10, 2014
4. First reading approval occurred October 13, 2014 / Vote 11:0
5. Natural Resources Comm ittee discussion and recommendation to approve occurred October 9, 2014 / Vote 6:0

N. TRAFFIC CALMING PLAN FOR FOREMAN HILL ROAD WITH THE BUDGET NOT TO EXCEED $50,000 FOR IMPLEMENTATION OF TRAFFIC CALMING MEASURES (backup)
1. Public Facilities Committee discussion and recommendation to approve occurred November 17, 2014 / Vote: 5:0
2. Funding source: Account 2342001t-51160, TAG Funds

13. PUBLIC HEARINGS – 6:00 P.M.

A. AN ORDINANCE TO ADOPT THE 2014 BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE WITH PROCEDURES TO ENGAGE IN A SIX-MONTH AND ONE-YEAR EVALUATION AND REVIEW (backup)
1. Consideration of third and final reading to occur December 8, 2014
2. Second reading approval occurred November 10, 2014 / Vote 6:4
3. Natural Resources Committee discussion and recommendation to approve occurred November 3, 2014 / Vote 5:2
4. Natural Resources Committee discussion occurred September 2, 2014
5. First reading approval occurred June 9, 2014 / Vote 11:0
6. Natural Resources Committee discussion and recommendation to approve occurred June 2, 2014 / Vote 6:1
7. Joint Review Team of Community Development Code has held 23 meetings since March 17, 2014 through February 20, 2014

B. TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE) OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO INCLUDE THE FOLLOWING: (backup)
- Amendment to Future Land Use Plan Division, Subsection “Special Land Use Designations,” to include a Place Type Overlay Future Land Use Designation.
- Amendment to Recommendation 4.4 to include language that calls for the adoption of form-based zoning districts to implement the Place Type Overlay designation.
- Addition of Maps 4-9 and 4-10, which show the location of place types in Beaufort County; and
- Addition of Appendix 4-I: Beaufort County Place Types, which further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County

1. Consideration of third and final reading to occur December 8, 2014
2. Second reading approval occurred November 10, 2014 / Vote 8:1:1
3. First reading approval occurred October 27, 2014 / Vote 11:0
4. Natural Resources Committee discussion and recommendation to approve occurred October 13, 2014 / Vote 7:0

14. PUBLIC COMMENT

15. ADJOURNMENT

































Official Proceedings
County Council of Beaufort County
October 27, 2014

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

CAUCUS

A caucus of the County Council of Beaufort County was held Monday, October 27, 2014 beginning at 4:00 p.m., in the large meeting room of the Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

ATTENDANCE

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

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance to the Flag.

DISCUSSION ITEMS

Council discussed removing two items from the consent agenda: (i) Item 10b, a Southern Beaufort County Planned Unit Development Amendment for Osprey Point (R603-013-000-0006-000) (118.65 acres along S.C. Highway 170, Bluffton) and (ii) Item 10f, a motion authorizing the transfer of $200,000 in local hospitality tax funds to the State (2%) accommodations tax funds to allow for distribution in the amount not to exceed $500,000.

CALL FOR EXECUTIVE SESSION

It was moved by Ms. Von Harten, seconded by Mr. Flewelling, that Council go immediately into executive session regarding the discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

EXECUTIVE SESSION

RECONVENE OF REGULAR SESSION

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REGULAR SESSION

The regular meeting of the County Council of Beaufort County was held Monday, October 27, 2014 beginning at 4:00 p.m., in the large meeting room of the Hilton Head Island Branch Library, 11 Beach City Road, Hilton Head Island, South Carolina.

ATTENDANCE

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

PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance to the Flag.

INVOCATION

Councilman Brian Flewelling gave the Invocation.

PROCLAMATION

Khalil Jamar Singleton Memorial Day

The Chairman recognized the family of Khalil Jamar Singleton, who, on September 1, 2012, at the age of eight, was tragically shot and killed in a senseless act of violence. Mr. Sommerville encouraged the citizens of Beaufort County to remember this young man and others in our community, who have lost their lives to violence and to observe this day with activities and programs designed to help reduce crime in our community.

BOARD AND COMMISSION MEMBERS' PUBLIC SERVICE RECOGNITION

The Chairman recognized seven individuals for their public service to County government: Susan Cater Barnwell, Library Board of Trustees; Linda Cecil, Children's Foster Care Review Board; Queen Mary Davis, Children's Foster Care Review Board; Helene Gruber, Disabilities and Special Needs Board; David Meeder, Bluffton Township Fire District; Joan Oram, Bluffton Township Fire District; and Jacob Preston, Rural and Critical Lands Preservation Board.

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

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ADMINISTRATIVE CONSENT AGENDA

County Administrator's Two-Week Progress Report

This item comes before Council under the Administrative Consent Agenda.

Mr. Gary Kubic, County Administrator presented his Two-Week Progress Report, which summarized his activities from October 13, 2014 through October 24, 2014.

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

This item comes before Council under the Administrative Consent Agenda.

Mr. Josh Gruber, Deputy County Administrator / Special Counsel, presented his Two-Week Progress Report, which summarized his activities from October 13, 2014 through October 24, 2014.

Committee Reports

Community Services Committee

Disabilities and Special Needs Board

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

Library Board

Mr. McBride, as Chairman of the Community Services Committee, nominated Ms. Linda MacDonald, representing Council District 4, to serve as a member of the Library Board.

Natural Resources Committee

Community Development Code

Mr. Brian Flewelling, as Chairman of the Natural Resources Committee, announced that members would consider for recommendation and adoption the Community Development Code at the November 3, 2014 meeting of the Natural Resources Committee.

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

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PUBLIC COMMENT

The Chairman recognized Ms. Angela Childers, Executive Director of the Beaufort Housing Authority, who voiced support for the Osprey Point development agreement, in particular, the workforce-housing requirement.

Ms. Linda Robinson, representing the Robert Smalls Association, encouraged Council to rename the Beaufort County Government Center in memory of Robert Smalls.

Mr. Alex Marsh asked Council to support the proposed amendments to the Commercial Fishing Overlay Village.

Mr. Stan Karmilovich asked Council to support the proposed amendments to the Commercial Fishing Overlay Village.

Mrs. Sally Murphy, a resident of Sheldon, asked Council to support the proposed amendments to the Commercial Fishing Overlay Village.

Mr. John Cashen, a resident of Dataw Island, asked Council to support the proposed amendments to the Commercial Fishing Overlay Village.

Mr. Lonnie Golden, a resident of Dataw Island, asked Council to support the proposed amendments to the Commercial Fishing Overlay Village.

Mr. Reed Armstrong, representing the Beaufort Office of the Coastal Conservation League, asked Council to support the proposed amendments to the Commercial Fishing Overlay Village.

CONSENT AGENDA

AN ORDINANCE AUTHORIZING THE ISSUANCE OF NOT EXCEEDING $21,000,000 AGGREGATE PRINCIPAL AMOUNT OF HOSPITAL REVENUE BONDS (BEAUFORT MEMORIAL HOSPITAL) SERIES 2014; AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AND LOAN AGREEMENT; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS NECESSARY OR ADVISABLE; AND OTHER MATTERS INCIDENTAL THERETO

This item comes before Council under the Consent Agenda. Discussion occurred at the September 15, 2014 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council approve on third and final reading an ordinance authorizing the issuance of not exceeding $21,000,000 aggregate principal amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; authorizing the execution and delivery of a bond purchase and loan agreement; authorizing proper officers to do all things necessary or advisable; and other matters incidental thereto. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr.

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Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

TEXT AMENDMENT TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX H (COMMERCIAL FISHING VILLAGE OVERLAY DISTRICT), SECTION 5, DEVELOPMENT STANDARDS (AMENDMENT TO REGULATE THE OFF-LOADING, PACKING, AND TRANSPORTING OF CANNONBALL JELLYFISH)

This item comes before Council under the Consent Agenda. Discussion occurred at the October 9, 2014 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council approve on second reading a text amendment to the Zoning and Development Standards Ordinance (ZDSO), Appendix H (Commercial Fishing Village Overlay District), Section 5, Development Standards (amendment to regulate the off-loading, packing, and transporting of cannonball jellyfish). The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

The Chairman announced a public hearing Monday, November 10, 2014, beginning at 6:00 p.m. in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

AN ORDINANCE AUTHORIZING THE RELINQUISHMENT OF AN EXISTING STORMWATER EASEMENT ON RILEY ROAD

This item comes before Council under the Consent Agenda. Discussion occurred at the October 13, 2014 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council approve on second reading an ordinance authorizing the relinquishment of an existing stormwater easement on Riley Road. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

The Chairman announced a public hearing Monday, November 10, 2014, beginning at 6:00 p.m. in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE) OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO INCLUDE THE FOLLOWING: (I) AMENDMENT TO FUTURE LAND USE PLAN DIVISION, SUBSECTION "SPECIAL LAND USE DESIGNATIONS", TO INCLUDE A PLACE TYPE OVERLAY FUTURE LAND USE DESIGNATION; (II) AMENDMENT TO RECOMMENDATION 4.4 TO

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INCLUDE LANGUAGE THAT CALLS FOR THE ADOPTION OF FORM-BASED ZONING DISTRICTS TO IMPLEMENT THE PLACE TYPE OVERLAY DESIGNATION; (III) ADDITION OF MAPS 4-9 AND 4-10, WHICH SHOW THE LOCATION OF PLACE TYPES IN BEAUFORT COUNTY; AND (IV) ADDITION OF APPENDIX 4-I: BEAUFORT COUNTY PLACE TYPES, WHICH FURTHER DEFINES THE APPROPRIATE CHARACTER, FORM, SCALE, INTENSITY, AND MIX OF USES FOR EACH OF THE PLACE TYPES IN BEAUFORT COUNTY

This item comes before Council under the Consent Agenda. Discussion occurred at the October 13, 2014 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council approve on first reading text amendment to Chapter 4 (Future Land Use) of the Beaufort County Comprehensive Plan to include the following: (i) Amendment to Future Land Use Plan Division, Subsection "Special Land Use Designations", to include a Place Type Overlay Future Land Use Designation; (ii) Amendment to Recommendation 4.4 to include language that calls for the adoption of form-based zoning districts to implement the Place Type Overlay designation; (iii) Addition of Maps 4-9 and 4-10, which show the location of place types in Beaufort County; and (iv) Addition of Appendix 4-I: Beaufort County Place Types, which further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

A RESOLUTION TO EXPRESS BEAUFORT COUNTY'S REQUEST THAT THE SOUTH CAROLINA GENERAL ASSEMBLY INCREASE THE ALLOCATION TO THE LOCAL GOVERNMENT FUND TO BOTH PROVIDE PROPERTY TAXPAYERS WITH THE RELIEF THEY HAVE BEEN PROMISED AND ALLOW COUNTY GOVERNMENT THE ABILITY TO PROVIDE THE STATE AND LOCAL GOVERNMENT SERVICES REQUIRED UNDER STATE LAW

This item comes before Council under the Consent Agenda. Discussion occurred at the October 20, 2014 meeting of the Finance Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council adopt a resolution expressing Beaufort County's request that the South Carolina General Assembly increase the allocation to the local Government Fund to both provide property taxpayers with the relief they have been promised and allow county government the ability to provide the state and local government services required under state law. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

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CONTRACT AWARD / PAVEMENT MARKINGS FOR BEAUFORT COUNTY ROADWAY PAVEMENT RE-STRIPING

This item comes before Council under the Consent Agenda. Discussion occurred at the October 20, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council award a contract to Peek Pavement Marking, LLC, Columbus, Georgia in the amount of $105,585.90 to complete paving markings, centerline and/or edgeline, on 21 of the highest priority roadways needing to be remarked or have centerlines added. The source of the funding is account 234200IT-54901, Tag Funds. The list of roads are: Buckwalter Parkway, Bluffton Parkway (Buck Island Road to Simmonsville Road), Bluffton Parkway (Buckwalter Parkway to Buck Island Road), Bluffton Parkway (S.C. Highway 170 to Buckwalter Parkway), Sheridan Park Circle, Pennington Drive, Maritime Center to Chechessee River, Central Drive, Parkside Drive, Bluffton Parkway, County Office Building at Myrtle Park, Gardner Drive, Stanley Road, Hummingbird Lane, Cardinal Lane, Dolphin Point Road, Marsh Drive, Fiddler Drive, Meadowlark Street and Fairfield Road. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

A RESOLUTION AUTHORIZING THE RENAMING OF THE BEAUFORT COUNTY GOVERNMENT CENTER TO "BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX"

This item comes before Council under the Consent Agenda. Discussion occurred at the October 20, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council adopt a resolution authorizing the renaming of the Beaufort County Government Center to "Beaufort County Government Robert Smalls Complex." The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

SCDOT REQUEST FOR RIGHT OF WAY PROPERTY FOR JARVIS CREEK BRIDGE REPLACEMENT, HILTON HEAD ISLAND

This item comes before Council under the Consent Agenda. Discussion occurred at the October 20, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council accept the right of way acquisition request from SCDOT for the County / Town of Hilton Head Island parcels R511-007-000-075A, consisting of 1.93 acres and R511-007-000-075F, consisting of 1.0 acres for the Jarvis Creek Bridge replacement. Further, Council approve the construction easement at Tract 42 for construction slopes. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr.

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Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

SCDOT REQUEST FOR PAYMENT OF THIRD QUARTER FY 2014 INVOICE TOTALING $111,454.20 FOR OVERSIGHT SERVICES ON COUNTY SALES TAX PROJECTS

This item comes before Council under the Consent Agenda. Discussion occurred at the October 20, 2014 meeting of the Public Facilities Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council authorize the payment of SCDOT third quarter FY 2014 invoice in the amount of $111,454.20 for oversight services on County Sales Tax Projects (SC 170 Widening Project, Boundary Street Streetscape TIGER Grant Project, and the Bluffton Parkway Phase 5A Segment 2- US 278 Flyover Bridges construction). The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

RESOLUTION / RECOGNITION AND SUPPORT OF THE NORTHERN LADY'S ISLAND COMMUNITY ASSOCIATION'S RELATIONSHIP TO THE BROOMFIELD COMMUNITY CENTER

This item comes before Council under the Consent Agenda. Discussion occurred at the October 27, 2014 meeting of the Community Services Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council adopt a resolution recognizing and supporting the Northern Lady's Island Community Association's relationship to the Broomfield Community Center to use of the Center no more than twice monthly and that such use will normally occur on the first Monday and third Saturday of the month. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

HUMAN SERVICES ALLIANCE 2015 AGENCIES' GRANT FUNDING RECOMMENDATIONS IN THE CUMULATIVE AMOUNT OF $598,000

This item comes before Council under the Consent Agenda. Discussion occurred at the October 27, 2014 meeting of the Community Services Committee.

It was moved by Mr. Flewelling, seconded by Mr. Dawson, that Council approve the Human Services Alliance 2015 Agencies' grant funding recommendations in the cumulative amount of $598,000: Abuse Prevention Coalition $20,000, AccessHealth Lowcountry $5,000, Adequacy of Prenatal Care Coalition $15,000, Beaufort County Early Childhood Coalition $12,000, B/J Economic Opportunity Commission $2,500, Beaufort Soil and Water Conservation District $21,000, B/J Volunteers in Medicine $16,000, CAPA $10,000, Coastal Empire Community

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Mental Health Center $65,000, CODA $10,000, Community Services Organization $12,200, Family Promise $10,000, Good Neighbor Free Medical Clinic $18,000, Hope Haven $10,000, Love House Ministries $7,500, Lowcountry Legal Volunteers $25,000, Mental Health Access Coalition $500, Neighborhood Outreach Connection $14,000, Palmetto Breeze $210,000, Partnership for Adult Literacy $5,000, Senior Services $55,000, The Lending Room $1,500, The Link $3,000, The Literacy Center $7,000, Under One Roof $5,000, United Way of the Lowcountry $5,000, Volunteers in Medicine Hilton Head $5,000, and Human Services Alliance Grant Writers & Match $27,800. The vote: YEAS - Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Caporale temporarily left the room. The motion passed.

SOUTHERN BEAUFORT COUNTY PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT FOR OSPREY POINT (R603-013-000-0006-0000) (119.75 ACRES ALONG S.C. HIGHWAY 170, BLUFFTON)

Without objection from Council, the Chairman moved this issue to the November 10, 2014 meeting of Council in order to provide the developer an opportunity to discuss his plan and show his proposal.

MOTION AUTHORIZING THE TRANSFER OF $200,000 IN LOCAL HOSPITALITY TAX FUNDS TO THE STATE (2%) ACCOMMODATIONS TAX FUNDS TO ALLOW FOR DISTRIBUTION IN THE AMOUNT NOT TO EXCEED $500,000

Main motion: It was moved by Mr. Fobes, as Vice Chairman of the Finance Committee (no second required), that Council authorize the transfer of $200,000 in Local Hospitality Tax funds to the State (2%) Accommodations tax funds to allow for distribution in the amount not to exceed $500,000.

Motion to amend by addition: It was moved by Mr. Rodman, seconded by Mr. McBride, that the $200,000 transfer from Local Hospitality Tax funds would be repaid in four equal installments over fiscal years 2015, 2016, 2017 and 2018. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

Vote on the amended motion, which is now the main motion, and includes the motion to amend by addition: Council authorize the transfer of $200,000 in Local Hospitality Tax funds to the State (2%) Accommodations tax funds to allow for distribution in the amount not to exceed $500,000. Additionally, the $200,000 transfer from Local Hospitality Tax funds would be repaid in four equal installments over fiscal years 2015, 2016, 2017 and 2018. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

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PUBLIC HEARINGS

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (OSPREY POINT) BETWEEN BEAUFORT COUNTY TO LCP III, LLC PURSUANT TO SECTION 6-31-30 OF THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED

The Chairman opened a public hearing beginning at 6:03 p.m. for the purpose of receiving information from the public regarding an ordinance of the County of Beaufort, South Carolina, to approve a first amendment to the Development Agreement (Osprey Point) between Beaufort County to LCP III, LLC pursuant to Section 6-31-30 of the *Code of Laws of South Carolina*, 1976, as amended. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:04 p.m.

AN ORDINANCE AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED FOR PIN DROP LANE (BEAUFORT)

The Chairman opened a public hearing beginning at 6:05 p.m. for the purpose of receiving information from the public regarding an ordinance authorizing the execution of a Quitclaim Deed for Pin Drop Lane (Beaufort). After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:06 p.m.

It was moved by Mr. Dawson, as Chairman of the Public Facilities Committee (no second required), that Council approve on third and final reading an ordinance authorizing the execution of a Quitclaim Deed for Pin Drop Lane (Beaufort). The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

NATIONAL INSTITUTE OF JUSTICE FY2014 DNA BACKLOG CAPACITY ENHANCEMENT AND BACKLOG REDUCTION PROGRAM GRANT IN THE AMOUNT OF $100,000 / THIS IS A 100% FEDERALLY FUNDED GRANT IN THE AMOUNT OF $100,000

The Chairman opened a public hearing beginning at 6:07 p.m. for the purpose of receiving information from the public regarding a National Institute of Justice FY 2014 DNA Backlog Capacity Enhancement and Backlog Reduction Program grant in the amount of $100,000. This is a 100% federally funded grant in the amount of $100,000. The grant funds will be used for the following goal: The Beaufort County Sheriff's Office Forensic Services Laboratory (BCSO-FSL) provides forensic DNA testing of evidence from criminal investigations for all law enforcement agencies within Beaufort County, South Carolina. The laboratory was accredited by Forensic Quality Services in 2011 under ISO 17025; following accreditation, the number of submissions to the laboratory increased significantly as the laboratory began accepting cases with unknown suspects.

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Federal funding will be used for the following goals. (i) Approximately $30,500 will be used to purchase supplies for the analysis of at least 30 backlogged cases. (ii) Approximately $69,500 will be used to replace the current DNA quantification system with a newer and faster instrument; installation and validation support of the new instrument from the vendor; supplies for validation testing; and the purchase of a service/maintenance contract to cover the new instrument for additional years beyond the original warranty.

After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:08 p.m.

PUBLIC COMMENT

There were no requests to speak during public comment.

RESULT OF EXECUTIVE SESSION

It was moved by Ms. Von Harten, seconded by Mr. Fobes, that Council authorize the County Administrator to enter into a purchase agreement for the property located at 304 Frazier Drive, Beaufort, South Carolina for a purchase price not to exceed $219,000. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

ADJOURNMENT

Council adjourned at 6:09 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST _____
Suzanne M. Rainey, Clerk to Council

Ratified:

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Official Proceedings
County Council of Beaufort County
November 10, 2014

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

The regularly scheduled meeting of the County Council of Beaufort County was held at 3:00 p.m. on Monday, November 10, 2014, in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

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

CALL FOR EXECUTIVE SESSION

It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Council go immediately into executive session regarding discussion of the employment of a person regulated by the County Council. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

EXECUTIVE SESSION

RECONVENE OF REGULAR SESSION

CAUCUS

ATTENDANCE

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

DISCUSSION ITEM

Council heard from Alvaro Armada Barcaiztegui, Count of Guemes, who is a member of the Santa Elena Foundation Board of Directors. Sir Armada is a direct descendent of Pedro Menendez de Aviles, the 16th century *Adelantado Mayor of La Florida* (governor general) and founder of Santa Elena.

REGULAR SESSION

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PLEDGE OF ALLEGIANCE

The Chairman led those present in the Pledge of Allegiance to the Flag.

INVOCATION

Councilman Steven Fobes gave the Invocation.

PRESENTATION / HISTORIC AMERICAN DOCUMENTS

The Beaufort County Republican Party presented historic American documents to Council. These four framed documents -- Declaration of Independence, United States Constitution, Bill of Rights, Gettysburg Address -- will be on permanent display outside of Council Chambers.

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

ADMINISTRATIVE CONSENT AGENDA

Review of Proceedings of the Regular Meeting held October 13, 2014

This item comes before Council under the Administrative Consent Agenda.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council approve the minutes of the regular meeting held October 13, 2014. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

County Administrator's Two-Week Progress Report

This item comes before Council under the Administrative Consent Agenda.

Mr. Gary Kubic, County Administrator, presented his Two-Week Progress Report, which summarized his activities from October 27, 2014 through November 7, 2014.

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

This item comes before Council under the Administrative Consent Agenda.

Mr. Josh Gruber, Deputy County Administrator/Special Counsel, presented his Two-Week Progress Report, which summarized his activities from October 27, 2014 through November 7, 2014.

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Committee Reports

Community Services Committee

Disabilities and Special Needs Board

Dewayne Frederick

The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Mr. Dewayne Frederick was appointed to serve as a member of the Disabilities and Special Needs Board after garnering the six votes required to appoint.

Library Board

Linda MacDonald

The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. Ms. Linda MacDonald, representing Council District 4, was appointed to serve as a member of the Library Board after garnering the six votes required to appoint.

Natural Resources Committee

Rural and Critical Lands Preservation Board

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mr. Michael Mathews, representing Council District 9, to serve as a member of the Rural and Critical Lands Preservation Board.

Stormwater Management Utility Board

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mr. Laurence Meisner, representing Stormwater District 6 (unincorporated Port Royal Island), to serve as a member of the Stormwater Management Utility Board.

Mr. Flewelling, as Chairman of the Natural Resources Committee, nominated Mr. Marc Feinberg, representing Stormwater District 9 (unincorporated Bluffton Township and Daufuskie Island), to serve as a member of the Stormwater Management Utility Board.

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

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RESULT OF EXECUTIVE SESSION

It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Council extend the County Administrator's contract two additional years through calendar year 2017. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

Mr. Rodman left the meeting at 5:41 p.m.

INTRODUCTIONS

Col. Quandara Grant

Mr. Gary Kubic, County Administrator, announced the promotion of Col. Quandara Grant, who will serve as the new Detention Center Director. Col. Grant is a graduate of Battery Creek High School. She has an AS degree in Public Safety/Criminal Justice from Technical College of the Lowcountry, and a BS degree, summa cum laude, from Limestone College.

Ms. Monica Spells

Mr. Gary Kubic, County Administrator, announced the promotion of Ms. Monica Spells, who will serve as Assistant County Administrator for Civic Engagement & Outreach. She has a BA degree in U.S. History from College of Charleston, where she was inducted as a member of the Phi Alpha Theta Honor Society, and earned a Master of Public Administration in 2000 from the University of South Carolina, where she focused on government administration.

PUBLIC COMMENT

The Chairman recognized Ms. Ashley Feaster, Executive Officer of the Hilton Head Area Home Builders Association, who expressed continued concerns regarding the proposed Community Development Code, which currently does not allow a temporary planned unit development provision.

Mr. Troy Davenport, a resident of Beaufort, addressed the county parks and leisure services facilities, which are wonderful, but unavailable for public use on weekends.

Mr. David Tedder, a lawyer, stated he finds conflicts within the proposed Community Development Cods. He encouraged Council to reread the modulation section and appeal section. A gated community is not necessarily a planned unit development.

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CONSENT AGENDA

A RESOLUTION DELEGATING MODIFICATION OF PARKS AND LEISURE SERVICES FEES TO THE PARKS AND LEISURE SERVICES BOARD

This item comes before Council under the Consent Agenda. Discussion occurred at the October 27, 2014 meeting of the Community Services Committee.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council adopt a resolution delegating modification of parks and leisure services fees to the Parks and Leisure Services Board. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Rodman. The motion passed.

A RESOLUTION AUTHORIZING THE BEAUFORT COUNTY ADMINISTRATOR AND BEAUFORT COUNTY STORM WATER UTILITY STAFF TO PREPARE AND SUBMIT AN APPLICATION FOR NPDES GENERAL PERMIT FOR STORM WATER DISCHARGES FROM REGULATED SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS

This item comes before Council under the Consent Agenda. Discussion occurred at the October 13, 2014 meeting of the Natural Resources Committee.

It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council adopt a resolution authorizing the Beaufort County Administrator and Beaufort County Storm Water Utility staff to prepare and submit an application for NPDES General Permit for storm water discharges from regulated small municipal separate storm sewer systems. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Rodman. The motion passed.

A RESOLUTION OF BEAUFORT COUNTY COUNCIL TO DECLARE ITS WILLINGNESS TO TAKE STEPS TO PLAN, ORGANIZE AND IMPLEMENT A COMMUNITY / HUMAN RELATIONS COUNCIL IN BEAUFORT COUNTY

Main motion: It was moved by Mr. McBride, as Chairman of the Community Services Committee (no second required), that Council adopt a resolution declaring its willingness to take steps to plan, organize and implement a Community Human Relations Council in Beaufort County.

Motion to amend by substitution: It was moved by Mrs. Bensch, seconded by Mr. Caporale, that Council refer this item back to the Committee in order to discuss the membership of the Community Human Relations Council.

Mrs. Bensch, as maker of the motion, and Mr. Caporale, who seconded the motion, withdrew the motion to amend by substitution.

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Vote on the main motion: The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Rodman. The motion passed.

AN ORDINANCE TO ADOPT THE 2014 BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE WITH PROCEDURES TO ENGAGE IN A SIX-MONTH AND ONE-YEAR EVALUATION AND REVIEW

It was moved by Mr. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on second reading an ordinance to adopt the 2014 Beaufort County Community Development Code with procedures to engage in a six-month and one-year evaluation and review. The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. NAYS – Mrs. Bensch, Mr. Caporale, Mr. Fobes and Mr. Vaux. ABSENT – Mr. Rodman. The motion passed.

For the record, Mrs. Bensch opined the text amendment is over regulating.

The Chairman announced a public hearing Monday, December 8, 2014 beginning at 6:00 p.m. in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort.

TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE) OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO INCLUDE THE FOLLOWING: (I) AMENDMENT TO FUTURE LAND USE PLAN DIVISION, SUBSECTION "SPECIAL LAND USE DESIGNATIONS", TO INCLUDE A PLACE TYPE OVERLAY FUTURE LAND USE DESIGNATION; (II) AMENDMENT TO RECOMMENDATION 4.4 TO INCLUDE LANGUAGE THAT CALLS FOR THE ADOPTION OF FORM-BASED ZONING DISTRICTS TO IMPLEMENT THE PLACE TYPE OVERLAY DESIGNATION; (III) ADDITION OF MAPS 4-9 AND 4-10, WHICH SHOW THE LOCATION OF PLACE TYPES IN BEAUFORT COUNTY; AND (IV) ADDITION OF APPENDIX 4-I: BEAUFORT COUNTY PLACE TYPES, WHICH FURTHER DEFINES THE APPROPRIATE CHARACTER, FORM, SCALE, INTENSITY, AND MIX OF USES FOR EACH OF THE PLACE TYPES IN BEAUFORT COUNTY

Main motion: It was moved by Mr. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on second reading a text amendment to Chapter 4 (Future Land Use) of the Beaufort County Comprehensive Plan to include the following: (i) Amendment to Future Land Use Plan Division, Subsection "Special Land Use Designations", to include a Place Type Overlay Future Land Use Designation; (ii) Amendment to Recommendation 4.4 to include language that calls for the adoption of form-based zoning districts to implement the Place Type Overlay designation; (iii) Addition of Maps 4-9 and 4-10, which show the location of place types in Beaufort County; and (iv) Addition of Appendix 4-I: Beaufort County Place Types, which further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County.

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Motion to amend by addition: It was moved by Mrs. Bensch, seconded by Mr. Caporale, to allow planned unit development to governor Appendix 4-1. The vote: YEAS – Mrs. Bensch. NAYS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mr. Flewelling, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Rodman. The motion failed.

Vote on the main motion: The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. NAYS – Mrs. Bensch. ABSTAIN – Mr. Caporale. ABSENT – Mr. Rodman. The motion passed.

The Chairman announced a public hearing Monday, December 8, 2014 beginning at 6:00 p.m. in Council Chambers of the Administration Building, 100 Ribaut Road, Beaufort.

APPEAL OF DATAW ISLAND CLUB, INC. BUSINESS LICENSE TAX PAYMENT

It was moved by Mr. Flewelling, seconded by Mr. Stewart, that Council deny an appeal of the Dataw Island Club, Inc. County business license tax payment in the amount of approximately $11,273.21. The vote: YEAS - Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. ABSTAIN – Mrs. Bensch. ABSENT – Mr. Rodman. The motion passed.

PUBLIC HEARINGS

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (OSPREY POINT) BETWEEN BEAUFORT COUNTY TO LCP III, LLC PURSUANT TO SECTION 6-31-30 OF THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED

The Chairman opened a public hearing beginning at 6:28 p.m. for the purpose of receiving information from the public regarding an ordinance of the County of Beaufort, South Carolina, to approve a first amendment to the Development Agreement (Osprey Point) between Beaufort County to LCP III, LLC pursuant to Section 6-31-30 of the *Code of Laws of South Carolina*, 1976, as amended. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:29 p.m.

It was moved by Mr. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on second reading an ordinance of the County of Beaufort, South Carolina, to approve a first amendment to the Development Agreement (Osprey Point) between Beaufort County to LCP III, LLC pursuant to Section 6-31-30 of the *Code of Laws of South Carolina*, 1976, as amended. The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. NAYS – Mrs. Bensch and Mr. Caporale. ABSENT – Mr. Rodman. The motion passed.

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SOUTHERN BEAUFORT COUNTY PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT FOR OSPREY POINT (R603-013-000-0006-0000) (119.75 ACRES ALONG S.C. HIGHWAY 170, BLUFFTON)

The Chairman opened a public hearing at 6:30 p.m. for the purpose of receiving information from the public regarding a southern Beaufort County Planned Unit Development (PUD) amendment for Osprey Point (R603-013-000-0006-0000) (119.75 acres along S.C. Highway 170, Bluffton). 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. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on second reading a southern Beaufort County Planned Unit Development (PUD) amendment for Osprey Point (R603-013-000-0006-0000) (119.75 acres along S.C. Highway 170, Bluffton). The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. NAYS – Mrs. Bensch and Mr. Caporale. ABSENT – Mr. Rodman. The motion passed.

TEXT AMENDMENT TO THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), APPENDIX H (COMMERCIAL FISHING VILLAGE OVERLAY DISTRICT), SECTION 5, DEVELOPMENT STANDARDS (AMENDMENT TO REGULATE THE OFF-LOADING, PACKING, AND TRANSPORTING OF CANNONBALL JELLYFISH)

The Chairman opened a public hearing at 6:33 p.m. for the purpose of receiving information from the public regarding a text amendment to Zoning and Development Standards Ordinance (ZDSO), Appendix H (Commercial Fishing Village Overlay District), Section 5, Development Standards (amendment to regulate the off-loading, packing, and transporting of cannonball jellyfish). After calling once for public comment, the Chairman recognized Dr. Michael Carakostas, a resident of Dataw Island, who stated modern, high volume jellyfish harvesting or processing is not a simple traditional fishing industry. It is different. It presents complicated environmental safety issues and deserves to be regulated by Beaufort County differently than traditional species of seafood. DHEC, not the County Council, has the responsibility for the scientific evaluation of the toxicity test results; however, County Council clearly has the expertise to determine if jellyfish offloading and processing is different enough from traditional fishing practices to warrant special rules to protect our environment.

Mr. Reed Armstrong, representing the Beaufort Office of the Coastal Conservation League, stated special use gives us the proper means and tools to assess the possible consequences on both the environment and with existing communities of such a non-traditional operation. The special use for requirement is both appropriate and warranted.

Mr. Frank Roberts, a resident of Dale, a commercial angler and oysterman, thanked Council and County staff for taking a solid look at the proposed Commercial Fishing Village Overlay District.

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Mr. John Cashen, a resident of Dataw Island, stated the positive vote at Tuesday's election on the Rural and Critical Lands referendum was a vote for the environment and demonstrated the citizens' view of how important clean air and water is to them. They were willing to pay for it. It would be disingenuous, and, perhaps, a violation of the public trust to fund this referendum and then go ahead and allow polluting industries, such as the jellyball industry, to operate without strict controls. A passive approach now will allow will attempt other pollutant industries to operate here.

Mr. David Tedder, legal counsel for the Millenarian Trading Company / Carolina Jelly Balls, vigorously objects to the proposed Commercial Fishing Village Overlay District. We believe the amendments are not lawful or justified, and contain no meaningful standards by which anyone could attempt to comply. We urge the Council to reconsider, and provide, as earlier requested, that the amendment be modified to provide that all uses in the Commercial Fishing Village Overlay District be subject to the acquisition of all required State permits.

After calling twice more for public comment and receiving none, the Chairman declared the hearing closed at 6:48 p.m.

It was moved by Mr. Flewelling, as Chairman of the Natural Resources Committee (no second required), that Council approve on third and final reading a text amendment to the Zoning and Development Standards Ordinance (ZDSO), Appendix H (Commercial Fishing Village Overlay District), Section 5, Development Standards (amendment to regulate the off-loading, packing, and transporting of cannonball jellyfish). The vote: YEAS - Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. NAYS – Mrs. Bensch and Mr. Caporale. ABSENT – Mr. Rodman. The motion passed.

AN ORDINANCE AUTHORIZING THE RELINQUISHMENT OF AN EXISTING STORMWATER EASEMENT ON RILEY ROAD

The Chairman opened a public hearing at 6:49 p.m. for the purpose of receiving information from the public regarding an ordinance authorizing the relinquishment of an existing stormwater easement on Riley Road. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:50 p.m.

It was moved by Mr. Dawson, as Chairman of the Public Facilities Committee (no second required), that Council approve on third and final reading an ordinance authorizing the relinquishment of an existing stormwater easement on Riley Road. The vote: YEAS - Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Stewart, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Rodman. The motion passed.

OFFICE OF JUSTICE PROGRAMS FY-2014 EDWARD BYRNE MEMORIAL JUSTICE GRANT (JAG) PROGRAM: LOCAL IN THE AMOUNT OF $53,636

The Chairman opened a public hearing at 6:51 p.m. for the purpose of receiving information from the public regarding an Office of Justice Programs FY-2014 Edward Byrne Memorial

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Justice Grant (JAG) Program: local in the amount of $53,636. The Sheriff's Office will utilize the 2014 JAG funding to enhance the Regional Information Sharing System that was implemented in 2011 and the ITS Program, which provides information sharing between Emergency Management and Law Enforcement personnel to include external agencies. The funds will also be utilized for data collection relating to traffic enforcement and community policing efforts. After calling three times for public comment and receiving none, the Chairman declared the hearing closed at 6:52 p.m.

COUNTY ADMINISTRATOR'S REPORT

The County Channel / Broadcast Services Update

Mr. Gary Kubic, County Administrator, said The County Channel has all programs, events and meetings available to watch online, on-demand at www.bcgov.net. Our latest episode of Coastal Kingdom, "Backyard Wildlife," is currently on the air. Naturalist Tony Mills shows us some of the small, often overlooked creatures that live in our own yards. Dr. Chris Marsh is a guest on the show, and discusses birds and bird feeders. The County Channel has participated in many debates this election season, working with the NAACP and the League of Women Voters. The County Channel televised debates for Beaufort City Council, and the Town of Hilton Head Island's Mayoral race as well as coverage of the Candidate Forum for the run-off election for the Mayor of Hilton Head on November 14, 2014.

County 2015 Land Preservation Calendar

Mr. Gary Kubic, County Administrator, announced the introduction of winning photographers of the 2015 Beaufort County Land Preservation would occur at the December 8, 2014 meeting. The theme this year, "Branching Out," features photos of the life, landscapes and love of trees in Beaufort County.

PUBLIC COMMENT

There were no requests to speak during public comment.

ADJOURNMENT

Council adjourned at 7:50 p.m.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

ATTEST _____
Suzanne M. Rainey, Clerk to Council

Ratified:

DRAFT

Memorandum

DATE: December 5, 2014

TO: County Council

FROM: Gary Kubic, County Administrator Gary Kubic

SUBJ: County Administrator's Progress Report

The following is a summary of activities that took place November 10, 2014 through December 5, 2014:

November 10, 2014

- Dr. Lonnie G. Bunch, Director, Smithsonian National Museum of African American History and Culture
- Employee orientation
- Community Services Committee
- Caucus / Executive Session
- County Council

November 11, 2014

- Veterans holiday

November 12, 2014

- Conference call / Allison Coppage, Phil Foot, and Donna Ownby re: Safety services
- Tour / Disabilities and Special Needs Community Training Homes

November 13, 2014

- Economic Development Summit (Beaufort and Hilton Head Area Associations of Realtors) Hampton Hall Club, Bluffton
- Joshua Gruber, Deputy County Administrator
- Alljoy Preservation Committee at Bluffton Library

November 14, 2014

- Conference call / Joshua Gruber, Allison Coppage, and Mark Roseneau re: Bond Court renovations
- Larry McElynn, Chief Magistrate

November 17, 2014

- Deputy County Administrator Division Head meeting
- Employee orientation
- Finance Committee
- Public Facilities Committee

November 18, 2014

- No appointments

November 19, 2014

- Ed Hughes, Joshua Gruber and Alicia Holland re: County Assessor Update
- Frank Turano

November 20, 2014

- Joshua Gruber, Donna Ownby, Phil Foot, Chairman Terry Reynolds, and Chief John Thompson of Bluffton Township Fire District re: Fire Station #33
- Lisa Sulka, Mayor, and Marc Orlando, Town Manager, Town of Bluffton re: Town/ County issues

November 21, 2014

- Tour / Disabilities and Special Needs Community Training Home

November 24, 2014

- Employee orientation
- Hearing – Chesterfield Lake Drive / Ordinance Compliance
- Compensation Subcommittee
- Finance Committee
- Joshua Gruber and Alicia Holland

November 25 – 26, 2014

- Personal leave

November 27, 2014

- Thanksgiving holiday

November 28, 2014

- Thanksgiving holiday

December 1, 2014

- William McBride, County Council; Morris Campbell, Director of Community Services; Roland Gardner, Executive Director, Beaufort-Jasper Hampton Comprehensive Health Services (BJHCHS); Rusty Hollingsworth, Chairman, (BJHCHS); Monica Spells, Assistant County Administrator for Civic Engagement & Outreach; and Brandon Gaffney, Chief Financial Officer (BJHCHS) re: Beaufort Memorial Hospital / BJHCHS OB-Gyn challenges
- Sheriff P. J. Tanner
- Governmental Committee

December 2, 2014

- Joshua Gruber, Alicia Holland, Allison Coppage, and Miriam Mitchell re: 1099's / Workmen's Compensation Audit

December 3, 2014

- Agenda review with Chairman, Vice Chairman and Executive staff re: Review draft agenda for December 8, 2014 County Council meeting
- Scott Marshall, Director of Parks and Leisure Services re: PALS programs
- Tour / Disabilities and Special Needs Community Training Home

December 4, 2014

- Tour / Waste Transfer station in North Charleston
- Animal Shelter departmental visit

December 5, 2014

- Allison Coppage, Tony Criscitiello, and Herb Chase

Memorandum

DATE: December 5, 2014

TO: County Council

FROM: Joshua A. Gruber, Deputy County Administrator

SUBJECT: Deputy County Administrator's Progress Report

The following is a summary of activities that took place November 10, 2014 through December 5, 2014:

November 10, 2014 (Monday):

- Meet with Hospital Bond Counsel
- Executive Session
- Community Services Committee
- County Council

November 11, 2014 (Tuesday)--VETERAN'S DAY:

- Attend Sanders Brothers Mediation in Charleston

November 12, 2014 (Wednesday):

- Attend SCAC Steering Committee Meeting in Columbia, SC

November 13, 2014 (Thursday):

- Meet with Dan Morgan, MIS/GIS Director
- Attend Realtor Association Economic Development Summit at Hampton Hall, Bluffton
- Meet with Gary Kubic, County Administrator
- Attend Alljoy Beach Group Meeting

November 14, 2014 (Friday):

- Meet with Suzanne Gregory, Employee Services Director
- Conference Call re: Bond Court Renovations with Gary Kubic, County Administrator and Mark Roseneau, Facilities Management
- Meet with Maria Walls, Deputy Treasurer

- Attend BJWSA Class Action Fairness Hearing

November 17, 2014 (Monday):

- Meet with Monica Spells, Assistant County Administrator for Civic Engagement & Outreach and Dan Morgan, Information Technology Director
- DA Meeting
- Meet with Eric Larson, Environmental Engineering Director
- Meet with Joy Nelson, Public Relations and FOIA Facilitator
- Telephone conference with Gary Kubic, County Administrator
- Finance Committee
- Public Facilities Committee

November 18, 2014 (Tuesday):

- Telephone call with Tab Bendle, Esquire, Howell, Gibson and Hughes, P.A.
- Meet with Robert Achurch, Esquire, Howell, Gibson and Hughes, P.A.
- Meet with Robert McFee, Facilities & Construction Engineering
- Meet with Phil Foot, Assistant County Administrator for Public Safety

November 19, 2014 (Wednesday):

- Attend Monthly Meeting with Ed Hughes, County Assessor and Gary Kubic, County Administrator
- Meet with Eric Larson, Environmental Engineering and Tony Criscitiello, Planning re: New Zoning Code Implementation
- Attend Engineering Coordination Team Meeting with Robert McFee, Facilities & Construction Engineering, Eric Larson, Environmental Engineering and Colin Kinton, Transportation Engineering
- Meet with Suzanne Gregory, Employee Services and Phil Foot, Assistant County Administrator, Public Safety

November 20, 2014 (Thursday):

- Attend Fire Station #33/EMS Issues Meeting
- Travel to Columbia to attend the 2014 S.C. Local Government Attorneys' Institute
- Attend Airport Board Meeting via Telephone

November 21, 2014 (Friday):

- Attend the 2014 S.C. Local Government Attorneys' Institute in Columbia

November 24, 2014 (Monday):

- Meet with Robert Achurch, Esquire, Howell, Gibson and Hughes, PA re: Pinckney Point
- Compensation Subcommittee Meeting
- Finance Committee Meeting

- Meet with Gary Kubic, County Administrator and Alicia Holland, CFO

November 25, 2014 (Tuesday):

- Meet with Mark Roseneau, Public Facilities and Ian Hill, Planning re: Fort Freemont Covenants

November 26, 2014 (Wednesday):

- Various telephone calls

November 27, 2014 (Thursday)--THANKSGIVING:

- CLOSED

November 28, 2014 (Friday)--THANKSGIVING:

- CLOSED

December 1, 2014 (Monday):

- Meet with Matt Abee, Esquire from Nelson Mullins and Maria Walls, Deputy County Treasurer re: Tax Sale Parcels
- Meet with Jon Rembold, Airports Director
- Meet with Tab Bendle, Esquire, Howell, Gibson and Hughes re: HHI Airport Property Closings
- Governmental Committee

December 2, 2014 (Tuesday):

- Meet with Monica Spells, Assistant County Administrator for Civic Engagement & Outreach
- Meet with William Neill and Mike Hatfield, BCSO re: IT Reorganization
- Meet with Gary Kubic, County Administrator, Alicia Holland, CFO, Miriam Mitchell, Risk Management Director and Allison Coppage, Assistant County Attorney re: 1099/Workmen's Compensation Audit
- Meet with Robert McFee, Facilities & Construction Engineering and Colin Kinton, Transportation Engineering re: St. Gregory Access
- Meet with Robert McFee, Facilities & Construction Engineering
- Meet with Ed Hughes, Assessor, Mary Lohr, Esquire and Stephen Hughes. Esquire of Howell, Gibson and Hughes, PA re: Towne Center Appeal
- Meet with Alicia Holland, CFO re: 2016 Budget Preparation Schedule
- Meet with Tab Bendle, Esquire of Howell, Gibson and Hughes, PA re: Execution of Closing Documents for HHI Airport Properties

December 3, 2014 (Wednesday):

- Agenda Review
- Meet with Jon Rembold, Airports Director, Judy Elder, Talbert & Bright, David Link, PAN and Janet Hendrickson, Paralegal re: HHI Airport Property Acquisitions
- Meet with James Berl, Esquire re: Z Investments Property at HHI Airport
- Meet with Judge Fulp, Probate
- Meet with Jon Rembold, Airports Director and Judy Elder, Talbert & Bright re: Various Airport Issues

December 4, 2014 (Thursday):

- Travel to Charleston
- Attend Tour of Waste Transfer Station in North Charleston
- Attend SCAC Legislative Conference

December 5, 2014 (Friday):

- Attend SCAC Legislative Conference

COMMUNITY SERVICES COMMITTEE

November 10, 2014

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

The Community Services Committee met Monday, November 10, 2014, beginning at 2:00 p.m. in the Executive Conference Room, Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman William McBride, Vice Chairman Tabor Vaux and Committee members Rick Caporale, Gerald Dawson and Steve Fobes. Committee member Laura Von Harten absent. Non-committee members Cynthia Bensch, Brian Flewelling and Jerry Stewart present.

County staff: Morris Campbell, Division Director-Community Services; Allison Coppage, Assistant County Attorney; Joshua Gruber, Deputy County Administrator/Special Counsel; Gary Kubic, County Administrator; and Scott Marshall, Parks and Leisure Services Director.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce and Zach Murdaugh, *The Beaufort Gazette / The Island Packet.*

Councilman William McBride chaired the meeting.

INFORMATION ITEM

1. **Discussion / "Parks and Leisure Services Performance and Organizational Assessment Study" By Ballard*King and Associates, LTD**

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

Discussion: Mr. Scott Marshall, Parks and Leisure Services Director, provided the Committee with a PowerPoint presentation reviewing the Ballard*King Assessment Study (Study). The purpose of the Study was to critically assess Beaufort County Parks and Leisure Services (PALS) and provide recommendations. The information was gathered from two site visits to Beaufort County in October and December of 2012, and the final report dated and released March 12, 2013. The Study provided specific recommendations within Section IX, Action Plan. The consultants' recommendations were classified as short term, middle term and long term, and further categorized by seven different time-critical classes. He reviewed the County's Report Card as well as current initiatives and challenges per section. The Report Card results are as follows:

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Strategic Planning and Decisions – D-
Organization and Staffing – C
Processes and Procedures – B-
Business Practices – C+

Going forward the PALS needs to foster a strategic planning process, recognize its constraints, and reassess its ability to provide services, as well as pursue a new service delivery model recognizing the demography and geography involved. The full compilation of findings and recommendations can be found in the Study. A joint meeting between members of Council and members of Parks and Leisure Services Board will be scheduled January 2015.

It was moved by Mr. Vaux, seconded by Mr. Dawson, that Committee assign the Parks and Leisure Services Board the task of developing a strategic plan for Staff and Council to review. The vote was YEAS – Mr. Caporale, Mr. Dawson, Mr. Fobes, Mr. McBride and Mr. Vaux. ABSENT – Ms. Von Harten. The motion passed.

Status:

1. The Parks and Leisure Services Board to bring forth a preliminary strategic plan for Committee review.
2. Identify a meeting date and time for a joint meeting between members of Council and members of the Parks and Leisure Services Board.

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COMMUNITY SERVICES COMMITTEE

October 27, 2014

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

The Community Services Committee met Monday, October 27, 2014 in the Large Meeting Room, Hilton Head Island Branch Library, located at 11 Beach City Road, Hilton Head Island, South Carolina.

ATTENDANCE

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

County staff: Morris Campbell, Division Director-Community Services; Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Fred Leyda, Human Services Alliance; Shannon Loper, Parks and Leisure Services Deputy Director; Scott Marshall, Parks and Leisure Services Director; and Mitzi Wagner, Disabilities and Special Needs Director.

Councilman William McBride chaired the meeting.

ACTION ITEMS

1. **Resolution / Delegation of Modification of Parks and Leisure Services Fees to the Parks and Leisure Services Board**

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

Discussion: Mr. Scott Marshall, Parks and Leisure Services Director, reviewed this item with the Committee. The Parks and Leisure Services Board reviewed the fee schedule for programs and facilities and, recommended Council approve their proposed revisions.

Motion: It was moved by Ms. Von Harten, seconded by Mr. Vaux, that Committee approve and recommend County Council adopt a resolution empowering the Parks and Leisure Services Board with authority to review the fees established and adjustments to the fee amounts as they determine to be in the best interest of the Parks and Leisure Services Program, as well as grant them the authority to suspend or waive late registration fees for any and all programs should such action be deemed to be in the best interest of the Parks and Leisure Services

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Programs. The vote was: YEAS – Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Dawson and Mr. Caporale. The motion passed.

Recommendation: Council adopt a resolution empowering the Parks and Leisure Services Board with authority to review the fees established and adjustments to the fee amounts as they determine to be in the best interest of the Parks and Leisure Services Program, as well as grant them the authority to suspend or waive late registration fees for any and all programs should such action be deemed to be in the best interest of the Parks and Leisure Services Programs.

2. **Resolution / Recognition and Support of the Northern Lady's Island Community Association's Relationship to the Broomfield Community Center**

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

Discussion: Mr. Scott Marshall, Parks and Leisure Services Director, reviewed this proposed resolution with the Committee. This Resolution recognized the unique historical relationship that the Lady's Island Community Association has with the Broomfield Recreation Center, as well as the Association's historical and stated future intended use of the facility to promote the general welfare of the community in which it resides, that authority shall be delegated to the Parks and Leisure Services Director to waive fees for such use at a time when it does not otherwise conflict with PALS organized activities, and no more than twice monthly.

Motion: It was moved by Mr. Fobes, seconded by Mr. Vaux, that the Committee approve and recommend County Council adopt a resolution to recognize and support the Northern Lady's Island Community Association's relationship of the Broomfield Community Center. The vote was: YEAS – Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Dawson and Mr. Caporale. The motion passed.

Recommendation: Council adopt a resolution recognizing and supporting the relationship between the Northern Lady's Island Community Association and the Broomfield Community Center.

3. **Human Services Alliance 2015 Agencies' Grant Funding Recommendation in the Cumulative Amount of $598,000**

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

Discussion: Mr. Fred Leyda, Director, Human Services Alliances, presented Council with a PowerPoint presentation regarding the 2015 Grant process. An independent review panel of professional community volunteers was established. There were 31 applications and 4 ongoing commitments for funding. Applications were scored independently by each panel member then reviewed and voted on as a group. He reviewed with Council the eligibility criteria,

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deliverables, and the review process. The 2015 Grant recommendations were provided to Council for review. This allocation totals $598,000.

Motion: It was moved by Ms. Von Harten, seconded by Mr. Fobes, that the Committee approve and recommend County Council approve the Human Alliance 2015 Agencies' Grant Funding recommendation in the amount of $598,000. The vote was: YEAS – Mr. Dawson, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council approve the Human Alliance 2015 Agencies' Grant Funding recommendation in the amount of $598,000.

4. Consideration of Reappointments and Appointments

- **Library 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 Ms. Von Harten, seconded by Mr. Fobes, that Committee approve and recommend Council nominate Linda MacDonald, representing Council District 4, to serve as a member of the Library Board. The vote was: YEAS – Mr. Dawson, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council nominate Linda MacDonald, representing Council District 4, to serve as a member of the Library Board.

5. Consideration of Reappointments and Appointments

- **Disabilities and Special Needs**

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 Mr. Fobes, that Committee approve and recommend County Council nominate Dewayne Frederick to serve as a member of the Disabilities and Special Needs Board. The vote was: YEAS – Mr. Dawson, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Caporale. The motion passed.

Recommendation: Council nominate Dewayne Frederick to serve as a member of the Disabilities and Special Needs Board.

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INFORMATION ITEM

6. Executive Session

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. Fobes, seconded by Mr. Vaux, that Committee go into Executive Session for discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property. The vote was: YEAS – Mr. Dawson Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Vaux and Ms. Von Harten. ABSENT – . Caporale. The motion passed.

Status: Committee went into Executive Session at the conclusion of the meeting.

7. Discussion / Indoor Pool Public Swim Hours and Costs

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

Discussion: Mr. Scott Marshall, Parks and Leisure Services Director, provided the Committee with use demographics for all Beaufort County indoor pools during various time slots. He also presented different options for hours of operations for the indoor pools, which demonstrated the total cost of personnel expenses for each of the different options. Currently the indoor pools, combined, are open 219 hours a week, which has a total weekly personnel cost of $10,822.98. The other options presented were total hours of 144, 197, and 191, which ranged in an annual savings of $56,688 to $193,256. He spoke about the possibility of pool closures, DHEC guidelines regarding pool staffing per pool size. The average personnel cost of one indoor pool hour, and briefly of happenings at each of the pools was reviewed by Mr. Marshall. The attempt is to deliver the services as they currently are but with less people, and a reduced cost.

Status: No action required. Information only.

8. Status / Request to Establish a Community / Human Relations Council in Beaufort County

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 Ms. Von Harten, seconded by Mr. Vaux, that Committee remove from the table a request to establish a Community / Human Relations Council in Beaufort County. The vote was: YEAS – Mr. Dawson, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Caporale. The motion passed.

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Discussion: Mr. McBride stated his desire for Administrator to draft a document to establish a Community Human Relations Council.

Motion: It was moved by Ms. Von Harten, seconded by Mr. Dawson, that Committee instruct the County Administrator to draft a document to establish of a Community / Human Relations Council in Beaufort County. The vote was: YEAS – Mr. Dawson, Mr. Fobes, Mr. McBride, Mr. Sommerville, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Caporale. The motion passed.

Status: The County Administrator is to draft a document to establish a Community / Human Relations Council in Beaufort County.

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COMPENSATION REVIEW SUBCOMMITTEE COMMITTEE

November 24, 2014

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

The Compensation Review Subcommittee met Monday, November 24, 2014 beginning at 12:00 Noon, in the Conference Room of Building 3, Beaufort Industrial Village, located at 104 Industrial Village Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Laura Von Harten, Vice Chairman Cynthia Bensch, and Committee member Stu Rodman.

County staff: Allison Coppage, Assistant County Attorney; Kenneth E. Fulp, Probate Judge; Joshua Gruber, Deputy County Administrator/Special Counsel; Gary Kubic, County Administrator; and Lawrence P. McElynn, Chief Magistrate.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce.

Committee Chairman Laura Von Harten chaired the meeting.

ACTION ITEM

1. **Discussion / Compensation for Elected and Appointed Officials**

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

Discussion: The Committee discussed the following key-points:

- Whether or not to have two separate ordinances for elected and appointed officials.
- Timeline when salary changes would take effect – non county council salary amendments could go into effect immediately following approval. County Council salary amendments would not go into effect until January 2017.
- Possibility of adopting an ordinance reflecting new Magistrate salaries versus actual salaries.
- Possibility of staff providing an annual salary report regarding Magistrate salaries.
- Entry level salaries for Magistrates.

Motion: It was moved by Mrs. Bensch, seconded by Mr. Rodman, that Subcommittee recommend to the Finance Committee that the ordinances for Elected and Appointed Officials and

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County Council salaries remain as individual ordinances, and not combined into one. The vote: YEAS – Mrs. Bensch, Mr. Rodman and Ms. Von Harten. The motion passed.

Judge McElynn, Chief Magistrate, spoke before the Committee about the Magistrates' salary and the increases received after re-election.

Mr. Kubic informed the Committee that if it establishes higher compensations, to ensure the increases are associated with the reason for the increase. He also suggested the Committee send a letter to Senator Davis notifying of any increase and informing him of Council's expectations with the increased salary.

The Committee discussed and agreed to move forward with the Magistrate salary increases in the amount of $83,200.

Motion: It was moved by Mrs. Bensch, seconded by Ms. Von Harten, that Subcommittee recommend to the Finance Committee an increase in Council stipend from $40 to $75 per meeting. The vote: YEAS – Mrs. Bensch, and Ms. Von Harten. NAYS – Mr. Rodman. The motion passed.

Recommendation 1: Finance Committee approve an increase in Council stipend from $40 to $75 per meeting.

Recommendation 2: Finance Committee move forward with two separate salary ordinances – one for Elected and Appointed Officials, and one for County Council.

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FINANCE COMMITTEE

November 24, 2014

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

The Finance Committee met Monday, November 24, 2014 beginning at 2:00 p.m. in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Rick Caporale and members Brian Flewelling, and Stu Rodman (partially-telephonically). Committee member Steven Fobes, William McBride, and Jerry Stewart were absent. Non-Committee members Cynthia Bensch and Laura Von Harten present.

County staff: Allison Coppage, Deputy County Attorney; Alan Eisenman, Budget Analyst; Joshua Gruber, Deputy County Administrator / Special Counsel; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Judge McElynn, Chief Magistrate.

Media: Joe Croley, Lowcountry Inside Track.

Councilman Caporale chaired the meeting.

A quorum was not present.

INFORMATION ITEMS

1. **Subcommittee Report on Compensation**

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

Discussion: Ms. Laura Von Harten reviewed this item for the Committee. The Compensation Subcommittee met today and recommends the following:

Recommendation 1: Finance Committee approve an increase in Council stipend from $40 to $75 per meeting.

Recommendation 2: Finance Committee move forward with two separate salary ordinances – one for Elected and Appointed Officials, and one for County Council.

She also reviewed the Magistrates portion. The Magistrates were approved an increase, but it was never finalized by ordinance.

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Mr. Caporale asked about the Committee's plan given Ms. Von Harten departure from Council effective December 31, 2014.

Ms. Von Harten stated the Committee has spoken about methodologies on the numbers, but are awaiting reports from staff.

Mr. Caporale stated he was one of the individuals who ran over the 144 allowable meetings for the fiscal year. What is the Subcommittee's intent on possibly increasing the number of meetings.

Mrs. Bensch said she would not be opposed of changing the cap on the number of meetings.

Mr. Flewelling said he would oppose increasing the stipend. He does not doubt that Council deserves a pay raise but does not feel it is appropriate for leadership to increase their salaries until County staff are evaluated and compensated.

Mr. Caporale feels it is reasonable that Council gets paid for the meetings they attend. He never anticipated running so far beyond the cap. He feels it should be considered, even if there is not increase on the dollar of amount of stipend.

Mrs. Bensch stated Council's salaries have not increased since 2004. County Council is nowhere near where they should be salary wise. Council also oversees the School Board budget. She feels Council should be on par with the Tier I counties. She does not feel these needs to be approved in parallel with the elected and appointed official's adjustment.

Mr. Rodman feels adjusting the stipend amount to be more favorable than increasing the cap. He would approve a stipend increase to $55 per meeting.

Ms. Von Harten would like the Committee to move forward with the Magistrates' salary adjustment.

Mr. Flewelling inquired as to why this was not resolved. Mr. Gruber stated Council dealt with the step being eliminated.

Mr. Flewelling feels any other adjustment to the Magistrates' salary should go through the same process as the other elected officials.

Status: Information only.

2. **Follow-up / FY-15 Budget Update**

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

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Discussion: Mrs. Alicia Holland, Chief Financial Officer, stated she has not further documentation aside from what was provided at the November 17, 2014 Finance Committee meeting. She elaborated on the process of not paying the state. Every year we receive a contract for quarterly installments for the medical indigence act. During this budget process there was discussion among staff that we pay Beaufort Memorial Hospital and Beaufort Jasper Comprehensive Health a substantial amount for annually. Staff wrote a letter to state asking for a credit. We have not received a response back from the State.

Mr. Joshua Gruber, Deputy County Administrator and Special Counsel, provided the Committee with the related statues and more details on the statue County staff is challenging.

Status: Information only.

3. **Discussion / Current Impact Fees**

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

Discussion: Mr. Gary Kubic, County Administrator, spoke before the Committee. About six to eight months ago, discussion occurred regarding relevant impact fees. He personally believes impact fees should not last forever. Once the goal is achieved of there is no longer a merging need, it should be changed. He will be reviewing and bringing forth a recommendation before the Committee.

Discussions occurred on the various impact fees and the possibility of opening discussions on school impact fees and development agreements at the Natural Resources Committee. Other related discussions occurred as outlined below:

- Qualification of indexing of businesses as well as traffic impact fees.
- Incremental business increases
- Whether or not all counties charge impact fees,

Status: County Administrator was directed to bring forth recommendations within 90 days.

4. **Hilton Head Airport – Mitchelville Exhibit to State Museum**

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

Discussion: Mr. Jon Rembold, Airports Director, provided the Committee with an update. The Mitchelville Exhibit is almost complete. We received an offer from the State to move the exhibit to the State museum in January 2015 for display from February through July. This is a great opportunity. The Airports Board has approved this to happen. There is a minimal expense involved and it gains great exposure.

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Mr. Flewelling inquired as to whether or not anyone has reached out to the Mitchelville Project Committee to receive their input. Mr. Rembold replied not directly but will notify them.

Status: Information item.

5. 2016-2020 Airport Capital Improvement Project Lists

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

Discussion: Mr. Jon Rembold, Airports Director, presented the Committee with the Airport Capital Improvement Project list for 2016-2020. Much of the list is the same, especially the major items. County staff sat down with FAA staff and come up with what is felt to be an achievable list. The major projects to include land acquisition, taxiway and runway extension are still primary on the list. The Airports Board was provided backup and there was little discussion.

Mr. Kubic informed the Committee about an upcoming orientation for the Mayoral Elect for the Town of Hilton Head Island. More information will be forthcoming.

Status: Information item.

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FINANCE COMMITTEE

November 17, 2014

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

The Finance Committee met Monday, November 17, 2014 beginning at 2:00 p.m. in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Rick Caporale, Vice Chairman Steven Fobes and members Brian Flewelling, William McBride and Stu Rodman. Committee member Jerry Stewart was absent. Non-Committee members Cynthia Bensch (telephonically), Paul Sommerville and Laura Von Harten present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Allison Coppage, Assistant County Attorney; Joshua Gruber, Deputy County Administrator / Special Counsel; and Alicia Holland, Chief Financial Officer.

Public: Lindsay Fruchti, Senior Marketing Manager, Visitor & Convention Bureau; Bill Miles, President & CEO, Hilton Head Island – Bluffton Chamber of Commerce; Kelly Scanlin, Digital Marketing Manager, Hilton Head Island – Bluffton Chamber of Commerce; Susan Thomas, Senior Vice President, Visitor & Convention Bureau; Rob Wells, Vice President, Tourism Division; Beaufort Regional Chamber of Commerce; and Jay Wiendl, Sonesta Resort Owner.

School District: Bill Evans, Board of Education Chairman and Phyllis White, Chief Operational Services Officer.

Media: Joe Croley, Lowcountry Inside Track; Eleanor Lightsey O'Key, Lowcountry Inside Track; and Zach Murdaugh, *The Beaufort Gazette / The Island Packet*.

Councilman Caporale chaired the meeting.

INFORMATION ITEMS

1. **Update / Condemnation of Lands and Buildings Adjacent to HXD**

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

DRAFT

Discussion: Mr. Joshua Gruber, Deputy County Administrator/Special Counsel, provided the Committee with an update on the condemnation of lands and buildings adjacent to the Hilton Head Island Airport / HXD.

Status: Information only.

2. **Update and Discussion / Accommodations Tax Fund Balances**

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

Discussion: Mr. Caporale reviewed this item with the Committee. He suggested possibly including this item as a discussion topic at the 2015 County Council Retreat.

Mr. Gruber reviewed with the Committee the four different accounts and their functions – State Accommodations Tax, Local Accommodations Tax, Hospitality Tax and Admissions Tax.

Discussions occurred about Daufuskie Island ferry service, the marina, and property values.

Status: Information only.

3. **Updates**
    - **Chambers' Request for Additional Accommodations Tax Funding**
    - **Future Budget Reports to Finance Committee**
    - **Potential of Further Funding for Mitchelville Preservation Project**
    - **Resolution Regarding School District Collection Rate**

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

Discussion: Mr. Fobes provided an update on the Chambers' request for additional Accommodations Tax Funding for the DMO for the next year. Discussion has occurred regarding how the dollars would be used. They will be here in December to present their specific requests to the Committee, with dollar amounts attached. Also discussed is the need for greater transparency for the chambers, requested from the public. Programs that the Chambers are putting together were previously reviewed. Mitchellville was also discussed.

Mr. Caporale said Mitchelville Preservation Project Commission has worked hard and we are awaiting for new strategies as well as an update on their fundraising efforts. The Committee discussed the Jerre Weckhorst house that has been on the market and the interest with that particular piece of real estate. Local preference for purchasing by the chambers was also discussed

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Mr. Caporale stated his disappointment in the lack of progress concerning future Budget Reports to the Finance Committee, which is not due to the actions of staff. The Committee hopes to move forward with this item, and discussion will occur at the next Finance meeting.

Mr. Caporale spoke concerning the Resolution regarding the School District collection rate, which has been at a standpoint, but needs to move forward. He requested Mr. Kubic provide the Committee a report on this item.

Mr. Kubic provided a report on the School District collection rate. The intent is to structure a process to eliminate much of the issues related to the collection rate of taxes. There is a group called the Property Value Assessment Team, which has membership from the School District and Beaufort County employees. The Team met to go over the potential issues associated with the definition and process. The question is can you create a methodology that is transparent and pronounced throughout the community and has focused on budgetary decision makers. The Team was challenged with making recommendations. A second meeting with only County staff occurred. The outcome was the identification of a millage rate process as well the identification of 80 real estate and property value factors that are associated with the development of the value. Bad data has also been identified. He has assigned Jim Beckert, newly elected Auditor, with the process of auditing the 71,000 accounts of Beaufort County. In Summary, we are referring to all historical and statistical data gathered over a ten-year period, which then will be used to apply toward known values and relevant correspondent data to create a baseline estimate of millage and tax dollar values. A sub-webpage that contains this data is being explored. The Treasurer's Office has been tasked with creating a flowchart.

Further discussion occurred regarding the anticipated impact of the State allocations by both County staff and the School District.

Mr. Bill Evans, Board of Education Chairman, spoke before the Committee about the negative situation of funding from the State, as well as the outcome of a recent work session regarding funding concerns.

Discussion occurred between the School District and Council members regarding the issues associated with the District's budget.

Status: Information only.

4. FY-2015 Budget Update and Attrition Projections

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

Discussion: Mrs. Alicia Holland, Chief Financial Officer, reviewed this item with the Committee and provided the following documents:

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- General Fund Revenues, Expenditures and Changes in Fund Balance for the Quarter Ending September 30, 2014
- Actual Year to Date Comparison for the Quarter Ending September 30, 2014
- FY 2015 Procurement Report

Mr. Gary Kubic, County Administrator, spoke about the following:

- Possibility of new Animal Services location
- The ending of FY 2014
- Vacancy factor
- Rate of expenditure
- Supplemental budget appropriation
- Withhold final payment of medically indigent care, since the County is a credit status, until staff has defined the two major players – B/J Comprehensive Health and Beaufort Memorial Hospital

Status: Information only.

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FINANCE COMMITTEE

October 20, 2014

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

The Finance Committee met Monday, October 20, 2014 beginning at 2:00 p.m. in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Rick Caporale, Vice Chairman Steven Fobes and members Brian Flewelling, William McBride and Stu Rodman. Committee member Jerry Stewart was absent. Non-Committee members Cynthia Bensch (telephonically), Paul Sommerville, and Laura Von Harten present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

County staff: Allison Coppage, Assistant County Attorney; Joshua Gruber, Deputy County Administrator / Special Counsel; and Alicia Holland, Chief Financial Officer.

Public: Lindsay Fruchti, Senior Marketing Manager, Visitor & Convention Bureau; Bill Miles, President & CEO, Hilton Head Island – Bluffton Chamber of Commerce; Kelly Scanlin, Digital Marketing Manager, Hilton Head Island – Bluffton Chamber of Commerce; Susan Thomas, Senior Vice President, Visitor & Convention Bureau; Rob Wells, Vice President, Tourism Division; Beaufort Regional Chamber of Commerce; and Jay Wiendl, Sonesta Resort Owner.

School District: Bill Evans, Board of Education Chairman and Phyllis White, Chief Operational Services Officer.

Media: Joe Croley, Lowcountry Inside Track; Eleanor Lightsey O'Key, Lowcountry Inside Track and Zach Murdaugh, *The Beaufort Gazette/The Island Packet*.

Councilman Caporale chaired the meeting.

ACTION ITEM

1. **Discussion / A Resolution to Express Beaufort County's Request that the South Carolina General Assembly Increase the Allocation to the Local Government Fund to Both Provide Property Taxpayers with the Relief they have been Promised and Allow County Government the Ability to Provide the State and Local Government Services Required Under State Law**

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

Discussion: This resolution requests that the South Carolina General Assembly increase the allocation to the Local Government Fund to both provide taxpayers with the relief they have been promised and allow County Government the ability to provide the state and local government services required under State Law.

Motion: It was moved by Mr. McBride, seconded by Mr. Fobes, that Finance Committee approve and recommend Council adopt a resolution requesting that the South Carolina General Assembly increase the allocation to the Local Government Fund to both provide property taxpayers with the relief they have been promised and allow County Government the ability to provide the state and local government services required under State Law. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council adopt a resolution that requesting that the South Carolina General Assembly increase the allocation to the Local Government Fund provide both property taxpayers with the relief they have been promised and allow County Government the ability to provide the state and local government services required under State Law.

2. **Update / Available 2015 2% Accommodations Tax Monies**

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

Discussion: Mr. Joshua Gruber, County Attorney, presented this item to the Committee. This item was delayed previously until fourth quarter allocations, which have come in. Staff have spoken with the Chairman of the Accommodations Tax (2% State) Board, who feels comfortable moving forward with the process. Preliminary and Unaudited Accommodation Tax (2% State, Local Accommodation Tax (3% local), Local Hospitality Tax, and Local Admission Fees revenues and expenditures for the year ended June 30, 2014 was provided to the Committee.

Mr. Rodman feels it appropriate to allocate $200,000 in Local Hospitality Tax dollars for allocation to the process.

The Committee discussed prior intent to allow dollars to accumulate to be used on an item that would have a large impact on Beaufort County.

Motion: It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve and recommend Committee designate $500,000 to the Accommodations Tax Board to allocate during the accommodations tax grant process, of which $300,000 would come from the State Accommodations Tax (2%) fund, and $200,000 from the Local Hospitality Tax fund. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. Rodman, and Mr. Stewart. NAYS – Mr. McBride. The motion passed.

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Recommendation: Council designate $500,000 to the Accommodations Tax Board to allocate during the accommodations tax process, of which $300,000 would come from the State Accommodations Tax (2%) fund, and $200,000 from the Local Hospitality Tax fund.

INFORMATION ITEMS

3. **Presentation / Designated Marketing Organizations' Budget of Planned Expenditures**
   - **Hilton Head Island-Bluffton Chamber of Commerce**
   - **Beaufort Regional Chamber of Commerce**

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

Discussion: Mr. Rob Wells, Vice President, Tourism Division, Beaufort Regional Chamber of Commerce, presented the Committee with a Video Presentation on the visitors in Beaufort County.

Mr. Jay Wendell, Sonesta Resort owner located on Hilton Head Island, provided a prospective from the private sector regarding funding and investments to support tourism. He spoke of recently upgrading his resort from a Crown Plaza to a Sonesta Resort, at a cost of $30 million. Since the upgrade, payroll has increased by $1 million and revenue has doubled within the year. During this upgrade, he has collaborated with the Chamber of Commerce.

Mr. Rob Wells and Mrs. Susan Thomas, Senior Vice President, Visitor & Convention Bureau, provided the Committee with a PowerPoint presentation. The presentation included an overview of a proposal to sustain and grow the regional economic impact. The strengths of Beaufort County were reviewed as follows:

- Beaches, natural environment rate #1
- Private sector investments of $400 million+
- National award-winning, accredited Desginated Marketing Organizations (DMOs)
- International brand: Hilton Head Island, which ranked as #7 Rising Destination Worldwide for Summer Travel by American Express Travel
- National/regional value of Authentic, Historic brands: Beaufort and Bluffton
- A loyal base of repeat visitors
- Improving transportation infrastruction (air and roads)
- Quality of amenities, attractions and marquee events
- Tourism drives second homeowner demand

Local weaknesses were also reviewed by the Committee, which includes the following:

- Limited corporate business base
- Solid fiber optic network, deployment of Wi-Fi and digital services

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- Aging vacation rental product
- Flat level of product inventory limits visitor volume growth
- Destination marketing investment – US national average for combined local and state accommodations tax invested with DMOs = 58%
- Countywide collaboration on strategic plan for NextGen product development and marketing resources

Chamber representatives reviewed current opportunities within Beaufort County which included continually growing first time, new visitors, building shoulder season for repeat visitation and growing shoulder and off season travel by corporate, sports and social groups. The County's advantage is the authentic, cultural history and heritage, as well as the natural resources found locally. Beaufort County does have threats, which were reviewed as follows:

- Second homeowners moving tax status to primary residents
- Rise of disruptive product lines threatened tourism tax revenues
- Competition
- Changing travel interests and expectations of Millennials and Gen-Xers
- Under-funded destination marketing threatens sustainability at a time when the private sector is making major investments

They reviewed with the Committee the County's tourism tax revenues, which amount to $9.0 million at present within the reserves of Beaufort County's local tourism tax revenues for investment in destination marketing and tourism infrastructure, since FY 2011. The Chambers' request that the County approve changing the $300,000 local accommodations tax allocation to the County's Co-DMOs with annual ongoing investment of 50% Local Accommodations Tax collections and 50% of Local Hospitality Tax collections, after the County's 8% administrative fee is deducted. The 2014/2015 marketing plans were submitted for both northern and southern Beaufort County.

Status: No action taken. This item to come back before the Committee for further discussion and possible action.

4. **Update / School District Proposal to Create a Process to Establish Millage Value and Rate**

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

Discussion: Committee members reviewed Mr. Bill Evan's, Board of Education Chairman, memorandum stating his concern regarding the development of the rate to set for the mill in order to fund the School District's budget being inconsistent. He reviewed with the Committee the several components in adopting an agreement regarding the millage value and rate. His Memorandum of Proposal was previously provided to the Committee.

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Mr. Rodman provided the Committee with a spreadsheet, which summarizes the Beaufort County School District's General Fund.

Status: This process is continually moving forward. The County Administrator will bring forth a proposal.

5. **Off Agenda / Bond Rating Update**

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

Discussion: Mrs. Alicia Holland, Chief Financial Officer, provided the Committee with a brief update regarding the selling of bonds and rating update for Beaufort County.

Status: Informational purposes only.

6. **Consideration of Reappointment and Appointments**
   - **Accommodations Tax Board**

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

Status: No nominations were made at this time.

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FINANCE COMMITTEE

September 22, 2014

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

The Finance Committee met Monday, September 22, 2014 beginning at 2:00 p.m. in the Large Meeting Room, Bluffton Branch Library, 120 Palmetto Way, Bluffton, South Carolina.

ATTENDANCE

Chairman Rick Caporale, Vice Chairman Steven Fobes and members Brian Flewelling, William McBride, Stu Rodman (telephonically) and Jerry Stewart. Non-Committee members Cynthia Bensch, Gerald Dawson and Tabor Vaux present.

County staff: Morris Campbell, Division Director-Community Services; Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Shannon Loper, Parks and Leisure Services Deputy Director; Scott Marshall, Parks and Leisure Services Director; Dan Morgan, MIS Director; Joy Nelson, Public Information Officer; and Monica Spells, Compliance Officer.

School District: Mary Cordray, Board of Education; Bill Evans, Chairman, Board of Education; Jeffrey Moss, Superintendent; and Phyllis White, Chief Operational Services Officer.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce and Zach Murdaugh, *The Beaufort Gazette/The Island Packet*.

Councilman Caporale chaired the meeting.

INFORMATION ITEMS

1. **Presentation / Unaudited FY 2014 Financial Statements for State and Local Accommodations Tax, Hospitality and Admissions Fees**

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

Discussion: Mrs. Alicia Holland, Chief Financial Officer, reviewed with the Committee preliminary and unaudited numbers as of June 30, 2014 for the following accounts: State Accommodations Tax (2%), Local Accommodations Tax (3%), Local Hospitality Tax, and Local Admissions Fees. She is in receipt of a report from the Department of Revenue about these funds and, will provide additional detail later.

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Mr. Rodman suggested Council transfer dollars from the Local Hospitality Tax to Accommodations Tax 2% State in order to have more money available to promote tourism.

Mr. Gary Kubic, County Administrator, stated these funds are not guaranteed as a recurring source; therefore, when an agency receives these funds, they should not try to incorporate them into their general operations budget. When we begin to transfer funds from one area to another, you need to figure out how to either restore the dollars or discuss the intended use of those funds. The County has received fewer funds from the State. He recommends discussion and input from the Accommodations Tax Board before making any final decisions.

Status: This item will come forward at the October 20, 2014 Finance Committee meeting.

2. **Discussion / School District Proposal to Create a Process to Establish Millage Value and Rate**

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

Discussion: Mr. Bill Evans, Board of Education Chairman, reviewed with the Committee a proposal regarding millage value and rate. His concern is the development of the rate to set the mill to fund the School District's (District) budget has been inconsistent. The proposal contained the following parts:

- Staff computes the value of the mill for all government entities and makes that value known.
- Working with staff at the County, the District financial staff identifies the rate needed to fund the approved revenue portion of the budget as established by the County Council.
- Board of Education develops and implements a new fund balance policy that states that the District's fund balance will fall between 13% and 15% with median expectation of 14%.
- County Council adopts a policy that automatically replenishes the District's fund balance back to 14% if it ever falls below 13%; the District agrees that if the fund balance ever exceeds 15%, they will automatically spend the fund balance down to the 14% level.
- The agreement between the Council and the Board ensures that this will take place automatically, and that any increase required is automatic and independent of any other budget requests.

Mr. Evans stated that implementation of such agreement ensures that both Council and District are protected against any events such as 6% and 4% movement, appeals, reassessments, etc. This proposal also provides stabilities which becomes a plus when working with bonding agencies. It also means that the mill value and rate are set in June with the approval of the budget

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and any events will automatically be addressed with the next budget, with the fund balance either being spent down or funded so that it remains at the 14% level.

Mr. Kubic stated the balance here is to allow a safety net to make up for projections that do not materialize. If they do materialize, the reserve gains the benefit. He met with staff two weeks ago and requested staff to provide a list of all jobs in the county that has input in the development of assessed value calculations or mill value calculations. A meeting has been scheduled September 30, 2014 with the newly created Property Value Assessment Team, consisting of School District / Board of Education and 15 other individuals to include Assessor, MIS, other elected officials, Treasurer, Auditor, and other members of County staff. Each of these individuals is involved in developing property value information. Unfortunately, we often fail to appreciate the magnitude and the complexity of all the moving parts necessary to calculate mill values, produce collection rates, and set revenue projections, which serve as the basis for county and school budget appropriations. The attempt is to try to develop a calculation that both sides can rely upon.

Mrs. Phyllis White, Chief Operations Services Officer, and Dr. Moss, Superintendent, informed the Committee that the issues at present are not due to collections, but more so due to the value of the mill. The County has used a discounted collection to make up for what the value of the mill has been set.

Status: No action required. Information only.

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COMPENSATION REVIEW AD HOC COMMITTEE

September 15, 2014

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

The Compensation Review Subcommittee met Monday, September 15, 2014 beginning at 12:30 p.m. in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Laura Von Harten, Vice Chairman Cynthia Bensch, and Committee member Stu Rodman. Non-Committee member Steven Fobes was also present.

County staff: Joshua Gruber, County Attorney; and Gary Kubic, County Administrator.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce and Zach Murdock, *The Island Packet/The Beaufort Gazette.*

Committee Chairman Laura Von Harten chaired the meeting.

INFORMATION ITEM

1. **Discussion / Compensation for Elected and Appointed Officials**

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

Discussion: Committee Chairman Laura Von Harten reviewed with the Committee a proposed ordinance to amend Section 2-346 of the Beaufort County Code of Ordinances establishing the salaries for various elected officials, excluding County Council members. The amendment includes adding the appointed positions of Master-in-Equity, Magistrates, and Veterans Affairs Officer.

Mr. Kubic informed the Committee that he would be coming forth with a ten-year historical data on County Council's salaries.

The Committee reviewed the South Carolina Association of Counties – 2014 Wage and Salary Report, for Tier 1 counties, in order demonstrate the average salary for elected and appointed officials.

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County Administration was tasked with the following items:

- Calculate on a per capita basis, based upon current salary and proposed salary, a midpoint of Tier 1 counties;
- Calculate salary, as a fraction or proportion of the operating budget, for each county for both Tier 1 and Tier 2;
- Highlight midpoint for all elected officials and county councils for both Tier 1 and Tier 2;
- Look into how Horry County conceptualizes the issue of salaries;
- Gather a sampling other positions within the County to see what types of discrepancies there may be with other salaries.

Status: Informational purposes only.

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FINANCE COMMITTEE

September 15, 2014

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

The Finance Committee met Monday, September 15, 2014 beginning at 1:30 p.m. in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Rick Caporale, Vice Chairman Steven Fobes and members Brian Flewelling, William McBride, Stu Rodman and Jerry Stewart. Non-Committee members Cynthia Bensch and Laura Von Harten present.

County staff: Joshua Gruber, County Attorney; Alicia Holland, Chief Financial Officer; Gary Kubic, County Administrator; Dan Morgan, MIS Director; Jon Rembold, Airports Director; and Dave Thomas, Purchasing Director.

Public: Paul Boulware, Bluffton Fire Deputy Chief of Administration; Terrence Reynolds, Chairman, Bluffton Township Fire District Board; John Thompson, Chief, Bluffton Township Fire District; Jeff White, Chief Financial Officer, Beaufort Memorial Hospital.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce, and Zach Murdaugh, *The Beaufort Gazette/The Island Packet*.

Councilman Caporale chaired the meeting.

ACTION ITEMS

1. **A Resolution Making Application to the State Budget and Control Board of South Carolina for Approval of the Issuance by Beaufort County, South Carolina, of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an Aggregate Principal Amount of Not Exceeding $21,000,000, Pursuant to the Provisions of Title 44, Chapter 7, Article 11, *Code of Laws of South Carolina,* 1976, as Amended**

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. Rodman, seconded by Mr. Fobes, that Finance Committee approve and recommend Council adopt a resolution making application to the State Budget and Control Board of South Carolina for approval of the issuance by Beaufort County, South Carolina, of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an aggregate principal

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amount of not exceeding $21,000,000, pursuant to the provisions of Title 44, Chapter 7, Article 11, *Code of Laws of South Carolina*, 1976, as amended. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, and Mr. Stewart. The motion passed.

Recommendation: Council adopt a resolution making application to the State Budget and Control Board of South Carolina for approval of the issuance by Beaufort County, South Carolina, of its Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014, in an aggregate principal amount of not exceeding $21,000,000, pursuant to the provisions of Title 44, Chapter 7, Article 11, Code of Laws of South Carolina, 1976, as amended.

2. **An Ordinance Authorizing the Issuance of not Exceeding $21,000,000 Aggregate Principal Amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; Authorizing the Execution and Delivery of a Bond Purchase and Loan Agreement; Authorizing Proper Officers to do all Things Necessary or Advisable; And Other Matters Incidental Thereto**

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. Rodman, seconded by Mr. Fobes, that Finance Committee approve and recommend Council approve on first reading an ordinance authorizing the issuance of not exceeding $21,000,000 aggregate principal amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; authorizing the execution and delivery of a bond purchase and loan agreement; authorizing proper officers to do all things necessary or advisable; and other matters incidental thereto. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council approve on first reading an ordinance authorizing the issuance of not exceeding $21,000,000 aggregate principal amount of Hospital Revenue Bonds (Beaufort Memorial Hospital) Series 2014; authorizing the execution and delivery of a bond purchase and loan agreement; authorizing proper officers to do all things necessary or advisable; and other matters incidental thereto.

3. **Proposed Talbert & Bright Work Authorization at Hilton Head Island Airport / HXD**
   - **No. 2119-1405, Engineering and Planning Services for Airfield Stormwater Master Plan Project - $162,701**

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

Discussion: Mr. Jon Rembold, Airports Director, explained that Work Authorization Number 2119-1405 is for Talbert, Bright & Ellington, Inc. to provide engineering and planning services for Airfield Storm Water Master Plan project at the Hilton Head Island Airport as well as a basic topographic survey in order to provide the needed topography and planimetrics for the study. The method of payment shall be in accordance with Article 6 of the contract. The work

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shall be performed in accordance with the Master Contract as a lump sum of $47,376.00 including $1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of $113,850.00, which includes reimbursable expenses. For a total of $162,701.00.

Motion: It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve and recommend Council approve Work Authorization No. 2119-1405 to Talbert & Bright for engineering and planning services for Airfield Stormwater Master Plan Project at the Hilton Head Island Airport. The work shall be performed in accordance with the Master Contract as a lump sum of $47,376.00 including $1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of $113,850.00, which includes reimbursable expenses. For a total of $162,701.00. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

Recommendation: Council approve Work Authorization No. 2119-1405 to Talbert & Bright for engineering and planning services for Airfield Stormwater Master Plan Project at the Hilton Head Island Airport. The work shall be performed in accordance with the Master Contract as a lump sum of $47,376.00 including $1,475.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of $113,850.00, which includes reimbursable expenses. For a total of $162,701.00

4. **Proposed Talbert & Bright Work Authorization at Hilton Head Island Airport / HXD**
   - **No. 2119-1407, Removal of Tree Obstructions within the 20:1 and 30:1 Approaches to Runway 03 Project - $177,828.47**

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

Discussion: Mr. Jon Rembold, Airports Director, explained that Work Authorization Number 2119-1407 is for Talbert, Bright & Ellington, Inc. to provide a scope of services relating to the preparation of an environmental assessment for removal of tree obstructions within the 20:1 and 30:1 approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master Contract as a lump sum of $177,828.47.

Motion: It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve and recommend Council approve Work Authorization No. 2119-1407 to Talbert & Bright to provide a scope of services relating to the preparation of an environmental assessment for removal of tree obstructions within the 20:1 and 30:1 approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master Contract as a lump sum of $177,828.47. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

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Recommendation: Council approve Work Authorization No. 2119-1407 to Talbert & Bright to provide a scope of services relating to the preparation of an environmental assessment for removal of tree obstructions within the 20:1 and 30:1 approaches to Runway 03 Project. The method of payment shall be in accordance with Article 6 of the Master Contract. The work shall be performed in accordance with the Master Contract as a lump sum of $177,828.47.

INFORMATION ITEMS

5. **Consideration of Contract Renewal**
   - **Hewlett Packard Services and Support for MIS Department (< $100,000)**

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

Discussion: Mr. Dave Thomas, Purchasing Director, explained that this is a request from the MIS Department for Hewlett Packard services and support. The contract renewal is to HP Services and Support in the amount of $65,099. Funding will come from account 10001150-51110, Maintenance Contracts.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Finance Committee award a contract to Hewlett Packard for services and support in the amount of $65,099 for FY2015. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman, and Mr. Stewart. The motion passed.

Status: Committee award a contract to Hewlett Packard for services and support in the amount of $65,099 for FY 2015.

6. **Proposed Talbert & Bright Work Authorization at Hilton Head Island Airport / HXD**
   - **No. 2119-1406, Engineering and Planning Services for Preparation and Design and Bidding Plans and Specifications for the Tree Removal Between the Air Traffic Control Tower and Existing General Aviation Ramp Project - $74,677**

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

Discussion: Mr. Jon Rembold, Airports Director, explained this is Work Authorization No. 2119-1406 for Talbert, Bright & Ellington, Inc. to provide engineering and planning services for preparation of design and bidding plans and specifications for the tree removal between the Air Traffic Control Tower and the existing General Aviation Ramp project at the Hilton Head Island Airport. Existing topographic and planimetric information will be used for the base mapping. They will also provide a bidding phase services consisting of coordinating the bid advertisement, conducting a pre-bid meeting, preparation of any required addenda, conducting a bid opening for the construction bids, tabulation of the construction bids received, and recommendation of construction contract award to Beaufort County. The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance

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with the Master Contract as a lump sum of $36,329.00 including $5,375.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of $32,973.00, which includes reimbursable expenses. For a total of $74,677.00.

Motion: It was moved by Mr. Rodman, seconded by Mr. Flewelling, that Finance Committee approve Work Authorization No. 2119-1406 to Talbert & Bright for engineering and planning services for preparation and design and bidding plans and specifications for the tree removal between the Air Traffic Control Tower and existing General Aviation Ramp Project. The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance with the Master Contract as a lump sum of $36,329.00 including $5,375.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of $32,973.00, which includes reimbursable expenses. For a total of $74,677.00. The vote: YEAS – Mr. Caporale, Mr. Flewelling, Mr. Fobes, Mr. McBride, Mr. Rodman and Mr. Stewart. The motion passed.

Status: Committee approved Work Authorization No. 2119-1406 to Talbert & Bright for engineering and planning services for the preparation and design and bidding plans and specifications for the tree removal between the Air Traffic Control Tower and existing General Aviation Ramp Project. The method of payment shall be in accordance with Article 6 of the contract. The work shall be performed in accordance with the Master Contract as a lump sum of $36,329.00 including $5,375.00 for expenses. Special services shall be performed on a not-to-exceed basis with a budget of $32,973.00, which includes reimbursable expenses. For a total of $74,677.00.

7. **Presentation / Bluffton Township Fire District Strategic Plan**

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

Discussion: Chief John Thompson, Bluffton Township Fire, provided the Committee with a PowerPoint presentation regarding the Strategic Plan for FY 2015 through FY 2019. The presentation included historical data regarding the operating budget, debt service budget, impact fee budget, and personnel versus non-personnel costs. He provided budget projections for FY 2015 through FY 2019 and an overview of items that will affect the Debt Service Fund in future years to include maintenance, fire engine fleet replacement, and training facility construction. Chief Thompson also provided the Committee with a list of Strategic Plan Capital Projects for FY 2014 through FY 2019.

Status: Informational purposes only.

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GOVERNMENTAL COMMITTEE

November 3, 2014

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

The Governmental Committee met Monday, November 3, 2014 beginning at 4:00 p.m., in the Executive Conference Room of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Jerry Stewart, Vice Chairman Laura Von Harten, and Committee members Cynthia Bensch, Gerald Dawson, Brian Flewelling and Roberts "Tabor" Vaux. Non-Committee members Steven Fobes, William McBride and Paul Sommerville present. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.) Rick Caporale absent.

County Staff: Chuck Atkinson, Building Codes Director; Allison Coppage, Assistant County Attorney; Phil Foot, Division-Director, Public Safety: Gary Kubic, County Administrator, Joshua Gruber, Deputy County Administrator/Special Counsel; and Donna Ownby, Emergency Medical Services Director.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce and Suzanne Larson, Inside Track.

Mr. Stewart chaired the meeting.

INFORMATION ITEMS

1. **Building Codes Activity Report**

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

Discussion: Mr. Chuck Atkinson, Building Codes Director, presented this item to the Committee. The Building Codes Department (Department) employs 11 full time employees. The core functions include permitting/administrative, plan review, and inspections. The Department is involved in several special programs: FEMA National Flood Insurance Program, NFIP Community Rating System (Class 6), NFIP Substantial Improvement Enforcement, and Beaufort County Hazard Mitigation Program.

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During fiscal year 2014, the Department:

- Issued 298 new home permits, totaling $399,984 in new home revenue.
- Issued 3,418 total permits sold, totaling $749,182 in permits revenue.
- Conducted 10,376 total field inspections, totaling 8,293 total inspection stops.

Status: Information only.

2. Emergency Management Services Activity Report

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

Discussion: Ms. Donna Ownby, Emergency Management Services Director, presented this item to the Committee. The EMS Department (Department) employs 104 employees: 62 paramedics, 8 advanced EMT, 12 basic full-time EMT, 6 part-time paramedics, 2 part-time advanced EMT, 7 part-time EMT and 7 administrative.

During October 2013 through October 2014, there were 15,759 calls for service and trucks. The average response time is 8.05 minutes in northern Beaufort County and 7.7 minutes in southern Beaufort County. The national average response time is 8.59 minutes and the turn out time is .81 minutes. The County fleet consists of 11 frontline units and 5 quick response vehicles.

Status: Information only.

3. Update / Economic Development

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

Discussion: Mr. Stewart distributed copies of the Internal Marketing Plan, Marketing Review Plan, and Targeted Marketing Strategy. The next meeting of the Lowcountry Economic Alliance is November 17, 2014 in the Hargray Building at USC Beaufort. Mr. Stewart distributed copies of the Internal Marketing Plan dated June 2014.

Mr. Danny Black, President and CEO of SouthernCarolina Alliance, will meet with the members of the Governmental Committee in early January 2015.

Status: Information only.

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NATURAL RESOURCES COMMITTEE

November 3, 2014

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

The Natural Resources Committee met Monday, November 3, 2014 beginning at 2:30 p.m., in the Executive Conference Room of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

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

County Staff: Allison Coppage, Assistant County Attorney; Tony Criscitiello, Division Director–Planning and Development, Joshua Gruber, Deputy County Administrator / Special Counsel; Gary Kubic, County Administrator; Eric Larson, Stormwater Manager; and Rob Merchant, Long-Range Planner.

Public: Reed Armstrong, Beaufort Office of the Coastal Conservation League; Ashley Feaster, Executive Director, Homebuilders of the Lowcountry; Kiley Jones; Tony Maglione, Stormwater Management Utility Board and Vice President of Applied Technology and Management, Inc.; and Brian Whitmore.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce and Suzanne Larson, Lowcountry Inside Tract.

Mr. Flewelling chaired the meeting.

ACTION ITEMS

1. Recommendation / Final Draft of MS4 Permit Application

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

Discussion: Mr. Eric Larson, Stormwater Manager, reviewed with the Committee the backup documents, previously provided that included the State of South Carolina NPDES General Permit for Storm Water Discharges from Regulated Small Municipal Separate Storm Sewer Systems (SMS4), 2010 Urbanized Areas and Clusters Map, Small Municipal Separate

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Storm Sewer Systems (SMS4) Notice of Intent for authorization to discharge Storm Water from Regulated SMS4 Under SC NPDES Phase II General Permit (Prepared by Applied Technology & Management, Inc.), and a proposed resolution authorizing the submission of the applications. The Committee reviewed the changes to the application. Mr. Larson asked the Committee to approve the application moving forward.

Motion: It was moved by Mrs. Bensch, seconded by Ms. Von Harten, that Natural Resources Committee approve and recommend Council adopt a resolution authorizing the Beaufort County Administrator and Beaufort County Storm Water Utility staff to prepare and submit an application for NPDES General Permit for storm water discharges from regulated small municipal separate storm sewer systems. The vote: YEAS – Mrs. Bensch, Mr. Flewelling, Mr. McBride, Mr. Stewart, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Dawson. The motion passed.

Recommendation: Council adopt a resolution authorizing the Beaufort County Administrator and Beaufort County Storm Water Utility staff to prepare and submit an application for NPDES General Permit for storm water discharges from regulated small municipal separate storm sewer systems.

2. **Consideration for Recommendation and Adoption: Community Development Code**

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

Discussion: Mr. Tony Criscitiello, Division Director – Planning and Development, introduced Mr. Josh Tiller, J.K. Tiller Associates, and Tony Maglione, Vice President of Applied Technology and Management, Inc., who provided the Committee with a PowerPoint presentation, which demonstrated outcomes of testing the draft Beaufort County Community Development Code. The tested projects included the Celedon, Magnolia Park Apartments, Mint Farms Subdivision, Heyward Point Plantation and the Harrell Tract.

Mr. Criscitiello provided the Committee with proposed revisions to the draft Community Development Code, which resulted from requests from previous Natural Resources Committee meetings, the testing of the code, and staff of the Planning Department after additional review of the draft code.

Recommended changes from the Natural Resources Committee:

Article 3: Section 3.2.70.F: T3 Edge Driveway Width - *"12' maximum driveway width at the curb cut and within front or side street setback."*

Article 5: Section 5.3.40 Architectural Styles – Windows - *"Shutters, when used, ~~shall~~ are encouraged to be sized equal to half the width of the window; ~~shall~~ have shutter dogs; and Hinges; and ~~shall~~ be the height of the window."*

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Recommended Changes from Testing the Code:

Article 2: Section 2.8.30.B Set-Aside Civic Space Requirement - Civic Space. Development in all zones shall set aside the minimum amounts of civic space identified in Table 2.8.40.B (Civic Space Set-Aside Requirement) - - - *up to 15% of Base Site Area (Section 6.1.40.G).*

Article 3: Section 3.3.30.B: Building Placement - *"The minimum front setback for mansion apartments in a multi-family community on internal streets is 15 feet."*

Article 2: Section 2.9.90: Table 2.9.90.E Public Frontage Types - *"(RL) For Rear Lane: The Rear Lane Frontage is located to the rear of lots. It consists of a paved or compacted gravel surface and ~~compacted gravel or~~ a similar material placed on the outer edges. Lanes are typically not landscaped."*

Article 3: Section 3.2.80.C: T3 Hamlet Neighborhood Building Placement – The revision would reduce the minimum lot width in T3 Hamlet Neighborhood from 75 feet to 65 feet while maintaining the minimum lot size of 7,500 square feet. This change would allow for greater flexibility in laying out lots.

Staff Recommended Changes:

Article 2: Section 2.8.40.B3e Accessory Structure Standards - *"e. Accessory Structure Standards. All accessory structures within parks and open spaces, including, but not limited to, restrooms, open-air pavilions, gazebos, wildlife viewing platforms, boardwalks, observation towers, picnic shelters and outdoor theaters, shall not be subject to the physical requirements of the building form standards in Article 3 (Specific to Zones). They shall be designed and furnished to be consistent with the character of the zone in which they are located. Such consistency may require accessory structures to maintain building setbacks, frontage, massing, disposition and character similar to adjacent development as determined by the Director."*

Article 2: Section 2.9.90: Table 2.9.90.E Public Frontage Types - Currently in Table 2.9.90.E none of the public frontage types are permitted in any of the conventional districts. Staff believes that this was an oversight and is not consistent with the other tables in the Division 2.9. Staff recommends that Table 2.9.90.E be revised to permit the following public frontage types in the following conventional districts: *Highway – C3, S1; Road – C3, S1; Street – C3, C4, C5; Drive - C3, C4, C5; Avenue – C4, C5; Commercial Street or Avenue – T4, C4, C5; Boulevard – C4, C5; Rear Alley - C3, C4, C5; Rear Lane - C3, C4, C5.*

Article 3: Section 3.1.60: Consolidated Use Table - This revision would change "Parks, Playground, Outdoor Recreation Areas" in T1 from Special Use to Permitted Use. This revision is being proposed because many of the County's rural and critical lands are being zoned T1. This would avoid the County needing to go before the Zoning Board of Appeals each time an improvement is made to a park.

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Article 3: Section 3.2.100.D: T4 Hamlet Center Building Placement - The following revision reduces the site yard setback for principle structures in the T4 Hamlet Center District from 10 feet to 5 feet. This will create greater site planning flexibility and achieve the density of development intended for this district

Article 3: Section 3.2.110.D: T4 Neighborhood Center Building Form - *"On Lady's Island, one-story buildings are permitted; multi-story buildings are recommended."*

Article 4: Section 4.2.20 Table 4.2.20. A: Table of Permitted Accessory Uses - This revision would allow Food Sales (Indoor) as an accessory use in T2 Rural. Small country stores are permitted in T2 Rural and often these establishments sell carry out food items such as sandwiches and chicken. This revision would make this possible.

Article 4: Section 4.2.20.E1a(3): Standards for Freestanding Accessory Buildings/Structures - *"Except for fences, walls, swimming pools, hot tubs, and air conditioning compressor units, no accessory structures shall be located within five feet of a principal structure or any other accessory structure."*

Article 5: Section 5.11.90.D: Forests – Penalty for Clear Cutting Prior to Development - *"Penalty for Clear Cutting Prior to Development. If a property owner clear cuts all or any portion of his or her property under the claim of good faith forestry practice, and then seeks a development permit for any portion of the property within two years of the clear cut, a rebutable presumption shall arise that the clear cut was done in anticipation of future development and the permit denied. Any person seeking to rebut the presumption shall have the burden of proving their claim by clear and convincing evidence to the Zoning Board of Appeals."*

Article 10: Section 10.1.60 - F Definitions - "*Forest, Maritime. ~~This forest type~~ An indigenous forest community within close proximity to tidally influenced salt marshes and/or open water, also known as the South Atlantic Inland Maritime Forest, which is characterized by a canopy dominated by live oak, swamp laurel oak, southern magnolia, and cabbage palm.*

~~*Forest, Mixed Upland. This forest type is characterized as being southern mixed hardwood, beach-magnolia hammock, or mesic oak-hickory communities.*~~

Forest, Mixed Upland, Young. An area or stand of trees whose total combined canopy covers an area of one acre or more composed of canopies of trees having a DBH of less than 18 inches covering at least 60 percent of the area. This forest type is characterized as being southern mixed hardwood, beech-magnolia hammock, mesic oak-hickory, pine flatwoods (southeastern coastal plain subxeric longleaf pine), spruce- pine-mixed hardwood, and pine-saw palmetto flatwood communities. Pine plantations are not included.

Forest, Mixed Upland, Mature. An area or stand of trees whose total combined canopy covers an area of one acre or more composed of canopies of trees having a DBH of at least 18 inches or greater covering at least 75 percent of the area. Also, any stand or grove of trees consisting of eight or more individual trees having a DBH of at least 18 inches whose combined canopies

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cover at least 50 percent of the area encompassed by the grove. This forest type is characterized as being southern mixed hardwood, beech- magnolia hammock, mesic oak-hickory, pine flatwoods (southeastern coastal plain subxeric longleaf pine), spruce-pine-mixed

Map Change **-** The Planning Department received a request from several of the residents of Myrtle Island in the Bluffton Area to maintain a zoning designation that is similar to their current zoning – Rural Residential. Planning Staff recommends changing the proposed zoning of Myrtle Island from T3 Edge to T2 Rural Neighborhood, which is consistent with the current zoning.

Main motion: It was moved by Mr. McBride, seconded by Ms. Von Harten, that Natural Resources Committee approve and recommend Council approve the proposed revisions and adopt on second reading the 2014 Beaufort County Community Development Code with procedures to engage in a six-month and one-year evaluation and review.

Mr. Criscitiello reviewed with the Committee, the Planning staff's response to the Homebuilders Association comments on the draft Beaufort County Community Development Code, which was included in the package as backup documentation for the Natural Resources Committee dated November 3, 2014.

Motion to amend by deletion: It was moved by Mrs. Bensch, seconded by Mr. Vaux, that Natural Resources Committee approve and recommend Council delete Section 2.2.40, Block Design from the Beaufort County Community Development Code. The vote: YEAS – Mrs. Bensch. NAYS - Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion failed.

Vote on the main motion: YEAS – Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Stewart, and Ms. Von Harten. NAYS – Mrs. Bensch and Mr. Vaux. The motion passed.

Recommendation: Council approve the proposed revisions and adopt on second reading the 2014 Beaufort County 2014 Beaufort County Community Development Code with procedures to engage in a six-month and one-year evaluation and review.

3. Reappointments and Appointments

- **Rural and Critical Lands 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. Vaux seconded by Mr. McBride, that Natural Resources Committee approve and recommend Council nominate Mr. Michael Mathews, representing Council District 9, to serve as a member of the Rural and Critical Lands Preservation Review Board. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

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Recommendation: Council nominate Mr. Michael Mathews, representing Council District 9, to serve as a member of the Rural and Critical Lands Preservation Review Board.

4. Reappointments and Appointments

- **Stormwater Management Utility 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 Ms. Von Harten, seconded by Mr. McBride, that Natural Resources Committee approve and recommend Council nominate Laurence Meisner, representing Stormwater District 6 – unincorporated Port Royal Island, to serve as a member of the Stormwater Management Utility Board. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Stewart, Mr. Vaux and Ms. Von Harten. The motion passed.

Motion: It was moved by Mr. Flewelling seconded by Ms. Von Harten, that Natural Resources Committee approve and recommend Council nominate Marc Feinberg, representing Stormwater District 9 – unincorporated Bluffton Township and Daufuskie Island, to serve as a member of the Stormwater Management Utility Board. The vote: YEAS –Mr. Flewelling, Mr. McBride, Mr. Stewart, and Ms. Von Harten. NAYS – Mrs. Bensch, Mr. Dawson, and Mr. Vaux. The motion passed.

Recommendations:

1. Council nominate Laurence Meisner, representing Stormwater District 6 – unincorporated Port Royal Island, to serve as a member of the Stormwater Management Utility Board
2. Marc Feinberg, representing Stormwater District 9 – unincorporated Bluffton Township and Daufuskie Island, to serve as a member of the Stormwater Management Utility Board.

INFORMATION ITEM

5. Announcement / Stormwater Webcast: Retrofitting Existing Stormwater Ponds & Basins by the Center for Watershed Protection

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

Discussion: Mr. Eric Larson, Stormwater Manager, announced a Stormwater Webcast for Retrofitting Existing Stormwater Ponds and Basins the Center for Watershed Protection on November 12, 2014 beginning at 1:00 p.m. at Bluffton Town Hall. This webcast is sponsored by Neighbors for Clean Water, Beaufort County Stormwater Implementation Committee, and Beaufort County Stormwater Utility.

Status: Information only.

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NATURAL RESOURCES COMMITTEE

October 13, 2014

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

The Natural Resources Committee met Monday, October 13, 2014 beginning at 1:30 p.m., in the Executive Conference Room of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

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ATTENDANCE

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

County Staff: Allison Coppage, Assistant County Attorney; Tony Criscitiello, Division Director–Planning and Development, Joshua Gruber, Deputy County Administrator / Special Counsel; Gary Kubic, County Administrator; Eric Larson, Stormwater Manager; Rob Merchant, Long-Range Planner; and Dave Thomas, Purchasing Director.

Public: Reed Armstrong, Beaufort Office of the Coastal Conservation League; Ashley Feaster, Executive Director, Homebuilders of the Lowcountry: Denise Parsick, Beaufort Soil and Water Conservation District; and Shelby Berry, Beaufort Soil and Water Conservation District.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce.

Mr. Flewelling chaired the meeting.

ACTION ITEMS

1. **An Ordinance Authorizing the Relinquishment of a Stormwater Easement on Riley Road**

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

Discussion: Mr. Eric Larson, Stormwater Manager, reviewed this item with the Committee. The Trask Family conveyed a 25' drainage easement to Beaufort County, located in the Shadow Moss, Phase 4 Subdivision in May of 2010. An open ditch was then constructed by the Stormwater Management Department to handle water runoff from Riley Road onto Phase 4 of the Shadow Moss Subdivision. Centex Homes has subsequently purchased the property from

the Trask Family, and has now approached the County to request the return of this drainage easement as they are now developing the property and are designing a storm sewer system to re-route runoff that is currently conveyed by the ditch. It is their desire to re-route the drainage across Phase 4 using a buried pipe. Upon such conveyance, Centex Homes would be responsible for the construction and maintenance of the re-routed drainage easement and Beaufort County would be released from all responsibility.

Motion: It was moved by Mr. McBride, seconded by Ms. Von Harten, that Natural Resources Committee approve and recommend Council approve on first reading an ordinance authorizing the relinquishment of an existing stormwater easement on Riley Road. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Stewart. The motion passed.

Recommendation: Council approve on first reading an ordinance authorizing the relinquishment of an existing stormwater easement on Riley Road.

2. **Text Amendment of Chapter 4 (Future Land Use) of the Beaufort County Comprehensive plan to Include a Place Type Overlay future Land Use Designation**

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

Discussion: Mr. Rob Merchant, Planning Department, provided the Committee with a PowerPoint presentation regarding the Place Type Overlay amendment to the Land Use Element of the Comprehensive Plan. Such place types should be included in the Comprehensive Plan, another level of regional planning. The purpose of the Place Type Overlay is to identify locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices. The proposed language establishes five place types going from the most rural to the most urban – rural crossroad, hamlet, village, town, and city. The plan then recommends that the County adopt form-based zoning districts to implement the various place types.

Motion: It was moved by Mr. McBride, seconded by Mr. Dawson, that Natural Resources Committee approve and recommend Council approve on first reading text amendments to Chapter 4 (Future Land Use) of the Beaufort County Comprehensive Plan to include a Place Type Overlay Future Land Use Designation. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Stewart. The motion passed.

Recommendation: Council approve on first reading text amendments to Chapter 4 (Future Land Use) of the Beaufort County Comprehensive Plan to include a Place Type Overlay Future Land Use Designation.

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INFORMATION ITEMS

3. **Consideration of Contract Award**
   - **Stormwater Public Education Contract**

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

Discussion: Mr. Eric Larson, Stormwater Manager, explained the County issued a Request for Proposal (RFP) for Education and Outreach Consulting Services for Stormwater Management to assist with the Department's programs and projects. The proposal requested that the consultant and staff facilitate stormwater education and outreach within the County, to perform duties and responsibilities necessary to bring and keep Beaufort County compliant with all Federal, State, and local laws/regulations regarding stormwater management for fiscal year 2015, with an option to renew every year for up to four consecutive years. Beaufort County received one response to the RFP from Beaufort Soil and Water Conservation District that met the goals set forth by the Stormwater Implementation Committee and unanimously approved by the Evaluation Committee. The initial contract term is effective October 14, 2014 to June 30, 2015. The contract fee for the term will be a negotiated amount not to exceed $50,000. Primary funding will come from account 50250011-51160, Stormwater Fees, as part of the cost share Memorandum of Understanding with the Towns of Hilton Head Island, Bluffton, and Port Royal, and the City of Beaufort. The County's portion is $25,218.

Mr. Larson provided the Committee with a PowerPoint presentation regarding the proposal by the Beaufort Soil and Water Conservation District.

Motion: It was moved by Mr. Vaux, seconded by Mr. Dawson, that Natural Resources Committee approve a contract award to Beaufort Soil and Water Conservation District for Education and Outreach Consulting Services for Stormwater Management in an amount not to exceed $50,000. Primary funding will come from account 50250011-51160, Stormwater Fees, as part of the cost share Memorandum of Understanding with the Towns of Hilton Head Island, Bluffton, and Port Royal, and the City of Beaufort. The County's portion is $25,218. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Stewart. The motion passed.

Status: Natural Resources Committee awarded a contract to Beaufort Soil and Water Conservation District for Education and Outreach Consulting Services for Stormwater Management in an amount not to exceed $50,000. Primary funding will come from account 50250011-51160, Stormwater Fees, as part of the cost share Memorandum of Understanding with the Towns of Hilton Head Island, Bluffton, and Port Royal, and the City of Beaufort. The County's portion is $25,218.

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4. **Presentation, Information and Discussion**
   - **Stormwater MS4 Permit Application to be made to SCDHEC**

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

Discussion: Mr. Eric Larson, Stormwater Manager, provided the Committee with a PowerPoint presentation on the South Carolina Department of Health and Environmental Control's Municipal Separate Storm Sewer System (MS4) Notice of Intent. The presentation reviewed key points of the sections of the draft application, including attachments. Committee members received the entire draft for their review. This item has a deadline of December 2, 2014, and will come back before the Natural Resources Committee on November 3, 2014.

Status: This item will come back before the Natural Resources Committee on November 3, 2014.

5. **Reappointments and Appointments**
   - **Northern Corridor Review Board**

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

Status: No nominations at this time.

6. **Reappointments and Appointments**
   - **Rural and Critical Lands Preservation Review Board**

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

Status: No nominations at this time.

7. **Reappointments and Appointments**
   - **Southern Corridor Review Board**

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

Status: No nominations at this time.

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8. Reappointments and Appointments

- **Stormwater Management Utility Board**

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

Status: No nominations at this time.

9. Executive Session

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 Ms. Von Harten, that Natural Resources Committee go immediately into executive session for discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property. The vote: YEAS – Mrs. Bensch, Mr. Dawson, Mr. Flewelling, Mr. McBride, Mr. Vaux and Ms. Von Harten. ABSENT – Mr. Stewart. The motion passed.

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NATURAL RESOURCES COMMITTEE

October 9, 2014

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

The Natural Resources Committee met Thursday, October 9, 2014 beginning at 2:00 p.m., in the Executive Conference Room of the Administration Building, 100 Ribaut Road, Beaufort, South Carolina.

ATTENDANCE

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

County Staff: Tony Criscitiello, Division Director–Planning and Development, and Joshua Gruber, County Attorney.

Public: Reed Armstrong, Beaufort Office of the Coastal Conservation League; John Cashen, Angela Childers, Executive Director of the Beaufort Housing Authority; Marvin Day; Jim Dickson; Louis Hammett, Lawyer; Jonathan Mullen, Lawyer; Sally Murphy, David Tedder, Lawyer; Jim Tiller, Osprey Point; and Joshua Tiller, Osprey Point applicant.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce; Zach Murdaugh, *The Island Packet/The Beaufort Gazette;* and Eleanor Lightsey, *Lowcountry Inside Track.*

Mr. Flewelling chaired the meeting.

ACTION ITEM

1. **Text Amendment to Zoning and Development Standards Ordinance (ZDSO), Appendix H (Commercial Fishing Village Overlay District), Section 5, Development Standards (amend to regulate the off-loading, packing, and transporting of cannonball jellyfish)**

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

Discussion: Mr. Tony Criscitiello, Division-Director Planning and Development, presented this item to the Committee. The Commercial Fishing Village (CFV) overlay district was created in 2000 to help preserve the cultural and economic contributions of the seafood

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industry to Beaufort County. The district applies to those areas of the County that are currently and have historically been used for commercial fishing. The district is intended to allow for the processing, sale (wholesale and retail) and distribution of commercial fishing products as by-right uses. Limited and special uses are also allowed, which require additional standards be met in addition to the by-right provisions.

In February 2014, the County issued a by-right permit to off-load and transport cannonball jellyfish at 27 Golden Dock Road on St. Helena Island. The property is adjacent to Jenkins Creek and within a CFV overlay district. The South Carolina Department of Health and Environmental Control (DHEC) determined that no wastewater discharge permit was necessary for the unloading activity. They later learned that there would be rinsing and shucking operations at the site, which would require a permit to control water pollution from the discharge. Concerned about the potential for toxicity from washing and shucking operations, DHEC required that Whole Effluent Toxicity (WET) testing be performed on wash water generated from the washing of the jellyfish. The testing was completed in May of 2014, and the results released last week. The County is awaiting DHEC's interpretation of those test results.

This amendment would make the offloading, rinsing, shucking, packing, transport, and/or processing of cannonball jellyfish a special use in the CFV overlay district. Currently, these activities are permitted by right.

Main motion: It was moved by Mr. Von Harten, seconded by Mr. Dawson, that Committee approve and recommend Council approve on first reading text amendment to Zoning and Development Standards Ordinance (ZDSO), Appendix H (Commercial Fishing Village Overlay District), Section 5, Development Standards (amend to regulate the off-loading, packing, and transporting of cannonball jellyfish).

Motion to amend by addition: It was moved by Mr. Sommerville, seconded by Mr. McBride, that Committee approve and recommend to Council add text in Section 8, Nonconforming uses and structures: (a) Termination *of nonconforming uses.* (1) If any nonconforming use, as defined under this chapter, is discontinued, or if such nonconforming use is abandoned for more than thirty (30) days, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located. (2) Should any nonconforming structure, as defined under this chapter, or nonconforming portion of a structure be destroyed by any means to the extent of more than double its assessed value immediately prior to the damage, it shall not be reconstructed or repaired except in conformity with the provisions of this chapter. (3) When the nonconforming use of a structure, or a structure and land in combination, is discontinued, or the nonconforming use is abandoned for more than thirty (30) days, the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. (b) *Time for nonconforming uses to conform.* Any nonconforming use, as defined under this chapter, in existence at the time of adoption of this Ordinance, or any amendment thereto, which violates or does not conform to the provisions hereof, (hereafter a "pre-existing, nonconforming business") shall conform to the provisions of

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this chapter within a period of six (6) months following the adoption of this Ordinance or any amendments thereto." The vote: Mrs. Bensch, Mr. Dawson, Mr. McBride, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Vaux. The motion passed.

Vote on the amended motion, which is now the main motion, and includes the motion to amend by addition: Council approve on first reading text amendment to Zoning and Development Standards Ordinance (ZDSO), Appendix H (Commercial Fishing Village Overlay District), Section 5, Development Standards (amend to regulate the off-loading, packing, and transporting of cannonball jellyfish). Further, add text in Section 8, Nonconforming uses and structures: (a) Termination *of nonconforming uses.* (1) If any nonconforming use, as defined under this chapter, is discontinued, or if such nonconforming use is abandoned for more than thirty (30) days, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located. (2) Should any nonconforming structure, as defined under this chapter, or nonconforming portion of a structure be destroyed by any means to the extent of more than double its assessed value immediately prior to the damage, it shall not be reconstructed or repaired except in conformity with the provisions of this chapter. (3) When the nonconforming use of a structure, or a structure and land in combination, is discontinued, or the nonconforming use is abandoned for more than thirty (30) days, the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. (b) *Time for nonconforming uses to conform.* Any nonconforming use, as defined under this chapter, in existence at the time of adoption of this Ordinance, or any amendment thereto, which violates or does not conform to the provisions hereof, (hereafter a "pre-existing, nonconforming business") shall conform to the provisions of this chapter within a period of six (6) months following the adoption of this Ordinance or any amendments thereto." The vote: Mrs. Bensch, Mr. Dawson, Mr. McBride, Mr. Sommerville, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Vaux. The motion passed.

Recommendation: Council approve on first reading text amendment to Zoning and Development Standards Ordinance (ZDSO), Appendix H (Commercial Fishing Village Overlay District), Section 5, Development Standards (amend to regulate the off-loading, packing, and transporting of cannonball jellyfish). Further, add text in Section 8, Nonconforming uses and structures: (a) Termination *of nonconforming uses.* (1) If any nonconforming use, as defined under this chapter, is discontinued, or if such nonconforming use is abandoned for more than thirty (30) days, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located. (2) Should any nonconforming structure, as defined under this chapter, or nonconforming portion of a structure be destroyed by any means to the extent of more than double its assessed value immediately prior to the damage, it shall not be reconstructed or repaired except in conformity with the provisions of this chapter. (3) When the nonconforming use of a structure, or a structure and land in combination, is discontinued, or the nonconforming use is abandoned for more than thirty (30) days, the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall eliminate the

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nonconforming status of the land. (b) *Time for nonconforming uses to conform.* Any nonconforming use, as defined under this chapter, in existence at the time of adoption of this Ordinance, or any amendment thereto, which violates or does not conform to the provisions hereof, (hereafter a "pre-existing, nonconforming business") shall conform to the provisions of this chapter within a period of six (6) months following the adoption of this Ordinance or any amendments thereto."

2. **Consideration / Southern Beaufort County Planned Unit Development (PUD) Amendment for Osprey Point (R603-013-000-0006-0000) (119.75 acres along S.C. Highway 170, Bluffton); Owner: LCP III, LLC (J. Nathan Duggins, III), Applicant/Agent: Joshua Tiller**

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. Stewart, seconded by Ms. Von Harten, that Committee approve and recommend Council approve on first reading Southern Beaufort County Planned Unit Development (PUD) Amendment for Osprey Point (R603-013-000-0006-0000) (119.75 acres along S.C. Highway 170, Bluffton). The vote: Mrs. Bensch, Mr. Dawson, Mr. McBride, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Vaux. The motion passed.

Recommendation: Council approve on first reading Southern Beaufort County Planned Unit Development (PUD) Amendment for Osprey Point (R603-013-000-0006-0000) (119.75 acres along S.C. Highway 170, Bluffton).

3. **Consideration / Osprey Point Development Agreement**

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. Stewart, seconded by Mr. Bensch, that Committee approve and recommend Council approve on first reading an ordinance of the County of Beaufort, South Carolina, to approve a first amendment to the Development Agreement (Osprey Point) between Beaufort County to LCP III, LLC pursuant to section 6-31-30 of the *Code of Laws of South Carolina*, 1976, as amended. The vote: Mrs. Bensch, Mr. Dawson, Mr. McBride, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Vaux. The motion passed.

Recommendation: Council approve on first reading an ordinance of the County of Beaufort, South Carolina, to approve a first amendment to the Development Agreement (Osprey Point) between Beaufort County to LCP III, LLC pursuant to section 6-31-30 of the *Code of Laws of South Carolina*, 1976, as amended.

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4. Consideration of Contract Award - Crystal Lake Phase 2B (> $100,000)

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

Discussion: Mr. Tony Criscitiello, Division-Director Planning and Development, presented this item to the Committee. The Crystal Lake Park has been an ongoing effort to create a passive Community Park as envisioned by the Friends of Crystal Lake and endorsed by the County Council at a County Council meeting held on April 9, 2012. The first phase involved the construction of a 660-foot wooden boardwalk and a 24-foot wide pier head projecting into the lake itself. Today the boardwalk, completed in 2013, is widely enjoyed by the citizens of Beaufort County, and is one of the few passive park amenities with ready access to the public. The cost of the Phase 1 project was $159,960.

Phase 2B at Crystal Lake Park consists of site related improvements involving utility extensions, grading, paving for additional pervious parking, concrete sidewalk, and landscaping with irrigation. On September 24, 2014, two contractors submitted bids for Phase 2B.

Motion: It was moved by Mr. McBride, seconded by Ms. Von Harten, that Committee approve and recommend to Council a contract award to J. R. Wilson Construction Company, Inc. of Varnville, South Carolina in the mount of $292,417 to construct the Crystal Lake Park Phase 2B improvement. The source of funding is unrestricted Rural and Critical Lands Preservation Fund, #45000011-54411, Crystal Lake Park. The vote: Mrs. Bensch, Mr. Dawson, Mr. McBride, Mr. Stewart and Ms. Von Harten. ABSENT – Mr. Vaux. The motion passed.

Recommendation: Council a contract award to J. R. Wilson Construction Company, Inc. of Varnville, South Carolina in the mount of $292,417 to construct the Crystal Lake Park Phase 2B improvement. The source of funding is unrestricted Rural and Critical Lands Preservation Fund, #45000011-54411, Crystal Lake Park.

INFORMATION ITEM

5. Zoning Map Amendment / Rezoning Request: R700-35-51 (4 acres) from Planned Unit Development (PUD) to Rural/R; Owner: Bray's Island Farms LLC/Agent: David Tedder

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

Status: The individuals are close to working out a compromise in resolving this issue. Therefore, this item was pulled from today's agenda.

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6. **Reappointments and Appointments**
   - **Northern Corridor Review Board**

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

Status: No nominations at this time.

7. **Reappointments and Appointments**
   - **Rural and Critical Lands Preservation Review Board**

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

Status: No nominations at this time.

8. **Reappointments and Appointments**
   - **Southern Corridor Review Board**

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

Status: No nominations at this time.

9. **Reappointments and Appointments**
   - **Stormwater Management Utility Board**

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

Status: No nominations at this time.

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PUBLIC FACILITIES COMMITTEE

November 17, 2014

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

The Public Facilities Committee met Monday, November 17, 2014 at 4:00 p.m., in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

ATTENDANCE

Chairman Gerald Dawson, Vice Chairman Steven Fobes and members Cynthia Bensch, Rick Caporale, Paul Sommerville and Jerry Stewart present. Non-Committee member Laura Von Harten and Roberts "Tabor" Vaux present. Committee members Brian Flewelling and William McBride absent. (Paul Sommerville, as County Council Chairman, serves as an *ex-officio* member of each standing committee of Council and is entitled to vote.)

Stu Rodman participated telephonically.

County Staff: David Coleman, Capital Improvement Program Manager; Allison Coppage, Assistant County Attorney; Joshua Gruber, Deputy County Administrator/Special Counsel; Alicia Holland, Chief Financial Officer; Colin Kinton, Traffic/Transportation Engineer; Gary Kubic, County Administrator; Scott Marshall, Parks and Leisure Services Director; Rob McFee, Division Director–Engineering and Infrastructure; and Dave Thomas, Purchasing Director.

Public: Andrew Beall, Executive Director, St. Elena Foundation; Daryl Ferguson, Dick Stewart, Larry Rowland, John Flynn, and Jim Cuff.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce.

Mr. Dawson chaired the meeting.

ACTION ITEMS

1. Daufuskie Island Pier Rehabilitation Design Build Project (> $100,000)

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

Discussion: Mr. Dave Coleman, Capital Improvement Program Manager, presented this item to the Committee. Beaufort County issued a Request for Proposals for qualified firms to design and provide rehabilitation improvements for the Daufuskie Island Pier. In 2013, an inspection of the pier was completed and a report was prepared which indicated that the pier was substandard and needed to be repaired very soon. The report found structural issue with the

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piling and cap connections. In the past, this site has served as the County ferry pier. Currently, it serves as a major transportation hub for the island. It is the only County-owned site capable of handling ferry service. Cape Romain Contractors, Inc. responded and provided a proposal for the project on September 25, 2014.

Motion: It was moved by Mr. Fobes, seconded by Mrs. Bensch, that Committee approve and recommend that Council award a contract to Cape Romain Contractors, Inc. of Wando, South Carolina in the amount of $375,000 to design and rehabilitate the Daufuskie Island Pier. Additionally, approve and recommend to County Council a project design and rehabilitation budget of $412,500 funded from the County's Local 3%) Accommodations Tax. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Recommendation: Council award a contract to Cape Romain Contractors, Inc. of Wando, South Carolina in the amount of $375,000 to design and rehabilitate the Daufuskie Island Pier. Additionally, approve and recommend to County Council a project design and rehabilitation budget of $412,500 funded from the County Local (3%) Accommodations Tax funds.

2. **An ordinance to appropriate funds not to exceed $412,500 from the Local (3%) Accommodations Tax Funds to the County General Fund for design and rehabilitation improvements for the Daufuskie Island Pier**

Motion: It was moved by Mr. Fobes, seconded by Mrs. Bensch, that Committee approve and recommend that Council approve on first reading an ordinance to appropriate funds not to exceed $412,500 from the Local (3%) Accommodations Tax Funds to the County General Fund for design and rehabilitation improvements for the Daufuskie Island Pier. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Recommendation: Council approve on first reading an ordinance to appropriate funds not to exceed $412,500 from the Local (3%) Accommodations Tax Funds to the County General Fund for design and rehabilitation improvements for the Daufuskie Island Pier.

3. **Consideration of Contract Award – Perryclear Bridge Repair/Replacement Design Build Project (> $100,000)**

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

Discussion: Mr. Dave Coleman, Capital Improvement Program Manager, presented this item to the Committee. Beaufort County issued a Request for Proposals for qualified firms to design and build a replacement bridge over Mulligan Creek to serve the Perryclear community in the Grays Hill adjacent to the Marine Corps Air Station. The bridge was originally constructed in 1965 and the timber piles have been repaired / replaced on two occasions. The annual

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SCDOT inspection report from August 2013 recommended a second reduction of the load capacity for the bridge. The maximum load it can safely handle is 10 tons, which is less than a modern truck. Five firms responded and provided a proposal for the project September 24, 2014.

Motion: It was moved by Mrs. Bensch, seconded by Mr. Stewart, that Committee approve and recommend that Council award a contract to United Infrastructure Group, Great Falls, South Carolina in the amount of $907,000 to design and replace the Perryclear Bridge. Additionally, Council approve a project design and construction budget of $997,700 funded from the 2015 CIP Program – Perryclear / MCAS Bridge Replacement, account 40090011-54432. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Recommendation: Council award a contract to United Infrastructure Group, Great Falls, South Carolina in the amount of $907,000 to design and replace the Perryclear Bridge. Additionally, Council approve a project design and construction budget of $997,700 funded from the 2015 CIP Program – Perryclear / MCAS Bridge Replacement, account 40090011-54432.

4. Beaufort County Myrtle Park Office Complex Renovations (> $100,000)

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

Discussion: Mr. Dave Coleman, Capital Improvement Program Manager, presented this item to the Committee. On November 6, 2014, Beaufort County received bids from four construction companies for renovations and improvements at the Myrtle Park Office Complex. The scope of the improvements includes interior renovations to the third floor, creating a one-stop shop, second floor office renovations, replacing the glazing in the exterior door units, paving the parking areas, and striping the parking lot. Four contractors submitted bids.

Motion: It was moved by Mr. Fobes seconded by Mr. Stewart, that Committee approve and recommend Council award a contract to Hutter Construction Corporation, Beaufort, South Carolina in the amount of $420,000 for renovations to the Myrtle Park office complex, an award to FSI Office for $47,459.05 for office furniture and fixtures, approval of a $240,000 budget for MIS to utilized through State Contract for security and IT needs at Myrtle Park office complex, and a 10% project contingency of $70,000. The grand total for project funding is $777,459. The funding sources are 2005 CIP Program-Southern County Office Space Improvements account #40040011-54420 and 2013 CIP Program-Southern County Office Space account #40080011-54420. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Recommendation: Council award a contract to Hutter Construction Corporation, Beaufort, South Carolina in the amount of $420,000 for renovations to the Myrtle Park office complex, an award to FSI Office for $47,459.05 for office furniture and fixtures, approval of a $240,000 budget for MIS to utilized through State Contract for security and IT needs at Myrtle Park office complex, and a 10% project contingency of $70,000. The grand total for project

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funding is $777,459. The funding sources are 2005 CIP Program-Southern County Office Space Improvements account #40040011-54420 and 201 3 CIP Program-Southern County Office Space account #40080011-54420.

5. Wesley Felix Park Phase I Renovations for Playground Equipment (> $100,000)

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

Discussion: Mr. Dave Coleman, Capital Improvement Program Manager, presented this item to the Committee. Wesley Felix Park on St. Helena Island is one of the oldest existing parks in our system and has been scheduled for upgrades and improvements using St. Helena PALS Impact Fees. Phase I includes upgrading the playgrounds with new playground surfaces and equipment with proper fall zones. The playground equipment has been negotiated through State Contract with Churchich Recreation and Design in the amount $103,081.26. Staff is requesting a 10% contingency totaling $10,308 for a total project cost of $113,389. The project would be funded by the St. Helena Island PALS Impact Fees - Wesley Felix Park, Renovations account #265500 11-54451 with an available fund balance of $794,000. The total project budget is $113,389.

Motion: It was moved by Mr. Fobes seconded by Mrs. Bensch, that Committee approve and recommend Council award a contract Churchich Recreation and Design, Bluffton, South Carolina in the amount $103,581.26 to upgrade the playgrounds with new playground surfaces and equipment. Additionally, approve and recommend to Council a project contingency of 10%, bringing the total budget to $113,389. The funding sources are St. Helena Island PALS Impact Fees - Wesley Felix Park, Renovations account #265500 11-54451. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Recommendation: Council award a contract Churchich Recreation and Design, Bluffton, South Carolina in the amount $103,581.26 to upgrade the playgrounds with new playground surfaces and equipment. Additionally, approve and recommend to Council a project contingency of 10%, bringing the total budget to $113,389. The funding sources are St. Helena Island PALS Impact Fees - Wesley Felix Park, Renovations account #265500 11-54451.

6. Burton Wells Regional Park and Wesley Felix Park Ball Field Lighting Retrofit / Replacement (> $100,000)

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

Discussion: Mr. Dave Coleman, Capital Improvement Program Manager, presented this item to the Committee. In the 2015 CIP budget, funds have been allocated to repair/replace the ball field lights on the original Burton Wells Regional Park baseball and softball fields. The existing wood poles have reached their life span and are not able to withstand the wind loads.

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Additionally, the wooden poles are experiencing structural damage caused by woodpeckers. The repairs and replacement include installing new concrete bases with steel poles and the MUSCO green series lights on the smaller field, replacing the damaged wood poles, the ballast, the reflectors, re-Lamping the fixtures on the large field, and connecting both systems to control link for effective management.

Wesley Felix Park on St. Helena Island is one of the oldest existing parks in our system and has been scheduled for upgrades and improvements using St. Helena PALS Impact Fees. Phase I of the upgrades and improvements include upgrading the lighting system to provide the proper illumination of the fields, control link connection to manage the use of the lights, and new energy efficient bulbs and ballast.

Motion: It was moved by Mr. Caporale, seconded by Mr. Fobes, that Committee approve and recommend that Council an award of contract to MUSCO Sports Lighting, Columbia, South Carolina in the amount of $422,500 to retrofit and replace ball field lighting at Burton Wells Regional Park and Wesley Felix Park. Additionally, approve and recommend to Council a project contingency of 10%, bringing the total budget to $464,750. The source of funding is 2015 CIP Program- Burton Wells Ball Field Lighting Improvements account #400900 11-54600 and St. Helena PALS Impact Fees-Wesley Felix Park Renovations account #26550011-54451. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Recommendation: Council an award of contract to MUSCO Sports Lighting, Columbia, South Carolina in the amount of $422,500 to retrofit and replace ball field lighting at Burton Wells Regional Park and Wesley Felix Park. Additionally, approve and recommend to Council a project contingency of 10%, bringing the total budget to $464,750. The source of funding is 2015 CIP Program- Burton Wells Ball Field Lighting Improvements account #400900 11-54600 and St. Helena PALS Impact Fees-Wesley Felix Park Renovations account #26550011-54451.

7. Design Build Construction Award / Dirt Road Paving Contract #49

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

Discussion: Mr. Rob McFee, Division-Director Engineer and Infrastructure, presented this item to the Committee. Beaufort County issued a Request for Proposals from qualified firms to design and build the Dirt Road Paving. J. H. Hiers Construction/Andrews & Burgess, Inc., responded and provided a proposal for the project on October 9, 2014.

Recommendation: It was moved by Mr. Caporale, seconded by Mr. Fobes, that Committee approve and recommend to Council an award a contract to award to J. H. Hiers Construction/Andrews & Burgess to design and build Dirt Road Paving Contract #49 in the amount of $1,311,080. The source of funding is Beaufort County Transportation Committee funds (CTC) and County $10 Motorized Vehicle funds (TAG) for dirt road improvements. The

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vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Recommendation: Council award a contract to J. H. Hiers Construction/Andrews & Burgess to design and build Dirt Road Paving Contract #49 (Huspah Court North, Huspah Court South, Hobcaw Drive Gator Lane, Turtle Lane, and Major Road) in the amount of $1,311,080. The source of funding is Beaufort County Transportation Committee (CTC) and County $10 Motorized Vehicle funds (TAG) for dirt road improvements.

8. **An ordinance authorizing the execution and delivery of a right of way encumbering property owned jointly by Beaufort County And The Town Of Hilton Head Island, South Carolina**

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

Discussion: Mrs. Allison Coppage, Assistant County Attorney, presented this item to the Committee. Beaufort County and the Town of Hilton Head, South Carolina, jointly own real property located on Spanish Wells Road (S-7-79) which is more particularly known as R511-077-000-075A and R511-007-000-075F located on Spanish Wells Road (S-7-79). SCDOT seeks to construct a bridge over Jarvis Creek on Spanish Wells Road and to align the new bridge with the current roadway; SCDOT has requested a construction easement for Tract 42 from Beaufort County for construction slopes beyond the right of way on Spanish Moss Road; Council has determined that it is in its best interest to authorize the execution and delivery of the requested right of way and easement.

Recommendation: It was moved by Mr. Caporale, seconded by Mr. Fobes, that Committee approve and recommend Council approve on first reading an ordinance authorizing the execution and delivery of a right of way encumbering property owned jointly by Beaufort County and the Town of Hilton Head Island, South Carolina. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Recommendation: Council approve on first reading an ordinance authorizing the execution and delivery of a right of way encumbering property owned jointly by Beaufort County and the Town of Hilton Head Island, South Carolina.

9. **Foreman Hill Road Traffic Calming Study (< $50,000)**

Discussion: Mr. Colin Kinton, Transportation / Traffic Engineer, presented this item to the Committee. Foreman Hill Road was paved and connected to Malphrus Road in spring 2012. Prior to paving and afterwards, residents along Foreman Hill Road have expressed their concerns regarding vehicle seeds and the increase in cut-through traffic. Beaufort County Traffic Engineering has collected vehicle speed and traffic count data on at least three separate occasions documenting traffic conditions, which are detailed in the Foreman Hill Traffic Calming Study.

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Utilizing the County Traffic Calming Policy, adopted by Council on August 26, 2013 an analysis of existing conditions, Traffic Engineering recommendations the installation of additional measures to aid in controlled vehicle speeds on Foreman Hill Road.

Motion: It was moved by Mrs. Bensch, seconded by Mr. Fobes, that Committee approve the Traffic Calming Plan for Foreman Hill Road with the budget not to exceed $50,000 for implementation of traffic calming measures. The source of funding is account #2342001T-51160, Tag Funds. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Recommendation: Council approve the Traffic Calming Plan for Foreman Hill Road with the budget not to exceed $50,000 for implementation of traffic calming measures. The source of funding is account #2342001T-51160, Tag Funds.

INFORMATION ITEMS

10. Change Order Request for Island West Median Modification

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

Discussion: Mr. Colin Kinton, Transportation / Traffic Engineer, presented this item to the Committee. With the completion of the Island West Connector roads and signalization of the new Hampton Parkway intersection, the next step to more safely manage access to this segment of US 278 is the modification of the US 278 median crossover at Island West Drive. This modification will minimize the number of conflicting movements at the intersection and directs existing left-turns to the new traffic signal where they can be made safely. Cleland Site Prep submitted a unit-price change order in the amount of $43,919 from their existing contract with Beaufort County to complete this task. The task is anticipated to take no more than three days to complete.

Motion: It was moved by Mrs. Bensch, seconded by Mr. Stewart, that Committee approve a unit-price change order with Cleland Site Prep to complete the Island West Drive at US 278 median modification with a price not to exceed $43,919. The source of funding is account #33402-54504. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Fobes and Mr. Stewart. ABSENT – Mr. Flewelling and Mr. McBride. The motion passed.

Status: Committee approved a unit-price change order with Cleland Site Prep to complete the Island West Drive at US 278 median modification with a price not to exceed $43,919. The source of funding is account #33402-54504.

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11. Administration's Recommendation to Future Use of the Federal Courthouse

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

Discussion: Mr. Gary Kubic, County Administrator, presented five administrative recommendations regarding the future use of the Federal Courthouse.

- Since the Santa Elena Foundation's proposal is in part an economic development proposal based upon the concept that "if you build it, they will come", the County should exercise further due diligence by implementing Section 16 of the Request for Proposals, page 8, titled "Oral Presentations," and invite the Foundation and other historical and tourism experts to make oral presentations on the merits of this initiative.
- If, after the presentation of additional testimony, the members of Beaufort County Council deem this initiative acceptable, then it is the recommendation of Administration that the County and the Santa Elena Foundation negotiate a purchase price for the sale of the land and building to the Santa Elena Foundation in fee simple.
- The County would also include the assignment of the current parking lease agreements to the Santa Elena Foundation.
- If members of Council prefer a lease agreement, then it is Administration's recommendation that the lease be a triple net arrangement and includes the parking lease obligations.
- If members of Beaufort County Council do not prefer these options, the Administration would recommend that a national search be undertaken to identify a suitable purchaser of the property.

Status: Committee members instructed the County Administrator to pursue negotiations with representatives of the St. Elena Foundation and begin to develop a lease / purchase agreement between Beaufort County and the St. Elena Foundation.

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PUBLIC FACILITIES COMMITTEE

October 20, 2014

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

The Public Facilities Committee met Monday, October 20, 2014 at 4:00 p.m., in the Conference Room of Building 3, Beaufort Industrial Village, 104 Industrial Village Road, Beaufort, South Carolina.

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ATTENDANCE

Chairman Gerald Dawson, Vice Chairman Steven Fobes and members Cynthia Bensch, Brian Flewelling, William McBride and Jerry Stewart present. Non-Committee member Laura Von Harten present. Committee member Rick Caporale absent.

Roberts "Tabor" Vaux participated telephonically.

County Staff: Allison Coppage, Assistance County Attorney; Joshua Gruber, Deputy County Administrator/Special Counsel; Colin Kinton, Traffic/Transportation Engineer; Gary Kubic, County Administrator; Rob McFee, Division Director–Engineering and Infrastructure; and Dave Thomas, Purchasing Director.

Public: Charlotte Brown, Ken Hoffman and Bill Ladson.

Media: Joe Croley, Hilton Head Island-Bluffton Chamber of Commerce and Zach Murdock, *The Island Packet / The Beaufort Gazette.*

Mr. Dawson chaired the meeting.

ACTION ITEMS

1. **Consideration of Contract Award – Pavement Markings for Beaufort County Roadway Pavement Re-Striping (>$100,000)**

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

Discussion: Mr. Colin Kinton, Traffic/Transportation Engineer, reviewed this item with the Committee. Traffic Engineering evaluates the existing County road inventory on a yearly basis to determine which roads are in need of centerline and/or edgeline markings. The project was bid and the County received one vendor response from Peek Pavement Marking, LLC, Columbus, Georgia in the amount of $105,586.

Motion: It was moved by Mr. Fobes, seconded by Mr. Caporale, that Committee approve and recommend that Council award a contract to Peek Pavement Marking, LLC, Columbus, Georgia in the amount of $105,585.90 to complete paving markings, centerline and/or edgeline, on 21 of the highest priority roadways needing to be remarked or have centerlines added. The source of the funding is account 234200IT-54901, Tag Funds. The list of roads are: Buckwalter Parkway, Bluffton Parkway (Buck Island road to Simmonsville Road), Bluffton Parkway (Buckwalter Parkway to Buck Island Road), Bluffton Parkway (S.C. Highway 170 to Buckwalter Parkway), Sheridan Park Circle, Pennington Drive, Maritime Center to Chechessee River, Central Drive, Parkside Drive, Bluffton Parkway, County Office Building at Myrtle Park, Gardner Drive, Stanley Road, Hummingbird Lane, Cardinal Lane, Dolphin Point Road, Marsh Drive, Fiddler Drive, Meadowlark Street and Fairfield Road. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation: Council award a contract to Peek Pavement Marking, LLC, Columbus, Georgia in the amount of $105,585.90 to complete paving markings, centerline and/or edgeline, on 21 of the highest priority roadways needing to be remarked or have centerlines added. The source of the funding is account 234200IT-54901, Tag Funds. The list of roads are: Buckwalter Parkway, Bluffton Parkway (Buck Island road to Simmonsville Road), Bluffton Parkway (Buckwalter Parkway to Buck Island Road), Bluffton Parkway (S.C. Highway 170 to Buckwalter Parkway), Sheridan Park Circle, Pennington Drive, Maritime Center to Chechessee River, Central Drive, Parkside Drive, Bluffton Parkway, County Office Building at Myrtle Park, Gardner Drive, Stanley Road, Hummingbird Lane, Cardinal Lane, Dolphin Point Road, Marsh Drive, Fiddler Drive, Meadowlark Street and Fairfield Road.

2. **A Resolution Authorizing the Renaming of the Beaufort County Government Center in Memory of General Robert Smalls**

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, submitted a resolution from the Roberts Smalls Association requesting Council authorize the renaming of the Beaufort County Government Center in memory of Robert Smalls.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Fobes, that Council adopt a resolution authorizing the Beaufort County Administrator to replace all existing signs, notices, etc. as may be necessary to effect the name change from the Beaufort County Government Center to "Beaufort County Government Robert Smalls Complex" effective immediately. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation: Council adopt a resolution authorizing the Beaufort County Administrator to replace all existing signs, notices, etc. as may be necessary to effect the name

DRAFT

change from the Beaufort County Government Center to "Beaufort County Government Robert Smalls Complex" effective immediately.

3. SCDOT Request for Right of Way Property for Jarvis Creek Bridge Replacement, Hilton Head Island

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

Discussion: Mr. Robert McFee, Division-Director Engineering and Infrastructure, presented this item to the committee. SCDOT is replacing the bridge over Jarvis Creek on Spanish Wells Road (S-7-79). In order to align the new bridge and roadway, SCDOT has submitted a request to acquire properties for right of way on two parcels owned jointly by Beaufort County and the Town of Hilton Head. The County and the Town own 50% of each parcel. The parcels are on the east side frontage of Spanish Moss Road and adjacent to Jarvis Creek. SCDOT has also requested a construction easement for Tract 42 from Beaufort County for construction slopes beyond the right of way on Spanish Moss Road.

Motion: It was moved by Mr. Flewelling, seconded by Mr. McBride, that Committee approve and recommend Council accept the right of way acquisition request from SCDOT for the County / Town of Hilton Head Island parcels R511-007-000-075A, consisting of 1.93 acres and R511-007-000-075F, consisting of 1.0 acres for the Jarvis Creek Bridge replacement. Further, Council approve the construction easement at Tract 42 for construction slopes. The vote: YEAS – Mrs. Bensch, Mr. Caporale, Mr. Dawson, Mr. Flewelling, Mr. Fobes, Mr. McBride and Mr. Stewart. The motion passed.

Recommendation: Council accept the right of way acquisition request from SCDOT for the County / Town of Hilton Head Island parcels R511-007-000-075A, consisting of 1.93 acres and R511-007-000-075F, consisting of 1.0 acres for the Jarvis Creek Bridge replacement. Further, Council approve the construction easement at Tract 42 for construction slopes.

4. SCDOT Oversight Services on County Sales Tax Projects

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

Discussion: Mr. Robert McFee, Division-Director Engineering and Infrastructure, presented this item to the Committee. In March 2008, Beaufort County executed an Joint Intergovernmental Agreement (JGA) with SCOOT for the County's 2006 Sales Tax Projects. It states in the JGA that SCOOT shall conduct Quality Assurance (QA) oversight services on all construction projects on state maintained roadways at the discretion of the State Highway Engineer. The JGA also states that SCOOT shall invoice the County for reimbursement for costs incurred as part of the QA oversight activities. Beaufort County has received the following invoice for QA activities on SC 170 Widening Project, Boundary Street Streetscape TIGER

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Grant Project, and the Bluffton Parkway Phase SA Segment 2-US 278 Flyover Bridges construction.

Motion: It was moved by Mr. Flewelling, seconded by Mr. Caporale, that Committee approve and recommend that Council authorize the payment of the SCDOT third quarter FY 2014 invoice in the amount of $111,454.20 for oversight services on County Sales Tax Projects (SC 170 Widening Project, Boundary Street Streetscape TIGER Grant Project, and the Bluffton Parkway Phase SA Segment 2- US 278 Flyover Bridges construction).

Recommendation: Council authorize the payment of the SCDOT third quarter FY 2014 invoice in the amount of $111,454.20 for oversight services on County Sales Tax Projects (SC 170 Widening Project, Boundary Street Streetscape TIGER Grant Project, and the Bluffton Parkway Phase SA Segment 2-US 278 Flyover Bridges construction).

INFORMATION ITEM

5. **Discussion / Placement of Palmetto Electric Co-op Cable and Equipment on County Property**

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, presented this item to the Committee. The County is in receipt of correspondence dated September 2014 from Palmetto Electric requesting a utility easement along a piece of property owned by Beaufort County. It is located off Spanish Wells Road, Hilton Head Island. The property was purchased with the Rural and Critical Lands Program in 2005. The County will contact representatives of Palmetto Electric to obtain additional documentation regarding designs and location of the easement

Status: Information only. This item will come back to Committee at a meeting in the immediate future.

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REAPPOINTMENTS AND APPOINTMENTS
TO
BOARDS AND COMMISSIONS

December 8, 2014

1. Natural Resources Committee

① Rural and Critical Lands Preservation Board

Nominated	*Name*	*Position/Area/Expertise*	*Reappoint/Appoint*	*Votes Required*
11.10.14	Michael Mathews	Council District 9	Appoint	6 of 11 (1st term)

② Stormwater Management Utility Board

Nominated	*Name*	*Position/Area/Expertise*	*Reappoint/Appoint*	*Votes Required*
11.10.14	Laurence Meisner	Stormwater District 6 (unincorporated Port Royal Island)	Appoint	6 of 11 (1st term)
11.10.14	Marc Feinberg	Stormwater District 9 (unincorporated Bluffton Township and/ Daufuskie Island	Appoint	6 of 11 (1st term)

ORDINANCE NO. 2015 /

AN ORDINANCE TO APPROPRIATE FUNDS NOT TO EXCEED $412,500 FROM THE LOCAL (3%) ACCOMODATIONS TAX FUND TO THE COUNTY GENERAL FUND FOR DESIGN AND REHABILITATION IMPROVEMENTS FOR THE DAUFUSKIE ISLAND PIER.

WHEREAS, Beaufort County deems it appropriate to provide funding for the design and rehabilitation improvements for the Daufuskie Island Pier; and

WHEREAS, Beaufort County has determined that it is the best interest of its citizens to provide funding to the General Fund for this purpose from Local Accommodations Tax Funds.

NOW THEREFORE, BE IT ORDAINED by Beaufort County Council that an appropriation not to exceed $412,500 be made from the Local (3%) Accommodations Tax Funds to the General Fund to pay for the design and rehabilitation improvements for the Daufuskie Island Pier.

Adopted this ____ day of _____, 2015.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading:
Second Reading:
Public Hearing:
Third and Final Reading:

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
Josh Gruber, Deputy County Administrator
Alicia Holland, Chief Financial Officer
Monica Spells, Compliance Officer
Dave Thomas, Purchasing Director

FROM: Robert McFee, County Engineer

SUBJ: **Daufuskie Island Pier Rehabilitation Design Build Project RFP#092514**

DATE: November 12, 2014

BACKGROUND. Beaufort County issued a Request for Proposals for qualified firms to design and provide rehabilitation improvements for the Daufuskie Island Pier. In 2013, an inspection of the pier was completed and a report was prepared which indicated that the pier was substandard and needed to be repaired very soon. The report found structural issue with the piling and cap connections. In the past, this site has served as the County ferry pier. Currently, it serves as a major transportation hub for island. It is the only County owned site capable of handling ferry service.

The following firm responded and provided a proposal for the project on September 25, 2014.

PROPOSER	LOCATION	AMOUNT
Cape Romain Contractors, Inc.	Wando, SC	$375,000

A selection committee consisting of the CIP Manager, Construction Manager, Public Works Director, Disaster Recovery Coordinator, Public Works Superintendent South and Public Works General Support Superintendent reviewed the proposal using established criteria focused on the "best value offered". Cape Romain Contractors was interviewed and on the basis of the qualification of the firm and value offered the selection committee recommends an award of a design/build contract to Cape Romain Contractors, Inc., in the amount $375,000 to design and rehabilitate the Daufuskie Island Pier. The selection committee along with our Purchasing Director explored the possibility of value engineering and was not able to find any cost savings in the project. Several key factors such as having to barge all materials to the site, no shore side lay down area/ storage, no vehicular access to the mainland, having to batch concrete on-site, and no accommodations for the workers contribute to the cost of the project. Staff is requesting a 10% contingency totaling $37,500 for this project. The total project budget for design and rehabilitate is $412,500.

SMB OUTREACH PLAN. This solicitation sought proposals only and did not require proposers to seek quotes from potential local small and minority subcontractor; however, proposers were required to describe a "small and minority business outreach plan" for the construction phase of the project unless self-performing all work. The County's Compliance Officer reviewed the sole proposal received from Cape Romain Contractors, Inc., and determined the proposer intends to self-perform all work for this project.

FUNDING. It is recommended that funding for this project be approved from the County's Local Accommodations Tax with an available fund balance of $2,558,120.

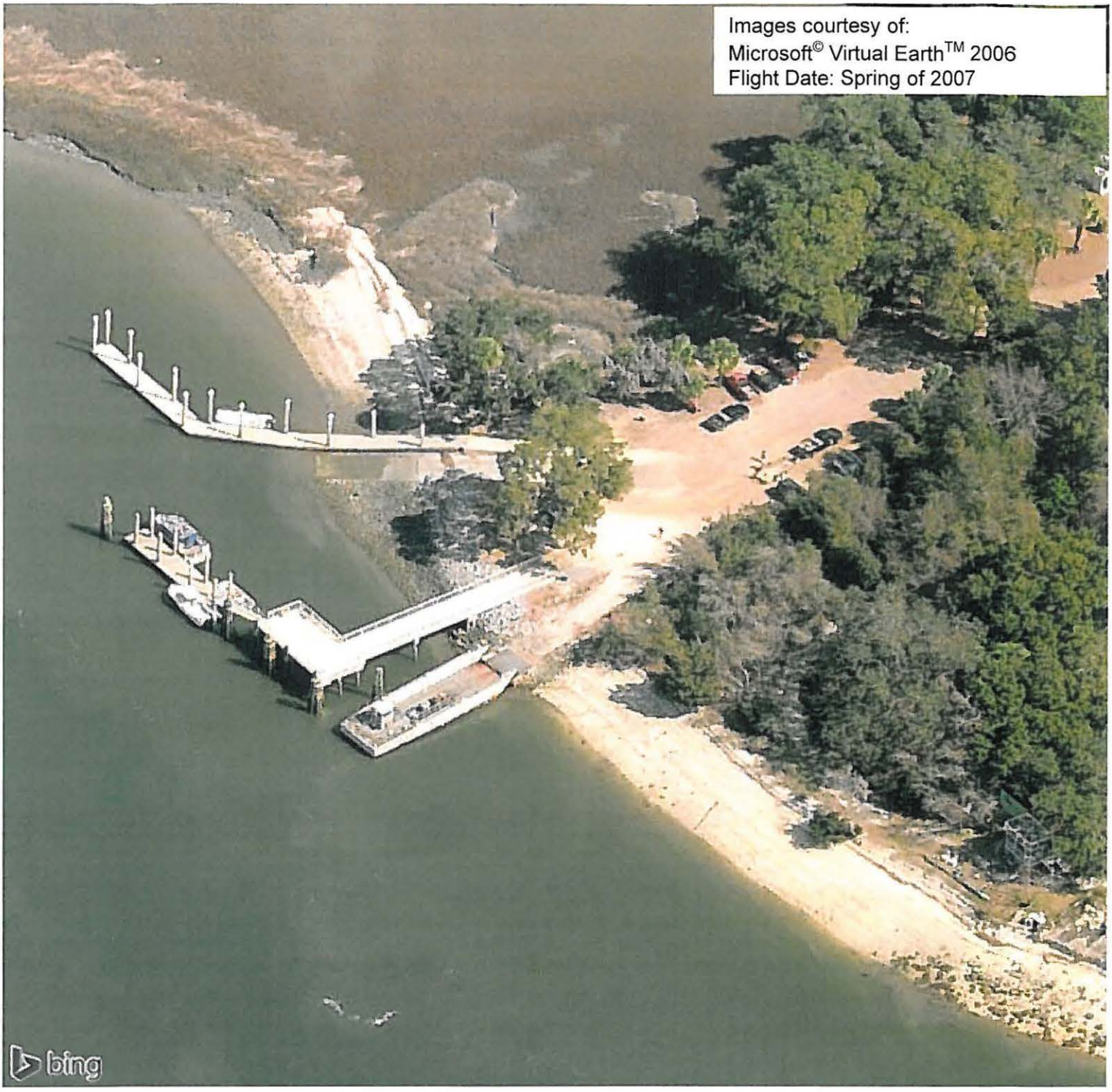
ACTION. Public Facilities Committee Meeting on November 17, 2014.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of a contract award to Cape Romain Contractors, Inc., to design and rehabilitate the Daufuskie Island Pier for a total contract amount of $375,000. Additionally, approve and recommend to County Council a project design and rehabilitation budget of $412,500 funded from the County's Local Accommodations Tax.

Attachments: 1) Location Map 2) Local Accommodations Tax Fund Balance Report

Beaufort County
Local Accomodations Tax
September 30, 2014 (Follows Ordinance 2009/15) - Preliminary and Unaudited

Description	Operations	County-Wide Advertising	Tourism Infrastructure	River/Beach Access	Reserve Fund	Total
Beginning Fund Balance	**$ 116,517**	**$ -**	**$ 1,202,179**	**$ 478,540**	**$ 763,269**	**$ 2,560,505**
Revenues						
Local Accomodations Tax Fund Revenues & Interest	36,806	350,000	43,958	14,653	14,653	**460,070**
Expenditures						
Personnel	(11,573)	-	-	-	-	**(11,573)**
Purchased Services	(2,279)	-	-	-	-	**(2,279)**
Supplies	(29)	-	-	-	-	**(29)**
	(13,881)	-	-	-	-	**(13,881)**
Subsidies to Others						
County-Wide Advertising						
Beaufort County Black Chamber of Commerce	-	(50,000)	-	-	-	**(50,000)**
Beaufort Regional Chamber of Commerce	-	(150,000)	-	-	-	**(150,000)**
Hilton Head Island-Bluffton Chamber of Commerce	-	(150,000)	-	-	-	**(150,000)**
	-	(350,000)	-	-	-	**(350,000)**
Tourism Infrastructure						
Santa Elena Project Foundation	-	-	(75,000)	-	-	**(75,000)**
	-	-	(75,000)	-	-	**(75,000)**
River/Beach Access						
South Carolina State Park Service	-	-	-	(23,574)	-	**(23,574)**
	-	-	-	(23,574)	-	**(23,574)**
Total Revenues	36,806	350,000	43,958	14,653	14,653	**460,070**
Total Expenditures	(13,881)	(350,000)	(75,000)	(23,574)	-	**(462,455)**
Net Revenues (Expenditures)	22,925	-	(31,042)	(8,921)	14,653	**(2,385)**
Ending Fund Balance	**$ 139,442**	**$ -**	**$ 1,171,137**	**$ 469,619**	**$ 777,922**	**$ 2,558,120**


Images courtesy of:
Microsoft© Virtual Earth™ 2006
Flight Date: Spring of 2007
bing


County Boat Landing
Daufuskie Island
Cooper River
Pine Island
Ramshorn Creek
New River
Beaufort
Mungen Creek
CARVIN RD
OLD HALF POINT RD
LAKE WASHINGTON RD
BARGE LANDING RD
TOBY PL
OSPREY LINKS DR
CLUBHOUSE LN
FREEPORT DR
MONGIN RUN
STRANGE OVERLOOK
SILVER DEW LN
MASTERS DR
JACKS DR
SHORTSMAN DR
AVE OF OAKS
CAPTAIN MONROE LN
MARTI NANGEL LN
TURTLE BEACH RD
HINSON WHITE DR
MARYFIELD RD
TABBER LN
CHURCH RD
CHRISTINA CT
SCHOOL RD
HAIG POINT RD
BRYAN RD
KENNIES POINT RD
DUNN LN
PROSPECT RD
BEACH RD
OAKRIDGE LN
BLOODY POINT DR
RIVER RD
FUSKIE LN
2 km
1 mi

COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DIVISION
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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
Josh Gruber, Deputy County Administrator
Alicia Holland, Chief Financial Officer
Monica Spells, Compliance Officer
Dave Thomas, Purchasing Director

FROM: Robert McFee, County Engineer

SUBJ: **Perryclear Bridge Repair/Replacement Design Build Project RFP#080714**

DATE: October 29, 2014

BACKGROUND. Beaufort County issued a Request for Proposals for qualified firms to design and build a replacement bridge over Mulligan Creek to serve Perryclear Community in the Grays Hill area adjacent to the Marine Corps Air Station. The bridge was originally constructed in 1965 and the timber piles have been repaired/replaced on two occasions. The annual SCDOT inspection report from August 2013 recommended a second reduction of the load capacity for the bridge. The maximum load it can safely handle is 10 tons which is less than a modern fire truck.

The following 5 firms responded and provided a proposal for the project on September 24, 2014.

PROPOSER	LOCATION	PROPOSAL AMOUNT for VOIDED BOX STANDARD BRIDGE
Cape Romain Contractors, Inc.	Wando, SC	$1,510,000
Carolina Bridge Co, Inc.	Orangeburg, SC	$1,578,733
O'Quinn Marine	Beaufort, SC	$811,250
TIC Marine & Heavy Civil	Savannah, GA	$1,589,030
United Infrastructure Group	Great Falls, SC	$1,080,000

*A sixth firm, Republic Contracting Corp, submitted a proposal but it did not include the voided box standard bridge.

A selection committee consisting of the CIP Manager, Construction Manager, Publics Work Director, Disaster Recovery Coordinator, Public Works Superintendent North and Public Works General Support Superintendent reviewed the proposals using established criteria focused on the "best value offered". Firms were interviewed by the selection committee. As a result of the interviews, United Infrastructure Group was selected as the proposer providing the best solution and value for the design and replacement of the Perryclear Bridge. The selection committee along with Purchasing Director further negotiated with United Infrastructure Group, resulting in six value engineering items reducing the contract price by $173,000. See Attachment #1.

SMB OUTREACH PLAN. This solicitation sought proposals only and did not require proposers to seek quotes from potential local small and minority subcontractor; however, proposers were required to describe a "small and minority business outreach plan" for the construction phase of the project unless self-performing all work. The County's Compliance Officer reviewed the proposals and determined that the successful proposer, United Infrastructure Group provided a sound SMB outreach plan for delivery of the project. Regarding the others proposers, Cape Romain Contractors, Carolina Bridge Company, Republic Contracting Corporation, and TIC Marine provided a SMB outreach plan. O'Quinn Marine Construction provided a notarized self-performance affidavit.

On the basis of the qualification of the firm and the value offered, the selection committee recommends award of a design/build contract to United Infrastructure Group in the amount of $907,000 for the Perryclear Bridge Repair/Replacement. Staff is requesting a 10% contingency totaling $90,700 for the project. The total project budget for design and repair/replacement construction is $997,700.

FUNDING. The project would be funded by the 2015 CIP Program - Perryclear/MCAS Bridge Replacement Acct #40090011-54432 with a balance of $1,000,000.

ACTION. Public Facilities Committee Meeting on November 17, 2014.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of a contract award to United Infrastructure Group to design and replace the Perryclear Bridge for a total contract amount of $907,000. Additionally, approve and recommend to County Council a project design and construction budget of $997,700 funded from the 2015 CIP Program.

JRM/DC/mjh

Attachments: 1) United 11/7/14 ltr for Value Engineering Items
2) Location Map

rfp/PerryClearBridge/pfcapp

UNITED
INFRASTRUCTURE GROUP

November 7, 2014

Purchasing Director's Office
Beaufort County Administration Building
106 Industrial Village Road, Building #2
Beaufort, SC 29906

RE: RFP #080714 – Design Build Repair/Replacement of Perryclear Bridge in Beaufort County, SC

Dear Sir/Madam,

Thank you for your recent selection of United Infrastructure Group for the referenced project and award of the contract pending final council approval. We look forward to working with you and are eager to begin work on the project. Pursuant to the conditions of the original Price Proposal and Certifications and our subsequent conversations, we realize there are project budget constraints and offer the following table of cost reduction measures for your consideration:

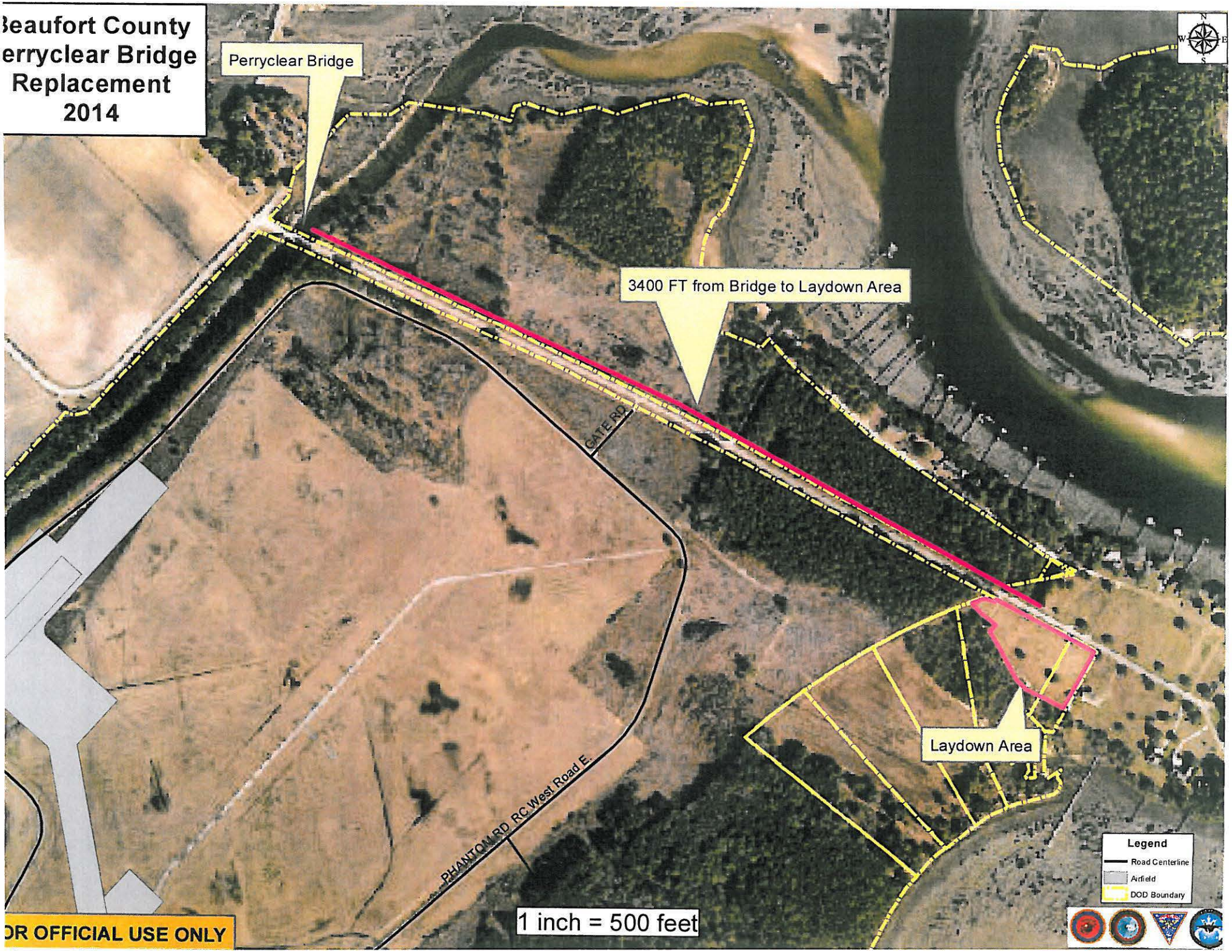
Description	Value
Beaufort County retain and repurpose existing bridge timber piles, concrete caps, and concrete deck panels.	$5,000
Beaufort County eliminate requirement for hydraulic analysis since new bridge eliminates 7 bents in the waterway.	$10,000
Allow the bridge low chord elevation to be lowered approx. 15" such that the new finish grade is approx. 1.5" above existing finish grade.	$10,000
Provide advanced contract payments with initial 50% paid by 12/31/14, 25% at 50% completion, and 25% at 100% completion.	$15,000
Beaufort County remove and relocate the existing waterline prior to the beginning of roadway and/or bridge construction.	$33,000
Eliminate temporary detour bridge by shifting roadway alignment approx. 5', using existing bridge for detour, and building new bridge in 2 phases.	$100,000
Total	**$173,000**

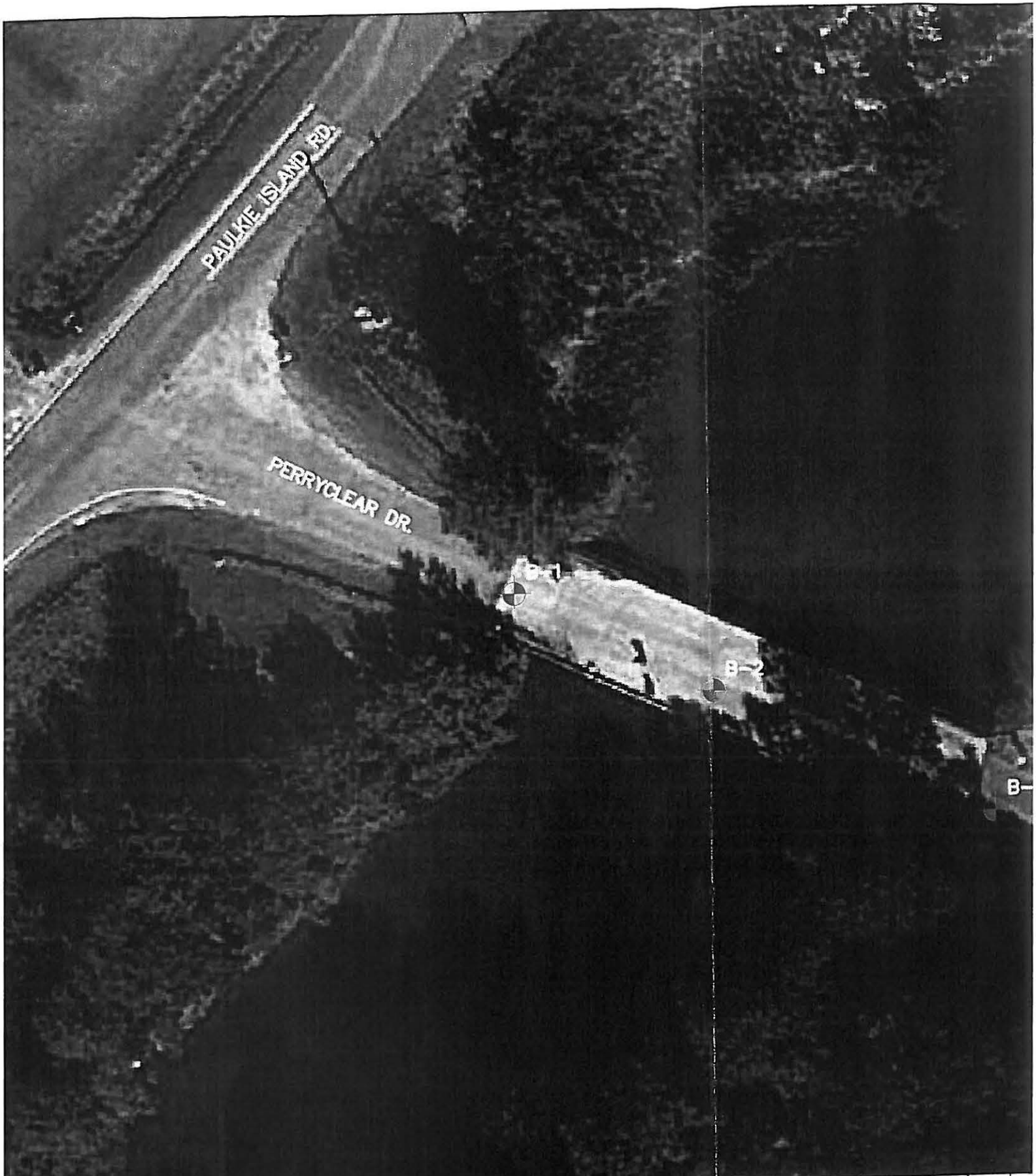
If the above cost reduction items are approved, UIG will complete the project for a lump sum amount of $907,000 and will work with Beaufort County to explore further cost reduction opportunities. If you have any questions or need additional information, please contact me at jet@uig.net or 803-513-1900.

Regards,
United Infrastructure Group, Inc.

James E. Triplett

James E. Triplett, PE
President


Beaufort County
erryclear Bridge
Replacement
2014
Perryclear Bridge
3400 FT from Bridge to Laydown Area
GATE RD
Laydown Area
PHANTOM RD RC West Road E.
1 inch = 500 feet
Legend
Road Centerline
Airfield
DOD Boundary
OR OFFICIAL USE ONLY



REV. NO.	
4	
3	
2	
1	

TOPO.
DWG. JFH
R/W

COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY ENGINEERING DIVISION
104 Industrial Village Road, Building #3, Beaufort, SC 29906
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TO: Councilman Gerald Dawson, Chairman, Public Facilities Committee

VIA: Gary Kubic, County Administrator
Josh Gruber, Deputy County Administrator
Alicia Holland, Chief Financial Officer
Monica Spells, Compliance Officer
Dave Thomas, Purchasing Director

FROM: Robert McFee, County Engineer

SUBJ: **CONTRACT AWARD FOR BEAUFORT COUNTY MYRTLE PARK OFFICE COMPLEX RENOVATIONS IFB #102314E**

DATE: November 12, 2014

BACKGROUND. On November 6, 2014, Beaufort County received bids from four construction companies for renovations and improvements at the Myrtle Park Office Complex. The scope of the improvements include interior renovations to the 3rd floor creating a one stop shop, second floor office renovations, replacing the glazing in the exterior door units, paving the parking areas, and stripping the parking lot.

Listed below are the total bids received from the four contractors.

Contractors	Total Bid
Collins Construction, Inc., Thunderbolt, GA	$362,562
Hutter Construction Corporation, Beaufort, SC	$420,000
Fraser Construction Company, Bluffton, SC	$488,805
Patterson Construction Company, Beaufort, SC	$503,990

Collins Construction Inc., bid submittal is considered non-responsive due to errors in their documentation of outreach and proposed utilization plan for SMBE's. Attachment #2 is the SMB Bid Review completed by the County's Compliance Officer. Additionally, we received a request from Collins Construction to withdraw their bid because they had omitted/overlooked two allowances in the bid totaling $50,000.

An analysis of Hutter's bid prices revealed no apparent cause for rejecting their bid. Therefore, Hutter Construction Corporation is the certified lowest responsible/responsive bidder and is in compliance with the County's SMB Participation Ordinance.

Through state contract, we received a quote from FSI Office Furniture in the amount of $47,459.05 for office furniture and fixtures to support the one stop shop. Additionally through state contract vendor Encore, the County's MIS Department with a budget of $240,000 will provide digital security, cameras, switches, network gear and servers to outfit the project. Staff is requesting a 10% project contingency of $70,000. Total project budget is $777,459.

FUNDING. 2005 CIP Program - Southern County Office Space Improvements Acct # 40040011-54420 with a balance of $84,691
2013 CIP Program - Southern County Office Space Acct #40080011-54420 with a balance of $693,408

ACTION. Public Facilities Committee Meeting on November 17, 2014.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council a contract award to Hutter Construction Corporation in the amount of $420,000 for renovations to the Myrtle Park office complex, an award to FSI office furniture for $47,459.05 for office furniture and fixtures, approval of a $240,000 budget for MIS to utilized through State Contract for security and IT needs at Myrtle Park office complex, and a 10% project contingency of $70,000. Grand total for project funding is $777,459 from the funding sources listed above.

Attachments: 1) Bid Certification 2) SMBE Documents 3) FSI Office Furniture Quote 4) Floor Plan

PRELIMINARY BID TABULATION

PURCHASING DEPARTMENT

Project Name:	**Myrtle Park Office Complex Renovations**
Project Number:	IFB # 102314E
Project Budget:	
Bid Opening Date:	November 6, 2014
Time:	3.00 PM
Location:	Building #2 102 Industrial Village Rd, Beaufort, SC
Bid Administrator:	Dave Thomas, Beaufort County Purchasing Director
Bid Recorder:	

The following bids were received for the above referenced project.

BIDDER	BID FORM	BID BOND	ALL ADDENDA	SCH OF VALUES	SUB LISTING	SMBE DOCS		BID GRAND TOTAL	
Patterson Construction									
PRO Construction, Inc.	X	X						$498,990.00; Alternate 1 = $5,000.00	
JOCO Construction									
Fraser Construction Company, LLC	X	X						$473,269.00; Alternate 1 = $15,536.00	
Innovative Solutions of SC, Inc									
Beaufort Construction									
Collins Construction, Inc.	X	X						$347,762.00; Alternate 1 = $14,800.00	
Hutter Construction Corp.	X	X						$410,000.00; Alternate 1 = $10,000.00	
Palmco Services, LLC									
Divinity General Contractors, LLC									

Beaufort County posts PRELIMINARY bid tabulation information within 2 business days of the advertised bid opening. Information on the PRELIMINARY bid tabulation is posted as it was read during the bid opening. Beaufort County makes no guarantees as to the accuracy of any information on the PRELIMINARY tabulation. The bid results indicated here do not necessarily represent the final compliance review by Beaufort County and are subject to change. After the review, the final award will be made by Beaufort County Council and a certified bid tab will be posted online.

Bid Administrator Signature

Bid Recorder Signature

Bid Certification Signature

Small and Minority Business Bid Compliance Review of Good Faith Efforts (1 of 2)

Myrtle Park Office Renovations– IFB #102314E

	Prime Bidder/Proposer	Collins	Fraser	Hutter	PRO
1	Included Good Faith Efforts Checklist Form	1	1	1	1
2	Requested Beaufort County SMBE Vendor List	0	1	1	1
3	Included Copy of Written Notice to SMBE	1	0	1	1
4	Provided Proof of Sending Written Notice to SMBE	1	1	1	1
5	Sent Bid Notice to SMBE 10 Days in Advance	1	1	1	1
6	Included Copy of Written Notice to Good Faith Agencies	1	1	1	1
7	Provided Proof of Sending Written Notice to Good Faith Agencies	1	1	1	1
8	Signed Non-Discrimination Statement Form (Exhibit 1)	1	1	1	1
9	Included Completed Outreach Documentation Log (Exhibit 2)	0	1	1	1
10	Included Completed Proposed Utilization Plan (Exhibit 3)	0	1	1	1
	Total	**7**	**9**	**10**	**10**

Collins Construction Services, Inc. (Thunderbolt, GA)
Fraser Construction Company, LLC (Bluffton, SC)
Hutter Construction Corporation (Beaufort, SC)
PRO Construction, Inc. (Jacksonville, FL)

Total of 10 Possible Points

Scoring:
0 = No
1 = Yes

Prepared by Monica Spells
November 11, 2014

Small and Minority Business Bid Compliance Review of Good Faith Efforts (2 of 2)

Myrtle Park Office Renovations– IFB #102314E

Prime Bidder/Proposer	Proposed Local SMBE Firm Name	Type	Location	Scope	Proposed Amount
Collins Construction Thunderbolt, GA	Not Provided	-	-	-	-
Fraser Construction Bluffton, SC	Daley Cleaning Services	WBE	Bluffton, SC	Cleaning	Not Provided
	Hernandez Drywall	MBE	Beaufort, SC	Drywall	Not Provided
	Kruger Electric	SBE	Bluffton, SC	Electrical	Not Provided
	Lucas Design	WBE	Bluffton, SC	Painting	Not Provided
Hutter Construction Beaufort, SC	Creative Interiors	SBE	Beaufort, SC	Flooring	$31,000
PRO Construction Jacksonville, FL	Waters Plumbing	SBE	Beaufort, SC	Plumbing	$37,000

MBE = Minority Business Enterprise
SBE = Small Business Enterprise
WBE = Woman Business Enterprise

Prepared by Monica Spells
November 11, 2014

Hickman, Maggie

From: Spells, Monica
Sent: Tuesday, November 11, 2014 4:21 PM
To: Coleman, David
Cc: Hickman, Maggie; Skinner, Carol
Subject: SMBE Review Myrtle Park
Attachments: SMBE Review - Myrtle Park Renovations - 102314E.pdf

David:

Please find attached the Myrtle Park Renovations project small and minority business enterprise (SMBE) review. Hutter Construction and PRO Construction met all ten good faith efforts requirements. Fraser Construction met nine of the requirements; Fraser failed to provide a copy of written notice issued to SMBEs of any bid opportunities. Collins Construction met seven of the requirements; Collins failed to request the Beaufort County SMBE Vendor List and did not include completed exhibits 2 and 3 documenting their outreach to SMBEs and proposed utilization plan of SMBEs.

If Collins Construction is the apparent low bidder, based on the above my recommendation is to consider moving to the next bidder, which appears to be Hutter.

Let me know if you prefer picking up the bid packages or having them delivered to you.

Thank you,

Monica N. Spells
Beaufort County Government
Post Office Drawer 1228 | Beaufort, SC 29901
843.255.2354 desk | mspells@bcgov.net

Office Furniture Proposal

Bluffton Treasurer Office 3rd Floor

Quote#

Bill To:

Ship To:

Quoted By: Kelly Sicilia

Kelly.Sicilia@FormsanSupply.com

Notes:

Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
301 Customer Lobby							
1	8	H4041	HON	Olson Stacker 4040 Series Polymer Seat&Back 4-per crnt	$ 592.00	$ 296.00	$ 2,368.00
				CLR: Onyx .ON *FRAME: Chrome .Y*			
2	3	H4048	HON	Olson Stacker 4040 Series Ganging Chr Glides(Box of 48)	$ 104.00	$ 52.00	$ 156.00
3	2	H4043	HON	Olson Stacker 4040 Cart for Stacking 4041 Chrs(Blk Only)	$ 412.00	$ 206.00	$ 412.00
				FRAME: BLACK .T			
					Subtotal:	$ 2,936.00	
303 Treasurer Suite							
4	3	HITS5	HON	Ignition Task Stool Pneu Adj Footrest Back Ht Adj	$ 664.00	$ 332.00	$ 996.00
				Arm: Height and Width Adj .A *CASTER: Hard .H* *Back: Mesh Back .M* *GRADE: III UPHOLSTERY $(3)* *UPH: Inertia .NR* *COLOR: Fog 19* *FRAME: Black .T* *Base: Standard Black .SB*		
5	3	M-SYP20B-R	MAX	Sys & Desk Univ Pedestal 20Dx15Wx28H BBF R-Pull	$ 557.00	$ 143.23	$ 429.69
				MAX Core Clr Opts $(CORE) *Black .MPBL*			
6	4	M-PLMR-4224L	MAX	PL Std Mono Rcwy Pnl 42Hx24W Laminate	$ 789.00	$ 202.89	$ 811.56
				MAX Core Clr Opts $(CORE) *Black .MPBL* *Core Dir Lam Opts $(GCDRLAM)* *Windsor Mahogany .W7039-60*			

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Line	Qty	Part Number	Mfg	Part Description		List	Sell	Ext Sell
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
7	4	M-PLMR-4230L	MAX	PL Std Mono Rcwy Pnl 42Hx30W Laminate		$ 816.00	$ 209.83	$ 839.32
								
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
8	2	M-PLMR-4236L	MAX	PL Std Mono Rcwy Pnl 42Hx36W Laminate		$ 851.00	$ 218.83	$ 437.66
								
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
9	3	M-PLMR-4248L	MAX	PL Std Mono Rcwy Pnl 42Hx48W Laminate		$ 956.00	$ 245.83	$ 737.49
								
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
10	1	M-EH48	MAX	Standard Double Block Duplex Harness 48W		$ 253.00	$ 65.06	$ 65.06
11	1	M-EP24	MAX	Pass-Through Harness 24W		$ 133.00	$ 34.20	$ 34.20
12	4	M-EPS30	MAX	Single Block Pass-Through Harness 30W		$ 160.00	$ 41.14	$ 164.56
13	2	M-EPS36	MAX	Single Block Pass-Through Harness 36W		$ 176.00	$ 45.26	$ 90.52
14	2	M-ED1	MAX	Duplex Outlet Circuit #1		$ 43.00	$ 11.06	$ 22.12
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
15	2	M-ED2	MAX	Duplex Outlet Circuit #2	$ 43.00	$ 11.06	$ 22.12
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
16	2	M-ED3	MAX	Duplex Outlet Circuit #3	$ 43.00	$ 11.06	$ 22.12
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
17	1	M-EPF2	MAX	Power In-Feed through Side Receptacle	$ 283.00	$ 72.77	$ 72.77
18	2	M-UWR2466T	MAX	Univ Wksfc Rectglr 24Dx66W T-Mold	$ 392.00	$ 100.80	$ 201.60
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
19	1	M-UWR2460T	MAX	Univ Wksfc Rectglr 24Dx60W T-Mold	$ 360.00	$ 92.57	$ 92.57
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
20	3	M-UWR2048T	MAX	Univ Wksfc Rectglr 20Dx48W T-Mold	$ 298.00	$ 76.63	$ 229.89
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
21	2	M-PLCT1266T	MAX	PL Straight Countertop 12Dx66W T-Mold	$ 313.00	$ 80.49	$ 160.98
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
22	1	M-PLCT1260T	MAX	PL Straight Countertop 12Dx60W T-Mold	$ 306.00	$ 78.69	$ 78.69
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
23	6	M-PLCTB	MAX	Parallel Countertop Brackets	$ 45.00	$ 11.57	$ 69.42
				MAX Core Clr Opts *$(CORE)*			

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
				Black *.MPBL*			
24	2	M-UWSKR3	MAX	Rect Worksurface Suprt Kit/over 63L	$ 143.00	$ 36.77	$ 73.54
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
25	1	M-UWSKR2	MAX	Rect Worksurface Suprt Kit up to 63L	$ 108.00	$ 27.77	$ 27.77
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
26	3	M-UWSKL	MAX	L-Return Worksurface Support Kit	$ 143.00	$ 36.77	$ 110.31
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
27	3	M-C1R-20	MAX	Univ Cantilevered Worksurf Bracket RH 20"	$ 53.00	$ 13.63	$ 40.89
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
28	2	M-PLCPLR42	MAX	PL Connector Post 2-Way 90Deg L 42H Raceway	$ 208.00	$ 53.49	$ 106.98
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
29	6	M-PLCPTP	MAX	Parallel Panel to Panel Connector	$ 52.00	$ 13.37	$ 80.22
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
30	2	M-PLCPTR42	MAX	PL Connector Post 3-Way T- 42H Raceway	$ 218.00	$ 56.06	$ 112.12
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
31	4	M-PLEC1ER	MAX	Parallel End Cover-Raceway	$ 29.00	$ 7.46	$ 29.84
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
					Subtotal:		**$ 6,160.01**

303B Treasurer Offic

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
32	1	H5002	HON	5000 Series Park Avenue Mang Mid-back Loop Arms	$ 1,283.00	$ 641.50	$ 641.50
				FINISH: Mahogany *.N* *GRADE: LEATHER UPHOLSTERY* *$(L)* *UPH: Leather* *.SS* *COLOR: Black* *11*			
33	2	H2112	HON	Invitation 2110 Series Guest Leg Base Double Rail Arms	$ 582.00	$ 291.00	$ 582.00
				FINISH: Mahogany *.N* *GRADE: IV Upholstery* *$(4)* *Uph: Dotty* *.DOT* *Uph: Black* *10*			
34	1	H11545R	HON	Valido 72"W x 24"D x 29-1/2" Sgle Ped Cred RT B/F ped	$ 1,131.00	$ 565.50	$ 565.50
				Edge: Ribbon *.A* *Pull Opt: Arch Matte Chrome* *.M* *LAM: Mahogany* *.N* *LAM: Mahogany* *N*			
35	1	H115527R	HON	Valido Square End Cap Bookshelf Rt 24Wx24Dx67	$ 899.00	$ 449.50	$ 449.50
				Edge: Ribbon *.A* *LAM: Mahogany* *.N* *LAM: Mahogany* *N*			
					Subtotal:	**$ 2,238.50**	

305 Assessor Suite

Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
36	3	HITS5	HON	Ignition Task Stool Pneu Adj Footrest Back Ht Adj	$ 664.00	$ 332.00	$ 996.00
				Arm: Height and Width Adj *.A* *CASTER: Hard* *.H* *Back: Mesh Back* *.M* *GRADE: III UPHOLSTERY* *$(3)* *UPH: Inertia* *.NR* *COLOR: Fog* *19* *FRAME: Black* *.T* *Base: Standard Black* *.SB*			
37	2	HIWM1	HON	Ignition Wk Mid-bck Pneu Swivel tilt Tilt Bck Ht Adj	$ 619.00	$ 309.50	$ 619.00
				Arm: Height and Width Adj *.A* *CASTER: Hard* *.H* *Back: Mesh Back* *.M* *GRADE: III UPHOLSTERY* *$(3)* *UPH: Inertia* *.NR* *COLOR: Fog* *19* *FRAME: Black* *.T* *Base: Standard Black* *.SB*			

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
38	3	M-SYP20B-R	MAX	Sys & Desk Univ Pedestal 20Dx15Wx28H BBF R-Pull	$ 557.00	$ 143.23	$ 429.69
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
39	4	M-PLMR-4224L	MAX	PL Std Mono Rcwy Pnl 42Hx24W Laminate	$ 789.00	$ 202.89	$ 811.56
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
40	4	M-PLMR-4230L	MAX	PL Std Mono Rcwy Pnl 42Hx30W Laminate	$ 816.00	$ 209.83	$ 839.32
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
41	2	M-PLMR-4236L	MAX	PL Std Mono Rcwy Pnl 42Hx36W Laminate	$ 851.00	$ 218.83	$ 437.66
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
42	3	M-PLMR-4248L	MAX	PL Std Mono Rcwy Pnl 42Hx48W Laminate	$ 956.00	$ 245.83	$ 737.49
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
43	1	M-EH48	MAX	Standard Double Block Duplex Harness 48W	$ 253.00	$ 65.06	$ 65.06
44	1	M-EP24	MAX	Pass-Through Harness 24W	$ 133.00	$ 34.20	$ 34.20
45	4	M-EPS30	MAX	Single Block Pass-Through Harness 30W	$ 160.00	$ 41.14	$ 164.56

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Line	Qty	Part Number	Mfg	Part Description		List	Sell	Ext Sell
46	3	M-EPS36	MAX	Single Block Pass-Through Harness 36W		$ 176.00	$ 45.26	$ 135.78
47	4	M-ED1	MAX	Duplex Outlet Circuit #1		$ 43.00	$ 11.06	$ 44.24
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
48	4	M-ED2	MAX	Duplex Outlet Circuit #2		$ 43.00	$ 11.06	$ 44.24
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
49	2	M-ED3	MAX	Duplex Outlet Circuit #3		$ 43.00	$ 11.06	$ 22.12
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
50	2	M-EPF2	MAX	Power In-Feed through Side Receptacle		$ 283.00	$ 72.77	$ 145.54
51	2	M-UWR2466T	MAX	Univ Wksfc Rectglr 24Dx66W T-Mold		$ 392.00	$ 100.80	$ 201.60
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Edg: Black	*.MTBL*			
52	1	M-UWR2460T	MAX	Univ Wksfc Rectglr 24Dx60W T-Mold		$ 360.00	$ 92.57	$ 92.57
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Edg: Black	*.MTBL*			
53	3	M-UWR2048T	MAX	Univ Wksfc Rectglr 20Dx48W T-Mold		$ 298.00	$ 76.63	$ 229.89
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Edg: Black	*.MTBL*			
54	2	M-PLCT1266T	MAX	PL Straight Countertop 12Dx66W T-Mold		$ 313.00	$ 80.49	$ 160.98
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Edg: Black	*.MTBL*			

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
55	1	M-PLCT1260T	MAX	PL Straight Countertop 12Dx60W T-Mold	$ 306.00	$ 78.69	$ 78.69
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
56	6	M-PLCTB	MAX	Parallel Countertop Brackets	$ 45.00	$ 11.57	$ 69.42
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
57	2	M-UWSKR3	MAX	Rect Worksurface Suprt Kit/over 63L	$ 143.00	$ 36.77	$ 73.54
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
58	5	M-UWSKR2	MAX	Rect Worksurface Suprt Kit up to 63L	$ 108.00	$ 27.77	$ 138.85
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
59	3	M-UWSKL	MAX	L-Return Worksurface Support Kit	$ 143.00	$ 36.77	$ 110.31
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
60	3	M-C1L-20	MAX	Univ Cantilevered Worksurf Bracket LH 20"	$ 53.00	$ 13.63	$ 40.89
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
61	4	M-PLSPR-6636FG	MAX	PL Std Seg Priv Ht Rcwy Pnl 66Hx36W Fab-Gls	$ 1,067.00	$ 274.37	$ 1,097.48
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
				Grd 3 Fab *$(3)*			
				FAB: Hopscptch - Dir *.2823-*			
				CLR: Tictactoe *014*			
				Clear *$(CLEAR)*			
				CLR: Clear *.C*			
62	2	M-PLMR-6636F	MAX	PL Std Mono Rcwy Pnl 66Hx36W Fabric	$ 858.00	$ 220.63	$ 441.26
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
				Grd 3 Fab *$(3)*			
				FAB: Hopscptch - Dir *.2823-*			
				CLR: Tictactoe *014*			
				Grd 3 Fab *$(3)*			

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Line	Qty	Part Number	Mfg	Part Description		List	Sell	Ext Sell
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
63	2	M-PLMR-3624F	MAX	**PL Std Mono Rcwy Pnl 36Hx24W Fabric**		$ 693.00	$ 178.20	$ 356.40
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Grd 3 Fab	*$(3)*			
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
				Grd 3 Fab	*$(3)*			
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
64	2	M-PLSPR-6624FG	MAX	**PL Std Seg Priv Ht Rcwy Pnl 66Hx24W Fab-Gls**		$ 925.00	$ 237.86	$ 475.72
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Grd 3 Fab	*$(3)*			
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
				Clear	*$(CLEAR)*			
				CLR: Clear	*.C*			
65	1	M-EH36	MAX	**Standard Double Block Duplex Harness 36W**		$ 234.00	$ 60.17	$ 60.17
66	1	M-EH24	MAX	**Standard Single Block Duplex Harness 24W**		$ 191.00	$ 49.11	$ 49.11
67	2	M-UCR2436T	MAX	**Univ Crnr Worksrfc 24Dx36W Rad Frnt T-Mold**		$ 475.00	$ 122.14	$ 244.28
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Edg: Black	*.MTBL*			
68	4	M-UWR2436T	MAX	**Univ Wksfc Rectglr 24Dx36W T-Mold**		$ 272.00	$ 69.94	$ 279.76
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Edg: Black	*.MTBL*			
69	2	M-UWSKC	MAX	**Corner Worksurface Support Kit**		$ 115.00	$ 29.57	$ 59.14
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
70	2	M-SYP20B-A	MAX	**Sys & Desk Univ Pedestal 20Dx15Wx28H BBF A-Pull**		$ 557.00	$ 143.23	$ 286.46
				MAX Core Clr Opts	*$(CORE)*			

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
				Black *.MPBL*			
71	2	M-SYP20F-A	MAX	Sys & Desk Univ Pedestal 20Dx15Wx28H FF A-Pull	$ 557.00	$ 143.23	$ 286.46
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
72	2	M-CCM15	MAX	Parallel Cord Manager 15H	$ 32.00	$ 8.23	$ 16.46
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
73	2	M-USOH1536F	MAX	Univ OH Cab 15Hx36W Flipper Pnt Door	$ 570.00	$ 146.57	$ 293.14
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
74	2	M-USL30	MAX	Task Light 30W	$ 239.00	$ 61.46	$ 122.92
75	2	M-PLCPLR42	MAX	PL Connector Post 2-Way 90Deg L 42H Raceway	$ 208.00	$ 53.49	$ 106.98
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
76	8	M-PLEC1ER	MAX	Parallel End Cover-Raceway	$ 29.00	$ 7.46	$ 59.68
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
77	9	M-PLCPTP	MAX	Parallel Panel to Panel Connector	$ 52.00	$ 13.37	$ 120.33
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
78	2	M-PLCPTR42	MAX	PL Connector Post 3-Way T- 42H Raceway	$ 218.00	$ 56.06	$ 112.12
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
79	2	M-PLCPLR66	MAX	PL Connector Post 2-Way 90Deg L 66H Raceway	$ 268.00	$ 68.91	$ 137.82
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
80	2	M-PLCPTR66	MAX	PL Connector Post 3-Way T- 66H Raceway	$ 277.00	$ 71.23	$ 142.46

MAX Core Clr Opts	*$(CORE)*
Black	*.MPBL*

Subtotal: $ 11,471.35

307 Auditor Suite

81	3	HITS5	HON	Ignition Task Stool Pneu Adj Footrest Back Ht Adj	$ 664.00	$ 332.00	$ 996.00



Arm: Height and Width Adj	*.A*
CASTER: Hard	*.H*
Back: Mesh Back	*.M*
GRADE: III UPHOLSTERY	*$(3)*
UPH: Inertia	*.NR*
COLOR: Fog	*19*
FRAME: Black	*.T*
Base: Standard Black	*.SB*

82	1	HIWM1	HON	Ignition Wk Mid-bck Pneu Swivel tilt Tilt Bck Ht Adj	$ 619.00	$ 309.50	$ 309.50



Arm: Height and Width Adj	*.A*
CASTER: Hard	*.H*
Back: Mesh Back	*.M*
GRADE: III UPHOLSTERY	*$(3)*
UPH: Inertia	*.NR*
COLOR: Fog	*19*
FRAME: Black	*.T*
Base: Standard Black	*.SB*

83	3	M-SYP20B-R	MAX	Sys & Desk Univ Pedestal 20Dx15Wx28H BBF R-Pull	$ 557.00	$ 143.23	$ 429.69



MAX Core Clr Opts	*$(CORE)*
Black	*.MPBL*

84	4	M-PLMR-4224L	MAX	PL Std Mono Rcwy Pnl 42Hx24W Laminate	$ 789.00	$ 202.89	$ 811.56



MAX Core Clr Opts	*$(CORE)*
Black	*.MPBL*
Core Dir Lam Opts	*$(GCDRLAM)*
Windsor Mahogany	*.W7039-60*
Core Dir Lam Opts	*$(GCDRLAM)*
Windsor Mahogany	*.W7039-60*

85	4	M-PLMR-4230L	MAX	PL Std Mono Rcwy Pnl 42Hx30W Laminate	$ 816.00	$ 209.83	$ 839.32



MAX Core Clr Opts	*$(CORE)*
Black	*.MPBL*
Core Dir Lam Opts	*$(GCDRLAM)*
Windsor Mahogany	*.W7039-60*
Core Dir Lam Opts	*$(GCDRLAM)*
Windsor Mahogany	*.W7039-60*

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
86	2	M-PLMR-4236L	MAX	PL Std Mono Rcwy Pnl 42Hx36W Laminate	$ 851.00	$ 218.83	$ 437.66
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
87	3	M-PLMR-4248L	MAX	PL Std Mono Rcwy Pnl 42Hx48W Laminate	$ 956.00	$ 245.83	$ 737.49
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
88	1	M-EH48	MAX	Standard Double Block Duplex Harness 48W	$ 253.00	$ 65.06	$ 65.06
89	1	M-EP24	MAX	Pass-Through Harness 24W	$ 133.00	$ 34.20	$ 34.20
90	4	M-EPS30	MAX	Single Block Pass-Through Harness 30W	$ 160.00	$ 41.14	$ 164.56
91	3	M-EPS36	MAX	Single Block Pass-Through Harness 36W	$ 176.00	$ 45.26	$ 135.78
92	4	M-ED1	MAX	Duplex Outlet Circuit #1	$ 43.00	$ 11.06	$ 44.24
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
93	2	M-ED2	MAX	Duplex Outlet Circuit #2	$ 43.00	$ 11.06	$ 22.12
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
94	2	M-ED3	MAX	Duplex Outlet Circuit #3	$ 43.00	$ 11.06	$ 22.12
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
95	2	M-EPF2	MAX	Power In-Feed through Side Receptacle	$ 283.00	$ 72.77	$ 145.54
96	2	M-UWR2466T	MAX	Univ Wksfc Rectglr 24Dx66W T-Mold	$ 392.00	$ 100.80	$ 201.60
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
97	1	M-UWR2460T	MAX	Univ Wksfc Rectglr 24Dx60W T-Mold	$ 360.00	$ 92.57	$ 92.57
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
98	3	M-UWR2048T	MAX	Univ Wksfc Rectglr 20Dx48W T-Mold	$ 298.00	$ 76.63	$ 229.89
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
99	2	M-PLCT1266T	MAX	PL Straight Countertop 12Dx66W T-Mold	$ 313.00	$ 80.49	$ 160.98
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
100	1	M-PLCT1260T	MAX	PL Straight Countertop 12Dx60W T-Mold	$ 306.00	$ 78.69	$ 78.69
				Core Dir Lam Opts *$(GCDRLAM)*			
				Windsor Mahogany *.W7039-60*			
				Edg: Black *.MTBL*			
101	6	M-PLCTB	MAX	Parallel Countertop Brackets	$ 45.00	$ 11.57	$ 69.42
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
102	2	M-UWSKR3	MAX	Rect Worksurface Suprt Kit/over 63L	$ 143.00	$ 36.77	$ 73.54
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
103	3	M-UWSKR2	MAX	Rect Worksurface Suprt Kit up to 63L	$ 108.00	$ 27.77	$ 83.31
				MAX Core Clr Opts *$(CORE)*			

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Line	Qty	Part Number	Mfg	Part Description		List	Sell	Ext Sell
				Black	*.MPBL*			
104	**3**	**M-UWSKL**	**MAX**	**L-Return Worksurface Support Kit**		**$ 143.00**	**$ 36.77**	**$ 110.31**
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
105	**3**	**M-C1L-20**	**MAX**	**Univ Cantilevered Worksurf Bracket LH 20"**		**$ 53.00**	**$ 13.63**	**$ 40.89**
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
106	**2**	**M-PLMR-6636F**	**MAX**	**PL Std Mono Rcwy Pnl 66Hx36W Fabric**		**$ 858.00**	**$ 220.63**	**$ 441.26**
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Grd 3 Fab	*$(3)*			
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
				Grd 3 Fab	*$(3)*			
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
107	**2**	**M-PLSPR-6636FG**	**MAX**	**PL Std Seg Priv Ht Rcwy Pnl 66Hx36W Fab-Gls**		**$ 1,067.00**	**$ 274.37**	**$ 548.74**
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Grd 3 Fab	*$(3)*			
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
				Clear	*$(CLEAR)*			
				CLR: Clear	*.C*			
108	**1**	**M-PLMR-3624F**	**MAX**	**PL Std Mono Rcwy Pnl 36Hx24W Fabric**		**$ 693.00**	**$ 178.20**	**$ 178.20**
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Grd 3 Fab	*$(3)*			
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
				Grd 3 Fab	*$(3)*			
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
109	**1**	**M-PLSPR-6624FG**	**MAX**	**PL Std Seg Priv Ht Rcwy Pnl 66Hx24W Fab-Gls**		**$ 925.00**	**$ 237.86**	**$ 237.86**
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Grd 3 Fab	*$(3)*			
				FAB: Hopscptch - Dir	*.2823-*			
				CLR: Tictactoe	*014*			
				Clear	*$(CLEAR)*			
				CLR: Clear	*.C*			

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
110	1	M-EH36	MAX	Standard Double Block Duplex Harness 36W	$ 234.00	$ 60.17	$ 60.17
111	1	M-EH24	MAX	Standard Single Block Duplex Harness 24W	$ 191.00	$ 49.11	$ 49.11
112	1	M-UCR2436T	MAX	Univ Crnr Worksrfc 24Dx36W Rad Frnt T-Mold	$ 475.00	$ 122.14	$ 122.14
				Core Dir Lam Opts *$(GCDRLAM)* *Windsor Mahogany* *.W7039-60* *Edg: Black* *.MTBL*			
113	2	M-UWR2436T	MAX	Univ Wksfc Rectglr 24Dx36W T-Mold	$ 272.00	$ 69.94	$ 139.88
				Core Dir Lam Opts *$(GCDRLAM)* *Windsor Mahogany* *.W7039-60* *Edg: Black* *.MTBL*			
114	1	M-UWSKC	MAX	Corner Worksurface Support Kit	$ 115.00	$ 29.57	$ 29.57
				MAX Core Clr Opts *$(CORE)* *Black* *.MPBL*			
115	1	M-SYP20B-A	MAX	Sys & Desk Univ Pedestal 20Dx15Wx28H BBF A-Pull	$ 557.00	$ 143.23	$ 143.23
				MAX Core Clr Opts *$(CORE)* *Black* *.MPBL*			
116	1	M-SYP20F-A	MAX	Sys & Desk Univ Pedestal 20Dx15Wx28H FF A-Pull	$ 557.00	$ 143.23	$ 143.23
				MAX Core Clr Opts *$(CORE)* *Black* *.MPBL*			
117	1	M-USOH1536F	MAX	Univ OH Cab 15Hx36W Flipper Pnt Door	$ 570.00	$ 146.57	$ 146.57
				MAX Core Clr Opts *$(CORE)* *Black* *.MPBL*			
118	1	M-USL30	MAX	Task Light 30W	$ 239.00	$ 61.46	$ 61.46

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
119	1	M-CCM15	MAX	Parallel Cord Manager 15H	$ 32.00	$ 8.23	$ 8.23
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
120	2	M-PLCPLR42	MAX	PL Connector Post 2-Way 90Deg L 42H Raceway	$ 208.00	$ 53.49	$ 106.98
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
121	6	M-PLEC1ER	MAX	Parallel End Cover-Raceway	$ 29.00	$ 7.46	$ 44.76
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
122	8	M-PLCPTP	MAX	Parallel Panel to Panel Connector	$ 52.00	$ 13.37	$ 106.96
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
123	2	M-PLCPTR42	MAX	PL Connector Post 3-Way T- 42H Raceway	$ 218.00	$ 56.06	$ 112.12
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
124	3	M-PLCPLR66	MAX	PL Connector Post 2-Way 90Deg L 66H Raceway	$ 268.00	$ 68.91	$ 206.73
				MAX Core Clr Opts *$(CORE)*			
				Black *.MPBL*			
					Subtotal:		**$ 9,223.24**

308 Break Room

125	1	H1111	HON	Hospitality Tbl Sqr Hosp Tbl w/ T-Mld Edg 36D x 36W	$ 228.00	$ 114.00	$ 114.00
				Lam: Mahogany *.N*			
				T-Mold: Mahogany *.N*			
126	1	HBBX36	HON	Hospitality Tbl 3" Dia. Single Column Base 36" x 36"	$ 215.00	$ 107.50	$ 107.50
				Color: Black *.P*			
127	1	H4031	HON	Gueststacker 4030 Series Chair Text Seat&Back Set of 4	$ 499.00	$ 249.50	$ 249.50
				SHELL: Lava *.LA*			

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Line	Qty	Part Number	Mfg	Part Description		List	Sell	Ext Sell
				COLOR: BLACK	*.T*			
						Subtotal:	**$ 471.00**	

309 Executive Office

128	4	H105892	HON	10500 Series 60Wx30Dx29-1/2H Dbl Ped Dsk 3/2 Rect Top		$ 1,312.00	$ 656.00	$ 2,624.00
				LAM: Mahogany	*.N*			
				LAM: Mahogany	*N*			
129	4	HIWM1	HON	Ignition Wk Mid-bck Pneu Swivel tilt Tilt Bck Ht Adj		$ 619.00	$ 309.50	$ 1,238.00
				Arm: Height and Width Adj	*.A*			
				CASTER: Hard	*.H*			
				Back: Mesh Back	*.M*			
				GRADE: III UPHOLSTERY	*$(3)*			
				UPH: Inertia	*.NR*			
				COLOR: Fog	*19*			
				FRAME: Black	*.T*			
				Base: Standard Black	*.SB*			
						Subtotal:	**$ 3,862.00**	

310 Business License

130	1	HITS5	HON	Ignition Task Stool Pneu Adj Footrest Back Ht Adj		$ 664.00	$ 332.00	$ 332.00
				Arm: Height and Width Adj	*.A*			
				CASTER: Hard	*.H*			
				Back: Mesh Back	*.M*			
				GRADE: III UPHOLSTERY	*$(3)*			
				UPH: Inertia	*.NR*			
				COLOR: Fog	*19*			
				FRAME: Black	*.T*			
				Base: Standard Black	*.SB*			
131	3	M-PLMR-4224L	MAX	PL Std Mono Rcwy Pnl 42Hx24W Laminate		$ 789.00	$ 202.89	$ 608.67
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
132	1	M-PLMR-4230L	MAX	PL Std Mono Rcwy Pnl 42Hx30W Laminate		$ 816.00	$ 209.83	$ 209.83
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
133	1	M-PLCPTR42	MAX	PL Connector Post 3-Way T- 42H Raceway		$ 218.00	$ 56.06	$ 56.06
				MAX Core Clr Opts	*$(CORE)*			

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Line	Qty	Part Number	Mfg	Part Description		List	Sell	Ext Sell
				Black	*.MPBL*			
134	1	M-PLWR2456T	MAX	Parll Ext Rect Wksfc 24Dx56W T-Mold		$ 397.00	$ 102.09	$ 102.09
				Core Dir Lam Opts	*$(GCDRLAM)*			
				Windsor Mahogany	*.W7039-60*			
				Edg: Black	*.MTBL*			
135	1	M-UWSKR2	MAX	Rect Worksurface Suprt Kit up to 63L		$ 108.00	$ 27.77	$ 27.77
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
136	1	M-SYP20B-R	MAX	Sys & Desk Univ Pedestal 20Dx15Wx28H BBF R-Pull		$ 557.00	$ 143.23	$ 143.23
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
137	2	M-PLCPLR42	MAX	PL Connector Post 2-Way 90Deg L 42H Raceway		$ 208.00	$ 53.49	$ 106.98
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
138	2	M-PLEC1ER	MAX	Parallel End Cover-Raceway		$ 29.00	$ 7.46	$ 14.92
				MAX Core Clr Opts	*$(CORE)*			
				Black	*.MPBL*			
						Subtotal:	$ 1,601.55	

311 Conference Room

139	4	HIWM1	HON	Ignition Wk Mid-bck Pneu Swivel tilt Tilt Bck Ht Adj		$ 619.00	$ 309.50	$ 1,238.00
				Arm: Height and Width Adj	*.A*			
				CASTER: Hard	*.H*			
				Back: Mesh Back	*.M*			
				GRADE: III UPHOLSTERY	*$(3)*			
				UPH: Inertia	*.NR*			
				COLOR: Fog	*19*			
				FRAME: Black	*.T*			
				Base: Standard Black	*.SB*			
						Subtotal:	$ 1,238.00	

312 Hall

140	1	H105897R	HON	10500 Series 66Wx30Dx29-1/2H Sgl Ped DskRH B/B/FRectTop		$ 1,082.00	$ 541.00	$ 541.00
				LAM: Mahogany	*.N*			
				LAM: Mahogany	*N*			

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Line	Qty	Part Number	Mfg	Part Description	List	Sell	Ext Sell
141	1	HIWM1	HON	Ignition Wk Mid-bck Pneu Swivel tilt Tilt Bck Ht Adj	$ 619.00	$ 309.50	$ 309.50



Arm: Height and Width Adj .A
CASTER: Hard .H
Back: Mesh Back .M
GRADE: III UPHOLSTERY $(3)
UPH: Inertia .NR
COLOR: Fog 19
FRAME: Black .T
Base: Standard Black .SB

Subtotal: **$ 850.50**

Conference Room

142	1	HTLC3672	HON	Preside 72W x 36D Rectangular Shaped Laminate Top	$ 522.00	$ 261.00	$ 261.00



2MM/Flat .G
Edge: Mahogany N
No Grommets .N
LAM: Mahogany .N

143	1	HTLP72	HON	Preside Laminate Panel Base For 72" W Table Tops	$ 468.00	$ 234.00	$ 234.00



LAM: Mahogany .N

Subtotal: **$ 495.00**

Keyboard Platforms

144	10	H2107	HON	Articulating Arm w/Convertible Keyboard Platform	$ 435.00	$ 182.70	$ 1,827.00



Subtotal: **$ 1,827.00**

				Installation Labor	$ 0.00	$ 5,084.90	$ 5,084.90

Tax is not included in this quote.

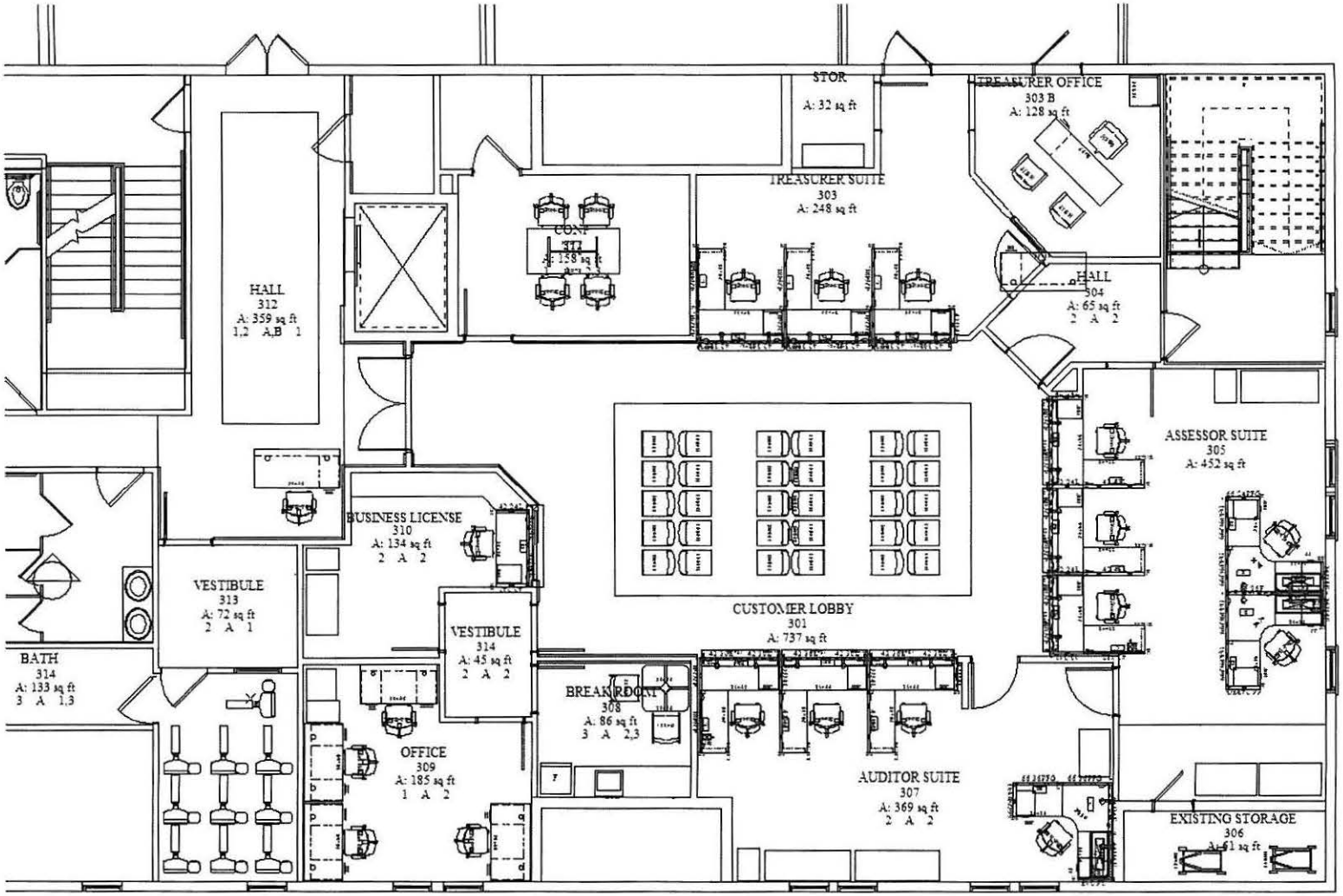
Project Total: **$ 47,459.05**

Product is produced by the manufacturer to the above specifications. Once ordered it can not be changed, canceled or returned.

Customer Authorization

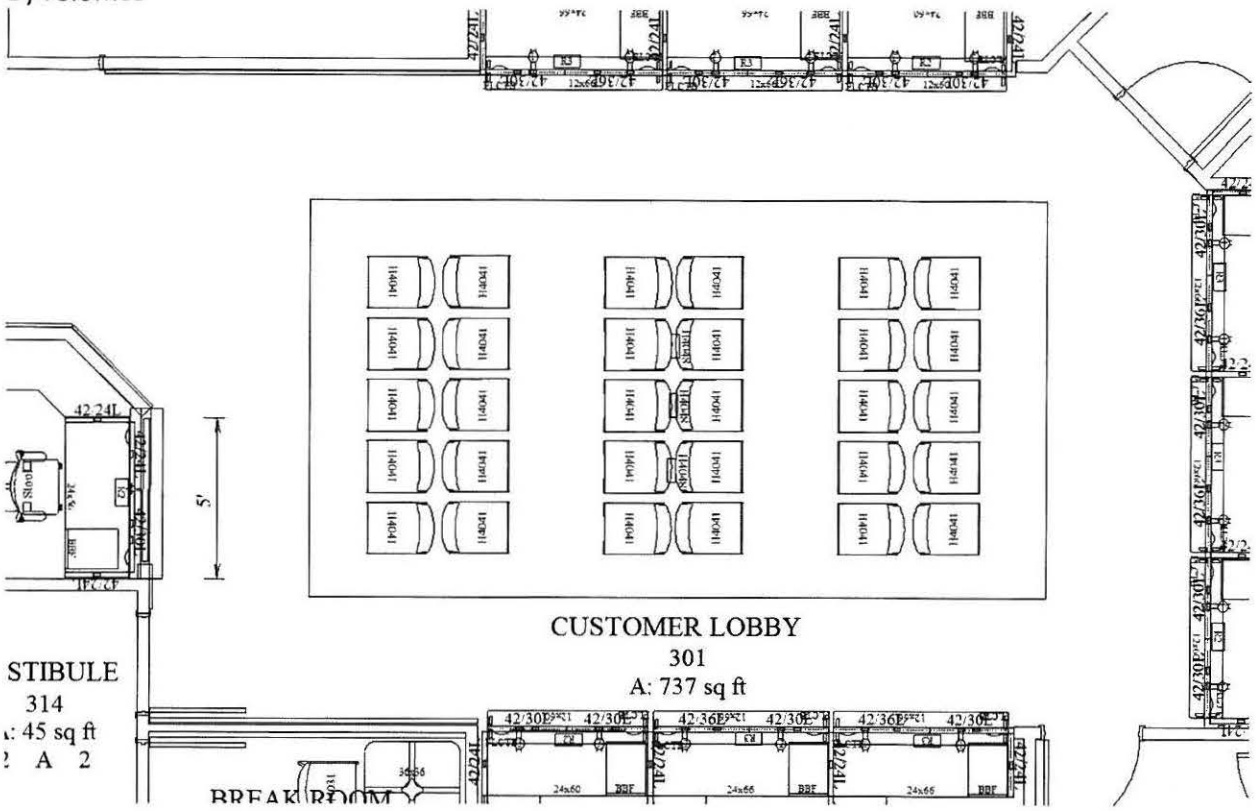
Signature:_____

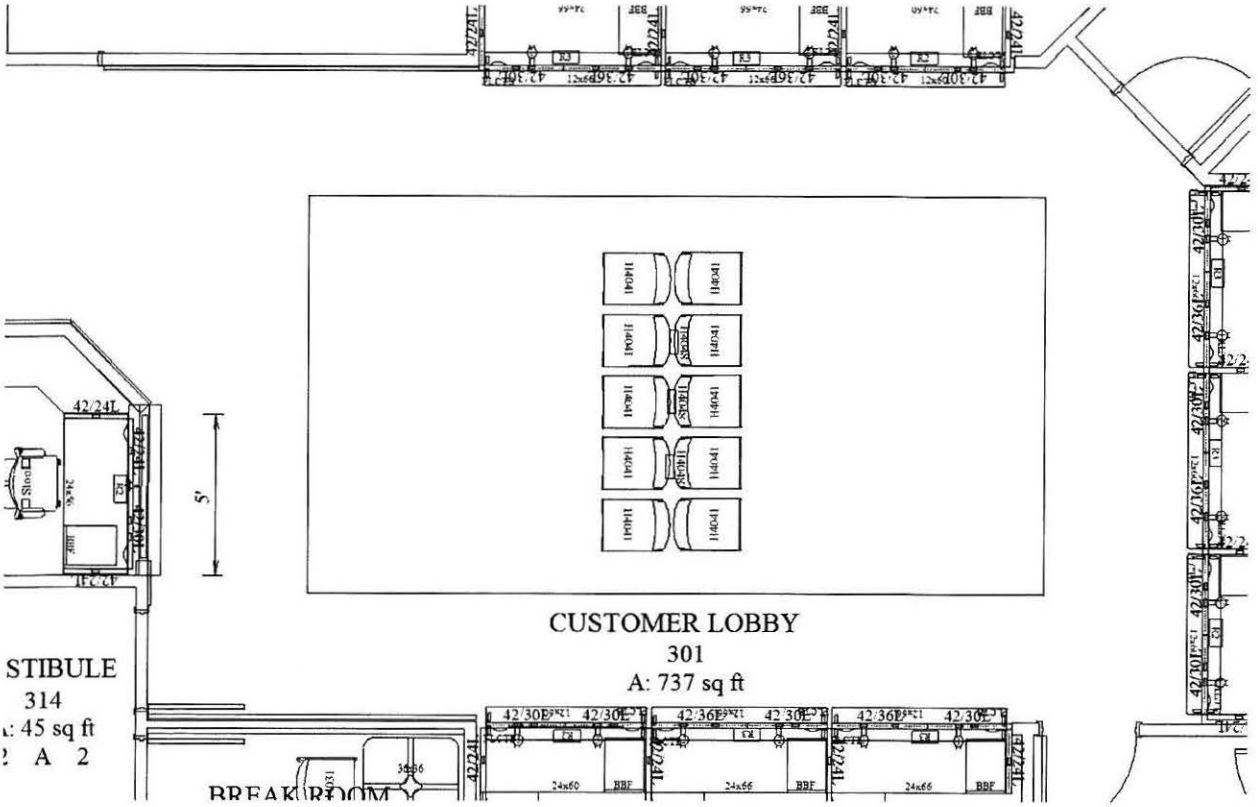
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By FSIoffice
November 7, 2014

Bluffton Treasurer's Office
November 7, 2014
By FSIoffice





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
Josh Gruber, Deputy County Administrator
Alicia Holland, Chief Financial Officer
Monica Spells, Compliance Officer
Dave Thomas, Purchasing Director

FROM: Rob McFee, County Engineer

SUBJ: **Wesley Felix Park Phase 1 Renovations – Playground Equipment**

DATE: November 12, 2014

BACKGROUND. Wesley Felix Park on St. Helena Island is one of the older existing parks in our system and has been scheduled for upgrades and improvements using St. Helena PALS Impact Fees. Phase I includes upgrading the playgrounds with new playground surfaces and equipment with proper fall zones.

The playground equipment has been negotiated through State Contract with Churchich Recreation and Design in the amount $103,081.26. Staff is requesting a 10% contingency totaling $10,308 for a total project cost of $113,389.

FUNDING. The project would be funded by the St. Helena PALS Impact Fees - Wesley Felix Park Renovations Acct #26550011-54451 with an available fund balance of $794,000. The total project budget is $113,389.

FOR ACTION. Public Facilities Committee Meeting on November 17, 2014.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of a contract award via state contract to Churchich Recreation and Design for $103,581.26. Additionally, approve and recommend to County Council a project contingency of 10% bringing the total budget to $113,389 with funding as outlined above.

JRM/DC/mjh

Attachments: 1) Churchich Rec & Design Quote
2) Location Map

cc: Scott Marshall

churchich
Churchich Recreation & Design
20 Towne Drive PMB 186
Bluffton SC 29910
843-757-3156 843-757-3150 (fax)

Quote No.	**5023**
Date	**11/14/14**
Order Terms	Net 30
Ship Date	45 days

QUOTATION

Prepared For
Beaufort County
David Coleman, CIP Dir.

Shipping
St Helena Park/
Wesley Felix Park

Qty	Description	Unit Price	TOTAL
1	Custom Miracle Play Structure		$ 24,500.00
1	Miracle 718-852-6 6 Seat Arch Swing w/ 4 seats, 2 Tot Seats		$ 2,962.00
1	Reflex/ Xwave		$ 7,110.00
69	Timbers for new play area	$ 35.00	$ 2,415.00
1	ADA Access Ramp		$ 820.00
28	Super Sacks of loose fill rubber	$ 700.00	$ 19,600.00
2	6' PVC Coated Benches	$ 425.00	$ 850.00
1	Trash Receptacle (PVC Coated)		$ 425.00
75	Timbers for existing play area and swing area	$ 35.00	$ 2,625.00
17	Super Sacks of loose fill rubber	$ 700.00	$ 11,900.00
	THANK YOU! JEFF CHURCHICH		

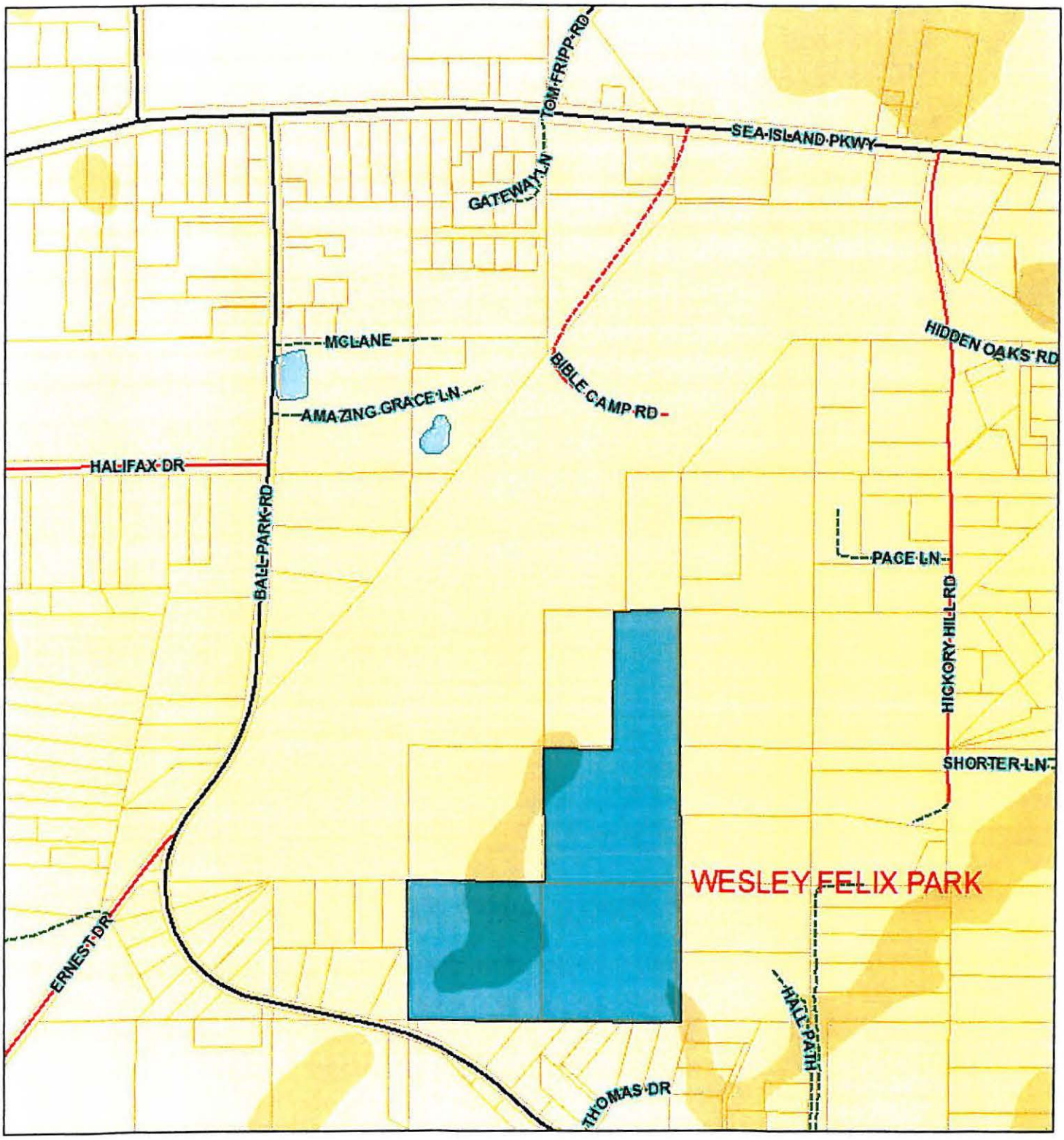
SUB Total	$ 73,207.00
Freight	$5,600.00
Installation	18,750.00
Tax	5,524.26
GRAND TOTAL	**$ 103,081.26**

NOTES:

Accepted By **Printed Name** **Date**

Thank you for the opportunity to provide this quote!
Churchich Recreation & Design

WESLEY FELIX PARK - BALL PARK RD



October 24, 2014

1:9,726

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

- <all other values>
- STATE, PAVED
- STATE, UNPAVED
- COUNTY, PAVED
- COUNTY, UNPAVED
- PRIVATE, PAVED
- PRIVATE, UNDETERMINED
- TOWN, PAVED
- TOWN, UNPAVED
- MILITARY / PAVED
- MILITARY / UNPAVED
- Parcels

XXX

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
Josh Gruber, Deputy County Administrator
Alicia Holland, Chief Financial Officer
Monica Spells, Compliance Officer
Dave Thomas, Purchasing Director

FROM: Rob McFee, County Engineer

SUBJ: **Burton Wells Regional Park and Wesley Felix Park Ball Field Lighting Retrofit/Replacement**

DATE: November 12, 2014

BACKGROUND. In the 2015 CIP budget, funds have been allocated to repair/replace the ball field lights on the original Burton Wells Regional Park baseball and softball fields. The existing wood poles have reached their life span and are not able to withstand the wind loads Additionally, the wood poles are experiencing structural damage caused by woodpeckers. The repairs and replacement includes installing new concrete bases with steel poles and the MUSCO green series lights on the smaller field, replacing the damaged wood poles, the ballast, the reflectors, re-lamping the fixtures on the large field, and connecting both system to control link for effective management.

Wesley Felix Park on St. Helena Island is one of the older existing parks in our system and has been scheduled for upgrades and improvements using St. Helena PALS Impact Fees. Phase I of the upgrades and improvements include upgrading the lighting system to provide the proper illumination of the fields, control link connection to manage the use of the lights, and new energy efficient bulbs and ballast.

The County via State Contract was able to negotiate a contract with MUSCO lighting in the amount of $422,500 to do this work. Staff is requesting a 10% contingency totaling $42,250 for a total project cost of $464,750.

FUNDING. The lighting projects would be funded by:
2015 CIP Program – Burton Wells Ball Field Lighting Improvements Acct #40090011-54600 with a balance of $185,000 utilizing $185,000
St. Helena PALS Impact Fees- Wesley Felix Park Renovations Acct #26550011-54451 with an available fund balance of $794,000 utilizing $279,750

FOR ACTION. Public Facilities Committee Meeting on November 17, 2014.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of a contract award via State Contract to MUSCO Sports Lighting totaling $422,500. Additionally, approve and recommend to County Council a project contingency of 10%, bringing the total budget to $464,750 with funding as outlined above.

JRM/DC/mjh

Attachments: Quotes & Scope of Work

cc: Scott Marshall

Quote

Burton Wells Baseball Softball Relight
Beaufort, SC
Date: October 2, 2014
To: David Coleman – Beaufort County Engineering

Keystone Purchasing Network
Master project: 161988
Contract Number: KPN-201301-01
Expiration: 02/28/2015
Commodity: Athletic & Parking Lot Lighting

Quotation Price

Musco's Light Structure Green™ as described below, delivered to the job site, and installed per the attached scope of work. Cost also includes demo & the replacement of damaged wood poles on the large field, along with upgrade to the photometrics and new lamps. Sales/Use Taxes are included. **$185,000.**

Equipment Description

Light Structure Green™ System delivered to your site in Five Easy Pieces™

- 6 - Pre-cast concrete bases
- 6 - 70 ft. Mounting height galvanized steel poles
- 8 - UL Listed remote electrical component enclosures
- 8 - Pole length wire harness
- 34 - Factory-aimed and assembled luminaires

Also Includes:

- Energy savings of more than 40% over a standard lighting system
- 50% less spill and glare light than Musco's prior industry leading technology
- Musco Constant 25™ product assurance and warranty program that eliminates 100% of your maintenance costs for 25 years, including labor and materials
- Guaranteed constant light level of 50 Footcandles Infield & 30 Footcandles Outfield for 25 years.
- 1 group re-lamp at the end of the lamps' rated life, 5000 hours
- Reduced energy consumption with an average of 54 kW per hour
- Control Link® Control & Monitoring System for flexible control and solid management of your lighting system
- Lighting Contactors sized for 480 Volt 3 phase
- Harsh environment corrosion package is also included.

Use/Sales taxes are included as part of this quote. Installation per the attached scope of work is included.

Pricing furnished is effective for 60 days unless otherwise noted

Payment Terms to be determined between Musco Credit department and purchasing entity

Fax or Mail a copy of the Purchase Order to Musco Sports Lighting & to KPN:

Musco Sports Lighting, LLC
Attn: Barbara Davis
PO Box 260
Muscatine, IA 52761
Fax: 800-374-6402
E-mail: musco.contracts@musco.com

Keystone Purchasing Network
90 Lawton Lane
Milton, PA 17847
Fax: 570-524-5600
E-mail: info.@theKPN.org

All purchase orders should note: This is a Keystone Purchasing Network purchase -
Contract Number: KPN-201301-01

Musco will make every effort to coordinate shipment so that delivery corresponds with the customer's payment schedule. We will expect payment within the terms described above unless there is a written statement from Musco's corporate headquarters stating the acceptance of different terms.

Delivery to the job site from the time of order, submittal approval, and confirmation of order details including voltage and phase, pole locations is approximately 30-45 days. Due to the built-in custom light control per luminaire, pole locations need to be confirmed prior to production. Changes to pole locations after the product is sent to production could result in additional charges.

Notes

Quote is based on:

- Shipment of entire project together to one location
- Field size of 300 ft. Radius with 90 ft. Basepath for Baseball Field
- Structural code and wind speed = 2009 AASHTO, 120 MPH.
- Confirmation of pole locations prior to production

Thank you for considering Musco for your sports-lighting needs. Please contact me with any questions.

Barry W. Jones
SC Field Sales Representative
Musco Sports Lighting, LLC
497 Kings Grant Drive
Columbia, SC 29209
Office: 803-782-5251
Mobile: 803-260-1148
E-mail: Barry.Jones@Musco.com
Fax: 803-782-9116

7. Remote Electrical Enclosures/Ballast Boxes must be stored inside or covered by tarp.
8. Confirm the existing underground utilities and irrigation systems have been located and are clearly marked so as to avoid damage from construction equipment. Repair any such damage during construction.
9. Provide materials and equipment, including concrete backfill to install Light Structure foundations as specified on Layout.
10. Insure connection to Integral Base grounding.
11. Provide necessary permits.
12. Remove spoils to owner designated location on site.
13. Provide equipment, materials and labor, to assemble and erect Light Structures, Remote Electrical Enclosures, Wire Harnesses & Fixtures. Use laser aiming on each lighting assembly to properly aim the lighting system on 300 ft. field.
14. Keep all heavy equipment off of playing fields when possible. Repair damage to grounds, which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds would be an example of damage requiring repair.
15. Provide electrical design, using copper to poles conductors, new 480 volt, 3 phase electrical panel, lighting contactor cabinets, and surge suppressor.
16. Provide and install electrical circuits, and make connection to each pole for the new lighting system. Backfill and tamp trenches. Maximum voltage drop is 3%.
17. Once power is provided to the poles, call Control Link Central, commission the system, and set the baseline for the system.
18. Provide startup and aiming as required to provide complete and operating sports lighting system.
19. Provide labor to upgrade photometrics and lamps on large field. Reconnect wiring for lights on poles replaced. Install relocated lighting assembly from Wesley Felix "B" pole lights on new B2 pole on big field.
20. Connect existing circuits on big field to Lighting Contactor Cabinet with Control Link, and new electrical panel.

Burton Wells Relight
Musco Scope of Work
Turnkey Installation

Owner Responsibilities:

1. Complete access to the site for construction utilizing 2 wheel drive rubber tired equipment.
2. Locate existing underground utilities not covered by utility locate. Locate irrigation systems.
3. Pay for any additional costs due to non-standard soils (rock, caliche, high water table, collapsing holes, etc.) requiring extensive, extra reinforcement enhanced foundations, beyond what is already being provided. Cost already includes wet drilling, and slurry mix if needed, with enhanced concrete backfill, if needed.
4. Provide location on site for disposal of spoils from foundations.
5. Provide 480 volt, 3 phase power from the utility to the site. This could be an upgrade of the existing 480 volt delta source, or upgrade to 480Y/277 volt. The third phase appears to be close by.

Musco Responsibilities:

1. Provide the required concrete pole bases for the foundations, galvanized steel poles, pre-wired and factory aimed lighting assemblies, wire harnesses, remote ballast enclosures, and die cast light fixtures. Lighting Contactor Cabinets with Musco Control Link & Communications will also be provided, along with Musco supplied surge suppressor. Additional contactors and zone switch for adding big field is also included.
2. Provide layout of pole locations and aiming diagram.
3. Provide pole and foundation detail information and drawing to installing Musco subcontractor.
4. Provide integral pole grounding in concrete pole base for each pole.
5. Provide Project Management assistance and oversight for Musco Scope of Work.

Musco Subcontractor Responsibilities:

1. Removal and disposal of the existing poles and lights. If practical, poles shall be removed whole. If that cannot be done, which is not unusual, poles shall be cut below grade, backfilled, and tamped.
2. Relocate A2 pole from small field to big field for replacement of rotten pole.
3. Provide 3 new 70 ft. wood poles for big field to replace other old damaged poles.
4. Provide equipment and materials to off load equipment at jobsite per scheduled delivery.
5. Provide storage containers for equipment as needed and disposal of all packing cardboard and debris.
6. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.

Quote

Wesley Felix Recreation Complex
St. Helena Island, SC
Date: 10-02-14
To: David Coleman – Beaufort County Engineering

Keystone Purchasing Network
Master project: 161988
Contract Number: KPN-201301-01
Expiration: 02/28/2015
Commodity: Athletic & Parking Lot Lighting

Quotation Price

Musco's Light Structure Green™ as described below, delivered to the job site and installed on poles including sales/use taxes. Demo and updating of reflectors and ballasts for transport to Burton Wells big field, is also included. **$237,500.**

Equipment Description

Light Structure Green™ System delivered to your site in Five Easy Pieces™

- 16 - UL Listed remote electrical component enclosures
- 16 - Pole length wire harness
- 44 - Factory-aimed and assembled luminaires

Also Includes:

- Energy savings of more than 40% over a standard lighting system
- 50% less spill and glare light than Musco's prior industry leading technology
- Musco Constant 10™ product assurance and warranty program that eliminates 100% of your maintenance costs for 10 years, including labor and materials for baseball & softball lights.
- Guaranteed light levels for 10 years.
- 1 group re-lamp at the end of the lamps' rated life, 5000 hours for baseball & softball
- Reduced energy consumption with an average of 69 kW per hour
- Control Link® Control & Monitoring System for flexible control and solid management of your lighting system for baseball & softball
- Lighting Contactors sized for 480 Volt single phase
- Harsh Environment protection also included

Sales/Use taxes are included, if applicable, is not included as part of this quote.

Pricing furnished is effective for 60 days unless otherwise noted.

Payment Terms to be determined between Musco Credit department and purchasing entity

Fax or Mail a copy of the Purchase Order to Musco Sports Lighting & to KPN:

Musco Sports Lighting, LLC
Attn: Barbara Davis
PO Box 260
Muscatine, IA 52761
Fax: 800-374-6402
E-mail: musco.contracts@musco.com

Keystone Purchasing Network
90 Lawton Lane
Milton, PA 17847
Fax: 570-524-5600
E-mail: info.@theKPN.org

All purchase orders should note: This is a Keystone Purchasing Network purchase -
Contract Number: KPN-201301-01

Musco will make every effort to coordinate shipment so that delivery corresponds with the customer's payment schedule. We will expect payment within the terms described above unless there is a written statement from Musco's corporate headquarters stating the acceptance of different terms.

Delivery to the job site from the time of order, submittal approval, and confirmation of order details including voltage and phase, pole locations is approximately 30-45 days. Due to the built-in custom light control per luminaire, pole locations need to be confirmed prior to production. Changes to pole locations after the product is sent to production could result in additional charges.

Notes

Quote is based on:

- Shipment of entire project together to one location
- Field sizes per existing fence lines for Baseball & Softball Fields, & Basketball Courts
- Structural code and wind speed = 2009 AASHTO, 130 MPH.
- Confirmation of pole locations prior to production

Thank you for considering Musco for your sports-lighting needs. Please contact me with any questions.

Barry W. Jones
SC Field Sales Representative
Musco Sports Lighting, LLC
497 Kings Grant Drive
Columbia, SC 29209
Office: 803-782-5251
Mobile: 803-260-1148
E-mail: Barry.Jones@Musco.com
Fax: 803-782-9116

Wesley Felix
Musco Scope of Work
SCG Upgrade

Owner/General/Electrical Contractor Responsibilities:

1. Complete access to the site for construction utilizing 2 wheel drive rubber tired equipment.
2. Locate existing underground utilities not covered by utility locate including irrigation.
3. Pay for any additional costs due to non-standard soils (rock, caliche, high water table, collapsing holes, etc.) for 2 relocated poles. This is not expected,
4. Provide location on site for disposal of spoils from foundations. Probably placed back in old pole locations.
5. Electrical design will be the responsibility of the Electrical Engineer, and electrical installation the responsibility of the site electrical contractor.
6. Install the new Lighting Contactor Cabinet and terminate all necessary wiring. Contactor cabinet will be delivered with poles and fixtures and given to project electrical contractor. Holding coils require 120 volts. (Basketball Court lights will not be connected to the new Lighting Contactor Cabinet.)
7. Mount the Musco Supplied Surge Protection Device to the distribution panel and terminate necessary wiring at the Lighting Contactor Cabinet location. A 3P480V 15A circuit breaker will be required for the surge suppressor.
8. Once the electrical contractor has connected power to the lighting system, he/she should contact Musco Control Link Central at (877-347-3319). At this time the electrical contractors and Control Link Central, can do an initial check of the system, make sure all zones work in both auto and manual mode, perform the 1 hour burn for all lights, and commission the system. This also sets the baseline so Musco can monitor proper operation of the system, to support the 25 years warranty.

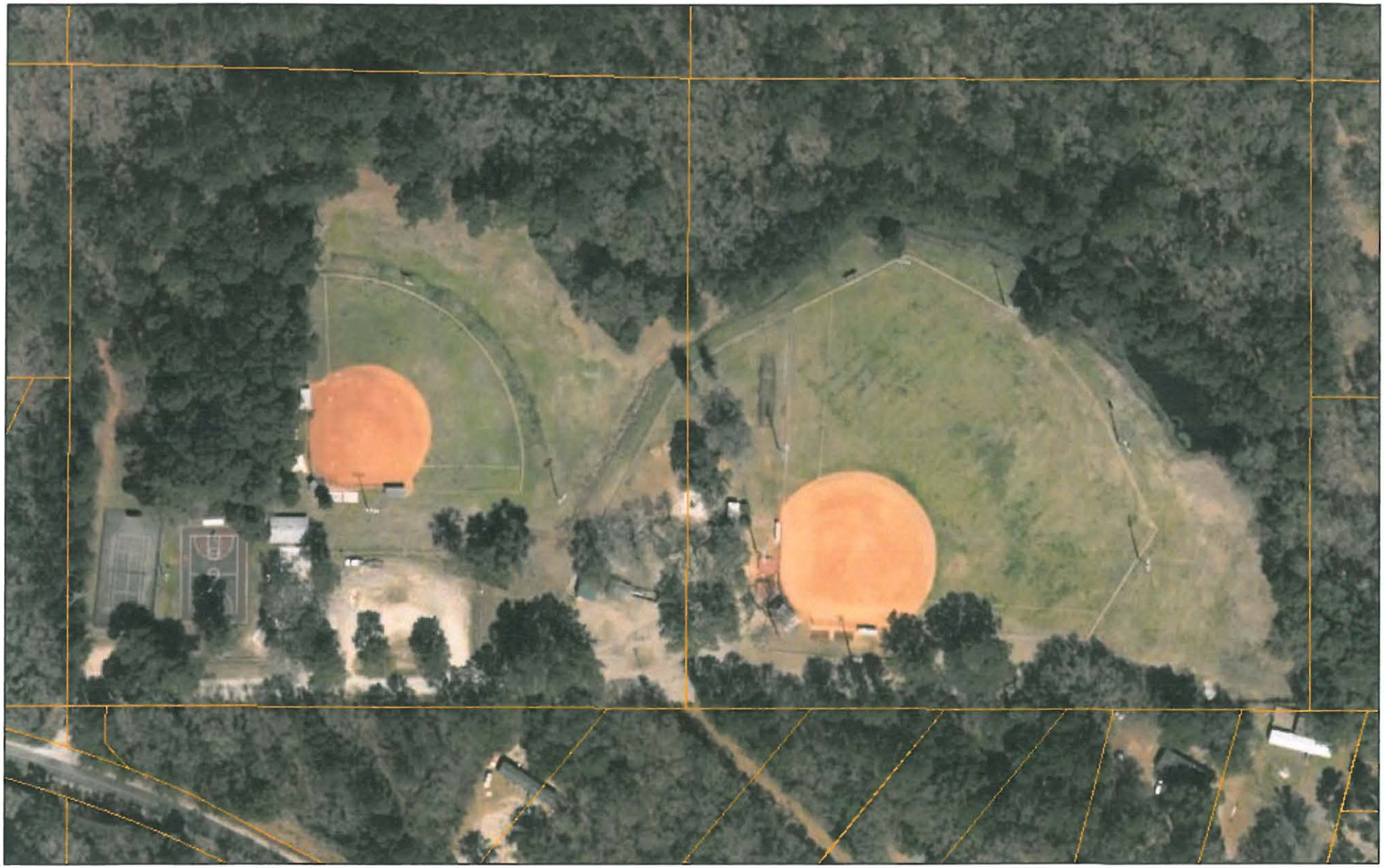
Musco Responsibilities:

1. Provide the required SportsCluster Green pre-wired and factory aimed lighting assemblies, wire harnesses, remote ballast enclosures, and die cast light fixtures. Lighting Contactor Cabinets with Musco Control Link & Communications will also be provided, along with Musco supplied surge suppressor.
2. Provide layout of pole locations and aiming diagram.
3. Provide lighting assembly detail information and drawing to installing Musco subcontractor.
4. Provide Project Management assistance and oversight for Musco Scope of Work.
5. Provide ballast upgrade and photometric upgrade for lighting assemblies and lights being relocated to Burton Wells.

Musco Subcontractor Responsibilities:

1. Provide equipment and materials to off load equipment at jobsite per scheduled delivery. Give Lighting Contactor Cabinets to the on-site electrical contractor.
2. Provide storage containers for equipment as needed and disposal of all packing cardboard and debris.
3. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
4. Remote Electrical Enclosures/Ballast Boxes must be stored inside or covered by tarp.
5. Confirm the existing underground utilities and irrigation systems have been located and are clearly marked so as to avoid damage from construction equipment. Repair any such damage during construction.
6. Insure connection to grounding.
7. Remove spoils to owner designated location at jobsite.
8. Provide equipment, materials and labor, to assemble and attach Remote Electrical Enclosures, Wire Harnesses & Fixtures. Use laser aiming on each lighting assembly to properly aim the lighting system.
9. Keep all heavy equipment off of playing fields when possible. Repair damage to grounds which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds would be an example of damage requiring repair.
10. Provide startup and aiming as required to provide complete and operating sports lighting system.
11. Provide labor to transport and upgrade ballasts and photometrics on lights being relocated to Burton Wells.

WESLEY FELIX PARK



November 17, 2014

Parcels

1:2,065

0 0.0175 0.035 0.07 mi

0 0.0275 0.055 0.11 km

The information and images contained on this web site are for viewing and informational purposes only. Although much of the data is compiled from official sources,

BURTON WELLS PARK



November 17, 2014

Parcels

1:2,065

0 0.0175 0.035 0.07 mi

0 0.0275 0.055 0.11 km

The information and images contained on this web site are for viewing and informational purposes only. Although much of the data is compiled from official sources,



5



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
Josh Gruber, Deputy County Administrator
Alicia Holland, Chief Financial Officer
Monica Spells, Compliance Officer
Dave Thomas, Purchasing Director

FROM: Rob McFee, County Engineer

SUBJ: **Beaufort County Design Build Construction for Dirt Road Paving Contract #49 RFP #100914E Huspah Court North, Huspah Court South, Hobcaw Drive (County Council District #1), Gator Lane, Turtle Lane (County Council District 2) and Major Road (County Council District #3)**

DATE: November 12, 2014

BACKGROUND. Beaufort County issued a Request for Proposals from qualified firms to design and build the Dirt Road Paving Contract #49. The following firm responded and provided a proposal for the project on 10/09/14.

PROPOSER	ADDRESS	AMOUNT
J.H. Hiers Construction with Andrews & Burgess, Inc.	715 Green Pond Hwy, Walterboro, SC	$ 1,311,080

The design-build proposal process differs from a typical construction bid, in that the proposers outline how they would accomplish the project within a specified cost. In this regard, proposals are reviewed on the basis of the "value offered" rather than solely on the lowest price. A selection committee consisting of the Director of Engineering and Infrastructure, Public Works Director, Public Works Roads & Drainage North Superintendent, and Engineering Construction Manager reviewed the proposal and found the pricing to be fair and reflective of the scope. The committee subsequently met with the team of J.H. Hiers/Andrews & Burgess to discuss work scope and possible savings. At the committee's request, the Hiers Construction/Andrews team submitted a final and best value offer with two items having potential savings of $49,000 and three other items with potential savings requiring validation at the end of the design work. Actual savings from these items will be applied as a reduction in the total contract amount.

SMB OUTREACH PLAN. This solicitation sought proposals only and did not require proposers to seek quotes from potential local small and minority subcontractor; however, proposers were required to describe a "small and minority business outreach plan" for the construction phase of the project unless self-performing all work. The County's Compliance Officer reviewed the Hiers Construction/Andrews & Burgess team proposal and determined the team provided a satisfactory SMB outreach plan for delivery of the project.

On the basis of the qualification of the firm and the value offered, the selection committee recommends award of Design-Build Contract #49 to J.H. Hiers Construction/Andrews & Burgess, Inc., in the amount of $1,311,080. The project will be funded by BCTC & TAG Funds.

FOR ACTION: Public Facilities Committee Meeting on November 17, 2014.

RECOMMENDATION. The Public Facilities Committee approve and recommend to County Council approval of a contract award to J. H. Hiers Construction/Andrews & Burgess to design and build the Dirt Road Paving Contract #49 in the amount of $ 1,311,080 funded by BCTC/TAG funds for dirt road improvements.

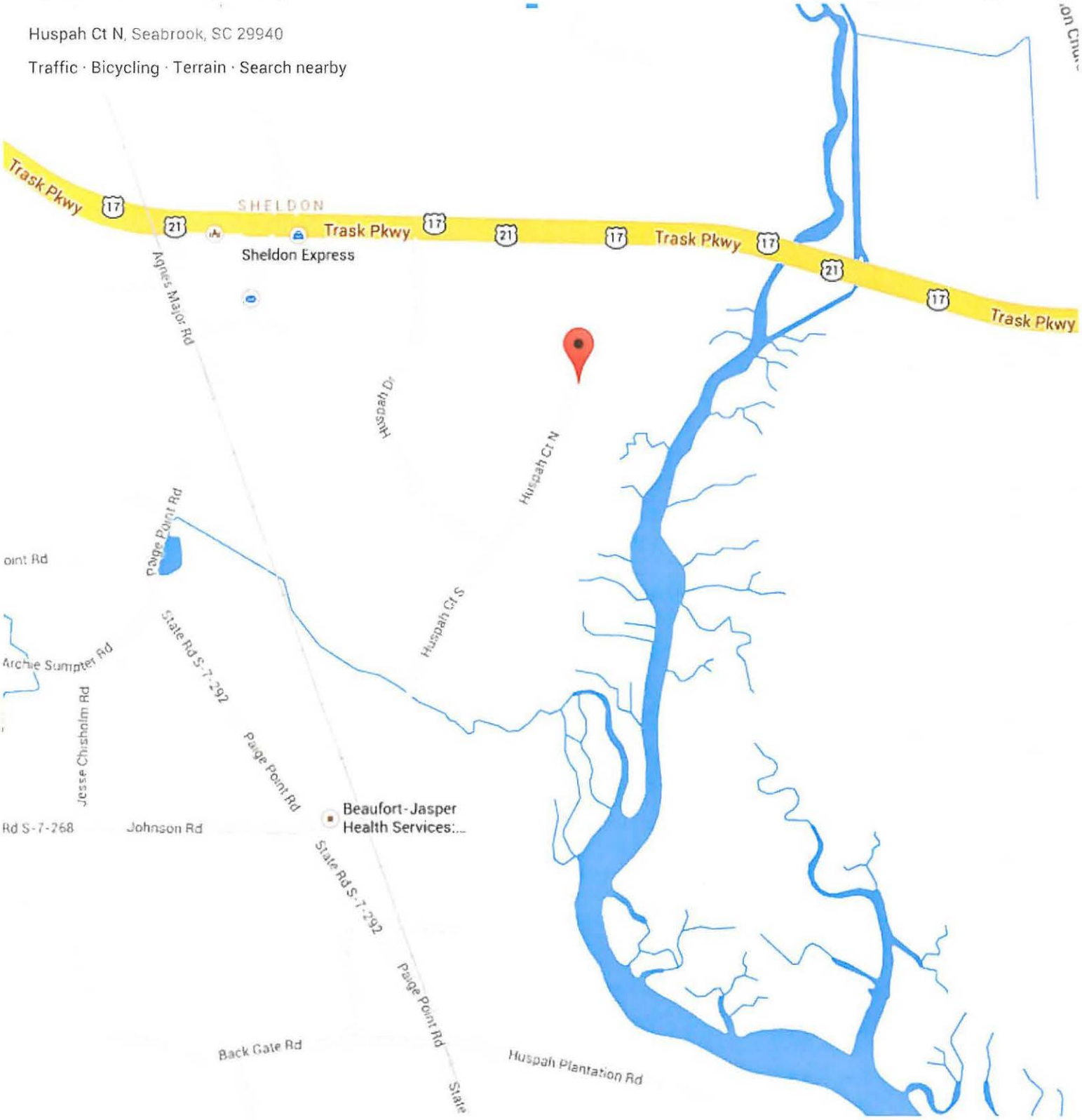
JRM/DS/mjh

Attachments: Location Maps

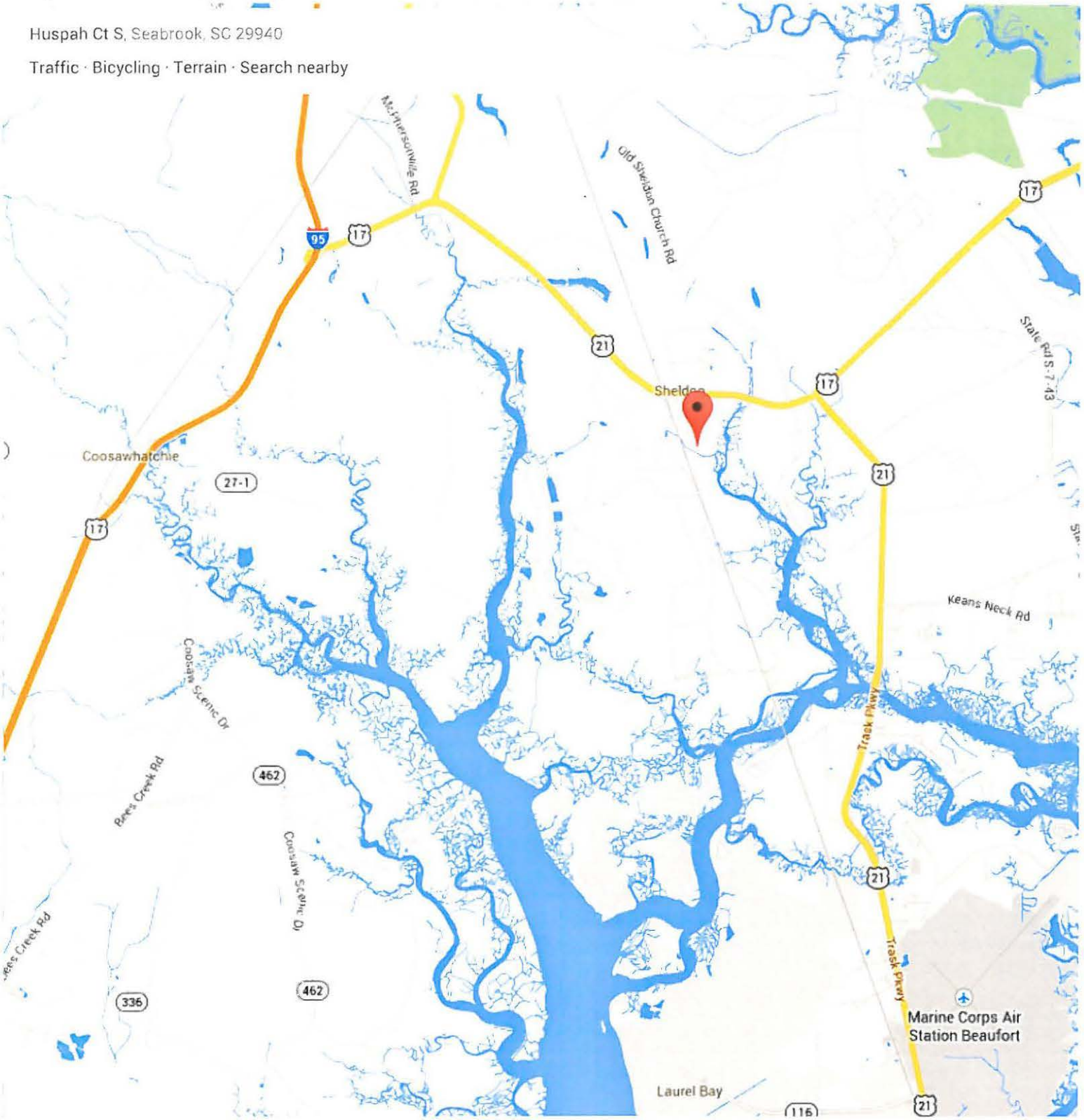
cc: Eddie Bellamy

Huspah Ct N, Seabrook, SC 29940

Traffic · Bicycling · Terrain · Search nearby

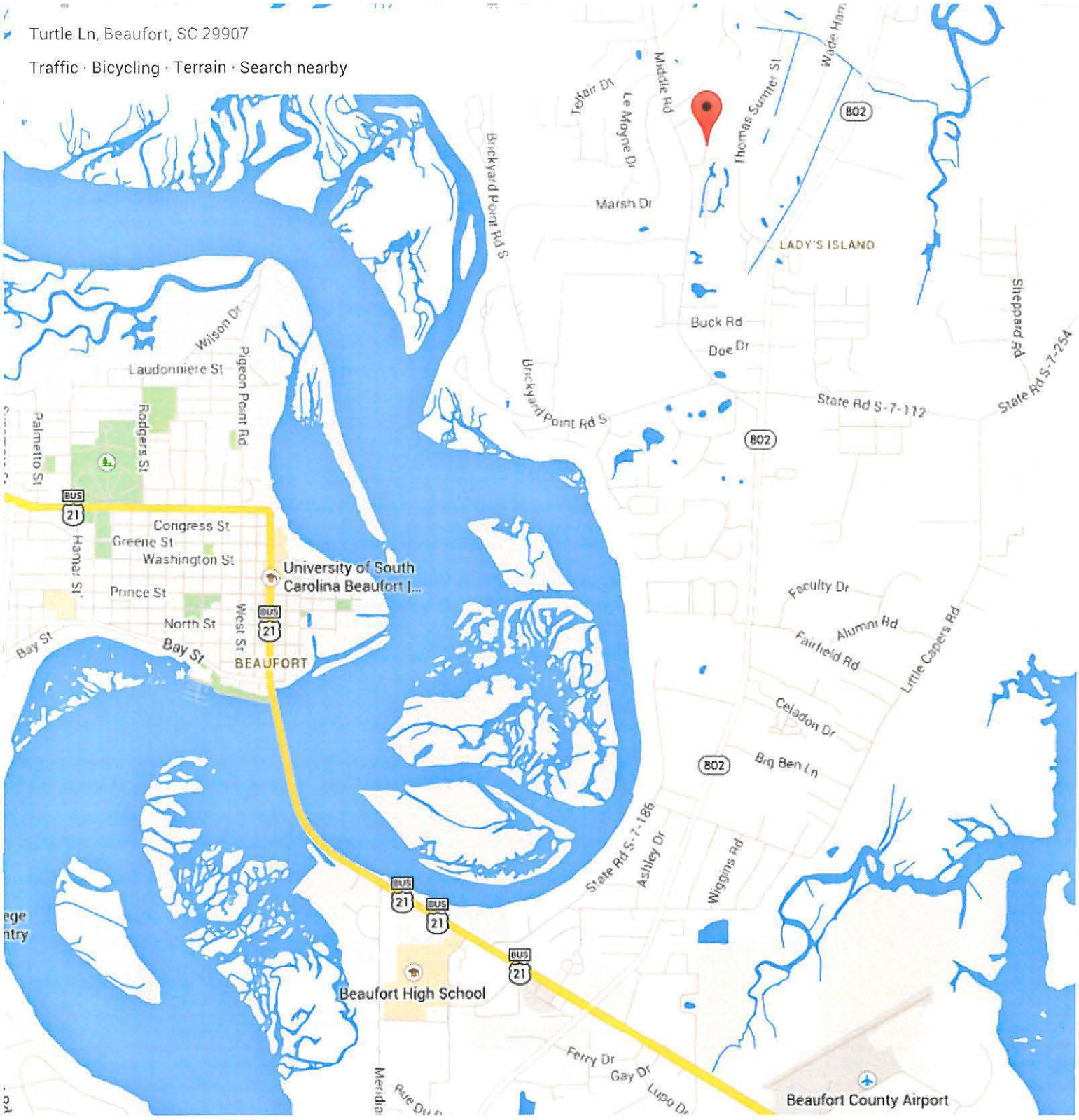


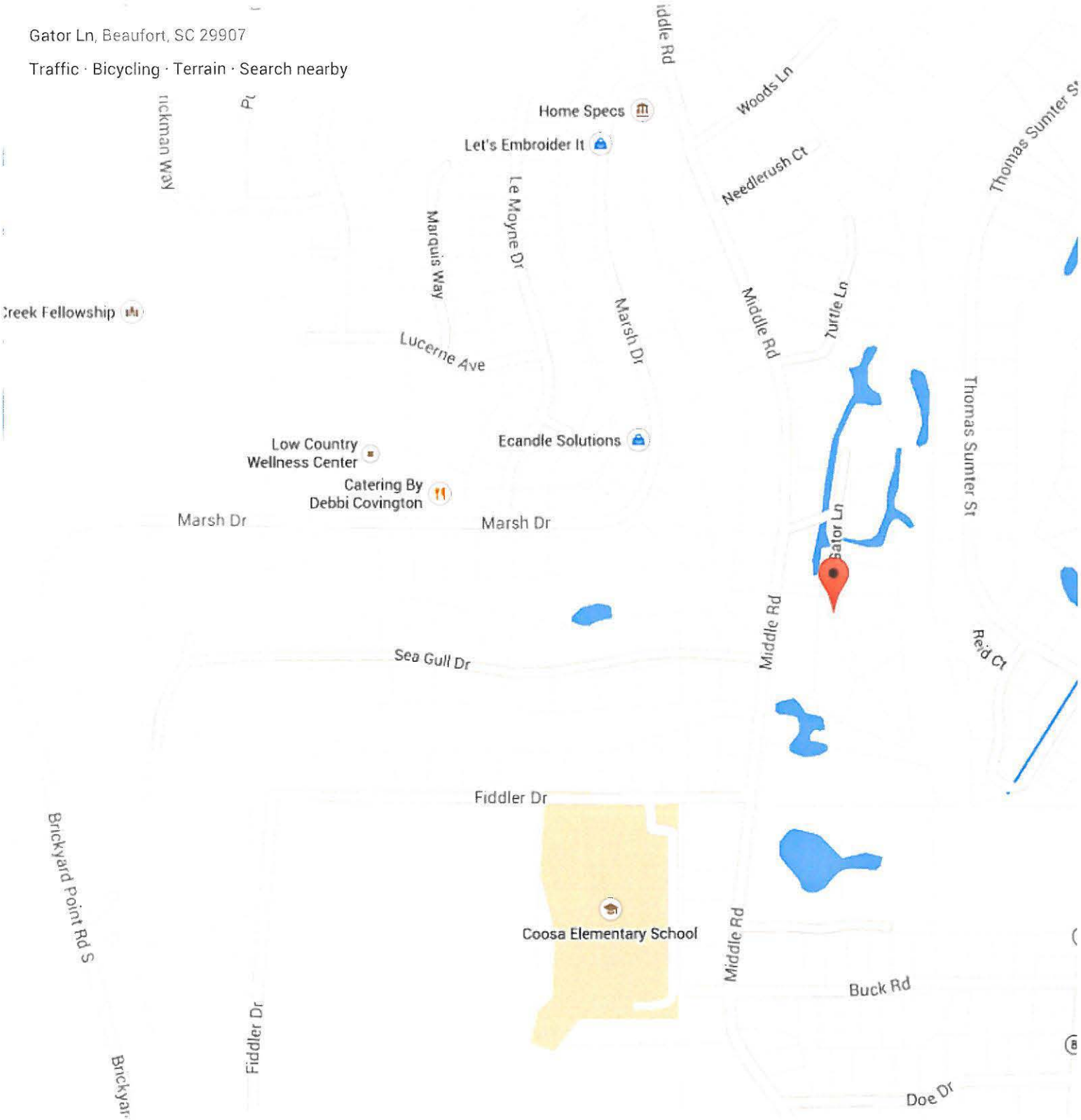
Map data ©2014 Google 1000 ft

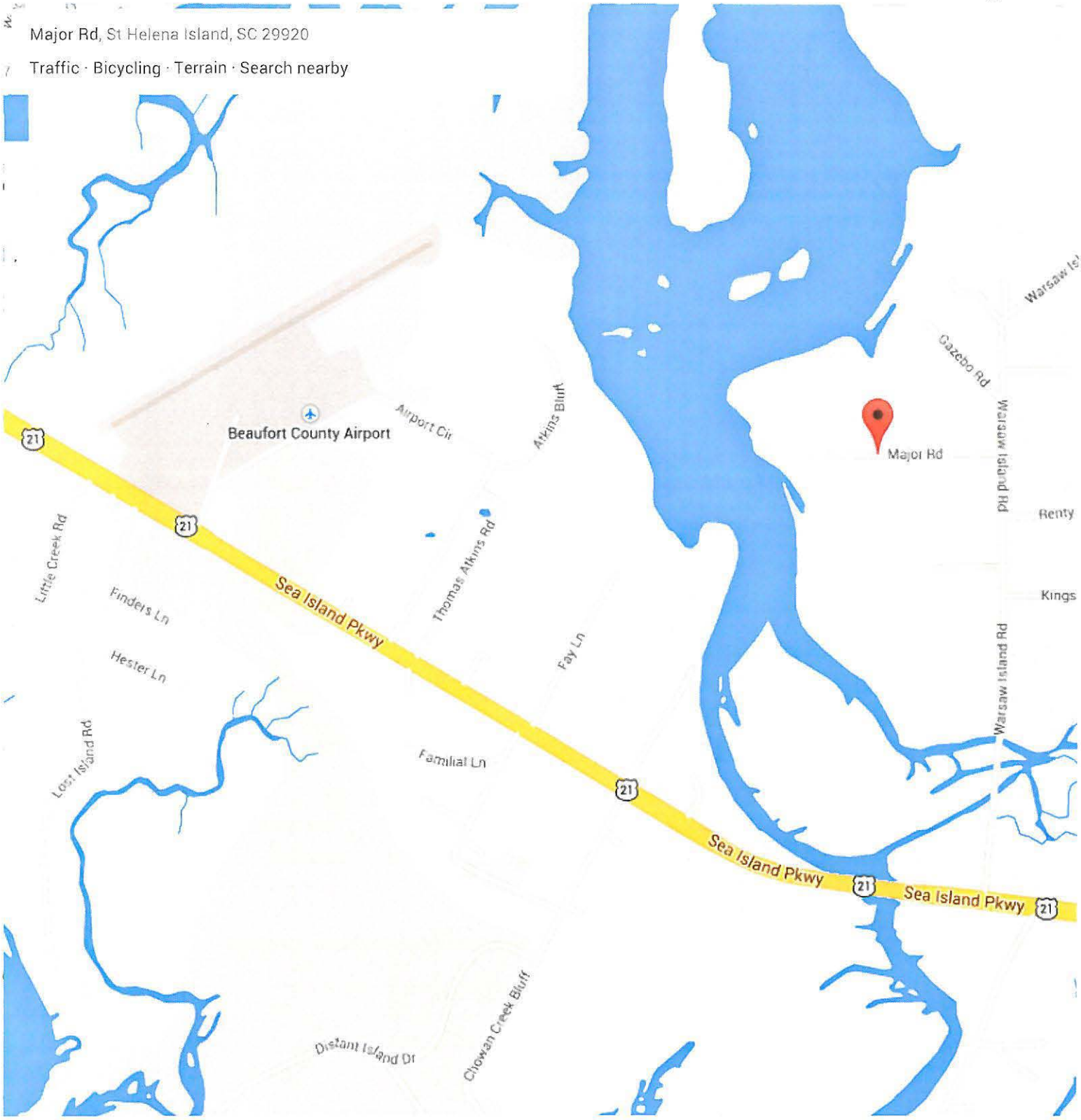

Huspah Ct S, Seabrook, SC 29940
Traffic · Bicycling · Terrain · Search nearby
Old Sheridan Church Rd
Sheldon
Coosawhatchie
Keans Neck Rd
Trask Pkwy
Rees Creek Rd
Coosaw Scenic Dr
Marine Corps Air Station Beaufort
Laurel Bay
95
17
21
27-1
462
336
116
Map data ©2014 Google 2 mi



Map data ©2014 Google 2000 ft


Turtle Ln, Beaufort, SC 29907
Traffic · Bicycling · Terrain · Search nearby
Telfair Dr
Le Mayne Dr
Middle Rd
Thomas Sumter St
Wade Ham
802
Brickyard Point Rd S
Marsh Dr
LADY'S ISLAND
Buck Rd
Doe Dr
Sheppard Rd
State Rd S-7-254
State Rd S-7-112
Wilson Dr
Laudonniere St
Pigeon Point Rd
Palmetto St
Rodgers St
BUS 21
Congress St
Greene St
Washington St
Hamar St
University of South Carolina Beaufort |...
Prince St
North St
West St
Bay St
BEAUFORT
Faculty Dr
Alumni Rd
Fairfield Rd
Little Capers Rd
Celadon Dr
Brg Ben Ln
State Rd S-7-186
Ashley Dr
Wiggins Rd
Beaufort High School
Ferry Dr
Gay Dr
Lupo Dr
Beaufort County Airport
Map data ©2014 Google
2000 ft


Gator Ln, Beaufort, SC 29907
Traffic · Bicycling · Terrain · Search nearby
Home Specs
Let's Embroider It
Woods Ln
Needlerush Ct
Thomas Sumter St
Le Moyne Dr
Marquis Way
Middle Rd
Turtle Ln
Marsh Dr
Lucerne Ave
Low Country Wellness Center
Ecandle Solutions
Catering By Debbi Covington
Marsh Dr
Marsh Dr
Gator Ln
Thomas Sumter St
Middle Rd
Reid Ct
Sea Gull Dr
Fiddler Dr
Brickyard Point Rd S
Coosa Elementary School
Middle Rd
Buck Rd
Fiddler Dr
Doe Dr
Map data ©2014 Google
500 ft


Major Rd, St Helena Island, SC 29920
Traffic · Bicycling · Terrain · Search nearby
Beaufort County Airport
Airport Cir
Atkins Bluff
Major Rd
Gazebo Rd
Warsaw Island Rd
Renty
Kings
Little Creek Rd
Finders Ln
Hester Ln
Thomas Atkins Rd
Fay Ln
Sea Island Pkwy
21
Lost Island Rd
Familial Ln
Distant Island Dr
Chowan Creek Bluff
Map data ©2014 Google
1000 ft

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A RIGHT OF WAY ENCUMBERING PROPERTY OWNED JOINTLY BY BEAUFORT COUNTY AND THE TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

WHEREAS, Beaufort County and the Town of Hilton Head, South Carolina, jointly own real property located on Spanish Wells Road (S-7-79) which is more particularly known as R511-077-000-075A and R511-007-000-075F located on Spanish Wells Road (S-7-79); and

WHEREAS, the South Carolina Department of Transportation ("SCDOT") seeks to construct a bridge over Jarvis Creek on Spanish Wells Road and to align the new bridge with the current roadway; and

WHEREAS, SCDOT has offered to pay $22,390.00 for 0.018 acres located on the jointly held property identified as R511-077-000-075A; and

WHEREAS, SCDOT has offered to pay $35,385.00 for 0.285 acres located on the jointly held property identified as R511-007-000-075F; and

WHEREAS, SCDOT has requested a construction easement for Tract 42 from Beaufort County for construction slopes beyond the right of way on Spanish Moss Road; and

WHEREAS, Beaufort County Council has determined that it is in its best interest to authorize the execution and delivery of the requested right of way and easement attached hereto and incorporated by reference as "Exhibit A" and "Exhibit B" respectively; and

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

NOW, THEREFORE, BE IT ORDAINED BY BEAUFORT COUNTY COUNCIL AS FOLLOWS:

(a) The County Administrator is hereby authorized to execute any and all documents necessary to execute the delivery of a right of ways which is attached hereto as "Exhibit A"; and,
(b) The County Administrator is authorized to deliver the right of ways which is attached hereto as "Exhibit A" at such time as the Town of Hilton Head Island, South Carolina, executes and is prepared to deliver a right of way similar in form and substance to the right of ways which is attached hereto as "Exhibit A"; and,
(c) The County Administrator is hereby authorized to take all other and further actions as may be necessary to complete the conveyance of the right of ways; and,

(d) The County Administrator is hereby authorized to execute any and all documents necessary to execute the delivery of an easement which is attached hereto as "Exhibit B".

ADOPTED BY BEAUFORT COUNTY COUNCIL, BEAUFORT, SOUTH CAROLINA, ON THIS _____ DAY OF _____, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
D. Paul Sommerville, Chairman

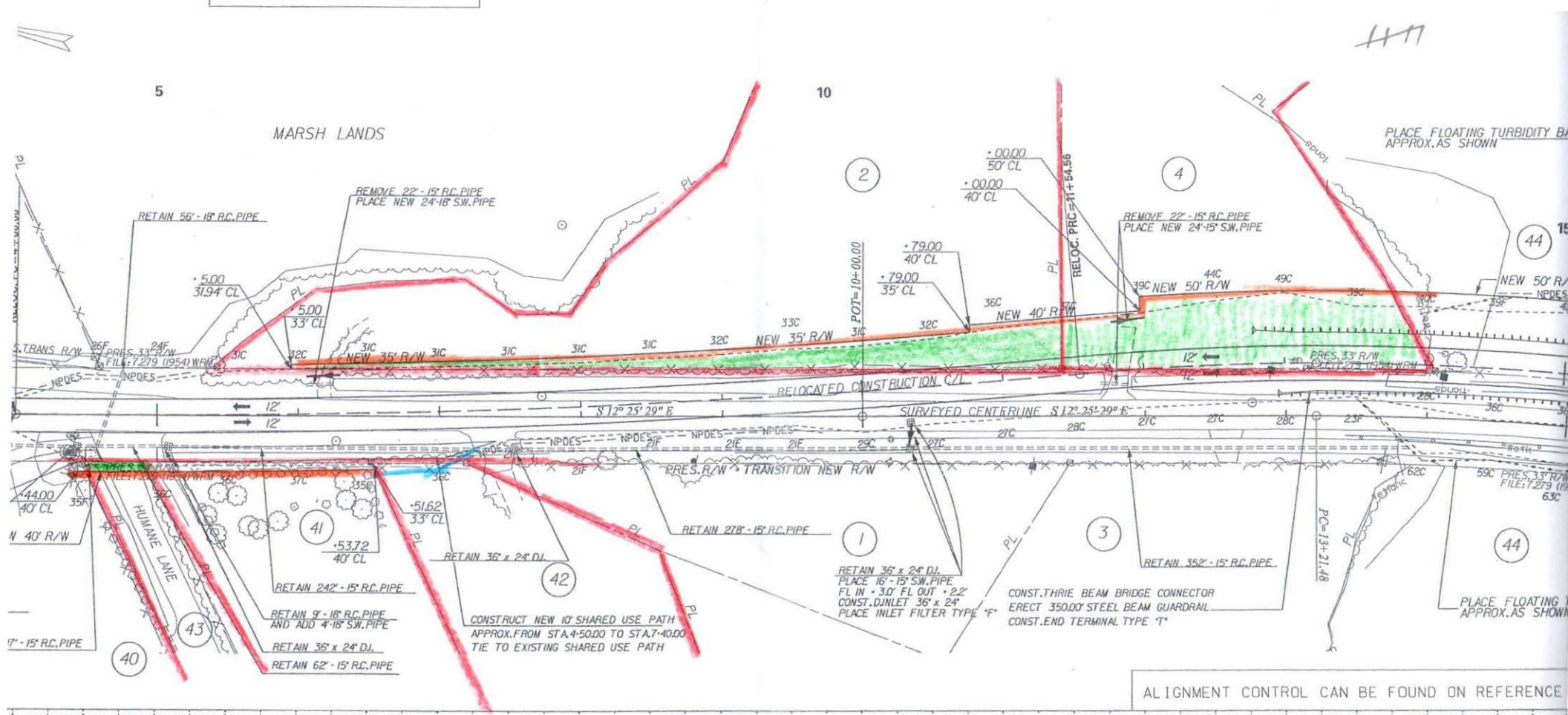
APPROVED AS TO FORM:

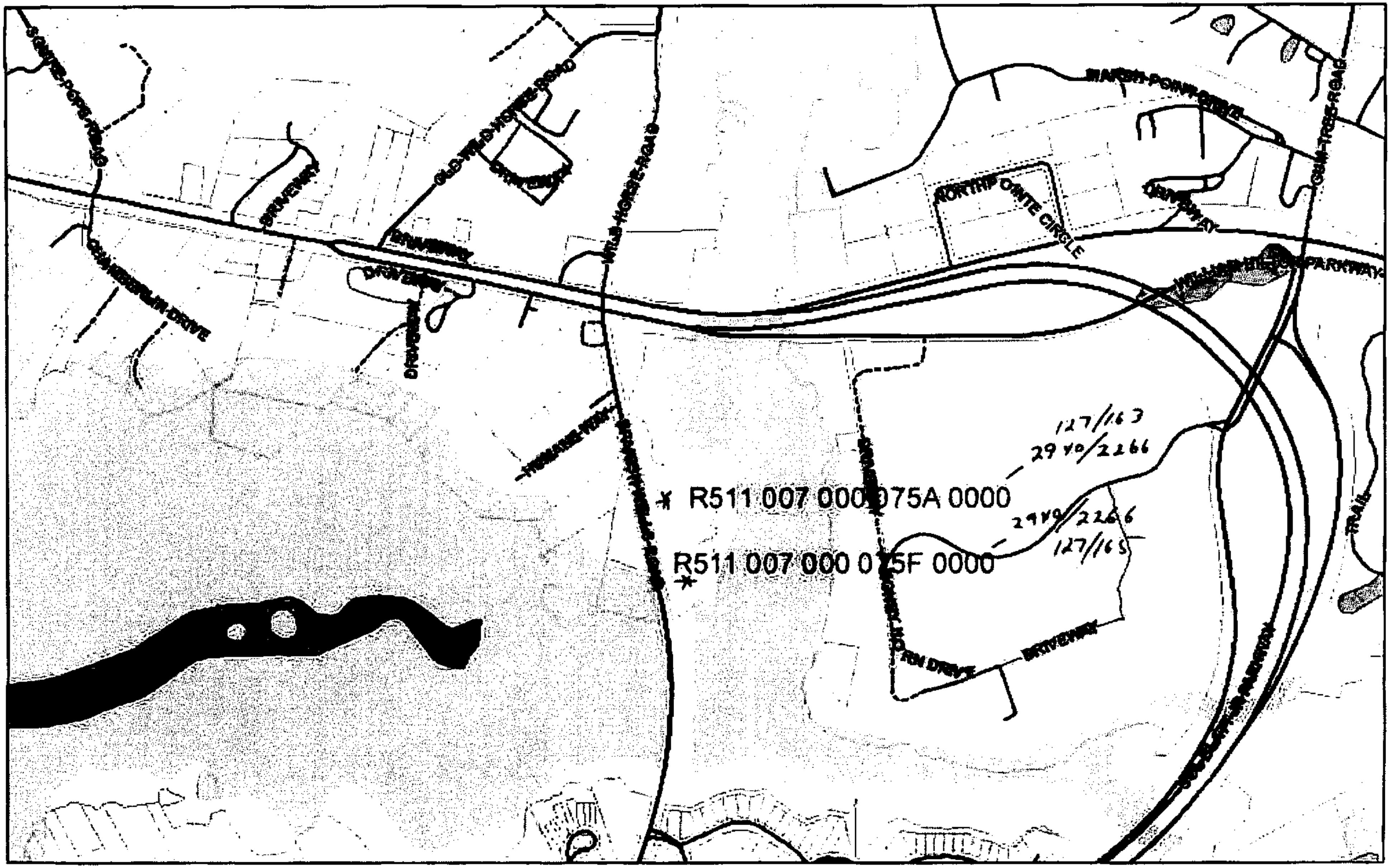
_____
Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading:
Second Reading:
Public Hearing:
Third and Final Reading:


5
10
MARSH LANDS
REMOVE 22'-15" R.C.PIPE
PLACE NEW 24'-18" S.W.PIPE
RETAIN 56'-18" R.C.PIPE
+5.00
31.94' CL
+5.00
33' CL
NEW 35' R/W
NEW 40' R/W
NEW 50' R/W
POT=10+00.00
+00.00
50' CL
+00.00
40' CL
+79.00
40' CL
+79.00
35' CL
RELOC. PRC=11+54.56
REMOVE 22'-15" R.C.PIPE
PLACE NEW 24'-15" S.W.PIPE
PLACE FLOATING TURBIDITY BA
APPROX.AS SHOWN
PRES. 33' R/W
FILE: 7279 (1954) WRM
RELOCATED CONSTRUCTION C/L
SURVEYED CENTERLINE S 12° 25' 29" E
S 12° 25' 29" E
12'
12'
PRES. R/W TRANSITION NEW R/W
+44.00
40' CL
+51.62
33' CL
+53.72
40' CL
HUMANE LANE
RETAIN 278'-15" R.C.PIPE
RETAIN 36' x 24' D.I.
RETAIN 242'-15" R.C.PIPE
RETAIN 9'-18" R.C.PIPE
AND ADD 4'-18" S.W.PIPE
RETAIN 36' x 24' D.I.
RETAIN 62'-15" R.C.PIPE
CONSTRUCT NEW 10' SHARED USE PATH
APPROX. FROM STA. 4+50.00 TO STA. 7+40.00
TIE TO EXISTING SHARED USE PATH
RETAIN 36' x 24' D.I.
PLACE 16'-15" S.W.PIPE
FL IN = 3.0' FL OUT = 2.2'
CONST. DINLET 36' x 24'
PLACE INLET FILTER TYPE 'F'
CONST. THRIE BEAM BRIDGE CONNECTOR
ERECT 350.00' STEEL BEAM GUARDRAIL
CONST. END TERMINAL TYPE 'T'
RETAIN 352'-15" R.C.PIPE
PC=13+21.48
PLACE FLOATING
APPROX. AS SHOWN
59C PRES. 33' R/W
FILE: 7279 (1
63C
ALIGNMENT CONTROL CAN BE FOUND ON REFERENCE
FINISHED GRADE
350' V.C.
(+) 0.10%
(-) 0.44%
VPI = 11+00.00
Elev. = 8.05



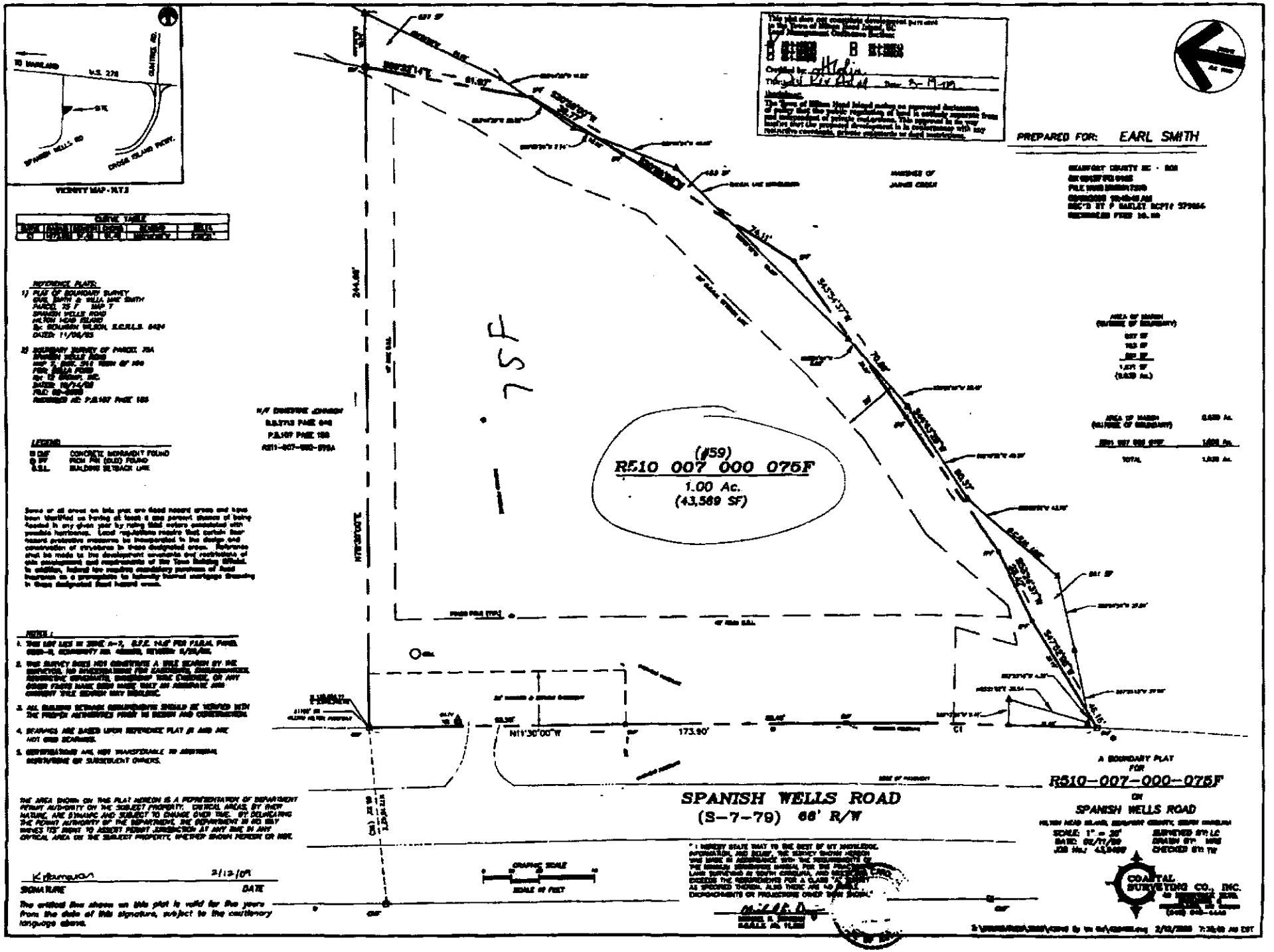
October 16, 2014

1:8,367

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

<all other values>	COUNTY, PAVED	PRIVATE, UNPAVED	TOWN, UNPAVED
STATE, PAVED	COUNTY, UNPAVED	PRIVATE, UNDETERMINED	MILITARY / PAVED
STATE, UNPAVED	PRIVATE, PAVED	TOWN, PAVED	MILITARY / UNPAVED


PREPARED FOR: EARL SMITH
(#59)
R510 007 000 075F
1.00 Ac.
(43,569 SF)
75'
SPANISH WELLS ROAD
(S-7-79) 66' R/W
A BOUNDARY PLAT
FOR
R510-007-000-075F
ON
SPANISH WELLS ROAD
COASTAL SURVEYING CO., INC.
VICINITY MAP - N.T.S.
LEGEND
REFERENCE PLATS:
NOTES:

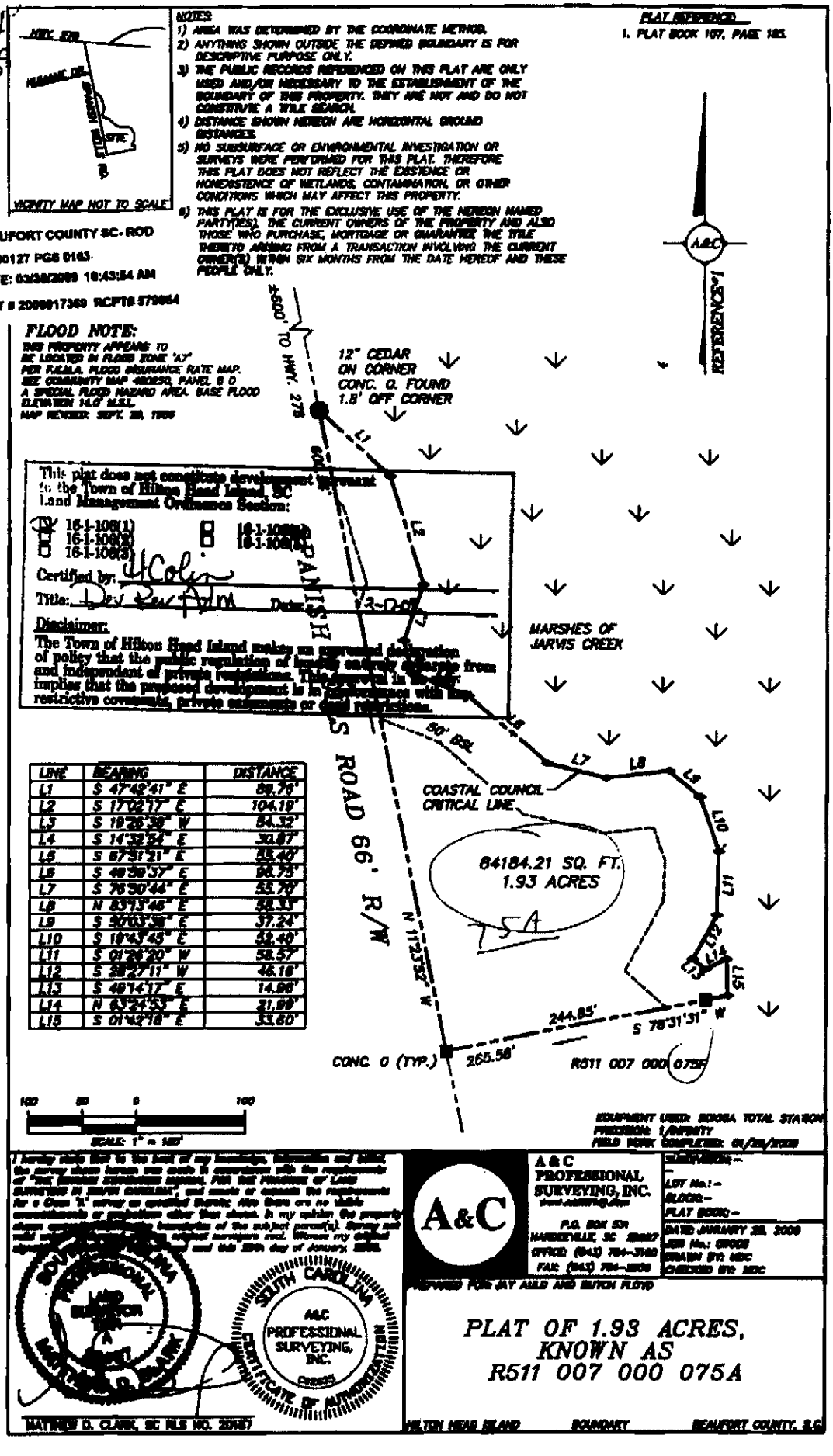

VICINITY MAP NOT TO SCALE
NOTES:
1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSE ONLY.
3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6) THIS PLAT IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PARTY(IES), THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO ARISING FROM A TRANSACTION INVOLVING THE CURRENT OWNER(S) WITHIN SIX MONTHS FROM THE DATE HEREOF AND THESE PEOPLE ONLY.
PLAT REFERENCE
1. PLAT BOOK 107, PAGE 165.
BEAUFORT COUNTY SC - ROD
BK 00127 PGS 0163-
DATE: 03/30/2009 10:43:54 AM
INST # 2009017369 RCPT# 579664
FLOOD NOTE:
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "AE" PER F.E.M.A. FLOOD INSURANCE RATE MAP. SEE COMMUNITY MAP #450250, PANEL 8 D. A SPECIAL FLOOD HAZARD AREA. BASE FLOOD ELEVATION 14.0' M.S.L. MAP REVISED: SEPT. 29, 1986
This plat does not constitute development pursuant to the Town of Hilton Head Island, SC Land Management Ordinance Section:
16-1-106(1)
16-1-106(2)
16-1-106(3)
16-1-106(4)
16-1-106(5)
Certified by:
Title:
Date: 12-12-08
Disclaimer:
The Town of Hilton Head Island makes no representation of policy that the public regulation of land by entirety or in part from and independent of private regulations. This approval in no way implies that the proposed development is in accordance with any restrictive covenants, private easements or other restrictions.
12" CEDAR ON CORNER CONC. O. FOUND 1.8' OFF CORNER
600' TO HWY. 278
SPANISH WELLS ROAD 66' R/W
MARSHES OF JARVIS CREEK
COASTAL COUNCIL CRITICAL LINE
50' BSL
84184.21 SQ. FT. 1.93 ACRES
75A
N 11°23'52" W
244.85'
S 78°31'31" W
CONC. O (TYP.)
265.58'
R511 007 000 075A
REFERENCE
A&C
LINE BEARING DISTANCE
L1 S 47°48'41" E 89.79'
L2 S 17°02'17" E 104.19'
L3 S 19°26'39" W 54.32'
L4 S 14°32'54" E 30.87'
L5 S 67°51'21" E 38.40'
L6 S 49°39'37" E 98.75'
L7 S 76°30'44" E 55.70'
L8 N 83°13'46" E 58.33'
L9 S 90°03'38" E 37.24'
L10 S 19°43'45" E 52.40'
L11 S 01°29'20" W 58.57'
L12 S 38°27'11" W 46.16'
L13 S 49°14'17" E 14.06'
L14 N 63°24'53" E 21.99'
L15 S 01°42'18" E 33.60'
100 50 0 100
SCALE: 1" = 100'
EQUIPMENT USED: SOKKIA TOTAL STATION
PRECISION: 1/INFINITY
FIELD WORK COMPLETED: 01/28/2009
I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the "MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA", and meets or exceeds the requirements for a Class "A" survey as specified therein; also there are no visible encroachments or projections other than shown. In my opinion the property shown hereon is located within Flood Zone AE. Survey and plat prepared for the benefit of the parties named hereon, this 30th day of January, 2009.
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
SOUTH CAROLINA A&C PROFESSIONAL SURVEYING, INC. CERTIFICATE OF AUTHORIZATION
MATTHEW D. CLARK, SC RLS NO. 20187
A&C
A & C PROFESSIONAL SURVEYING, INC.
P.O. BOX 574
HARDEEVILLE, SC 29927
OFFICE: (843) 784-3780
FAX: (843) 784-3859
SURVEYOR: -
LOT No.: -
BLOCK: -
PLAT BOOK: -
DATED: JANUARY 30, 2009
JOB No.: 090128
DRAWN BY: MDC
CHECKED BY: MDC
PREPARED FOR: JAY AMLD AND SUTON FLOYD
PLAT OF 1.93 ACRES, KNOWN AS R511 007 000 075A
HILTON HEAD ISLAND BEAUFORT COUNTY, S.C.

EXHIBIT B

THE STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

PERMISSION FOR:

CONSTRUCTION SLOPES

Road/Route S-79 (Spanish Wells Road)
File 7.039102
Item
Project BR07(009)
PIN 39102
Tract 42

KNOW ALL MEN BY THESE PRESENTS, That I (or we) Town of Hilton Head and Beaufort County, Post Office Box 1228 Beaufort, SC 29906 in consideration of the sum of One Dollar ($1.00), to me (or us) in hand paid, and other valuable consideration at and before the sealing and delivering hereof, do hereby grant to the South Carolina Department of Transportation permission to do the work as outlined below, with the understanding that this work is to be done on property of the grantor outside of the right of way, it being fully understood and agreed that no right of way is being granted to the Department for the purpose of this construction. Further, permission is granted to perform construction beyond the right of way such as grading and other work necessary to adjust the grade of driveways to conform to the proposed roadway improvements as shown on the plans for the construction of this project.

SPECIAL PROVISIONS:

Also herein granted is permission for construction slopes to extend beyond the right of way on the right of S-79 (Spanish Wells Road), between approximate survey stations 6+53.72 and 7+18 with the understanding that no additional property is granted for construction slopes, during this construction. Also it is understood and agreed that trees and/or shrubbery may be destroyed during this construction.

GRANTEE'S ADDRESS: SCDOT, Director, Rights of Way, P.O. Box 191, Columbia, SC 29202-0191

Checked _____ By _____

Recorded _____ By _____

Project BR07(009) File 7.039102 Tract 42

ORDINANCE NO. _____

AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $8,500,000 LIMITED GENERAL OBLIGATION BONDS OF BEAUFORT COUNTY, SOUTH CAROLINA (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2015 OR SUCH OTHER APPROPRIATE SERIES DESIGNATION; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR OR HIS DESIGNEE TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE COUNTY COUNCIL OF BEAUFORT COUNTY, SOUTH CAROLINA, AS FOLLOWS:

Section 1. Findings and Determinations. The County Council (the "Council") of Beaufort County, South Carolina (the "County"), hereby finds and determines:

(a) Pursuant to Section 4-9-10, Code of Laws of South Carolina 1976, as amended, and the results of a referendum held in accordance therewith, the Council-Administrator form of government was adopted and the County Council constitutes the governing body of the County.

(b) Article X, Section 14 of the Constitution of the State of South Carolina, 1895, as amended (the "Constitution"), provides that each county shall have the power to incur bonded indebtedness in such manner and upon such terms and conditions as the General Assembly shall prescribe by general law within the limitations set forth in Section 14 and Section 12 of Article X.

(c) Article X, Section 12 of the Constitution provides that no law shall be enacted permitting the incurring of bonded indebtedness by any county for fire protection service benefiting only a particular geographical section of the county unless a special assessment, tax or service charge in an amount designed to provide debt service on bonded indebtedness incurred for such purpose shall be imposed upon the area or persons receiving the benefit therefrom.

(d) Article X, Section 14 of the Constitution further provides that general obligation debt may be incurred only for a purpose which is a public purpose and which is a corporate purpose of the County. The power to incur general obligation debt shall include general obligation debt incurred by the County within the limitations prescribed by Article X, Section 12 of the Constitution.

(e) In determining the debt limitations imposed by the provisions of Article X, Section 14 of the Constitution, bonded indebtedness incurred pursuant to Article X, Section 12 shall not be considered.

(f) Pursuant to the provisions of Title 4, Chapter 19 of the Code of Laws of South Carolina, 1976, as amended (the "Act"), the Council has, among other powers, the power: (1) To designate the areas of the County where fire protection service may be furnished by the County under the Act; and (2) To levy and collect ad valorem taxes without limit as to rate or amount upon all taxable property in the service area where fire protection services are furnished to effect the payment of principal and interest on all bonds issued pursuant to the Act or required for the maintenance and operation of the fire protection system.

(g) Pursuant to the provisions of Ordinance No. 2013/6 enacted by the Council (the "Fire Ordinance"), the County created the "Bluffton Township Fire District" or the "Fire District." As such, the Bluffton Township Fire District is a special taxing district.

(h) Pursuant to this Ordinance, the Council is providing for the levy and collection of an annual ad valorem tax within the Bluffton Township Fire District which will be sufficient to provide for the payment of the principal and interest on the Bonds (hereinafter defined).

(i) In order to continue to provide fire protection services in the Bluffton Township Fire District, the Fire District has undertaken the constructing and equipping of fire facilities and the purchase of additional equipment, including but not limited to fire trucks (the "Project").

(j) It is necessary and in the best interest of the County and the residents of the Fire District for the Council to provide for the issuance and sale of not exceeding $8,500,000 limited general obligation bonds of the County pursuant to the aforesaid provisions of the Constitution and laws of the State of South Carolina, the proceeds of which will be used: (a) to defray the cost of the Project; (b) to pay costs of issuance of the Bonds; and (c) for such other lawful corporate and public purposes as the County Council shall determine.

Section 2. Authorizations and Details of Bonds. Pursuant to the aforesaid provisions of the Constitution and laws of the State of South Carolina, there is hereby authorized to be issued limited general obligation bonds of the County in the amount of not exceeding $8,500,000 to obtain funds for the purposes mentioned in Section 1(j) above which shall be designated "$8,500,000 (or such lesser amount issued) Limited General Obligation Bonds (Bluffton Township Fire District), Series 2015 (or such other appropriate series designation), of Beaufort County, South Carolina" (the "Bonds").

The Bonds shall be issued as fully-registered bonds; shall be dated as of their date of delivery; shall be in the denomination of $5,000 or any integral multiple thereof not exceeding the principal amount of the Bonds maturing in each year; shall be numbered from R-1 upward; shall bear interest at such times as hereafter designated by the County Administrator at such rate or rates as may be determined at the time of the sale thereof; and shall mature serially in successive annual installments as determined by the County Administrator.

Both the principal of and interest on the Bonds shall be payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts.

Wells Fargo Bank, N.A., Atlanta, Georgia, shall serve as registrar and paying agent (the "Registrar/Paying Agent") for the Bonds.

Section 3. Delegation of Authority to Determine Certain Matters Relating to the Bonds. The County Council hereby delegates to the County Administrator the authority to determine (a) the maturity dates of the Bonds and the respective principal amounts maturing on such dates; (b) the interest payment dates of the Bonds; (c) redemption provisions, if any, for the Bonds; and (d) the date and time of sale of the Bonds.

The County Council hereby delegates to the County Administrator the authority to receive bids on behalf of the County Council and the authority to award the sale of the Bonds to the lowest bidder therefor in accordance with the terms of the Notice of Sale for the Bonds. After the sale of the Bonds, the County Administrator shall submit a written report to the County Council setting forth the results of the sale of the Bonds.

The County Administrator may delegate some or all of the duties and responsibilities assigned to him in this Ordinance to a member of County staff of the Fire Chief of the Fire District.

Section 4. Registration, Transfer and Exchange of Bonds. The County shall cause books (herein referred to as the "registry books") to be kept at the offices of the Registrar/Paying Agent, for the registration and transfer of the Bonds. Upon presentation at its office for such purpose the Registrar/Paying Agent shall register or transfer, or cause to be registered or transferred, on such registry books, the Bonds under such reasonable regulations as the Registrar/Paying Agent may prescribe.

Each Bond shall be transferable only upon the registry books of the County, which shall be kept for such purpose at the principal office of the Registrar/Paying Agent, by the registered owner thereof in person or by his duly authorized attorney upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar/Paying Agent duly executed by the registered owner or his or her duly authorized attorney. Upon the transfer of any such Bond, the Registrar/Paying Agent on behalf of the County shall issue in the name of the transferee a new fully-registered Refunding Bond or Bonds of the same aggregate principal amount, interest rate and maturity as the surrendered Bond. Any Bond surrendered in exchange for a new registered Bond pursuant to this Section shall be canceled by the Registrar/Paying Agent.

The County and the Registrar/Paying Agent may deem or treat the person in whose name any fully-registered Bond shall be registered upon the registry books as the absolute owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of the principal of and interest on such Bond and for all other purposes and all such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the County nor the Registrar/Paying Agent shall be affected by any notice to the contrary. In all cases in which the privilege of transferring the Bonds is exercised, the County shall execute and the Registrar/Paying Agent shall authenticate and deliver the Bonds in accordance with the provisions of this Ordinance. Neither the County nor the Registrar/Paying Agent shall be obliged to make any such transfer of Bonds during the fifteen (15) days preceding an interest payment date on such Bonds.

Section 5. Record Date. The County hereby establishes a record date for the payment of interest or for the giving of notice of any proposed redemption of Bonds, and such record date shall be the fifteenth (15th) day (whether or not a business day) preceding an interest payment date on such Bond or, in the case of any proposed redemption of Bonds, such record date shall be the fifteenth (15th) day (whether or not a business day) prior to the mailing of notice of redemption of the Bonds.

Section 6. Mutilation, Loss, Theft or Destruction of Bonds. In case any Bond shall at any time become mutilated in whole or in part, or be lost, stolen or destroyed, or be so defaced as to impair the value thereof to the owner, the County shall execute and the Registrar shall authenticate and deliver at the principal office of the Registrar, or send by registered mail to the owner thereof at his request, risk and expense a new Bond of the same series, interest rate and maturity and of like tenor and effect in exchange or substitution for and upon the surrender for cancellation of such defaced, mutilated or partly destroyed Bond, or in lieu of or in substitution for such lost, stolen or destroyed Bond. In any such event the applicant for the issuance of a substitute Bond shall furnish the County and the Registrar evidence or proof satisfactory to the County and the Registrar of the loss, destruction, mutilation, defacement or theft of the original Bond, and of the ownership thereof, and also such security and indemnity as may be required by the laws of the State of South Carolina or such greater amount as may be required by the County and the Registrar. Any duplicate Bond issued under the provisions of this Section in exchange and substitution for any defaced, mutilated or partly destroyed Bond or in substitution for any allegedly lost, stolen or wholly-destroyed Bond shall be entitled to the identical benefits under this Ordinance as was the original Bond in lieu of which such

duplicate Bond is issued, and shall be entitled to equal and proportionate benefits with all the other Bonds of the same series issued hereunder.

All expenses necessary for the providing of any duplicate Bond shall be borne by the applicant therefor.

Section 7. Execution of Bonds. The Bonds shall be executed in the name of the County with the manual or facsimile signature of the Chair of County Council attested by the facsimile signature of the Clerk of the County Council under a facsimile of the seal of the County which shall be impressed, imprinted or reproduced thereon. The Bonds shall not be valid or become obligatory for any purpose unless there shall have been endorsed thereon a certificate of authentication. Each Bond shall bear a certificate of authentication manually executed by the Registrar/Paying Agent in substantially the form set forth herein.

Section 8. Form of Bonds. The Bonds shall be in substantially the form attached hereto as Exhibit A and incorporated herein by reference.

Section 9. Eligible Securities. The Bonds initially issued (the "Initial Bonds") will be eligible securities for the purposes of the book-entry system of transfer maintained by The Depository Trust Company, New York, New York ("DTC"), and transfers of beneficial ownership of the Initial Bonds shall be made only through DTC and its participants in accordance with rules specified by DTC. Such beneficial ownership must be of $5,000 principal amount of Bonds of the same maturity or any integral multiple of $5,000.

The Initial Bonds shall be issued in fully-registered form, one Bond for each of the maturities of the Bonds, in the name of Cede & Co., as the nominee of DTC. When any principal of or interest on the Initial Bonds becomes due, the County shall transmit to DTC an amount equal to such installment of principal and interest. DTC shall remit such payments to the beneficial owners of the Bonds or their nominees in accordance with its rules and regulations.

Notices of redemption of the Initial Bonds or any portion thereof shall be sent to DTC in accordance with the provisions of the Ordinance.

If (a) DTC determines not to continue to act as securities depository for the Bonds, or (b) the County has advised DTC of its determination that DTC is incapable of discharging its duties, the County shall attempt to retain another qualified securities depository to replace DTC. Upon receipt by the County of the Initial Bonds together with an assignment duly executed by DTC, the County shall execute and deliver to the successor securities depository Bonds of the same principal amount, interest rate and maturity registered in the name of such successor.

If the County is unable to retain a qualified successor to DTC or the County has determined that it is in its best interest not to continue the book-entry system of transfer or that interests of the beneficial owners of the Bonds might be adversely affected if the book-entry system of transfer is continued (the County undertakes no obligation to make any investigation to determine the occurrence of any events that would permit it to make any such determination), and has made provision to so notify beneficial owners of the Bonds by mailing an appropriate notice to DTC, upon receipt by the County of the Initial Bonds together with an assignment duly executed by DTC, the County shall execute, authenticate and deliver to the DTC participants Bonds in fully-registered form, in substantially the form set forth in Section 2 of this Ordinance in the denomination of $5,000 or any integral multiple thereof.

Section 10. Security for the Bonds. For the payment of the principal of and interest on the Bonds, as they respectively mature, pursuant to Section 12 of Article X of the Constitution and this Ordinance, there shall be levied annually by the Auditor of the County and collected by the Treasurer of the County, in the same manner as other county taxes are levied and collected, an ad valorem tax, without limit, on all taxable property in the Bluffton Township Fire District, sufficient to pay the principal of and interest on such Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

The Council shall give the Auditor and Treasurer of the County written notice of the delivery of and payment for the Bonds and they are hereby directed to levy and collect annually, on all taxable property in the Fire District, an ad valorem tax sufficient to pay the principal and interest of the Bonds as they respectively mature and to create such sinking fund as may be necessary therefor.

Section 11. Notice of Public Hearing. The Council hereby ratifies and approves the publication of a notice of public hearing regarding the Bonds and this Ordinance.

Section 12. Initiative and Referendum Provisions. The Council hereby delegates to the County Administrator the authority to determine whether the Notice prescribed under the provisions of Title 11, Chapter 27 of the Code of Laws of South Carolina 1976 as amended, relating to the initiative and referendum provisions contained in Title 4, Chapter 9, Article 13 of the Code of Laws of South Carolina 1976 as amended, shall be given with respect to this Ordinance. If said Notice is given, the County Administrator is authorized to have published in a newspaper of general circulation in the County the notice in substantially the same form as attached hereto as Exhibit B.

Section 13. Defeasance. The obligations of the County under this Ordinance and the pledges, covenants and agreements of the County herein made or provided for, shall be fully discharged and satisfied as to any portion of the Bonds, and such Bond or Bonds shall no longer be deemed to be outstanding hereunder when:

(a) such Bonds shall have been purchased by the County and surrendered to the County for cancellation or otherwise surrendered to the County or the Paying Agent and is canceled or subject to cancellation by the County or the Paying Agent; or

(b) payment of the principal of and interest on such Bonds either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for by irrevocably depositing with the Paying Agent in trust and irrevocably set aside exclusively for such payment (1) moneys sufficient to make such payment or (2) Government Obligations (hereinafter defined) maturing as to principal and interest in such amounts and at such times as will ensure the availability of sufficient moneys to make such payment and all necessary and proper fees, compensation and expenses of the Paying Agent. At such time as the Bonds shall no longer be deemed to be outstanding hereunder, such Bonds shall cease to draw interest from the due date thereof and, except for the purposes of any such payment from such moneys or Government Obligations as set forth in (ii) above, shall no longer be secured by or entitled to the benefits of this Ordinance.

"Government Obligations" shall mean any of the following:

(a) direct obligations of the United States of America or agencies thereof or obligations, the payment of principal or interest on which, in the opinion of the Attorney General of the United States, is fully and unconditionally guaranteed by the United States of America;

(b) non-callable, U. S. Treasury Securities - State and Local Government Series ("SLGS"); and

(c) general obligation bonds of the State, its institutions, agencies, school districts and political subdivisions.

Section 14. Exemption from State Taxes. Both the principal of and interest on the Bonds shall be exempt, in accordance with the provisions of Section 12-2-50 of the Code of Laws of South Carolina, 1976, as amended, from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

Section 15. Sale of Bonds; Form of Notice of Sale. The Bonds shall be sold at public sale. A Notice of Sale in substantially the form attached hereto as Exhibit C and incorporated herein by reference shall be distributed to prospective bidders and a summary of such Notice of Sale shall be published in a newspaper having general circulation in the State of South Carolina or in a financial publication published in the City of New York, State of New York, or both, not less than seven (7) days prior to the date set for such sale.

Section 16. Preliminary and Official Statement. The County Council hereby authorizes and directs the County Administrator to prepare, or cause to be prepared, a Preliminary Official Statement to be distributed to prospective purchasers of the Bonds together with the Notice of Sale. The County Council authorizes the County Administrator to designate the Preliminary Official Statement as "near final" for purposes of Rule 15c2-12 of the Securities Exchange Commission. The County Administrator is further authorized to see to the completion of the final form of the Official Statement upon the sale of the Bonds so that it may be provided to the purchaser of the Bonds.

Section 17. Filings with Central Repository. In compliance with Act No. 442 (1994 Acts), the County covenants that it will file or cause to be filed with a central repository for availability in the secondary bond market when requested: (a) a copy of the annual audit of the County within thirty (30) days for the County's receipt thereof; and (b) within thirty (30) days of the occurrence thereof, relevant information of an event which adversely affects more than five (5%) percent of the revenues of the County or the County's tax base.

Section 18. Continuing Disclosure. In compliance with the Securities and Exchange Commission Rule 15c2-12 (the "Rule") the County covenants and agrees for the benefit of the holders from time to time of the Bonds to execute and deliver prior to closing, and to thereafter comply with the terms of, a Continuing Disclosure Certificate in substantially the form appearing as Appendix A to this Ordinance. In the event of a failure of the County to comply with any of the provisions of the Continuing Disclosure Certificate, an event of default under this Ordinance shall not be deemed to have occurred. In such event, the sole remedy of any bondholder or beneficial owner shall be an action to compel performance by the County.

Section 19. Deposit and Use of Proceeds. The proceeds derived from the sale of the Bonds shall be deposited with the Beaufort County Treasurer and used to pay costs of the Projects and costs of issuance of the Bonds, except that the premium, if any, shall be deposited into the sinking fund for the Bonds.

Section 20. Tax Covenants. The County hereby covenants and agrees with the holders of the Bonds that it will not take any action which will, or fail to take any action which failure will, cause interest on the Bonds to become includable in the gross income of the holders of the Bonds for federal

income tax purposes pursuant to the provisions of the Code and regulations promulgated thereunder in effect on the date of original issuance of the Bonds. The County further covenants and agrees with the holders of the Bonds that no use of the proceeds of the Bonds shall be made which, if such use had been reasonably expected on the date of issue of the Bonds would have caused the Bonds to be "arbitrage bonds," as defined in Section 148 of the Code, and to that end the County hereby shall:

(a) comply with the applicable provisions of Sections 141 through 150 of the Code and any regulations promulgated thereunder so long as the Bonds are outstanding;

(b) establish such funds, make such calculations and pay such amounts, in the manner and at the times required in order to comply with the requirements of the Code relating to required rebates of certain amounts to the United States; and

(c) make such reports of such information at the time and places required by the Code.

Section 21. Miscellaneous. The County Council hereby authorizes the County Administrator and the Clerk to County Council to execute such documents and instruments as may be necessary to effect the issuance of the Bonds. The County Council hereby retains McNair Law Firm, P.A., as Bond Counsel and First Southwest as Financial Advisor, in connection with the issuance of the Bonds. The County Administrator is authorized to execute such contracts, documents or engagement letters as may be necessary and appropriate to effectuate these engagements.

All rules, regulations, resolutions and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the issuance of the Bonds are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its adoption.

Enacted this _____ day of January, 2015.

BEAUFORT COUNTY, SOUTH CAROLINA

_____

Chair, County Council

ATTEST:

_____

Clerk, County Council

Date of First Reading: December 8, 2014 (Tentative)
Date of Second Reading:
Date of Third Reading:

EXHIBIT A

(FORM OF BOND)

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
BEAUFORT COUNTY
(BLUFFTON TOWNSHIP FIRE DISTRICT)
LIMITED GENERAL OBLIGATION BOND
SERIES 2015

No. R-

INTEREST RATE	MATURITY DATE	ORIGINAL ISSUE DATE	CUSIP
%			

REGISTERED HOLDER:

PRINCIPAL AMOUNT: DOLLARS

KNOW ALL MEN BY THESE PRESENTS, that Beaufort County, South Carolina (the "County"), is justly indebted and, for value received, hereby promises to pay to the registered holder named above, or registered assigns, the principal amount shown above on the maturity date shown above, upon presentation and surrender of this Bond at the principal office of _____, in _____, _____ (the "Paying Agent"), and to pay interest on such principal sum from the date hereof at the interest rate per annum shown above until this Bond matures. Interest on this Bond is payable _____ 1, _____ and semiannually thereafter on _____ 1 and _____ 1 of each year, until this Bond matures, and shall be payable by check or draft mailed to the person in whose name this Bond is registered on the registration books of the County maintained by the registrar, presently _____, in _____, _____ (the "Registrar"), at the close of business on the fifteenth (15th) day of the calendar month preceding each semiannual interest payment date. The principal and interest on this Bond are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts; provided, however, that interest on this fully-registered Bond shall be paid by check or draft as set forth above.

This Bond shall not be entitled to any benefit under the Ordinance of the County authorizing the Bonds, nor become valid or obligatory for any purpose, until the Certificate of Authentication hereon shall have been duly executed by the Registrar.

For the payment hereof, both principal and interest, as they respectively mature and for the creation of such sinking fund as may be necessary therefor, there shall be levied annually by the Auditor of Beaufort County and collected by the Treasurer of Beaufort County, in the same manner as other county taxes are levied and collected, an ad valorem tax, without limit, on all taxable property in the Bluffton Township Fire District (the "Fire District).

The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Ordinance. One bond certificate with respect to each date on which the Bonds are stated to mature, registered in the name of the securities depository

nominee, is being issued and required to be deposited with the securities depository and immobilized in its custody. The book-entry system will evidence positions held in the Bonds by the securities depository's participants, beneficial ownership of the Bonds in the principal amount of $5,000 or any multiple thereof being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the securities depository and its participants pursuant to rules and procedures established by the securities depository and its participants. The County and the Registrar/Paying Agent will recognize the securities depository nominee, while the registered owner of this bond, as the owner of this bond for all purposes, including payments of principal of and redemption premium, if any, and interest on this bond, notices and voting. Transfer of principal and interest payments to participants of the securities depository will be the responsibility of the securities depository, and transfer of principal, redemption premium, if any, and interest payments to beneficial owners of the Bonds by participants of the securities depository will be the responsibility of such participants and other nominees of such beneficial owners. The County will not be responsible or liable for such transfers of payments or for maintaining, supervision or reviewing the records maintained by the securities depository, the securities depository nominee, its participants or persons acting through such participants. While the securities depository nominee is the owner of this bond, notwithstanding, the provision hereinabove contained, payments of principal of, redemption premium, if any, and interest on this bond shall be made in accordance with existing arrangements between the Registrar/Paying Agent or its successors under the Ordinance and the securities depository.

This Bond is one of a series of Bonds of like date of original issue, tenor and effect, except as to number, date of maturity, denomination and rate of interest, aggregating _____ and no/100 Dollars ($_____), issued pursuant to and in accordance with the Constitution and laws of the State of South Carolina, including Article X, Sections 12 and 14 of the Constitution of the State of South Carolina, 1895, as amended; Title 11, Chapter 27, Code of Laws of South Carolina 1976, as amended; and Ordinance No. _____ enacted by the County Council on _____, 2015 (the "Ordinance").

[Redemption Provisions]

This Bond is transferable as provided in the Ordinance, only upon the books of the County kept for that purpose at the principal office of the Registrar by the registered holder in person or by his duly authorized attorney upon surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered holder or his duly authorized attorney. Thereupon a new fully-registered Bond of the same aggregate principal amount, interest rate, and maturity shall be issued to the transferee in exchange therefor as provided in the Ordinance. The County, the Registrar and the Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal hereof and interest due hereon and for all other purposes.

Under the laws of the State of South Carolina, this Bond and the interest hereon are exempt from all State, county, municipal, school district and other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

It is hereby certified and recited that all acts, conditions and things required by the Constitution and laws of the State of South Carolina to exist, to happen and to be performed precedent to or in the issuance of this Bond exist, have happened and have been performed in regular and due time, form and manner as required by law; that the amount of this Bond, together with all other indebtedness of the County does not exceed the applicable limitation of indebtedness under the laws of the State of South Carolina; and, that provision has been made for the levy and collection of a tax, without limit, on all taxable

property in the County sufficient to pay the principal and interest on this Bond as it respectively matures and to create such sinking fund as may be necessary therefor.

IN WITNESS WHEREOF, BEAUFORT COUNTY, SOUTH CAROLINA, has caused this Bond to be signed with the facsimile signature of the Chair of County Council and attested by the facsimile signature of the Clerk to County Council and the seal of the County impressed, imprinted or reproduced hereon.

BEAUFORT COUNTY, SOUTH CAROLINA

_____
Chair, County Council

ATTEST:

_____
Clerk, County Council

[FORM OF REGISTRAR'S CERTIFICATE OF AUTHENTICATION]

Date of Authentication:

This Bond is one of the bonds described in the within-mentioned Ordinance of Beaufort County, South Carolina.

_____,
as Registrar

By:_____
Authorized Officer

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common	UNIF GIFT MIN ACT -
TEN ENT - as tenants by the entireties	_____ Custodian _____ (Cust) (Minor) under Uniform Gifts to Minors Act _____ (state)
JT TEN - as joint tenants with right of survivorship and not as tenants in common	

Additional abbreviations may also be used though not in above list.

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____ (Name and Address of Transferee) _____the within Bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated:_____

_____	_____
Signature Guaranteed	(Authorized Officer)
_____	_____
Notice: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agents Medallion Program ("STAMP") or similar program.	Notice: The signature to this assignment must correspond with the name of the registered holder as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

A copy of the final approving legal opinion to be rendered shall accompany each Bond and preceding the same a certificate shall appear, which shall be signed on behalf of the County with a facsimile signature of the Clerk of the County Council of the County. Said certificate shall be in substantially the following form:

IT IS HEREBY CERTIFIED that the following is a true and correct copy of the final legal opinion (except for date and letterhead) of McNair Law Firm, P.A., Columbia, South Carolina, approving the issue of the Bonds of which the within bond is one, the original of which opinion was manually executed, dated and issued as of the date of delivery of and payment for the Bonds, and a copy of which is on file with Beaufort County, South Carolina.

BEAUFORT COUNTY, SOUTH CAROLINA

By:_____
Clerk, County Council

EXHIBIT B

FORM OF NOTICE

NOTICE IS HEREBY GIVEN that the County Council (the "County Council") of Beaufort County, South Carolina (the "County"), on _____, 2015, enacted an ordinance entitled "ORDINANCE NO. _____ AUTHORIZING AND PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $8,500,000 LIMITED GENERAL OBLIGATION BONDS OF BEAUFORT COUNTY, SOUTH CAROLINA (BLUFFTON TOWNSHIP FIRE DISTRICT), SERIES 2015 OR SUCH OTHER APPROPRIATE SERIES DESIGNATION; FIXING THE FORM AND DETAILS OF THE BONDS; AUTHORIZING THE COUNTY ADMINISTRATOR TO DETERMINE CERTAIN MATTERS RELATING TO THE BONDS; PROVIDING FOR THE PAYMENT OF THE BONDS AND DISPOSITION OF THE PROCEEDS THEREOF; AND OTHER MATTERS RELATING THERETO (the "Ordinance"). The Ordinance authorizes the issuance and sale of not to exceed $8,500,000 Limited General Obligation Bonds, Series 2015 (the "Bonds") of the County.

The proceeds of the Bonds will be used: (a) to defray the cost of the construction of fire facilities and the purchase of additional equipment, including but not limited to fire trucks; (b) to pay costs of issuance of the Bonds; and (c) for such other lawful corporate and public purposes as the County Council shall determine.

Pursuant to Section 11-27-40(8) of the South Carolina Code of Laws, 1976, as amended, unless a notice, signed by not less than five (5) qualified electors of the County, of the intention to seek a referendum is filed both in the office of the Clerk of Court of the County and with the Clerk of the County Council, the initiative and referendum provisions of South Carolina law, Sections 4-9-1210 to 4-9-1230, South Carolina Code of Laws, 1976, as amended, shall not be applicable to the Ordinance. The intention to seek a referendum must be filed within twenty (20) days following the publication of the adoption of the aforesaid Ordinance in a newspaper of general circulation in Beaufort County.

BEAUFORT COUNTY, SOUTH CAROLINA

EXHIBIT C

FORM OF NOTICE OF SALE
$_____ LIMITED GENERAL OBLIGATION BONDS, SERIES 2015
BEAUFORT COUNTY, SOUTH CAROLINA
(BLUFFTON TOWNSHIP FIRE DISTRICT)

Time and Place of Sale: NOTICE IS HEREBY GIVEN that bids for the purchase of $_____ Limited General Obligation Bonds (Bluffton Township Fire District), Series 2015 (the "Bonds") will be received by the County Administrator or his lawfully authorized designee (the "County Administrator") in the offices of the [Bluffton Township Fire District/County Council], [357 Fording Island Road, Bluffton, South Carolina][100 Ribaut Road, Beaufort County, South Carolina], until 11:00 a.m., South Carolina time, on _____, 2015.

Sealed Bids: Each hand delivered proposal shall be enclosed in a sealed envelope marked "Proposal for $_____ Limited General Obligation Bonds (Bluffton Township Fire District), Beaufort County, South Carolina" and should be directed to the County Administrator at the address in the first paragraph hereof.

Facsimile Bids: The County will accept the facsimile transmission of a manually signed Official Bid Form at the risk of the Bidder. The County shall not be responsible for the confidentiality of bids submitted by facsimile transmission. Any delay in receipt of a facsimile bid, and any incompleteness or illegible portions of such bid are the responsibility of the bidder. Bids by facsimile should be transmitted to the attention of _____ at fax number (843) _____.

Electronic Bids:

PROPOSALS MAY BE DELIVERED BY HAND, BY MAIL, BY FACSIMILE TRANSMISSION OR BY ELECTRONIC BID, BUT NO PROPOSAL SHALL BE CONSIDERED WHICH IS NOT ACTUALLY RECEIVED BY THE COUNTY AT THE PLACE, DATE AND TIME APPOINTED, AND THE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY FAILURE, MISDIRECTION, DELAY OR ERROR RESULTING FROM THE SELECTION BY ANY BIDDER OF ANY PARTICULAR MEANS OF DELIVERY OF BIDS.

Book-Entry-Only Bonds: The Bonds will be issued in fully-registered form. One Bond representing each maturity will be issued to and registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), as registered owner of the Bonds and each such Bond will be immobilized in the custody of DTC. DTC will act as securities depository for the Bonds. Individual purchases will be made in book-entry-only form in the principal amount of $5,000 or any integral multiple thereof not exceeding the principal amount of Bonds maturing each year; Purchasers will not receive physical delivery of certificates representing their interest in the Bonds purchased. The winning bidder, as a condition to delivery of the Bonds, will be required to deposit the Bond certificates representing each maturity with DTC. The Bonds will be dated _____ and will mature serially in successive annual installments on _____ 1 in each of the years and in the principal amounts as follows:

YEAR	PRINCIPAL AMOUNT

The Bonds will bear interest from the date thereof payable semiannually on _____ 1 and _____ 1 of each year, commencing _____, until they mature.

Redemption Provisions: The Bonds maturing on or prior to _____ 1, 20__, shall not be subject to redemption prior to their stated maturities. The Bonds maturing on or after _____ 1, 20__, shall be subject to redemption at the option of the County on or after _____ 1, 20__, as a whole or in part at any time, in such order of maturity as determined by the County, at the redemption prices with respect to each Bond, at par, together with the interest accrued thereon to the date fixed for redemption:

Registrar/Paying Agent: Wells Fargo Bank, N.A., shall serve as Registrar/Paying Agent for the Bonds.

Bid Requirements: Bidders shall specify the rate or rates of interest per annum which the Bonds are to bear, to be expressed in multiples of 1/20 or 1/8 of 1% with no greater difference than two percent (2%) between the highest and lowest rates of interest named by a bidder. Bidders are not limited as to the number of rates of interest named, but the rate of interest on each separate maturity must be the same single rate for all Bonds of that maturity from their date to such maturity date. A bid for less than all the Bonds, a bid at a price less than par or a bid which includes a premium in excess of 10% of the par amount of the Bonds will not be considered. In addition to the bid price, the successful bidder must pay accrued interest from the date of the Bonds to the date of full payment of the purchase price.

Award of Bid. The Bonds will be awarded to the bidder or bidders offering to purchase the Bonds at the lowest true interest cost (TIC) to the County. The TIC will be the nominal interest rate which, when compounded semiannually and used to discount all debt service payments on the Bonds (computed at the interest rates specified in the bid and on the basis of a 360-day year of twelve 30-day months) to the dated date of the Bonds, results in an amount equal to the price bid for the Bonds. In the case of a tie bid, the winning bid will be awarded by lot. The County reserves the right to reject any and all bids or to waive irregularities in any bid. Bids will be accepted or rejected no later than 3:00 p.m., South Carolina time, on the date of the sale.

Bid Form: Each proposal should be enclosed in a sealed envelope marked "Proposal for $_____ Limited General Obligation Bonds (Bluffton Township Fire District), Series 2015, Beaufort County, South Carolina" and should be directed to the County Administrator at the address in the first paragraph hereof. It is requested but not required that you submit your bid on the Proposal for Purchase of Bonds supplied with the Official Statement.

Official Statement: Upon the award of the Bonds, the County will prepare an official statement (the "Official Statement") in substantially the same form as the preliminary official statement subject to minor additions, deletions and revisions as required to complete the Official Statement. Within seven (7) business days after the award of the Bonds, the Town will deliver the Official Statement to the successful bidder in sufficient quantity to comply with Rule G-32 of the Municipal Securities Rulemaking Board. The successful bidder agrees to supply to the Town all necessary pricing information and any Underwriter identification necessary to complete the Official Statement within 24 hours after the award of the Bonds.

Legal Opinion: The County Council shall furnish upon delivery of the Bonds the final approving opinion of McNair Law Firm, P.A., Columbia, South Carolina, which opinion shall accompany each Bond, together with the usual closing documents, including a certificate that no litigation is pending affecting the Bonds.

Certificate as to Issue Price: The successful bidder must provide a certificate to the County by the date of delivery of the Bonds, stating the initial reoffering price of the Bonds to the public (excluding bond houses and brokers) and the price at which a substantial amount of the Bonds were sold to the public, in form satisfactory to Bond Counsel. A sample copy of such a certificate may be obtained from Bond Counsel.

Delivery: The Bonds will be delivered on or about _____, 2015 in New York, New York, at the expense of the County or at such other place as may be agreed upon with the purchasers at the expense of the purchaser. The balance of the purchase price then due (including the amount of accrued interest) must be paid in federal funds or other immediately available funds.

Additional Information: The Preliminary Official Statement of the County with respect to the Bonds will be furnished to any person interested in bidding for the Bonds upon request to McNair Law Firm, P.A., Post Office Box 11390, Columbia, South Carolina 29211, Attention: Francenia B. Heizer, telephone (803) 799-9800, e-mail: fheizer@mcnair.net. The Preliminary Official Statement shall be reviewed by bidders prior to submitting a bid. Bidders may not rely on this Notice of Sale as to the complete information concerning the Bonds. Persons seeking information should communicate with _____.

BEAUFORT COUNTY, SOUTH CAROLINA

EXHIBIT D

FORM OF DISCLOSURE DISSEMINATION AGENT AGREEMENT

This Disclosure Dissemination Agent Agreement (the "Disclosure Agreement"), dated as of _____ ___, 2015, is executed and delivered by Beaufort County, South Carolina (the "Issuer") and Digital Assurance Certification, L.L.C., as exclusive Disclosure Dissemination Agent (the "Disclosure Dissemination Agent" or "DAC") for the benefit of the Holders (hereinafter defined) of the Series 2015 Bonds (hereinafter defined) and in order to provide certain continuing disclosure with respect to the Series 2015 Bonds in accordance with Rule 15c2-12 of the United States Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time (the "Rule").

The services provided under this Disclosure Agreement solely relate to the execution of instructions received from the Issuer through use of the DAC system and do not constitute "advice" within the meaning of the Dodd-Frank Wall Street Reform and Consumer Protection Act (the "Act"). DAC will not provide any advice or recommendation to the Issuer or anyone on the Issuer's behalf regarding the "issuance of municipal securities" or any "municipal financial product" as defined in the Act and nothing in this Disclosure Agreement shall be interpreted to the contrary.

SECTION 1. Definitions. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Official Statement (hereinafter defined). The capitalized terms shall have the following meanings:

"Annual Report" means an Annual Report described in and consistent with Section 3 of this Disclosure Agreement.

"Annual Filing Date" means the date, set in Sections 2(a) and 2(f), by which the Annual Report is to be filed with the MSRB.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(a) of this Disclosure Agreement.

"Audited Financial Statements" means the financial statements (if any) of the Issuer for the prior fiscal year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 3(b) of this Disclosure Agreement.

"Series 2015 Bonds" means the bonds as listed on the attached Exhibit A, with the 9-digit CUSIP numbers relating thereto.

"Certification" means a written certification of compliance signed by the Disclosure Representative stating that the Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure delivered to the Disclosure Dissemination Agent is the Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure required to be submitted to the MSRB under this Disclosure Agreement. A Certification shall accompany each such document submitted to the Disclosure Dissemination Agent by the Issuer and include the full name of the Series 2015 Bonds and the 9-digit CUSIP numbers for all Series 2015 Bonds to which the document applies.

"Disclosure Representative" means the Finance Director, or his or her designee, or such other person as the Issuer shall designate in writing to the Disclosure Dissemination Agent from time to time as the person responsible for providing Information to the Disclosure Dissemination Agent.

"Disclosure Dissemination Agent" means Digital Assurance Certification, L.L.C, acting in its capacity as Disclosure Dissemination Agent hereunder, or any successor Disclosure Dissemination Agent designated in writing by the Issuer pursuant to Section 9 hereof.

"Failure to File Event" means the Issuer's failure to file an Annual Report on or before the Annual Filing Date.

"Force Majeure Event" means: (i) acts of God, war, or terrorist action; (ii) failure or shut-down of the Electronic Municipal Market Access system maintained by the MSRB; or (iii) to the extent beyond the Disclosure Dissemination Agent's reasonable control, interruptions in telecommunications or utilities services, failure, malfunction or error of any telecommunications, computer or other electrical, mechanical or technological application, service or system, computer virus, interruptions in Internet service or telephone service (including due to a virus, electrical delivery problem or similar occurrence) that affect Internet users generally, or in the local area in which the Disclosure Dissemination Agent or the MSRB is located, or acts of any government, regulatory or any other competent authority the effect of which is to prohibit the Disclosure Dissemination Agent from performance of its obligations under this Disclosure Agreement.

"Holder" means any person (a) having the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2015 Bonds (including persons holding Series 2015 Bonds through nominees, depositories or other intermediaries) or (b) treated as the owner of any Series 2015 Bonds for federal income tax purposes.

"Information" means, collectively, the Annual Reports, the Audited Financial Statements (if any), the Notice Event notices, the Failure to File Event notices, the Voluntary Event Disclosures and the Voluntary Financial Disclosures.

"MSRB" means the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934.

"Notice Event" means any of the events enumerated in paragraph (b)(5)(i)(C) of the Rule and listed in Section 4(a) of this Disclosure Agreement.

"Obligated Person" means any person, including the Issuer, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all, or part of the obligations on the Series 2015 Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), as shown on Exhibit A.

"Official Statement" means that Official Statement prepared by the Issuer in connection with the Series 2015 Bonds, as listed on Appendix A.

"Trustee" means the institution, if any, identified as such in the document under which the Series 2015 Bonds were issued.

"Voluntary Event Disclosure" means information of the category specified in any of subsections (e)(vi)(1) through (e)(vi)(11) of Section 2 of this Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(a) of this Disclosure Agreement.

"Voluntary Financial Disclosure" means information of the category specified in any of subsections (e)(vii)(1) through (e)(vii)(9) of Section 2 of this Disclosure Agreement that is accompanied by a Certification of the Disclosure Representative containing the information prescribed by Section 7(b) of this Disclosure Agreement.

SECTION 2. Provision of Annual Reports.

(a) The Issuer shall provide, annually, an electronic copy of the Annual Report and Certification to the Disclosure Dissemination Agent, together with a copy for the Trustee, not later than the Annual Filing Date. Promptly upon receipt of an electronic copy of the Annual Report and the Certification, the Disclosure Dissemination Agent shall provide an Annual Report to the MSRB not later than the next February 1 after the end of each fiscal year of the Issuer, commencing with the fiscal year ending June 30, 2014. Such date and each anniversary thereof is the Annual Filing Date. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 3 of this Disclosure Agreement.

(b) If on the fifteenth (15th) day prior to the Annual Filing Date, the Disclosure Dissemination Agent has not received a copy of the Annual Report and Certification, the Disclosure Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 2(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Disclosure Dissemination Agent with an electronic copy of the Annual Report and the Certification no later than two (2) business days prior to the Annual Filing Date, or (ii) instruct the Disclosure Dissemination Agent in writing that the Issuer will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the date by which the Annual Report for such year will be provided and instruct the Disclosure Dissemination Agent that a Failure to File Event has occurred and to immediately send a notice to the MSRB in substantially the form attached as Exhibit B, accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(c) If the Disclosure Dissemination Agent has not received an Annual Report and Certification by 6:00 p.m. Eastern time on Annual Filing Date (or, if such Annual Filing Date falls on a Saturday, Sunday or holiday, then the first business day thereafter) for the Annual Report, a Failure to File Event shall have occurred and the Issuer irrevocably directs the Disclosure Dissemination Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit B without reference to the anticipated filing date for the Annual Report, accompanied by a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

(d) If Audited Financial Statements of the Issuer are prepared but not available prior to the Annual Filing Date, the Issuer shall, when the Audited Financial Statements are available, provide in a timely manner an electronic copy to the Disclosure Dissemination Agent, accompanied by a Certification, together with a copy for the Trustee, for filing with the MSRB.

(e) The Disclosure Dissemination Agent shall:

(i) verify the filing specifications of the MSRB each year prior to the Annual Filing Date;

(ii) upon receipt, promptly file each Annual Report received under Sections 2(a) and 2(b) with the MSRB;

(iii) upon receipt, promptly file each Audited Financial Statement received under Section 2(d) with the MSRB;

(iv) upon receipt, promptly file the text of each Notice Event received under Sections 4(a) and 4(b)(ii) with the MSRB, identifying the Notice Event as instructed by the Issuer pursuant to Section 4(a) or 4(b)(ii) (being any of the categories set forth below) when filing pursuant to Section 4(c) of this Disclosure Agreement:

"Principal and interest payment delinquencies;"

"Non-Payment related defaults, if material;"

"Unscheduled draws on debt service reserves reflecting financial difficulties;"

"Unscheduled draws on credit enhancements reflecting financial difficulties;"

"Substitution of credit or liquidity providers, or their failure to perform;"

"Adverse tax opinions, IRS notices or events affecting the tax status of the security;"

"Modifications to rights of securities holders, if material;"

"Bond calls, if material;"

"Defeasances;"

"Release, substitution, or sale of property securing repayment of the securities, if material;"

"Rating changes;"

"Tender offers;"

"Bankruptcy, insolvency, receivership or similar event of the obligated person;"

"Merger, consolidation, or acquisition of the obligated person, if material;" and

"Appointment of a successor or additional trustee, or the change of name of a trustee, if material;"

(v) upon receipt (or irrevocable direction pursuant to Section 2(c) of this Disclosure Agreement, as applicable), promptly file a completed copy of Exhibit B to this

Disclosure Agreement with the MSRB, identifying the filing as "Failure to provide annual financial information as required" when filing pursuant to Section 2(b)(ii) or Section 2(c) of this Disclosure Agreement;

(vi) upon receipt, promptly file the text of each Voluntary Event Disclosure received under Section 7(a) with the MSRB, identifying the Voluntary Event Disclosure as instructed by the Issuer pursuant to Section 7(a) (being any of the categories set forth below) when filing pursuant to Section 7(a) of this Disclosure Agreement:

1. "amendment to continuing disclosure undertaking;"

2. "change in obligated person;"

3. "notice to investors pursuant to bond documents;"

4. "certain communications from the Internal Revenue Service;"

5. "secondary market purchases;"

6. "bid for auction rate or other securities;"

7. "capital or other financing plan;"

8. "litigation/enforcement action;"

9. "change of tender agent, remarketing agent, or other on-going party;"

10. "derivative or other similar transaction;" and

11. "other event-based disclosures;"

(vii) upon receipt, promptly file the text of each Voluntary Financial Disclosure received under Section 7(b) with the MSRB, identifying the Voluntary Financial Disclosure as instructed by the Issuer pursuant to Section 7(b) (being any of the categories set forth below) when filing pursuant to Section 7(b) of this Disclosure Agreement:

1. "quarterly/monthly financial information;"

2. "change in fiscal year/timing of annual disclosure;"

3. "change in accounting standard;"

4. "interim/additional financial information/operating data;"

5. "budget;"

6. "investment/debt/financial policy;"

7. "information provided to rating agency, credit/liquidity provider or other third party;"

8. "consultant reports;" and

9. "other financial/operating data."

(viii) provide the Issuer evidence of the filings of each of the above when made, which shall be by means of the DAC system, for so long as DAC is the Disclosure Dissemination Agent under this Disclosure Agreement.

(f) The Issuer may adjust the Annual Filing Date upon change of its fiscal year by providing written notice of such change and the new Annual Filing Date to the Disclosure Dissemination Agent, Trustee (if any) and the MSRB, provided that the period between the existing Annual Filing Date and new Annual Filing Date shall not exceed one year.

(g) Any Information received by the Disclosure Dissemination Agent before 6:00 p.m. Eastern time on any business day that it is required to file with the MSRB pursuant to the terms of this Disclosure Agreement and that is accompanied by a Certification and all other information required by the terms of this Disclosure Agreement will be filed by the Disclosure Dissemination Agent with the MSRB no later than 11:59 p.m. Eastern time on the same business day; provided, however, the Disclosure Dissemination Agent shall have no liability for any delay in filing with the MSRB if such delay is caused by a Force Majeure Event provided that the Disclosure Dissemination Agent uses reasonable efforts to make any such filing as soon as possible.

SECTION 3. Content of Annual Reports.

(a) Each Annual Report shall contain Annual Financial Information with respect to the Issuer, including the information provided in the Official Statement as follows:

(i) The financial statements of the Issuer for the preceding fiscal year prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board (or if not in conformity, to be accompanied by a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information). If the Issuer's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(ii) Financial and operating data for the fiscal year then ended, to the extent such information is not included in the Issuer's audited financial statements filed pursuant to clause (1) above, which shall be generally consistent with the tabular information (or other information, as otherwise noted below) contained in the Official Statement under the following headings: "THE BONDS—Security;" "DEBT STRUCTURE—Outstanding Indebtedness;" and "CERTAIN FISCAL MATTERS—Assessed Value of Taxable Property in the County," "—Estimated

True Value of All Taxable Property in the County," "—Tax Rates," "—Tax Collections for Last Five Years," and "—Ten Largest Taxpayers."

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer, which have been submitted to the MSRB. If the document included by reference is a final official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

Any or all of the items listed above may be included by specific reference from other documents, including official statements of debt issues with respect to which the Issuer is an "obligated person" (as defined by the Rule), which have been previously filed with the Securities and Exchange Commission or available on the MSRB Internet Website. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The Issuer will clearly identify each such document so incorporated by reference.

Any annual financial information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

SECTION 4. Reporting of Notice Events.

(a) The occurrence of any of the following events with respect to the Series 2015 Bonds constitutes a Notice Event:

(i) Principal and interest payment delinquencies;

(ii) Non-payment related defaults, if material;

(iii) Unscheduled draws on debt service reserves reflecting financial difficulties;

(iv) Unscheduled draws on credit enhancements reflecting financial difficulties;

(v) Substitution of credit or liquidity providers, or their failure to perform;

(vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Series 2015 Bonds, or other material events affecting the tax status of the Series 2015 Bonds;

(vii) Modifications to rights of Bond holders, if material;

(viii) Bond calls, if material, and tender offers;

(ix) Defeasances;

(x) Release, substitution, or sale of property securing repayment of the Series 2015 Bonds, if material;

(xi) Rating changes;

(xii) Bankruptcy, insolvency, receivership or similar event of the Obligated Person;

Note to subsection (a)(12) of this Section 4: For the purposes of the event described in subsection (a)(12) of this Section 4, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

(xiii) The consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and

(xiv) Appointment of a successor or additional trustee or the change of name of a trustee, if material.

The Issuer shall, in a timely manner not in excess of ten business days after its occurrence, notify the Disclosure Dissemination Agent in writing of the occurrence of a Notice Event. Such notice shall instruct the Disclosure Dissemination Agent to report the occurrence pursuant to subsection (c) and shall be accompanied by a Certification. Such notice or Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(b) The Disclosure Dissemination Agent is under no obligation to notify the Issuer or the Disclosure Representative of an event that may constitute a Notice Event. In the event the Disclosure Dissemination Agent so notifies the Disclosure Representative, the Disclosure Representative will within two business days of receipt of such notice (but in any event not later than the tenth business day after the occurrence of the Notice Event, if the Issuer determines that a Notice Event has occurred), instruct the Disclosure Dissemination Agent that (i) a Notice Event has not occurred and no filing is to be made or (ii) a Notice Event has occurred and the Disclosure Dissemination Agent is to report the occurrence pursuant to subsection (c) of this Section 4, together with a Certification. Such Certification shall identify the Notice Event that has occurred (which shall be any of the categories set forth in Section 2(e)(iv) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is not later than the tenth business day after the occurrence of the Notice Event).

(c) If the Disclosure Dissemination Agent has been instructed by the Issuer as prescribed in subsection (a) or (b)(ii) of this Section 4 to report the occurrence of a Notice Event, the Disclosure Dissemination Agent shall promptly file a notice of such occurrence with MSRB in accordance with Section 2 (e)(iv) hereof. This notice will be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-1.

SECTION 5. CUSIP Numbers. Whenever providing information to the Disclosure Dissemination Agent, including but not limited to Annual Reports, documents incorporated by reference to the Annual Reports, Audited Financial Statements, Notice Event notices, Failure to File Event notices, Voluntary Event Disclosures and Voluntary Financial Disclosures, the Issuer shall indicate the full name of the Series 2015 Bonds and the 9-digit CUSIP numbers for the Series 2015 Bonds as to which the provided information relates.

SECTION 6. Additional Disclosure Obligations. The Issuer acknowledges and understands that other state and federal laws, including but not limited to the Securities Act of 1933 and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, may apply to the Issuer, and that the duties and responsibilities of the Disclosure Dissemination Agent under this Disclosure Agreement do not extend to providing legal advice regarding such laws. The Issuer acknowledges and understands that the duties of the Disclosure Dissemination Agent relate exclusively to execution of the mechanical tasks of disseminating information as described in this Disclosure Agreement.

SECTION 7. Voluntary Filing.

(a) The Issuer may instruct the Disclosure Dissemination Agent to file a Voluntary Event Disclosure with the MSRB from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Event Disclosure (which shall be any of the categories set forth in Section 2(e)(vi) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the Issuer as prescribed in this Section 7(a) to file a Voluntary Event Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Event Disclosure with the MSRB in accordance with Section 2(e)(vi) hereof. This notice will be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-2.

(b) The Issuer may instruct the Disclosure Dissemination Agent to file a Voluntary Financial Disclosure with the MSRB from time to time pursuant to a Certification of the Disclosure Representative. Such Certification shall identify the Voluntary Financial Disclosure (which shall be any of the categories set forth in Section 2(e)(vii) of this Disclosure Agreement), include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Disclosure Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information. If the Disclosure Dissemination Agent has been instructed by the Issuer as prescribed in this Section 7(b) to file a Voluntary Financial Disclosure, the Disclosure Dissemination Agent shall promptly file such Voluntary Financial Disclosure with the MSRB in accordance with Section 2(e)(vii) hereof. This notice will be filed with a cover sheet completed by the Disclosure Dissemination Agent in the form set forth in Exhibit C-2.

The parties hereto acknowledge that the Issuer is not obligated pursuant to the terms of this Disclosure Agreement to file any Voluntary Event Disclosure pursuant to Section 7(a) hereof or any Voluntary Financial Disclosure pursuant to Section 7(b) hereof.

Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information through the Disclosure Dissemination Agent using the means of dissemination set forth in this Disclosure Agreement or including any other information in any Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure, in addition to that required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report, Audited Financial Statements, Notice Event notice, Failure to File Event notice, Voluntary Event Disclosure or Voluntary Financial Disclosure.

SECTION 8. Termination of Reporting Obligation. The obligations of the Issuer and the Disclosure Dissemination Agent under this Disclosure Agreement shall terminate with respect to the Series 2015 Bonds upon the legal defeasance, prior redemption or payment in full of all of the Series 2015 Bonds, when the Issuer is no longer an obligated person with respect to the Series 2015 Bonds, or upon delivery by the Disclosure Representative to the Disclosure Dissemination Agent of an opinion of counsel expert in federal securities laws to the effect that continuing disclosure is no longer required.

SECTION 9. Disclosure Dissemination Agent. The Issuer has appointed Digital Assurance Certification, L.L.C. as exclusive Disclosure Dissemination Agent under this Disclosure Agreement. The Issuer may, upon thirty days written notice to the Disclosure Dissemination Agent and the Trustee, replace or appoint a successor Disclosure Dissemination Agent. Upon termination of DAC's services as Disclosure Dissemination Agent, whether by notice of the Issuer or DAC, the Issuer agrees to appoint a successor Disclosure Dissemination Agent or, alternately, agrees to assume all responsibilities of Disclosure Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Series 2015 Bonds. Notwithstanding any replacement or appointment of a successor, the Issuer shall remain liable until payment in full for any and all sums owed and payable to the Disclosure Dissemination Agent. The Disclosure Dissemination Agent may resign at any time by providing thirty days' prior written notice to the Issuer.

SECTION 10. Remedies in Event of Default. In the event of a failure of the Issuer or the Disclosure Dissemination Agent to comply with any provision of this Disclosure Agreement, the Holders' rights to enforce the provisions of this Agreement shall be limited solely to a right, by action in mandamus or for specific performance, to compel performance of the parties' obligation under this Disclosure Agreement. Any failure by a party to perform in accordance with this Disclosure Agreement shall not constitute a default on the Series 2015 Bonds or under any other document relating to the Series 2015 Bonds, and all rights and remedies shall be limited to those expressly stated herein.

SECTION 11. Duties, Immunities and Liabilities of Disclosure Dissemination Agent.

(a) The Disclosure Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement. The Disclosure Dissemination Agent's obligation to deliver the information at the times and with the contents described herein shall be limited to the extent the Issuer has provided such information to the Disclosure Dissemination Agent as required by this Disclosure Agreement. The Disclosure Dissemination Agent shall have no duty with respect to the content of any disclosures or notice made pursuant to the terms hereof. The Disclosure Dissemination Agent shall have no duty or obligation to review or verify any Information or any other information, disclosures or notices provided to it by the Issuer and shall not be deemed to be acting in any fiduciary capacity for the Issuer, the Holders of the Series 2015 Bonds or any other party. The Disclosure Dissemination Agent shall have

no responsibility for the Issuer's failure to report to the Disclosure Dissemination Agent a Notice Event or a duty to determine the materiality thereof. The Disclosure Dissemination Agent shall have no duty to determine, or liability for failing to determine, whether the Issuer has complied with this Disclosure Agreement. The Disclosure Dissemination Agent may conclusively rely upon Certifications of the Issuer at all times.

The obligations of the Issuer under this Section shall survive resignation or removal of the Disclosure Dissemination Agent and defeasance, redemption or payment of the Series 2015 Bonds.

(b) The Disclosure Dissemination Agent may, from time to time, consult with legal counsel (either in-house or external) of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or its respective duties hereunder, and shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel. The reasonable fees and expenses of such counsel shall be payable by the Issuer.

(c) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Agreement shall be provided in an electronic format and accompanied by identifying information as prescribed by the MSRB.

SECTION 12. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Disclosure Dissemination Agent may amend this Disclosure Agreement and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws acceptable to both the Issuer and the Disclosure Dissemination Agent to the effect that such amendment or waiver does not materially impair the interests of Holders of the Series 2015 Bonds and would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule; provided neither the Issuer or the Disclosure Dissemination Agent shall be obligated to agree to any amendment modifying their respective duties or obligations without their consent thereto.

Notwithstanding the preceding paragraph, the Disclosure Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission from time to time by giving not less than 20 days written notice of the intent to do so together with a copy of the proposed amendment to the Issuer. No such amendment shall become effective if the Issuer shall, within 10 days following the giving of such notice, send a notice to the Disclosure Dissemination Agent in writing that it objects to such amendment.

SECTION 13. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Trustee of the Series 2015 Bonds, the Disclosure Dissemination Agent, the underwriter, and the Holders from time to time of the Series 2015 Bonds, and shall create no rights in any other person or entity.

SECTION 14. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Florida (other than with respect to conflicts of laws).

SECTION 15. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

The Disclosure Dissemination Agent and the Issuer have caused this Disclosure Agreement to be executed, on the date first written above, by their respective officers duly authorized.

DIGITAL ASSURANCE CERTIFICATION, L.L.C., as Disclosure Dissemination Agent

By:_____
Name:_____
Title:_____

BEAUFORT COUNTY, SOUTH CAROLINA, as Issuer

By:_____
Name: Gary Kubic
Title: County Administrator

EXHIBIT A

NAME AND CUSIP NUMBERS OF BONDS

Name of Issuer _____
Obligated Person(s) _____
Name of Bond Issue: _____
Date of Issuance: _____
Date of Official Statement _____

CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____
CUSIP Number:	_____	CUSIP Number:	_____

EXHIBIT B

NOTICE TO MSRB OF FAILURE TO FILE ANNUAL REPORT

Issuer: _____

Obligated Person: _____

Name(s) of Bond Issue(s): _____

Date(s) of Issuance: _____

Date(s) of Disclosure Agreement: _____

CUSIP Number: _____

NOTICE IS HEREBY GIVEN that the Issuer has not provided an Annual Report with respect to the above-named Series 2015 Bonds as required by the Disclosure Agreement between the Issuer and Digital Assurance Certification, L.L.C., as Disclosure Dissemination Agent. The Issuer has notified the Disclosure Dissemination Agent that it anticipates that the Annual Report will be filed by _____.

Dated: _____

Digital Assurance Certification, L.L.C., as Disclosure Dissemination Agent, on behalf of the Issuer

_____

cc:

EXHIBIT C-1
EVENT NOTICE COVER SHEET

This cover sheet and accompanying "event notice" will be sent to the MSRB, pursuant to Securities and Exchange Commission Rule 15c2-12(b)(5)(i)(C) and (D).

Issuer's and/or Other Obligated Person's Name:

_____

Issuer's Six-Digit CUSIP Number:

_____

or Nine-Digit CUSIP Number(s) of the bonds to which this event notice relates:

_____

Number of pages attached: _____

____ Description of Notice Events (Check One):

1._____"Principal and interest payment delinquencies;"
2._____"Non-Payment related defaults, if material;"
3._____"Unscheduled draws on debt service reserves reflecting financial difficulties;"
4._____"Unscheduled draws on credit enhancements reflecting financial difficulties;"
5._____"Substitution of credit or liquidity providers, or their failure to perform;"
6._____"Adverse tax opinions, IRS notices or events affecting the tax status of the security;"
7._____"Modifications to rights of securities holders, if material;"
8._____"Bond calls, if material;"
9._____"Defeasances;"
10.____"Release, substitution, or sale of property securing repayment of the securities, if material;"
11.____"Rating changes;"
12.____"Tender offers;"
13.____"Bankruptcy, insolvency, receivership or similar event of the obligated person;"
14.____"Merger, consolidation, or acquisition of the obligated person, if material;" and
15.____"Appointment of a successor or additional trustee, or the change of name of a trustee, if material."

____ Failure to provide annual financial information as required.

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature:

_____

Name: _____ Title: _____

Digital Assurance Certification, L.L.C.
390 N. Orange Avenue
Suite 1750
Orlando, FL 32801
407-515-1100

Date:

EXHIBIT C-2
VOLUNTARY EVENT DISCLOSURE COVER SHEET

This cover sheet and accompanying "voluntary event disclosure" will be sent to the MSRB, pursuant to the Disclosure Dissemination Agent Agreement dated as of _____ _____ between the Issuer and DAC.

Issuer's and/or Other Obligated Person's Name:

_____

Issuer's Six-Digit CUSIP Number:

_____

_____

or Nine-Digit CUSIP Number(s) of the bonds to which this notice relates:

_____

Number of pages attached: _____

____ Description of Voluntary Event Disclosure (Check One):

1._____"amendment to continuing disclosure undertaking;"
2._____"change in obligated person;"
3._____"notice to investors pursuant to bond documents;"
4._____"certain communications from the Internal Revenue Service;"
5._____"secondary market purchases;"
6._____"bid for auction rate or other securities;"
7._____"capital or other financing plan;"
8._____"litigation/enforcement action;"
9._____"change of tender agent, remarketing agent, or other on-going party;"
10.____"derivative or other similar transaction;" and
11.____"other event-based disclosures."

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature:

_____

Name: _____ Title: _____

Digital Assurance Certification, L.L.C.
390 N. Orange Avenue
Suite 1750
Orlando, FL 32801
407-515-1100

Date:

EXHIBIT C-3
VOLUNTARY FINANCIAL DISCLOSURE COVER SHEET

This cover sheet and accompanying "voluntary financial disclosure" will be sent to the MSRB, pursuant to the Disclosure Dissemination Agent Agreement dated as of _____ between the Issuer and DAC.

Issuer's and/or Other Obligated Person's Name:

_____

Issuer's Six-Digit CUSIP Number:

_____

_____

or Nine-Digit CUSIP Number(s) of the bonds to which this notice relates:

_____

Number of pages attached: ____

____ Description of Voluntary Financial Disclosure (Check One):

1._____"quarterly/monthly financial information;"
2._____"change in fiscal year/timing of annual disclosure;"
3._____"change in accounting standard;"
4._____"interim/additional financial information/operating data;"
5._____"budget;"
6._____"investment/debt/financial policy;"
7._____"information provided to rating agency, credit/liquidity provider or other third party;"
8._____"consultant reports;" and
9._____"other financial/operating data."

I hereby represent that I am authorized by the issuer or its agent to distribute this information publicly:

Signature:

_____

Name: _____ Title: _____

Digital Assurance Certification, L.L.C.
390 N. Orange Avenue
Suite 1750
Orlando, FL 32801
407-515-1100

Date:

2015 /

ZONING MAP AMENDMENT/REZONING REQUEST: LADY'S ISLAND R200-15-51,-51A, -724, AND -725 (39.03 ACRES, KNOWN AS THE VILLAGE AT OYSTER BLUFF PUD, FROM LADY'S ISLAND COMMUNITY PRESERVATION (LICP) DISTRICT AND LADY'S ISLAND EXPANDED HOME BUSINESS DISTRICT (LIEHB) TO PLANNED UNIT DEVELOPMENT (PUD).

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Zoning Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Adopted this ____ day of _____, 2015.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

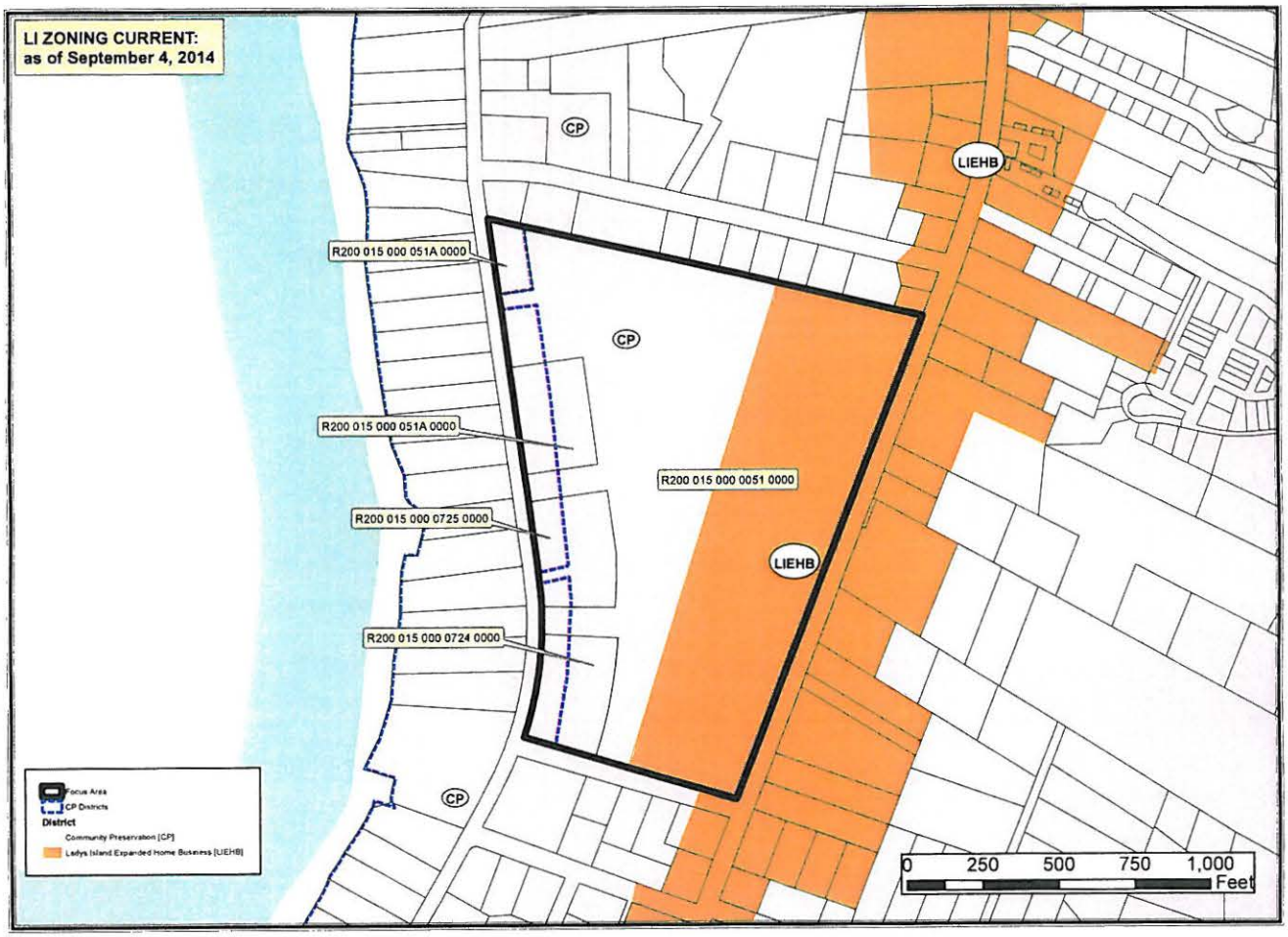
APPROVED AS TO FORM:

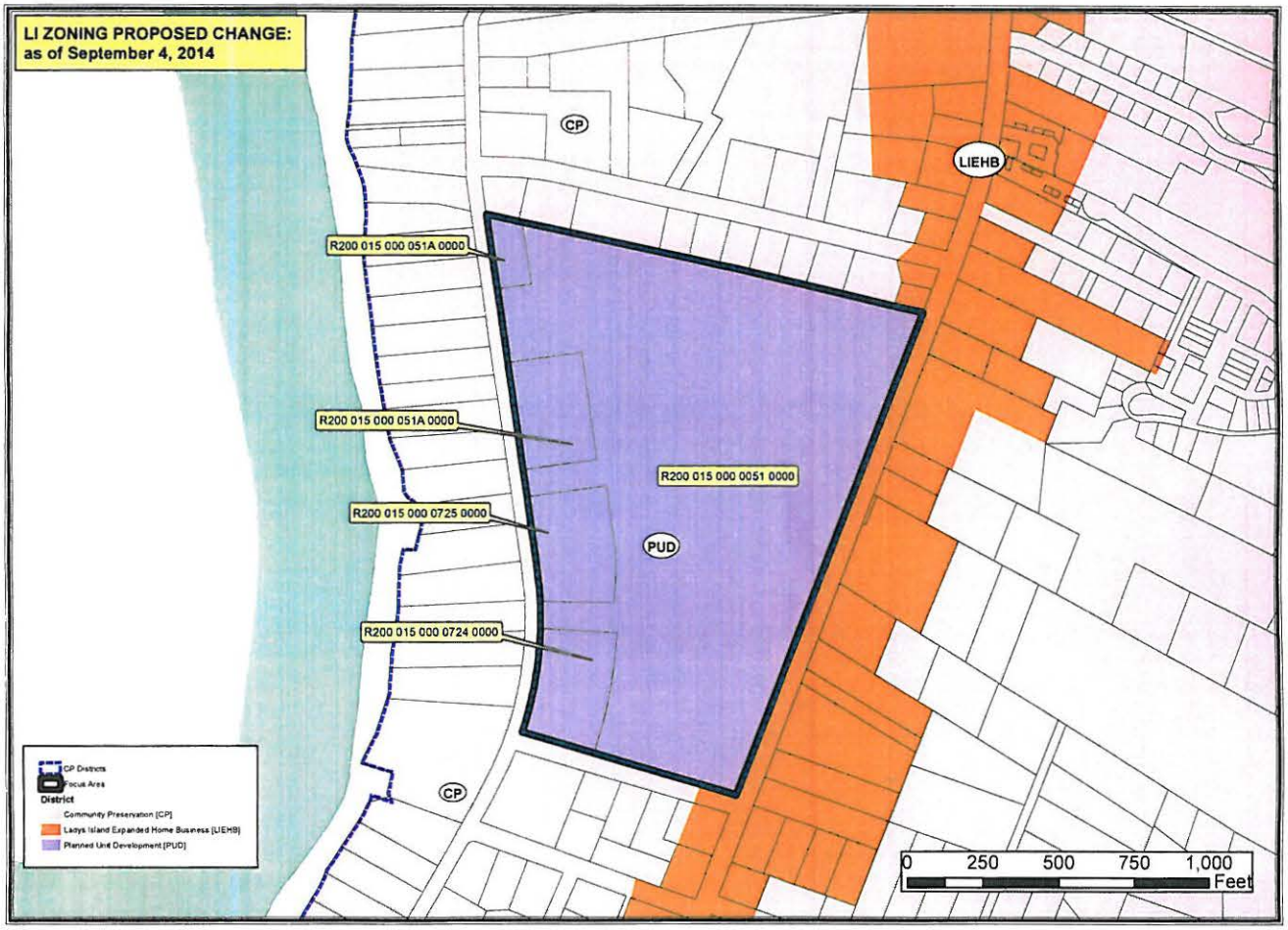
_____
Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading:
Second Reading:
Public Hearing:
Third and Final Reading:


LI ZONING CURRENT:
as of September 4, 2014
CP
LIEHB
R200 015 000 051A 0000
R200 015 000 051A 0000
R200 015 000 0051 0000
R200 015 000 0725 0000
R200 015 000 0724 0000
Focus Area
CP Districts
District
Community Preservation [CP]
Ladys Island Expanded Home Business [LIEHB]
0 250 500 750 1,000
Feet


LI ZONING PROPOSED CHANGE:
as of September 4, 2014
CP
LIEHB
R200 015 000 051A 0000
R200 015 000 051A 0000
R200 015 000 0051 0000
R200 015 000 0725 0000
PUD
R200 015 000 0724 0000
CP Districts
Focus Area
District
Community Preservation [CP]
Ladys Island Expanded Home Business [LIEHB]
Planned Unit Development [PUD]
0 250 500 750 1,000
Feet

COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT
106 Industrial Village Road, Building 2
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Brian Flewelling, Chairman, Natural Resources Committee

FROM: Dave Thomas, CPPO, Purchasing Director

SUBJ: CONTRACT AWARD RECOMMENDATION FOR THE US 278 STORMWATER POND RETROFIT PROJECT – DIRT HAULING SERVICES

DATE: December 8, 2014

BACKGROUND: The project is part of a larger project to construct four (4) stormwater detention ponds along US 278 to capture and treat runoff from the roadway widening that occurred in 2013 – 2014. The ponds are to be constructed by the Beaufort County Stormwater Utility Infrastructure crews. In conjunction with this project, the excavated soil from the pond sites is being hauled and stockpiled at the Buckwalter Park soccer complex for a future project to construct additional soccer fields. **The scope of this contract is to provide hauling services only.**

Beaufort County advertised for bid submittals on this project on October 24, 2014. On November 14, 2014, Beaufort County received the following quotes for the referenced project.

BIDDERS:	Total Quote
The Lane Construction Corporation, Beaufort, SC	$ 82.00 / truck / hour
Cleland Site Prep, Inc., Bluffton, SC	$ 82.50 / truck / hour

Based on the contract specifications, the contractors quoted the hourly rate based on a minimum of six (6) trucks, each operating eight (8) hours per day for sixty (60) working days. Based on the low bidder, the contract amount would be an amount not to exceed $236,160.

Funding for the four (4) ponds is cost shared among the Stormwater Utility Capital Fund and the US 278 widening project. The US 278 widening project has $29,693 remaining in the fund and is prorated between this project and the associated Clearing and Grubbing project. The Buckwalter soccer field expansion project is funding 50% of the hauling costs to the soccer field site for stockpiling.

FUNDING:
50260013-51160, Stormwater Capital Improvement Fund - $95,180
33402-54503, US 278 2012 STP Fund (1 cent tax fund) - $22,270
26520011-54450, Buckwalter Soccer Field Expansion (PALS Impact Fees) - $118,710

FOR ACTION: Natural Resources Committee meeting December 8, 2014.

RECOMMENDATION: The Natural Resources Committee approve and recommend to County Council to award the project to The Lane Construction Company, Beaufort, SC in the amount not to exceed $236,160 for the US 278 Stormwater Pond Retrofit project.

CC: Gary Kubic, County Administrator
Joshua Gruber, Deputy County Administrator
Alicia Holland, Chief Financial Officer
Eric Larson, Director of Environmental Engineering
Robert McFee, Director of Facilities and Construction Engineering
Scott Marshall, Parks and Leisure Services

2014 /

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO APPROVE A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (OSPREY POINT) BETWEEN BEAUFORT COUNTY TO LCP III, LLC PURSUANT TO SECTION 6-31-30 OF THE *CODE OF LAWS OF SOUTH CAROLINA*, 1976, AS AMENDED.

NOW, THEREFORE, BE IT ORDAINED that Beaufort County Council adopts this Ordinance so to amend the Osprey Point Development Agreement all of which is more fully set forth in the document entitled First Amendment to Development Agreement, a copy of which is attached hereto and incorporated by reference herein as if set forth verbatim.

This ordinance shall become effective upon filing of an executed First Amendment to Development Agreement with the Beaufort County Clerk to Council.

Adopted this _____ day of December, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

By:_____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: October 13, 2014
Second Reading: October 27, 2014 and November 10, 2014
Public Hearing: October 27, 2014 and November 10, 2014
Third and Final Reading:

AMENDED NARRATIVE FOR
OSPREY POINT PUD

The Owner of Osprey Point PUD has submitted a requested First Amendment To Osprey Point Development Agreement And PUD Zoning. That document, submitted herewith and incorporated herein, contains all of the requested legal changes to both the Development Agreement and the PUD. For clarification purposes, this Amended Narrative is also submitted, as part of the Amendment to the Osprey Point PUD, to describe the goals of the Amended PUD and justifications for the requested First Amendment To Osprey Point Development Agreement And PUD Zoning. This Amended Narrative will begin with a description of important background facts, necessary to understand the need for the requested First Amendment, and then go on to describe the specific changes requested to the current PUD Zoning.

BACKGROUND

A Development Agreement, with accompanying PUD Zoning, was made and entered between Owner and Beaufort County for Osprey Point, as recorded in Book 2888 at page 169, et. seq., on September 3, 2009, following passage by Beaufort County Council and due execution by the parties. Osprey Point is a portion of a larger, coordinated development area, known as Okatie Village, which also included the Okatie Marsh PUD and the River Oaks PUD, with their respective Development Agreements, which were negotiated, adopted and recorded simultaneously with Osprey Point.

No development activity or sales activity has taken place within the overall Okatie Village properties, including Osprey Point, during the approximately five years since the original approvals

of these developments. A related entity, Malind Bluff Development, LLC, has taken a small interest in the Osprey Point property for development financing purposes, and is therefore joining into the First Amendment to evidence its agreement with and consent hereto (see the attached Exhibit H Joinder).

Significant changes have taken place in real estate market conditions and within the Okatie Village development area since the original approvals for Osprey Point, making it practically and economically unfeasible to develop Osprey Point under the exact terms of the original Osprey Point Development Agreement and PUD. The Owner seeks to Amend the Osprey Point PUD in order to adjust the terms thereof to reflect current conditions, as provided below, while at the same time significantly reducing the density of Osprey Point and preserving the important protections to the environment and many other important features of the original Osprey Point PUD, as also provided below.

Planning and negotiations toward ultimate approval of the three Okatie Village Tracts, including Osprey Point, occurred in 2006 - 2008, at a time that development was exploding in Beaufort County, and the pace of that development activity was expected to continue and accelerate as the baby boom generation was beginning to reach retirement age. Prices for homes and for commercial properties were escalating and that trend was expected to continue.

All of these trends ended before development of any of the Okatie Village communities could begin. Sales prices plummeted and a financial crisis prevented developers from acquiring needed development loans, and prevented potential buyers from obtaining home loans, even at reduced prices. Okatie Village properties were particularly hard hit, since their Development

Agreements imposed fees and burdens beyond any other development properties in Beaufort County.

The Okatie Marsh PUD failed completely before any development took place. Beaufort County acquired the entire property, which has been added to the County's Open Space land holdings. River Oaks has likewise been struggling and its ultimate fate is being determined. Osprey Point, the central property of the three Okatie Village tracts, now has real potential to move forward in an economically conscientious way, under the name Malind Bluff. Several changes to the original plan have been necessitated by these changing market conditions, and are set forth below. Some of the changes are significant, while others are relatively minor. The justifications for each of these changes are set forth as the changes themselves are discussed.

SPECIFIC CHANGES REQUESTED AND JUSTIFICATIONS

Many important features of the original Osprey Point PUD will remain under the Amended PUD. For instance, Osprey Point will continue as a mixed use PUD, with commercial uses adjacent to Highway 170, residential uses in the center of the Property, and a large greenspace/community area on the eastern boundary, adjacent to the marshes of the Okatie River. Internal interconnectivity, for both roadways and trails, is maintained, and all environmental standards are maintained. The internally integrated nature of the development, the interconnectivity to adjacent parcels by the public Connector Road, and many other features justify the continuing PUD status for the Property. The following changes are requested.

A. **Commercial and Residential Density Reduction.** The allowed commercial and residential densities for Osprey Point are set forth in Section IV(C) and IV(D) of

the Development Agreement, and referenced in the attached PUD approval text and drawings. These allowed densities are hereby reduced for both commercial and residential density. The new allowed density for commercial development is now 190,000 square feet, rather than the original 207,000 square feet. The new allowed residential density is now 396 total residential units, rather than the original 527 residential units. The original Development Agreement and PUD allowed the Owner/Developer the freedom to determine the mix of single family detached, attached and multifamily units, depending upon market conditions. This flexibility remains effective, but it is specifically noted that the current intent is to develop all or most of the residential units as single family detached units, with final lot configuration and sizes to be at the discretion of Owner/Developer.

Notwithstanding this general design flexibility, Owner hereby commits to a scheme of density and use allocation as set forth on the attached Exhibit I, Amended Osprey Point Transect Zones. The terms of Exhibit I are hereby incorporated into this First Amendment and made binding upon the Property. Basically, the approximately 8.5 acre portion of the Property nearest to the marsh will be utilized for open space, park, and community recreational purposes only, with no residential construction allowed (current cottage/lodge site excepted). The private residential zone closest to the marsh area will have the lowest maximum density, to minimize potential impacts upon the tidal wetlands. The adjoining private residential zone, extending to the Connector Road, will allow increased residential density with an allowance of townhouse and multifamily units, so that this higher density area will be most accessible to the adjacent Commercial Area. The Commercial Area will continue to have the same standards, allowed uses and densities as set forth

in the original PUD and Development Agreement, subject to the reduced maximum densities set forth above.

B. <u>Allowed Development Type and Resulting Changes to Roadway and Pathway (Including Trails) Standards.</u> The current development planning for the Osprey Point development envisions an age restricted community, within the meaning of federal law, to be located within the residential area depicted on the Exhibit B Master Plan. A residential developer is currently in place to develop the age restricted community and it is hereby specifically provided that such an age restricted community is allowed. The residential area is planned to be single family detached, although other residential building types are allowed. While the residential area is currently planned to be age restricted, and specifically under contract for such use, Owner/Developer shall have the option of developing age targeted (non-restricted) or general residential development. This flexibility is necessary to enable adjustments to future market conditions and to meet development financing requirements.

A successful age restricted community requires private roads and the ability to restrict access. This essential fact was recognized by the County in the adjacent River Oaks Development Agreement, where private roads and restricted access were allowed, specifically because of the "senior village nature of the development". For the same reason, pathways and trails within the age restricted area of Osprey Point may also be private and restricted. It is specifically noted, however, that the frontage Connector Road as well as roads within the commercial area, shall remain open to the public as originally provided, and provide a means of interconnectivity to adjacent parcels. It is also noted, that a public access easement to serve as an access to River Oaks

PUD is provided along the southern boundary of the Osprey Point Amended Master Plan, to preserve access for River Oaks to the commercial area, the Connector Road, and to Highway 170. Internal interconnectivity, to allow residents of Osprey Point (now to be known as Malind Bluff) to have access to the commercial area, waterfront area, and adjacent properties is retained, and shall be as depicted on Exhibit C to the First Amendment for both pathway/trails and roadways. All provisions of the original Development Agreement and PUD to the contrary are hereby amended to conform herewith.

C. <u>Public Park Area/Access.</u> The original Development Agreement and PUD provided for an approximately 13 acre waterfront park area, for the enjoyment of residents within Osprey Point and the adjacent Okatie Marsh developments, with limited access rights for the public. Changes in circumstance and market conditions have now made this plan unnecessary and unworkable. The entire Okatie Marsh development, which includes waterfront property, is now owned by the County as public land. The total Okatie Village residents expected to share in the use of this area within Okatie Village has been reduced by more than 50% (due to the elimination of all Okatie Marsh density, and the substantial reduction of Osprey Point density under this Amendment).

In the light of these changed conditions, and due to the preference for privacy and safety associated with elderly and mature adult (age restricted) development, the waterfront acreage for open space/park use within Osprey Point is hereby reduced from 13 acres to approximately 8.5 acres, as depicted on the attached Exhibit B Master Plan. Public access is no longer required. Environmental standards to protect the adjacent waterway and wetlands are retained in full force

and effect. Given the changes outlined above, and the stated justifications therefor, the existing cottage/lodge, now located on the waterfront, is no longer restricted and may be used for any legal residential or Osprey Point community purpose, and it may be utilized in its existing condition, renovated, replaced, or removed.

D. Design, Construction and Maintenance Contribution to County Park. Owner under the proposed First Amendment is proposing to design a passive park area upon the adjacent waterfront owned by the County and construct a passive park area of up to two acres at the County waterfront. This passive park design and construction shall include appropriate clearing, installation of benches, and long term landscape maintenance of any cleared area, with all elements to be approved by County Planning Staff, in consultation with other County officials. Such design and construction shall occur at the time of Owner's permitting and construction within the adjacent Osprey Point waterfront open space, to include a simple trail system within the County passive park area. While this provision is predominately a change to the original Development Agreement, it is recited here as a part of this PUD Narrative as a further justification for the requested change to the current PUD Master Plan.

E. Public Safety Site. The Public Safety Site, shown on the original Master Plan, may be located within the Commercial/Mixed Use area of the Master Plan, or at Owner's discretion and with County approval of the location, the Public Safety Site may be located outside of the Osprey Point Master Plan, on land to be acquired by Owner and donated to the County. The area to be donated for a Public Safety Site shall be 1/2 acre, sufficient for a Fire/EMS facility.

F. Workforce Housing Requirement. Certain provisions for workforce housing are set forth under Section IV(A) of the Development Agreement, and referenced as part of the PUD approval. While this requirement remains in force, it is specifically noted and agreed that this requirement shall not be interpreted to prevent development of an age restricted community within Osprey Point. Workforce housing may be provided within areas of the new Master Plan which are not within the age restricted area, or within the age restricted area, at the discretion of Owner/Developer. As provided under the original Development Agreement, the requirements to provide Workforce/Affordable Housing apply only to multifamily product (10% of total) and to town home units (15% of total) and do not apply to single family home sites. This provision continues, so that the total of such units to be provided depends upon final product mix within Osprey Point. Notwithstanding the above, Owner agrees that a minimum of 15 residential units will be developed and offered at sales prices which qualify under the low income or moderate income affordability standards as set forth in the Workforce/Affordable Housing Agreement. Such units may be developed in the Residential Area of the Master Plan or in the Commercial/Mixed Use Area.

G. Design Guidelines/Residential Design. Design Guidelines were not a part of the original Osprey Point PUD. The Design Guidelines set forth in Section IV(M) of the Development Agreement (and Exhibit F thereto) are retained for the public area of Osprey Point. The age restricted, residential area will adopt its own design guidelines and review process, by private covenant, and will therefore not be bound by the original Design Guidelines of the Development Agreement. This change, for the non-public areas only, will provide the

Owner/Developer with the needed flexibility to meet the needs and tastes of the age restricted market as development and sales unfold. Additionally, as is the case in most PUD development, internal residential lot, roadway, and layout design, including setbacks within residential lots, shall be at the discretion of Owner/Developer, so long as the final design does not violate the general layout depicted on the Exhibit B Amended Master Plan.

Notwithstanding the above stated flexibility in residential structure and lot design, Owner hereby commits to expanded spacing of driveway locations in areas where lot sizes average less than 50 feet in width. To this end, driveway locations will be combined to maximize the distance between driveway entrances on the street, for both aesthetic and safety reasons. An illustration of this design concept is attached to demonstrate this principle. The resulting design shall assure, at the time of development permit approval, that driveway location spacing on all street frontages shall exceed an average of 50 feet for any given roadway section. It is specifically noted that rear loaded lot access, provided from rear alley ways, is also an acceptable design solution to avoid excessive numbers of driveway locations on streetscapes with average lot width of less than 50 feet in width, and this design solution is also allowed within Osprey Point.

H. <u>Development Schedule Amendment.</u> The original Osprey Point Development Agreement included a Development Schedule provision under Section IV thereof and Exhibit D thereto. Subject to the same reservations and conditions provided under the original Development Agreement and Exhibit D, the Development Schedule is hereby amended as set forth in Exhibit D to the First Amendment. This Development Schedule is referenced in this PUD Narrative to explain current forecasting regarding phasing and development matters.

I. Preliminary Drainage Plan, Water Plan and Sanitary Sewer Plans.

Because the essential elements of the PUD remain in the same general areas of the Property as originally contemplated, at reduced densities, the changes to these infrastructure systems are relatively minor, to reflect altered road locations. The system designs all remain within the original design tolerances previously approved. Expected new locations of these infrastructure systems are depicted on the attached Exhibits E, F, and G to the First Amendment, for sanitary sewer, stormwater drainage and water systems, respectively, subject to final engineering and approvals prior to construction.

SUMMARY

The above Narrative describes the nature of the requested PUD and the specific changes requested and their justifications. The legal document entitled First Amendment To Osprey Point Development Agreement And PUD Zoning, if approved by Beaufort County, shall be the controlling document regarding changes to both the Development Agreement and the PUD. This Amended Narrative is submitted as an addition to the PUD Amendment, at the request of County Staff, to further clarify the changes being requested under the Amended PUD Master Plan and related documents.

October 8, 2014 Draft

STATE OF SOUTH CAROLINA	**)**	**FIRST AMENDMENT TO**
	)	**OSPREY POINT DEVELOPMENT**
COUNTY OF BEAUFORT	**)**	**AGREEMENT AND PUD ZONING**

This First Amendment To Osprey Point Development Agreement and PUD Zoning is made and entered this _____ day of _____, 2014, by and between LCP III, LLC (Owner), and the governmental authority of Beaufort County, South Carolina ("County").

WHEREAS, a Development Agreement, with accompanying PUD Zoning, was made and entered between Owner and County for Osprey Point, as recorded in Book 2888 at page 169, et. seq., on September 3, 2009, following passage by Beaufort County Council and due execution by the parties; and,

WHEREAS, Osprey Point is a portion of a larger, coordinated development area, known as Okatie Village, which also included the Okatie Marsh PUD and the River Oaks PUD, with their respective Development Agreements, which were negotiated, adopted and recorded simultaneously with Osprey Point; and,

WHEREAS, no development activity or sales activity has taken place within the overall Okatie Village properties, including Osprey Point, during the approximately five years since the original approvals of these developments; and,

WHEREAS, a related entity, Malind Bluff Development, LLC, has taken a small interest in the Osprey Point property for development financing purposes, and is therefore joining into this First Amendment to evidence its agreement with and consent hereto (see the attached Exhibit H Joinder); and,

WHEREAS, the original Development Agreements for Okatie Village, including Osprey Point, will expire and terminate in September of 2014; and,

WHEREAS, significant changes have taken place in real estate market conditions and within the Okatie Village development area since the original approvals for Osprey Point, making it practically and economically unfeasible to develop Osprey Point under the exact terms of the original Osprey Point Development Agreement and PUD; and,

WHEREAS, the Owner and County have agreed to Amend the Osprey Point Development Agreement and PUD in order to adjust the terms thereof to reflect current conditions, as provided below, while at the same time significantly reducing the density of Osprey Point and preserving the important protections to the environment and many other important features of the original Development Agreement, as also provided below;

NOW THEREFORE, in consideration of the terms and conditions hereof, the Owner and County hereby agree as follows:

I. INCORPORATION.

The above recitals are hereby incorporated herein by reference.

II. STATEMENT OF DEVELOPMENT BACKGROUND AND CHANGES TO MARKET CONDITIONS AND OTHER CIRCUMSTANCES.

Planning and negotiations toward ultimate approval of the three Okatie Village Tracts, including Osprey Point, occurred in 2006 - 2008, at a time that development was exploding in Beaufort County, and the pace of that development activity was expected to continue and

accelerate as the baby boom generation was beginning to reach retirement age. Prices for homes and for commercial properties were escalating and that trend was expected to continue.

All of these trends ended before development of any of the Okatie Village communities could begin. Sales prices plummeted and a financial crisis prevented developers from acquiring needed development loans, and prevented potential buyers from obtaining home loans, even at reduced prices. Okatie Village properties were particularly hard hit, since their Development Agreements imposed fees and burdens beyond any other development properties in Beaufort County.

The Okatie Marsh PUD failed completely before any development took place. Beaufort County acquired the entire property, which has been added to the County's Open Space land holdings. River Oaks has likewise been struggling and its ultimate fate is being determined. Osprey Point, the central property of the three Okatie Village tracts, now has real potential to move forward in an economically conscientious way, under the name Malind Bluff. Several changes to the original plan have been necessitated by these changing market conditions, and are set forth below. Some of the changes are significant, while others are relatively minor. The justifications for each of these changes are set forth as the changes themselves are discussed.

III. DEVELOPMENT PLAN CHANGES.

A revised Master Plan and revised Trail and Open Space Plan are attached hereto as Exhibits B and C respectively (Exhibit A hereto is a restatement of the property description of Osprey Point, which is unchanged). Both the Development Agreement and PUD Zoning are

hereby amended to reflect all changes which are shown and depicted on the revised Exhibits B and C, both regarding the specific changes that are referenced below and any other changes that are necessary, by implication, to effectuate these Development Plan and Master Plan changes. The following changes are specifically listed and approved:

A. **Commercial and Residential Density Reduction.** The allowed commercial and residential densities for Osprey Point are set forth in Section IV(C) and IV(D) of the Development Agreement, and referenced in the attached PUD approval text and drawings. These allowed densities are hereby reduced for residential density. The allowed density for commercial development remains 207,000 square feet. The new allowed residential density is now 396 total residential units, rather than the original 527 residential units. The original Development Agreement and PUD allowed the Owner/Developer the freedom to determine the mix of single family detached, attached and multifamily units, depending upon market conditions. This flexibility remains effective, but it is specifically noted that the current intent is to develop all or most of the residential units as single family detached units, with final lot configuration and sizes to be at the discretion of Owner/Developer.

Not withstanding this general design flexibility, Owner hereby commits to a scheme of density and use allocation as set forth on the attached Exhibit I, Amended Osprey Point Transect Zones. The terms of Exhibit I are hereby incorporated into this First Amendment and made binding upon the Property. Basically, the approximately 8.5 acre portion of the Property nearest to the marsh will be utilized for open space, park, and community recreational purposes only, with no residential construction allowed (current cottage/lodge site excepted). The private

residential zone closest to the Park/Community area will have the lowest maximum density, to minimize potential impacts upon the tidal wetlands. The adjoining private residential zone, extending to the Connector Road, will allow increased residential density with an allowance of townhouse and multifamily units, so that this higher density area will be most accessible to the adjacent Commercial Area. The Commercial Area will continue to have the same standards, allowed uses and densities as set forth in the original PUD and Development Agreement. The commitment to a Village scale commercial design, as provided under the Original PUD and Design Guidelines, remains unchanged.

B. Allowed Development Type and Resulting Changes to Roadway and Pathway (Including Trails) Standards. The current development planning for the Osprey Point development envisions an age restricted community, within the meaning and under the terms of federal law, to be located within the residential area depicted on the Exhibit B Amended Master Plan. A residential developer is currently in place to develop the age restricted community and it is hereby specifically provided that such an age restricted community is allowed. The residential area is planned to be single family detached, although other residential building types are allowed. .Only age restricted residential development will be allowed within the private residential, restricted access area of the Master Plan. No non-age restricted residential development may be undertaken within this private area unless specifically approved in the future by Beaufort County as a major Amendment hereto.

A successful age restricted community requires private roads and the ability to restrict access. This essential fact was recognized by the County in the adjacent River Oaks Development

Agreement, where private roads and restricted access were allowed, specifically because of the "senior village nature of the development". For the same reason, pathways and trails within the age restricted area may also be private and restricted. It is specifically noted, however, that the frontage Connector Road as well as roads within the commercial area, shall remain open to the public as originally provided, and provide a means of interconnectivity to adjacent parcels. It is also noted, that a public access easement to serve as an access to River Oaks PUD is provided along the southern boundary of the Osprey Point Amended Master Plan, to preserve access for River Oaks to the commercial area, the Connector Road, and to Highway 170. This access easement area shall be granted by Owner to the River Oaks property and to Beaufort County, as grantees, and the grant of this access easement shall take place within 120 days of execution and recording hereof.. Beaufort County shall have no obligation to constuct or maintain such roadway, and no obligation to accept title or responsibility for such roadway. Under the original Development Agreement, Section IV(F), the Connector Road was to be constructed as part of the first phase of Osprey Point development, to provide access across Osprey Point for the expected development of Okatie Marsh. Now that Okatie Marsh has been purchased by the County for Open Space, the Connector Road shall be developed at the time of development of Phase I development; provided, however, that Owner may satisfy this requirement by posting a bond for this road construction at 125% of its estimated cost with Beaufort County, when Phase I development commences, with the commitment to construct the road at the time that fifty percent of the allowed residential density has been permitted for vertical construction. An easement shall be granted to Beaufort County and the River Oaks owner to allow said access, within 120 days of

execution and recording hereof. Beaufort County shall have no obligation to the construction or maintain such roadway. Section VIII(A) of the original Development Agreement is hereby amended to allow such private roads and restricted access within the residential area, and also within open space areas associated with the residential area. As stated above, the planned pathways and trails within the residential area of Osprey Point may likewise be restricted, and the pathway and trail system is amended to provide for the system shown on Exhibit C hereto. Internal interconnectivity, to allow residents of Osprey Point (now to be known as Malind Bluff) to have access to the commercial area, waterfront area, and adjacent properties is retained, and shall be as depicted on Exhibit C for both pathway/trails and roadways. All provisions of the original Development Agreement and PUD to the contrary are hereby amended to conform herewith.

C. Public Park Area/Access. The original Development Agreement and PUD provided for an approximately 13 acre waterfront park area, for the enjoyment of residents within Osprey Point and the adjacent Okatie Marsh developments, with limited access rights for the public. Changes in circumstance and market conditions have now made this plan unnecessary and unworkable. The entire Okatie Marsh development, which includes waterfront property, is now owned by the County as public land. The total Okatie Village residents expected to share in the use of this area within Osprey Point has been reduced by more than 50% (due to the elimination of all Okatie Marsh density, and the substantial reduction of Osprey Point density under this Amendment).

In the light of these changed conditions, and due to the preference for privacy and safety associated with elderly and mature adult (age restricted) development, the waterfront acreage for

open space/park use within Osprey Point is hereby reduced from 13 acres under Section IV(I) of the Development Agreement, to approximately 8.5 acres, as depicted on the attached Exhibit B Master Plan. Public access is no longer required. Environmental standards to protect the adjacent waterway and wetlands are retained in full force and effect. The associated covenants/easements, as required under Section IV(I) of the Development Agreement are likewise no longer required. Section IV(I) of the Development Agreement and the relevant PUD provision are hereby amended, together with any other provision of the Development Agreement and PUD necessary to carry out this Amendment. Given the changes outlined above, and the stated justifications therefor, the existing cottage/lodge, now located on the waterfront, is no longer restricted and may be used for any legal residential or Osprey Point community purpose, and it may be utilized in its existing condition, renovated, replaced, or removed.

D. <u>Design, Construction and Maintenance Contribution to County Park.</u>

Owner agrees to design a passive park area upon the adjacent waterfront owned by the County and construct a passive park area of up to 13 acres on the adjacent County waterfront. This passive park design and construction shall include appropriate clearing, installation of improvements as illustrated on a County Park Conceptual Plan to be submitted prior to final reading hereof, and long term landscape maintenance of any cleared area, with all elements to be approved by County Planning Staff, in consultation with other County officials, consistent with the County Park Conceptual Plan to be developed by Owner, with County approval, prior to final reading hereof. Additionally, Owner will provide a pervious surface parking area for the public to include at least six parking spaces, off Pritcher Road, near Highway 170, on County property. A trail shall be

provided from the parking area to the passive park and said trail may utilize Pritcher Road. Such design and construction shall occur at the time of Owner's permitting and construction within the adjacent Osprey Point waterfront open space, which shall occur prior to the sale of any residential home within Osprey Point. The County will participate, as needed, in any required permits and easements for construction, maintenance, and use of this park area.

E. **Public Safety Site**. The Public Safety Site shall be located within the Commercial/Mixed Use area of the Master Plan. The area to be donated for a Public Safety Site shall be 1/2 acre, sufficient for a Fire/EMS facility, rather than the one acre site originally provided under Section IV(K) of the Development Agreement. Required drainage and open space for the public safety site shall be provided on the adjacent Commercial Area of Owner, so that the 1/2 acre site shall be a buildable area footprint.

F. **Workforce Housing Requirement**. Certain provisions for workforce housing are set forth under Section IV(A) of the Development Agreement. While this requirement remains in force, it is specifically noted and agreed that this requirement shall not be interpreted to prevent development of an age restricted community within Osprey Point. Workforce housing shall be provided within areas of the new Master Plan which are not within the age restricted area. As provided under the original Development Agreement, the requirements to provide Workforce/Affordable Housing apply only to multifamily product (10% of total) and to town home units (15% of total) and do not apply to single family home sites. This provision continues, so that the total of such units to be provided depends upon final product mix within Osprey Point. Notwithstanding the above, Owner agrees that a minimum of 15 residential units will be developed

and offered at sales prices which qualify under the low income or moderate income affordability standards as set forth in the Workforce/Affordable Housing Agreement. Such units shall be developed in the Commercial/Mixed Use Area, provided, however, that Owner shall have the option of paying into a fund established by Beaufort County for affordable housing, in lieu of constructing such housing within Osprey Point, under the same terms and fee structure adopted by Beaufort County for such purposes generally. At the time that fifty percent (50%) of the residential density has been constructed, Owner must elect to make payments in lieu of constructing affordable housing, or commence to construct the required affordable housing, if such has not been sooner accomplished. All required affordable housing must be completed, during the term hereof.

G. **Impact/Development Fee Issues**. No terms of the original Development Agreement regarding fees due under Sections IV(G) and IV(H) are changed by this First Amendment.

H. **Design Guidelines/Residential Design.** The Design Guidelines set forth in Section IV(M) of the Development Agreement (and Exhibit F thereto) are retained for the public area of Osprey Point. The age restricted, residential area will adopt its own design guidelines and review process, by private covenant, and will therefore not be bound by the original Design Guidelines. This change, for the non-public areas only, will provide the Owner/Developer with the needed flexibility to meet the needs and tastes of the age restricted market as development and sales unfold. Additionally, as is the case in most PUD development, internal residential lot, roadway, and layout design, including setbacks within residential lots, shall be at the discretion of

Owner/Developer, so long as the final design does not violate the general layout depicted on the Exhibit B Amended Master Plan.

Notwithstanding the above stated flexibility in residential structure and lot design, Owner hereby commits to expanded spacing of driveway locations in areas where lot sizes average less than 50 feet in width. To this end, driveway locations will be combined to maximize the distance between driveway entrances on the street, for both aesthetic and safety reasons. An illustration of this design concept is attached to demonstrate this principle. . The resulting design shall assure that driveway pairs are separated from other driveway pairs by more than 50 feet, on any roadway section where lot widths average less than 50 feet. It is specifically noted that rear loaded lot access, provided from rear alley ways, is also an acceptable design solution to avoid excessive numbers of driveway locations on streetscapes with average lot width of less than 50 feet in width, and this design solution is also allowed within Osprey Point.

I. **Agreement Not To Annex.** Owner agrees that during the term hereof, and any extension thereof, Owner shall not seek or permit the property to be annexed into Jasper County or the City of Hardeeville. This provision may be enforced by the County by all available legal means, and include all remedies available at law or in equity, including specific performance and injunctive relief.

J. **Development Schedule Amendment.** The original Osprey Point Development Agreement included a Development Schedule provision under Section IV thereof and Exhibit D thereto. Subject to the same reservations and conditions provided under the original Development Agreement and Exhibit D, the Development Schedule is hereby amended as set forth

in Exhibit D hereto.

K. Preliminary Drainage Plan, Water Plan and Sanitary Sewer Plans. Because the essential elements of the PUD remain in the same general areas of the Property as originally contemplated, at reduced densities, the changes to these infrastructure systems are relatively minor, to reflect altered road locations. The system designs all remain within the original design tolerances previously approved. Expected new locations of these infrastructure systems are depicted on the attached Exhibits E, F, and G to the First Amendment, for sanitary sewer, stormwater drainage and water systems, respectively, subject to final engineering and approvals prior to construction.

L. Terms of Agreement/Incorporation/Default. The original Development Agreement and PUD were approved by both parties, effective September 3, 2009. The parties hereby agree that the original Development Agreement, and all Exhibits thereto including the PUD, is hereby incorporated by reference into this First Amendment To Osprey Point Development Agreement and PUD, and further, that said original documents are hereby amended as specifically provided herein, directly or by necessary implication. The term of this First Amendment shall be for five years from the date of execution hereof, provided that the term shall be further extended for an additional five years if neither party hereto is in material default hereunder and if development of the subject property has not been completed within the initial term hereof, and also, extended by any South Carolina laws which extend development permits and agreements generally. Both parties agree that with the adoption and execution hereof, no present defaults exist between the parties and all future activities within Osprey Point shall be

governed by the terms hereof.

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

WITNESSES

OWNER:

LCP III, LLC

_____

By:_____

Its:

_____

Attest: _____

Its:

_____

STATE OF SOUTH CAROLINA)
) ACKNOWLEDGMENT
COUNTY OF BEAUFORT)

I HEREBY CERTIFY, that on this ____ day of _____, 2014. before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, and _____known to me (or satisfactorily proven) to be the person whose name is subscribed to the within document, as the appropriate official of LCP III, LLC, who acknowledged the due execution of the foregoing document.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

_____
Notary Public for South Carolina
My Commission Expires: _____

WITNESSES:

COUNTY OF BEAUFORT

_____

_____
County Council Chairman

_____

Attest:_____
County Clerk - County of Beaufort

STATE OF SOUTH CAROLINA)
) **ACKNOWLEDGMENT**
COUNTY OF BEAUFORT)

I HEREBY CERTIFY, that on this ___ day of _____, 2014 before me, the undersigned Notary Public of the state and County aforesaid, personally appeared known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within document, who acknowledged the due execution of the foregoing Development Agreement.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above mentioned.

_____
Notary Public for South Carolina
My Commission Expires:_____

EXHIBIT A

Property Description

The Osprey Point property consists of that certain piece and parcel of real property, and all improvements thereon, located in Beaufort County, South Carolina, containing 119.254 acres, more or less, and more particularly described on a plat prepared by Christensen Khalil Surveyors, Inc. date February 5, 2006, and last revised on June 15, 2007, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 120 at Page 103.

EXHIBIT B

REVISED 09/26/2014

HIGHWAY 170 - R/W VARIES

50' BUFFER

CONNECTOR ROAD (50' R/W)

50' BUFFER

50' BUFFER

PRITCHER POINT ROAD (50' ACCESS EASEMENT)

PEDESTRIAN PARK ACCESS

N/F BEAUFORT COUNTY PARK SITE

PEDESTRIAN PARK ACCESS

PRITCHER POINT ROAD (50' ACCESS EASEMENT)

UNDISTURBED BUFFER (20' PLUS REMAINDER OF ACCESS EASEMENT) AND 35' BUILDING SETBACK

1.83 AC PARK (POND +/- 1.38 AC)

LAGOON (+/- 2.73 AC)

BRIDGE

LAGOON (+/- .74 AC)

PROPOSED RIVER CLUB (+/- 8.5 AC)

EXISTING DOCK

EXISTING HOUSE

100' RIVER BUFFER

OCRM LINE

SPINE ROAD

MARSHES OF THE OKATIE RIVER

COM 207,000 SF (+/- 16.74 AC)

PEDESTRIAN COM ACCESS

WETLAND

LAGOON (+/- 3.05 AC)

1.40 AC PARK (POND +/- .96 AC)

COMMUNITY SECURITY GATE

.44 AC PARK (POND +/- .16 AC)

ACCESS TO ARD SITE (50' ROW)

N/F BEAUFORT COUNTY SCHOOL DISTRICT PARCEL 'A'

N/F BEAUFORT COUNTY SCHOOL DISTRICT PARCEL 'B'

20' UNDISTURBED BUFFER* AND 35' BUILDING SETBACK

N/F ARD HILTON HEAD LLC

DEVELOPMENT SUMMARY

45' LOT

50' LOT

60' LOT

TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL ACRES:	+/- 16.74 ACRES
COMMERCIAL SF:	207,000 SF
RESIDENTIAL DENSITY:	3.32 UNITS PER ACRE
TOTAL RESIDENTIAL UNITS***:	396
OPEN SPACE****:	+/- 45.91 ACRES (39% Open Space)

LOT SETBACKS:

FRONT YARD:	20'
BACK YARD:	15'
SIDE YARD:	5'

ROAD R/W

SPINE ROAD:	70' MIN
ALL OTHER ROADS:	50'

* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED
** ALL EXISTING ROAD ACCESS EASEMENTS MAY BE UTILIZED FOR CONSTRUCTION ACCESS THROUGHOUT DEVELOPMENT
*** ACTUAL LOCATION AND MIX OF LOT TYPES CAN BE ADJUSTED BY DEVELOPER BASED ON MARKET DEMAND
**** INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, CLUBHOUSE SITE, PARKS, WETLANDS AND LAGOONS

PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE
TEN PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
Voice 843.815.4800 jktiller@jktiller.com Fax: 843.815.4802

OSPREY POINT (MALIND BLUFF) AMENDED MASTER PLAN

BEAUFORT COUNTY, SOUTH CAROLINA

July 29, 2014

GRAPHIC SCALE

NORTH 0 200' 400' 600'

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION.

JKT Job Number: 201403-01

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EXHIBIT C

REVISED 09/26/2014



TRAILS AND OPEN SPACE SUMMARY

TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL OPEN SPACE:	+/- 3.35 ACRES (20%)
RESIDENTIAL OPEN SPACE:	+/- 42.46 ACRES
TOTAL TRAILS:	+/- 17,592 LF (+/-3.33 MI)
TOTAL OPEN SPACE**:	+/- 45.81 ACRES
PERCENT OPEN SPACE:	+/- 38.41 %

PROPOSED OPEN SPACE AMENITY USES:
Fishing, Wildlife Viewing, Interpretive Nature Trails, Jogging/walking Trails, Bike Trails, Jr. Olympic Pool, Passive ParksFire Pits, Fishing Docks, Fishing Boardwalks, Kayak/Canoe Storage and Launch, Bocce Ball, Tennis, Pickle Ball, Tot Lot, Dog Park, Walkable Access to COM and Future County Park

* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED
** INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, PROPOSED RIVER CLUB SITE, PARKS, WETLANDS AND LAGOONS

PROPOSED MULTI-PURPOSE PEDESTRIAN TRAIL (TYP.)

PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.

LAND PLANNING LANDSCAPE ARCHITECTURE
TEN PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
Voice 843.815.4800 jktiller@jktiller.com Fax: 843.815.4802

OSPREY POINT (MALIND BLUFF)
TRAILS AND OPEN SPACE PLAN

BEAUFORT COUNTY, SOUTH CAROLINA

JUNE 2, 2014

GRAPHIC SCALE

NORTH 0 200' 400' 600'

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JKT Job Number: 201403-01

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Exhibit D

DEVELOPMENT SCHEDULE

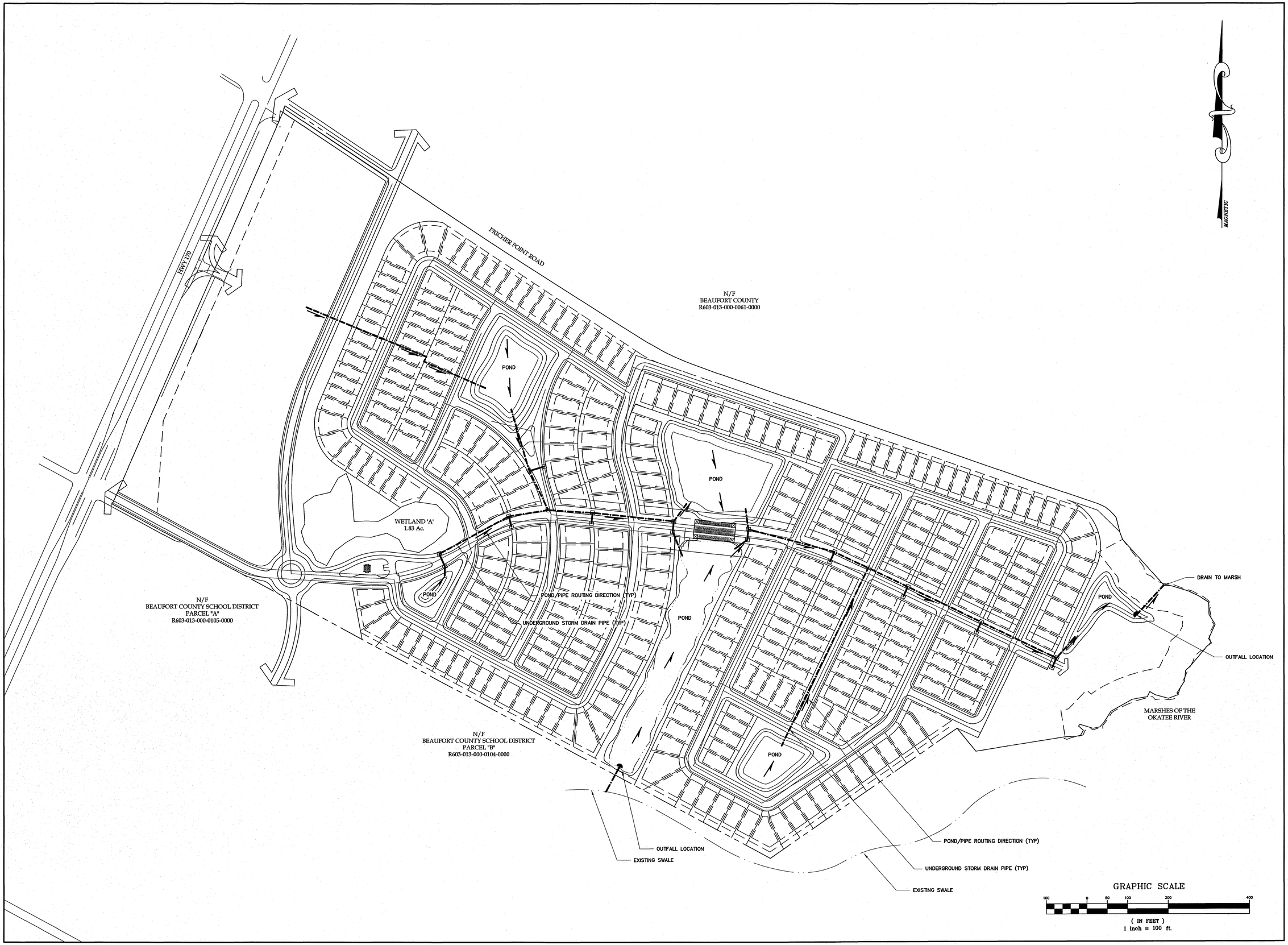
Development of the Property is expected to occur over the five (5) year term of the Agreement, with the sequence and timing of development activity to be dictated largely by market conditions. The following estimate of expected activity is hereby included, to be updated by Owner as the development evolves over the term:

Year(s) of Commencement / % Completion of Total

Type of Development	**2014/15**	**2015/16**	**2016/17**	**2017/18**	**2018/19**
Commercial (Sq. Ft.)	----	----	----	50%	50%
Residential, Single Family Lots[1]	14.5%	12.9%	14.5%	20.1%	38.1%
Park -- % To Be Completed	50%	50%	----	----	----
Multi-Purpose Trail & Pathways -- % To Be Completed	---	15%	15%	40%	30%

NOTE: As stated in the Development Agreement, Section VI, actual development may occur more rapidly or less rapidly, based on market conditions and actual number of Residential, Single Family Lots developed and Commercial Square Footage developed.

[1] 350 single family units are forecast to remain to be built at the end of five years



SOUTH CAROLINA PROFESSIONAL ENGINEER
CAROLINA ENGINEERING CONSULTANTS INC.
No. 020324
CERTIFICATE OF AUTHORIZATION

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PLAN REVISIONS

NO.	DESCRIPTION	DATE
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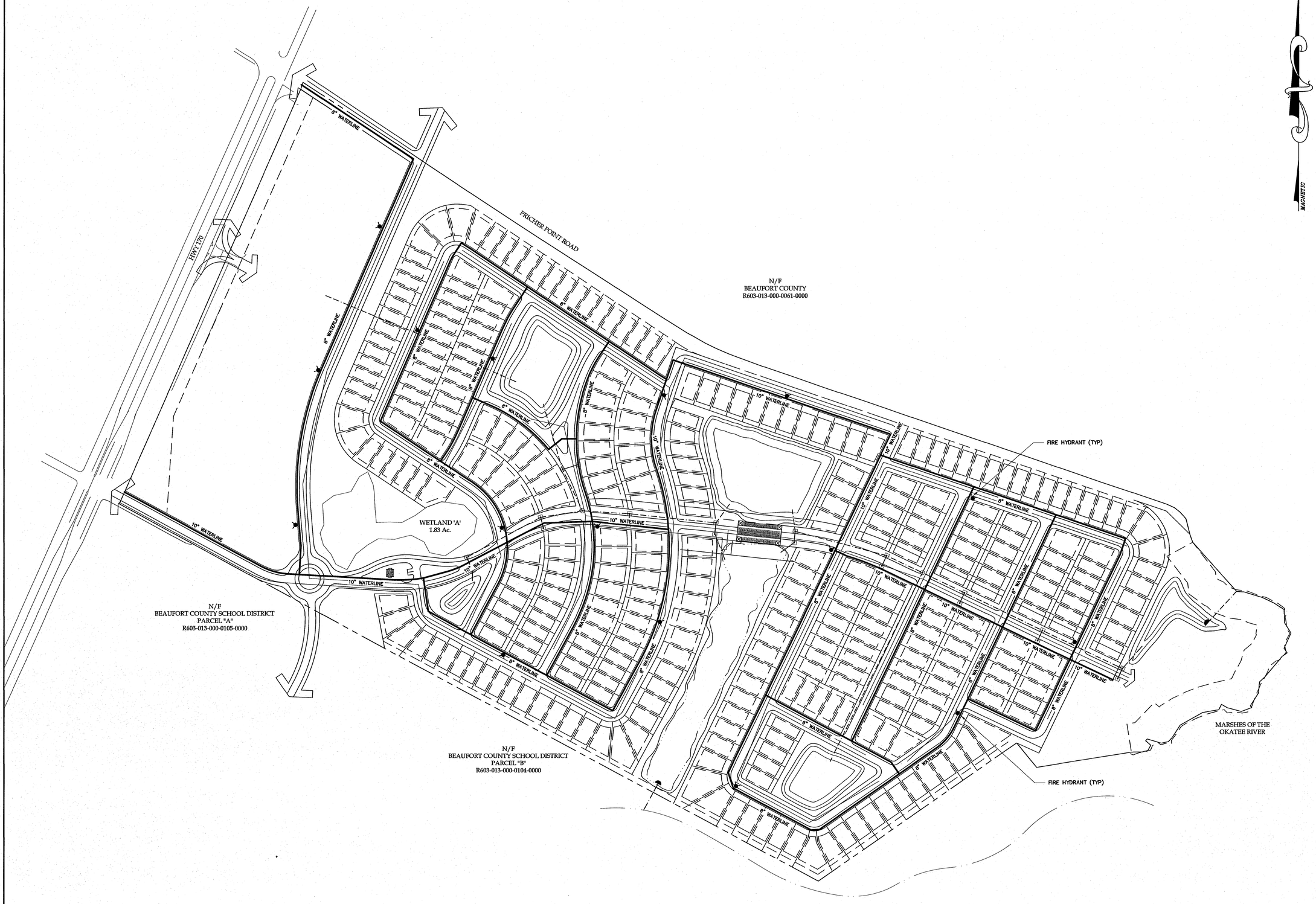
MAYLIN BLUFF
HWY 170
BEAUFORT COUNTY, SC

CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 294
BEAUFORT, SC 29901
843/322-0553
843/322-0556 (FAX)
WWW.CAROLINAENGINEERING.COM

PROJECT:	1659
DATE:	06/19/14
REVISED:	06/19/14
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=100'

DRAINAGE EXHIBIT

1
OF 1



MAGNETIC

SOUTH CAROLINA CAROLINA ENGINEERING CONSULTANTS INC. No. 002324 CERTIFICATE OF REGISTRATION

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PLAN REVISIONS

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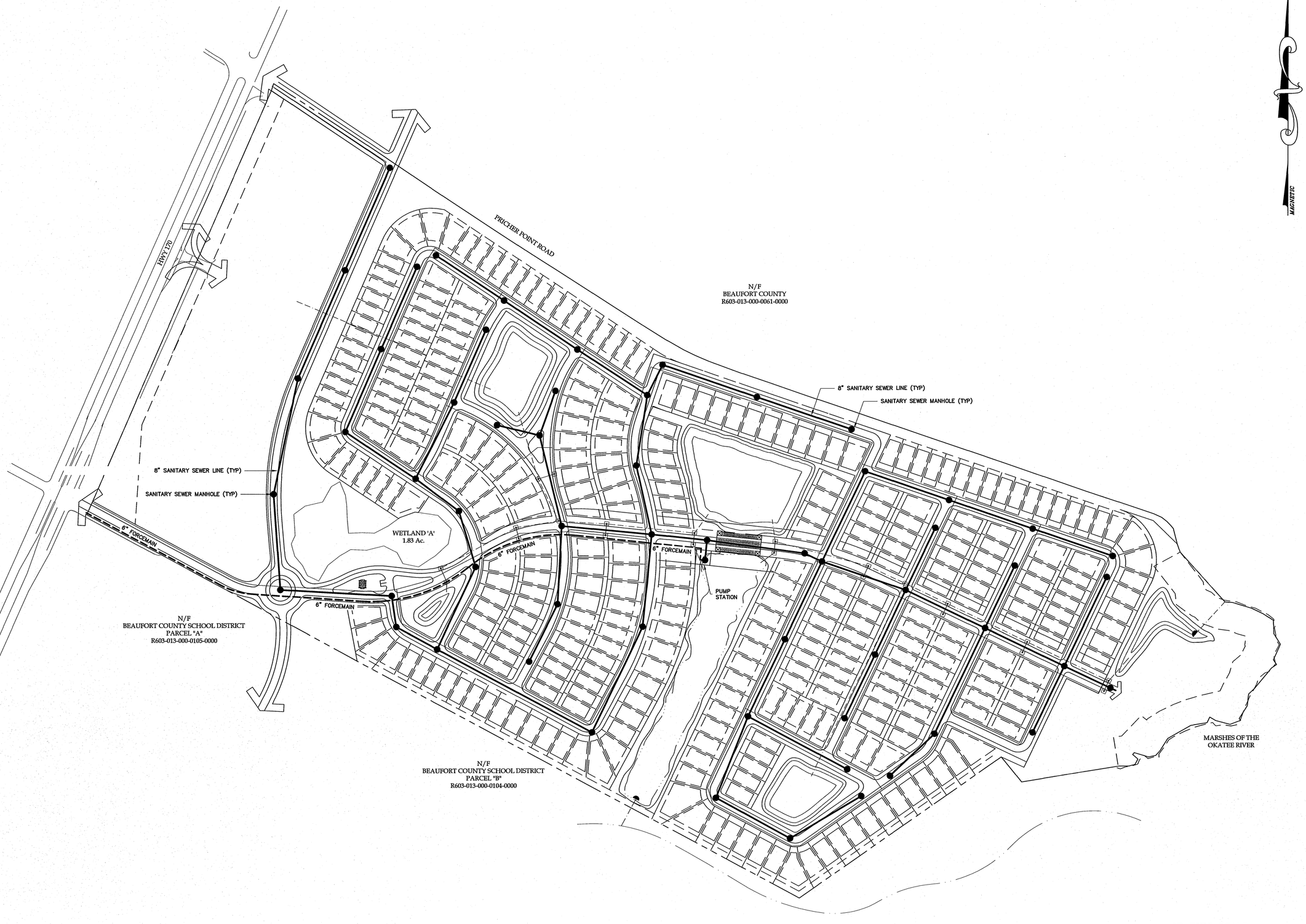
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WWW.CAROLINAENGINEERING.COM

PROJECT:	1659
DATE:	06/19/14
REVISED:	06/19/14
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=100'

WATER EXHIBIT

1
OF 1



SOUTH CAROLINA CAROLINA ENGINEERING CONSULTANTS INC. No. C02324 CERTIFICATE OF AUTHORIZATION

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PLAN REVISIONS

NO.	DESCRIPTION	DATE
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MAYLIN BLUFF
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BEAUFORT COUNTY, SC

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PO BOX 294
BEAUFORT, SC 29901
843/322-0553
843/322-0556 (FAX)
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PROJECT:	1659
DATE:	06/19/14
REVISED:	06/19/14
DRAWN BY:	TAB
ENGINEER:	JPA
SCALE:	1"=100'

SANITARY SEWER EXHIBIT

1
OF 1

EXHIBIT H

STATE OF SOUTH CAROLINA)
) JOINDER OF DEVELOPMENT AGREEMENT
COUNTY OF BEAUFORT)

THIS JOINDER OF DEVELOPMENT AGREEMENT is made this _____th day of _____, 2014 by **Malind Bluff Development, LLC**, its successors and assigns (the "Malind Bluff"), to join in the **Development Agreement (Osprey Point)** (the "Development Agreement"), recorded in Book 2888 at page 169, in the Beaufort County Records, as amended herewith in Book _____ at page _____.

WHEREAS, Malind Bluff is the fee simple owner of the property particularly described as Parcel B on that certain plat of record of the Malind Bluff Community recorded in Plat Book 138 at Page 54 in the Register of Deeds Office for Beaufort County, South Carolina.

NOW, THEREFORE, for consideration, receipt and sufficiency of which are hereby acknowledged, Malind Bluff hereby agrees as follows:

1. To join in the Development Agreement as benefits and affirmative and negative burdens, whether pertaining to items, benefits and obligations presently existing or to be created or executed in the future, which in equity and at law, touch and concern, benefit and burden, and run with the land and any estates in the Property.

2. That the Development Agreement contains covenants and servitudes which burden and benefit all persons with a real property estate in the property subject to the Development Agreement, including, but not limited to Malind Bluff, whether such estate was created by assignment, succession, inheritance or other method of conveyance.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the undersigned have executed this instrument the day and year above first written.

WITNESSES:

Malind Bluff Development, LLC

_____ BY:_____
J. Nathan Duggins, III, Manager

_____

STATE OF _____)
)
COUNTY OF _____)

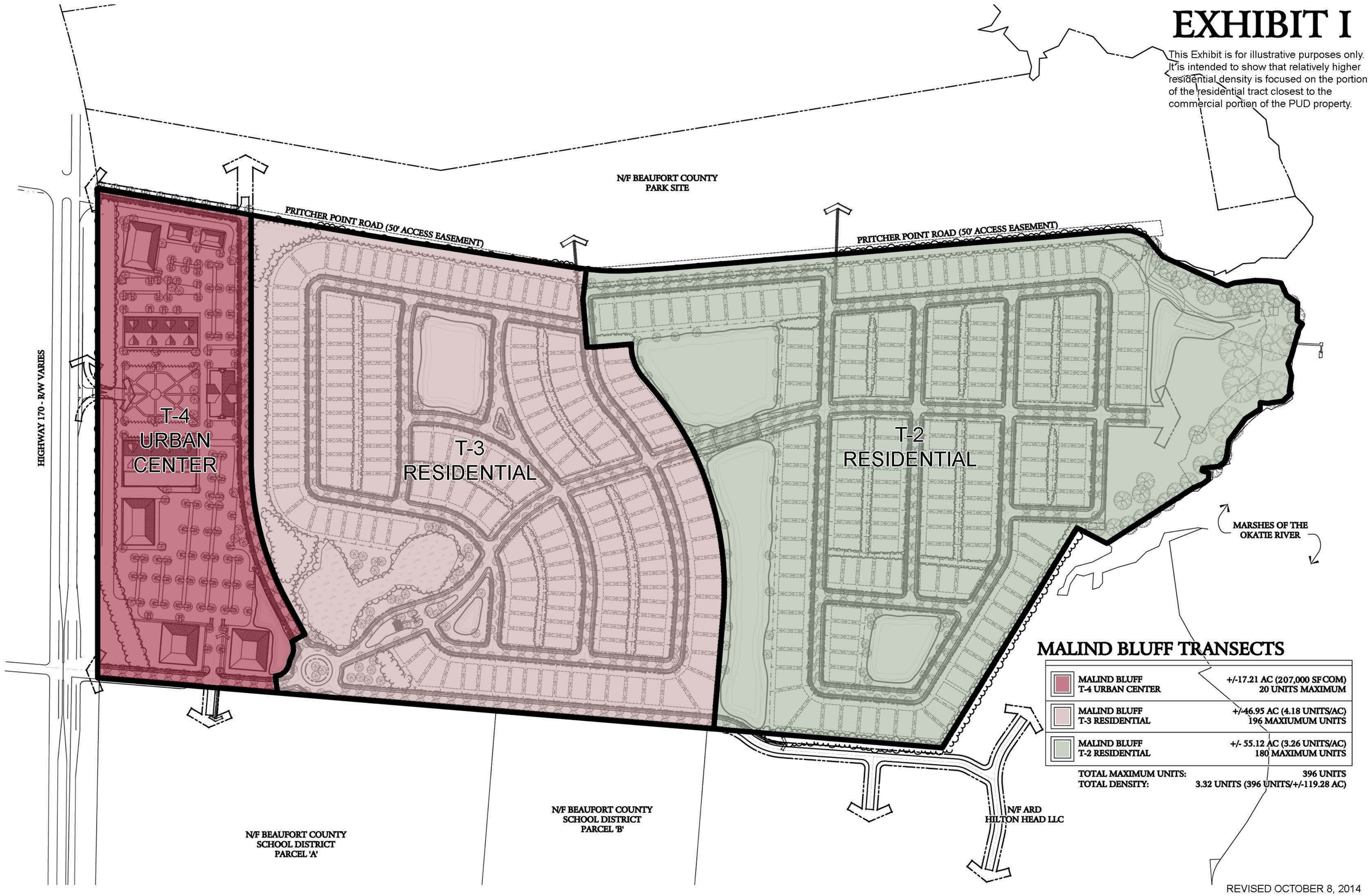
I, the undersigned Notary, do hereby certify **J. Nathan Duggins, III, in his capacity as Manager of Malind Bluff Development, LLC**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this ____ day of _____, 2014.

_____
Notary Public for _____
My Commission Expires:_____

EXHIBIT I

This Exhibit is for illustrative purposes only. It is intended to show that relatively higher residential density is focused on the portion of the residential tract closest to the commercial portion of the PUD property.



MALIND BLUFF TRANSECTS

MALIND BLUFF T-4 URBAN CENTER	+/-17.21 AC (207,000 SF COM) 20 UNITS MAXIMUM
MALIND BLUFF T-3 RESIDENTIAL	+/-46.95 AC (4.18 UNITS/AC) 196 MAXIUMUM UNITS
MALIND BLUFF T-2 RESIDENTIAL	+/- 55.12 AC (3.26 UNITS/AC) 180 MAXIMUM UNITS
TOTAL MAXIMUM UNITS:	396 UNITS
TOTAL DENSITY:	3.32 UNITS (396 UNITS/+/-119.28 AC)

REVISED OCTOBER 8, 2014

PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
TEN PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
Voice 843.815.4800 jktiller@jktiller.com Fax: 843.815.4802

OSPREY POINT (MALIND BLUFF) TRANSECT MAP

BEAUFORT COUNTY, SOUTH CAROLINA

July 29, 2014

NORTH

GRAPHIC SCALE
0 200' 400' 600'

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JKT Job Number: 201403-01

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2014 /

SOUTHERN BEAUFORT COUNTY PLANNED UNIT DEVELOPMENT (PUD) AMENDMENT FOR OSPREY POINT (R603 013 000 0006 0000) (119.75 ACRES ALONG S.C. HIGHWAY 170, BLUFFTON).

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Zoning Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Adopted this ____ day of December, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

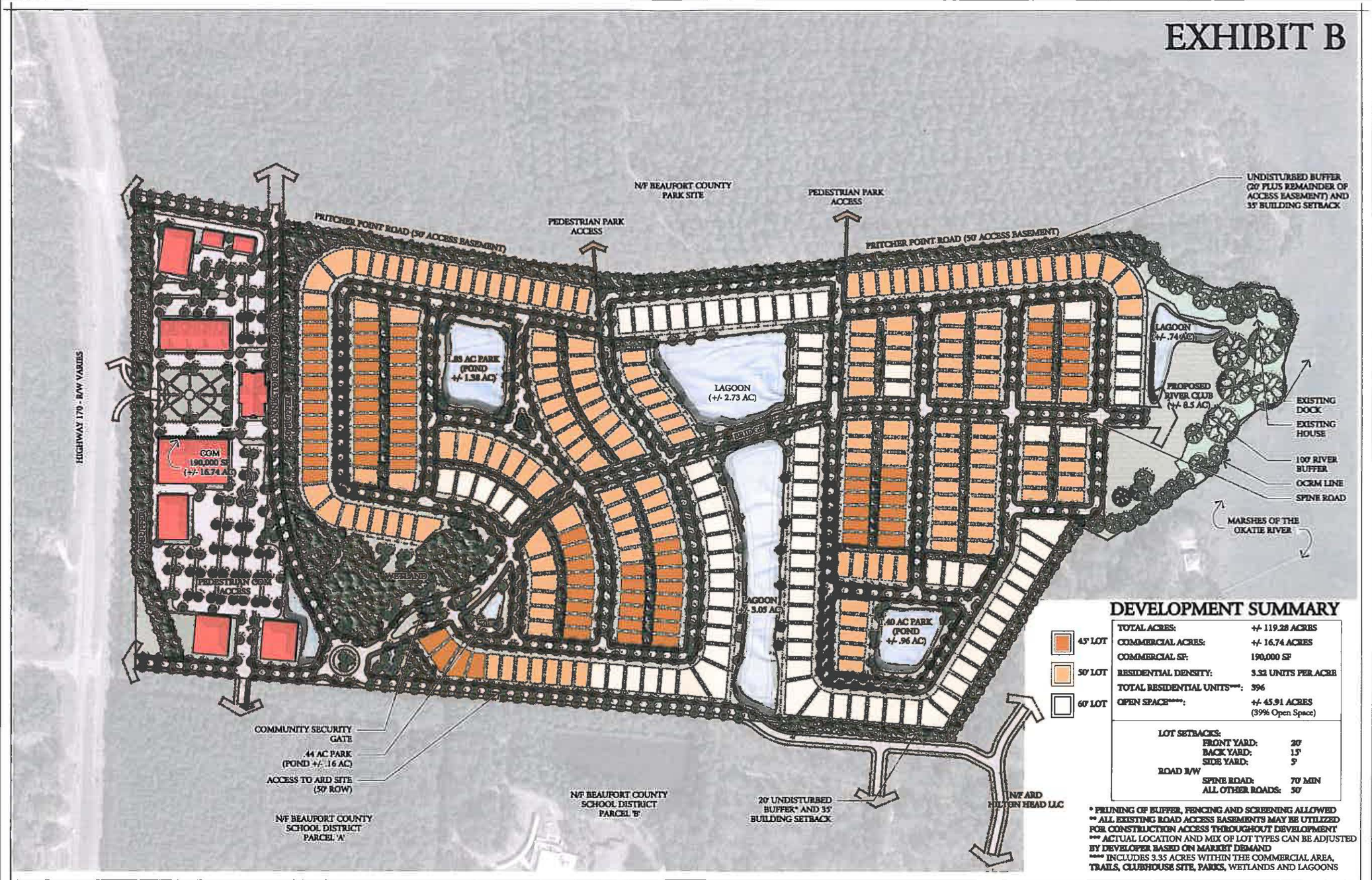
_____
Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: October 13, 2014
Second Reading: November 10, 2014
Public Hearing: November 10, 2014
Third and Final Reading:

EXHIBIT B



DEVELOPMENT SUMMARY

45' LOT
50' LOT
60' LOT

TOTAL ACRES:	+/- 119.28 ACRES
COMMERCIAL ACRES:	+/- 16.74 ACRES
COMMERCIAL SF:	190,000 SF
RESIDENTIAL DENSITY:	3.32 UNITS PER ACRE
TOTAL RESIDENTIAL UNITS***:	396
OPEN SPACE****:	+/- 45.91 ACRES (39% Open Space)

LOT SETBACKS:	
FRONT YARD:	20'
BACK YARD:	15'
SIDE YARD:	5'
ROAD R/W	
SPINE ROAD:	70' MIN
ALL OTHER ROADS:	50'

* PRUNING OF BUFFER, FENCING AND SCREENING ALLOWED
** ALL EXISTING ROAD ACCESS EASEMENTS MAY BE UTILIZED FOR CONSTRUCTION ACCESS THROUGHOUT DEVELOPMENT
*** ACTUAL LOCATION AND MIX OF LOT TYPES CAN BE ADJUSTED BY DEVELOPER BASED ON MARKET DEMAND
**** INCLUDES 3.35 ACRES WITHIN THE COMMERCIAL AREA, TRAILS, CLUBHOUSE SITE, PARKS, WETLANDS AND LAGOONS

PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
788 PINCKNEY COLONY ROAD SUITE 101 BLUFFTON SC 29909

OSPREY POINT (MALIND BLUFF) AMENDED MASTER PLAN

BEAUFORT COUNTY, SOUTH CAROLINA

July 29, 2014

GRAPHIC SCALE

NORTH 0 200' 400' 600'

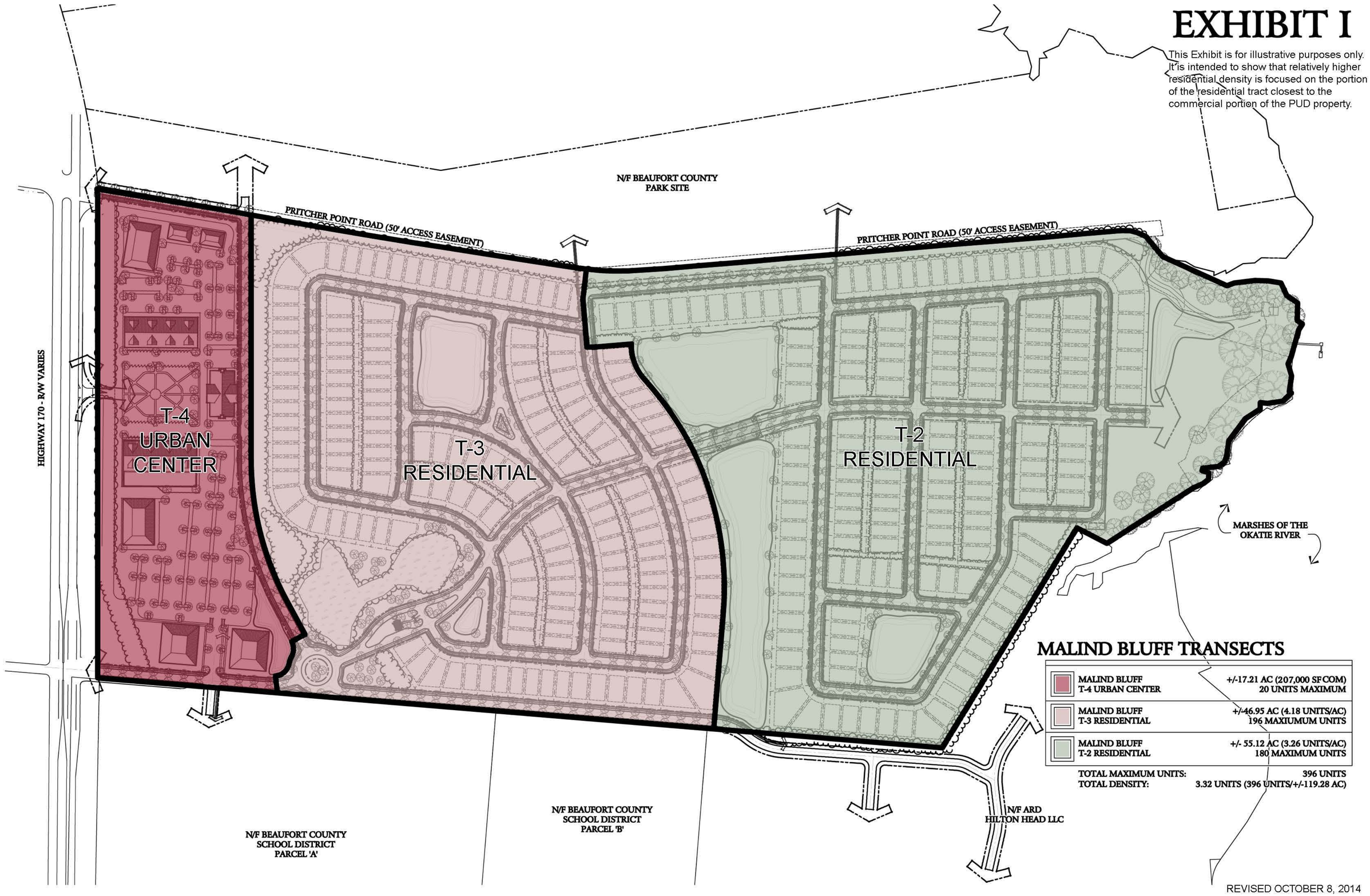
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JKT Job Number: 2014-03-01

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EXHIBIT I

This Exhibit is for illustrative purposes only. It is intended to show that relatively higher residential density is focused on the portion of the residential tract closest to the commercial portion of the PUD property.



MALIND BLUFF TRANSECTS

MALIND BLUFF T-4 URBAN CENTER	+/-17.21 AC (207,000 SF COM) 20 UNITS MAXIMUM
MALIND BLUFF T-3 RESIDENTIAL	+/-46.95 AC (4.18 UNITS/AC) 196 MAXIUMUM UNITS
MALIND BLUFF T-2 RESIDENTIAL	+/- 55.12 AC (3.26 UNITS/AC) 180 MAXIMUM UNITS
TOTAL MAXIMUM UNITS:	396 UNITS
TOTAL DENSITY:	3.32 UNITS (396 UNITS/+/-119.28 AC)

REVISED OCTOBER 8, 2014

PREPARED FOR:
MALIND BLUFF DEVELOPMENT LLC

PREPARED BY:
J. K. TILLER ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
TEN PINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909
Voice 843.815.4800 jktiller@jktiller.com Fax: 843.815.4802

OSPREY POINT (MALIND BLUFF) TRANSECT MAP

BEAUFORT COUNTY, SOUTH CAROLINA

July 29, 2014

NORTH

GRAPHIC SCALE
0 200' 400' 600'

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JKT Job Number: 201403-01

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COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY TRAFFIC & TRANSPORTATION
ENGINEERING DEPARTMENT
113 Industrial Village Road, 29906
PO Drawer 1228, Beaufort, SC 29901-1228
Phone: (843) 255-2940 Fax: (843) 255-9443

TO: Councilman Gerald Dawson, Public Facilities Committee

VIA: Gary Kubic, County Administrator
Joshua Gruber, Deputy County Administrator
Alicia Holland, Chief Financial Officer
Robert McFee, Director of Engineering & Infrastructure
Dave Thomas, Purchasing Director
Monica Spells, Compliance Officer

FROM: Colin Kinton, Traffic & Transportation Engineering

SUBJ: **Foreman Hill Road Traffic Calming Study**

DATE: November 10, 2014

BACKGROUND: Foreman Hill Road was paved and connected to Malphrus Road in spring 2012. Prior to paving and afterwards, residents along Foreman Hill Rd. have expressed their concerns regarding vehicle speeds and the increase in cut-through traffic. Beaufort County Traffic Engineering has collected vehicle speed and traffic count data on at least three separate occasions documenting traffic conditions which are detailed in the attached study.

Utilizing the Beaufort County Traffic Calming Policy adopted by County Council on August 26, 2013 and an analysis of existing conditions, Beaufort County Traffic Engineering recommends the installation of additional measures to aid in controlling vehicle speeds on Foreman Hill Rd. Recommendations include a series of four speed humps spaced between existing median chicanes and a mini-traffic calming circle at the northern end of Foreman Hill Road.

Beaufort County EMS and Bluffton Fire District were notified of the study's recommendations and have indicated their concern regarding the impact to response times but do not object to the traffic calming plan. Impacted residents have provided a signed petition, as required of the adopted policy, which indicates 91 percent of the residents approve of the recommended traffic calming plan.

The engineer's estimate to construct four speed humps and one mini-traffic calming circle is $30,000 to $50,000 depending on a more detailed design and materials used.

FUNDING: Account #2342001T-51160, Tag Funds.

FOR ACTION: Public Facilities Committee occurring on November 17, 2014

RECOMMENDATION: The Public Facilities Committee approves and recommends to County Council the Traffic Calming Plan for Foreman Hill Road with a budget not to exceed $50,000 for implementation of traffic calming measures.

Attachments: Traffic Calming Policy
Foreman Hill Road Traffic Calming Study

Beaufort County - Traffic Calming Policy

June 11, 2013

1. Process starts with written request from Homeowners Association or residential neighborhood group.
2. Traffic Engineering Staff will meet with neighborhood representatives to discuss study need, study scope and neighborhood limits
3. Traffic Engineering Department conducts study of neighborhood. Study may include
    a. Speed studies using radar gun
    b. Traffic Counts
    c. Signing evaluation and appropriateness
    d. Accident Analysis
    e. Pedestrian Access evaluation
    f. Intersection and Corridor Condition Diagrams
4. Once data collected, evaluation completed to determine demonstrated need and applicability
5. For Speed Humps and Speed Tables, the following conditions must exist:
    a. Posted speed limit of 30 mph or less
    b. Speed study demonstrates need with 85% speed greater than 10 mph over posted
    c. Volume less than 2,500 vehicles per day
    d. Roadway classified as either Local or Minor Collector
    e. Location will not have significant interruption of emergency services
    f. Neighborhood agrees to share in funding of improvements
6. For other calming devices, the following conditions must exist:
    a. Posted speed limit of 35 mph or less
    b. Speed study demonstrates need with 85% speed greater than 10 mph over posted
    c. Volume less than 3,500 vehicles per day
    d. Roadway classified as either Local or Minor Collector
    e. Location will not have significant interruption of emergency services
    f. Neighborhood agrees to share in funding and/or maintenance of improvements
7. Proposed Traffic Calming Plan must be approved by 75 percent of those owning real property within the residential development
8. Proposed traffic calming plan and requisite budget are given necessary Committee/County Council approval.
9. Expenditure of traffic calming funds on first come first serve basis as funds permit.
10. Traffic calming features may include the following:
    a. Speed humps
    b. Speed tables (raised crosswalks)
    c. Roadway narrowing (Chicanes)
    d. Mini traffic circles
    e. On-street Parking bump-outs
    f. Pavement markings and signing based on guidance of MUTCD
11. Follow-up Study will be completed 3-12 months after traffic calming plan has been enacted to determine compliance and results.

Traffic Calming Study

Foreman Hill Road
Bluffton, SC

Prepared By:
Beaufort County Traffic Engineering

1.0 Introduction

The roadway under consideration is Foreman Hill Road in Bluffton, South Carolina. Foreman Hill Road is a 0.9 mile long residential roadway that is owned and maintained by Beaufort County. Foreman Hill Road is essentially an extension of Malphrus Road to Ulmer Road/Shad Avenue. Shad Avenue leads to a small residential community on the May River. Figure 1.1 shows a map of the area surrounding Foreman Hill Road. Foreman Hill Road had been a dead-end dirt road. Beaufort County paved the roadway and connected it to Malphrus Road in 2011. During the paving of Foreman Hill Road, three median chicanes were installed in an effort to control speeding on the roadway. After completion of the project, residents began complaining about speeding and cut-through traffic. Since then, Beaufort County has conducted three speed studies and installed centerline and edgeline pavement markings along the entire length of the roadway. Beaufort County has also collected traffic volume data on Foreman Hill Road using pneumatic tubes and manual counts. The purpose of this study is to analyze the results of the previous speed studies, traffic volume data and to investigate potential traffic calming measures that could be implemented.



Figure 1.1 Road Layout

2.0 Existing Conditions

The posted speed limit on Foreman Hill Road is 25 miles per hour (mph). The roadway cross-section consists of 2 – 11 ft wide lanes in a 50 ft right-of-way. There are three median chicanes on Foreman Hill Road. The locations of the chicanes are shown in Figure 2.1. Pictures of the chicanes and the roadway are attached in Appendix A. Chicanes 1 and 3 provide a significant change in curvature of the roadway and are effective at reducing vehicle speeds around the chicanes. Chicane 2 only slightly increases the curvature of the roadway. Because of the spacing of chicanes, there is ample distance to allow vehicles to accelerate above the speed limit between each device.



Figure 2.1 Chicane Locations

3.0 Data Collection and Analysis

Beaufort County has conducted the following data collection:

- Spot Speed Studies Using Radar Gun
- Twenty-Four Hour Counts Using Pneumatic Tubes
- Turning Movement Counts

3.1 Vehicle Speed Analysis

Beaufort County Traffic Engineering has conducted three spot speed studies on Foreman Hill Road since December 2012 in response to requests from residents. Figures 3.1 and 3.2 indicate the speed distribution of observations from each of the three speed studies. Vehicle speeds were collected via radar gun at the same location for all of the speed studies. As seen in Figures 3.1 – 3.3, vehicle speeds have increased from an 85th percentile speed of 32.5 mph in December 2012 to an 85th percentile speed of 34 mph in September 2013 and September 2014. The September 2014 study indicates that 50 percent of vehicles measured on Foreman Hill Rd were travelling at 30 mph or greater.

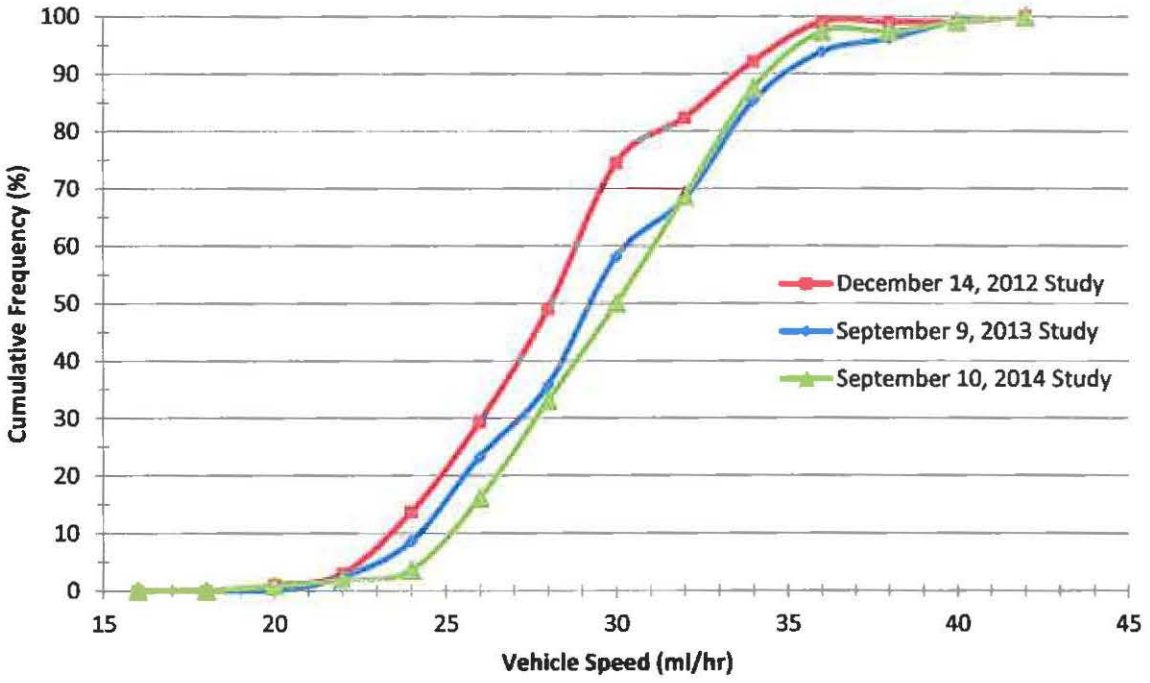


Figure 3.1

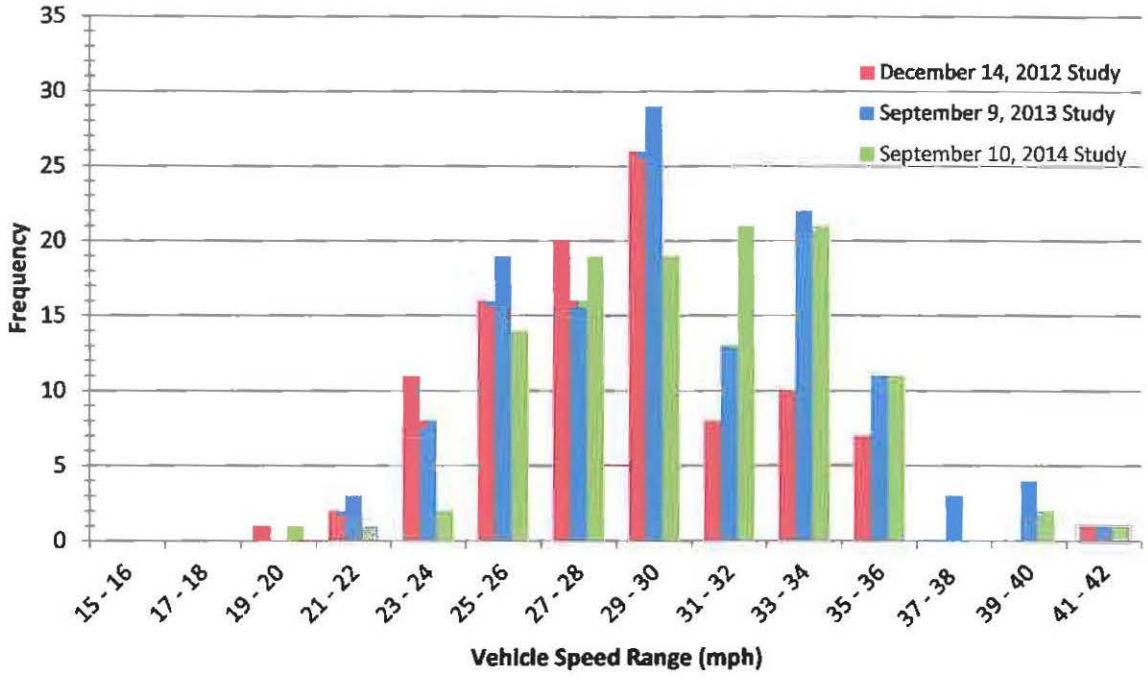


Figure 3.2

Speed Statistic	December 14, 2012 Study	September 9, 2013 Study	September 10, 2014 Study
Data Collection Time	12:00 pm – 1:45 pm	2:45 pm – 4:20 pm	2:15 pm – 3:45 pm
Total Observations	102	129	112
Mean Speed	29.2 mph	30.6 mph	30.9 mph
85th Percentile Speed	32.5 mph	34 mph	Approx. 34 mph
10 mph Pace	25-34 mph	25-34 mph	25-34 mph

Figure 3.3 Speed Studies' Statistics Comparison

3.2 Turning Movement Counts

Three AM and PM peak hour turning movement counts have been performed at the intersection of Foreman Hill Road and Ulmer Road/Shad Avenue since the beginning of 2013. Figure 3.4 offers a comparison of volume statistics from each of the turning movement counts. Figure 3.5 provides the average annual daily traffic volumes (AADT) for years 2013 and 2014

TURNING MOVEMENT COUNT

	Volume Statistic	Count Date		
		January 31, 2013	October 30, 2013	October 2, 2014
AM PEAK HOUR	Total Intersection Volume (veh)	179	198	264
	Total Volume on Foreman Hill Road (Entering + Exiting)	76	97	155
PM PEAK HOUR	Total Intersection Volume (veh)	202	218	204
	Total Volume on Foreman Hill Road (Entering + Exiting)	104	132	124

Figure 3.4 Turning Movement Counts Summary

Date of Count	24 Hour Volume	AM Peak Hour Volume	PM Peak Hour Volume	AADT From 3 Day Average Volume
9/24/2013	2,202	192	209	2,000 vehicles per day
9/25/2013	2,141	178	210	
9/26/2013	2,153	165	196	
9/30/2014	1,490	147	148	1,375 vehicles per day
10/1/2014	1,468	141	158	
10/2/2014	1,428	153	130	

Figure 3.5 Pneumatic Tube Counts Summary

4.0 Potential Solutions and Safety Concerns

The following sections provide a plan to reduce speeding and improve safety along Foreman Hill Road.

4.1 Speed Humps

One potential strategy to reduce speeding is to install speed humps at various locations on Foreman Hill Road. Studies have determined that properly designed, installed and spaced speed humps can result in a significant reduction of vehicle speeds exceeding 30 mph with most vehicles travelling at 20-25 mph.

Since Foreman Hill Road is a county owned and maintained roadway, the installation of speed humps is only permissible if the roadway meets the conditions set forth in the Beaufort County Traffic Calming Policy, which is attached to this report in Appendix B. Figure 4.1 summarizes the conditions for the installation of speed humps and whether or not Foreman Hill Road meets the conditions based on the collected data. The 85th percentile speed indicates slightly less than the baseline to install speed humps; however, due to the high percentage of traffic travelling at speeds of 30 mph or greater, speed humps should be considered for installation. With proper design, speed humps do have the ability to reduce speeding. Based on criteria from the Institute of Transportation Engineers (ITE) and Federal

Highway Administration (FHWA), speed humps should be spaced between 250 to 550 ft in order to achieve consistent vehicle speeds averaging 25 mph. Speed humps should be placed halfway between other existing traffic calming devices to manage a consistently lower vehicle speed. Potential locations for speed humps are shown in Figure 4.2. Sample pictures and details of typical speed humps are shown in Appendix C.

Traffic Calming Policy Condition	Foreman Hill Road Condition	Condition Met
Posted speed limit of 30 mph or less	Posted speed limit is 25 mph	Yes
85th percentile speed greater than 10 mph over posted speed limit	85th percentile speed is 9 mph over the posted speed limit	No
Volume less than 2,500 vehicles per day	AADT of 2,000 vehicles per day	Yes
Roadway classified as local or minor collector	Roadway is classified as local	Yes
Location will not have significant interruption of emergency services	Unlikely to have significant interruption	Yes
Neighborhood agrees to share in funding of improvements	Unknown at this time	Unknown

Figure 4.1 Beaufort County Traffic Calming Policy Conditions

4.2 Sidewalk

Another potential strategy to improve safety is to install a sidewalk on one side of the roadway. Residents along Foreman Hill Road have expressed concern about the safety of pedestrians that walk along Foreman Hill Road. A solution to improve safety of pedestrians is to install a sidewalk along at least one side of the roadway. Foreman Hill Road has a 50' wide right-of-way with open drainage. Given the cross section and right-of-way, there should be sufficient space to accommodate a sidewalk on one side of the roadway. This will require further storm water analysis to determine if drainage will be impacted.

Installing sidewalk along Foreman Hill Road would be considered the first step towards an important new network of sidewalk in the area. There are many residents that live along Malphrus Road and in the Alljoy area. There is also a recreation facility nearby on Ulmer Road. McRiley Elementary School is nearby on Burnt Church Road, and downtown Bluffton is not far away. The future network of sidewalk would begin at the existing pathway on Bluffton Parkway, down Malphrus Road and Foreman Hill Road, and then along Ulmer Road to connect with Burnt Church Road. Sidewalk would then be added along Burnt Church Road from Ulmer Road to connect with existing sidewalk on Bruin Road. Sidewalk could also be added to Alljoy Road and Shad Avenue giving residents in the Alljoy area pedestrian access to many facilities.

4.3 Mini Traffic Circle

A mini traffic circle is another strategy to reduce speeding on the roadway. A mini traffic circle is a traffic calming method that involves placing a small, landscaped or painted circle in the center of an intersection. This requires approaching vehicles to change their path and go around the circle, which reduces vehicle speeds. Mini traffic circles are a relatively popular traffic calming device for neighborhoods as they can be aesthetically pleasing and inexpensive to install. Near the north end of Foreman Hill Road, there is a wide section of roadway that was previously a cul-de-sac. This location would be ideal to install a mini traffic circle. A map showing the location of the mini traffic circle in relation to the proposed speed humps is shown in Figure 4.2 and a picture of the potential mini traffic circle location is shown in Figure 4.3. Sample pictures of mini traffic circles and a sketch of the potential circle installation on Foreman Hill Road are show in Appendix D.



Figure 4.2 Potential Speed Hump and Mini Traffic Circle Location



Figure 4.3 Photo of Potential Mini Traffic Circle Location

5.0 Recommendations

After careful review of data and existing conditions, Beaufort County Traffic Engineering recommends installation of a mini traffic circle and four speed humps in the locations shown in Figure 4.2. Sidewalk should also be considered for installation along on one side of the roadway pending a more thorough design review. A cost estimate for the proposed traffic calming measures is presented in Figure 5.1.

Traffic Calming Device	Quantity	Unit Price ($)	Price ($)
Speed Hump	4	3,000	12,000
Mini Traffic Circle	1	10,000	10,000
		TOTAL COST WITH CONTINGENCY =	$30,000

Figure 5.1 Cost Estimate

APPENDIX A



Chicane 1



Chicane 2



Chicane 3



Roadway Cross Section

APPENDIX B

Beaufort County - Traffic Calming Policy

June 11, 2013

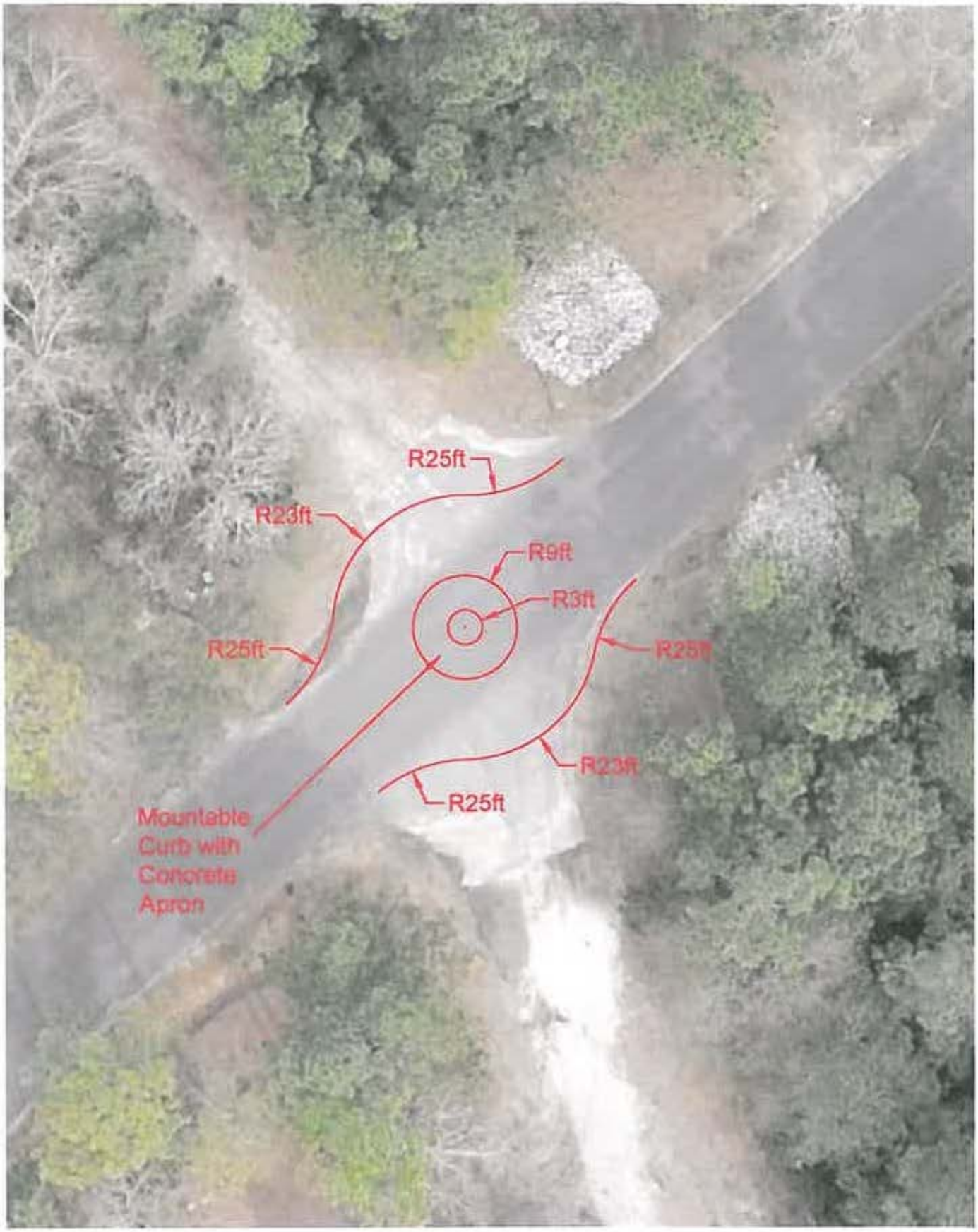
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    a. Posted speed limit of 30 mph or less
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    c. Volume less than 2,500 vehicles per day
    d. Roadway classified as either Local or Minor Collector
    e. Location will not have significant interruption of emergency services
    f. Neighborhood agrees to share in funding of improvements
6. For other calming devices, the following conditions must exist:
    a. Posted speed limit of 35 mph or less
    b. Speed study demonstrates need with 85% speed greater than 10 mph over posted
    c. Volume less than 3,500 vehicles per day
    d. Roadway classified as either Local or Minor Collector
    e. Location will not have significant interruption of emergency services
    f. Neighborhood agrees to share in funding and/or maintenance of improvements
7. Proposed Traffic Calming Plan must be approved by 75 percent of those owning real property within the residential development
8. Proposed traffic calming plan and requisite budget are given necessary Committee/County Council approval.
9. Expenditure of traffic calming funds on first come first serve basis as funds permit.
10. Traffic calming features may include the following:
    a. Speed humps
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    c. Roadway narrowing (Chicanes)
    d. Mini traffic circles
    e. On-street Parking bump-outs
11. Pavement markings and signing based on guidance of MUTCDFollow-up Study will be completed 3-12 months after traffic calming plan has been enacted to determine compliance and results

APPENDIX C

SAMPLE SPEED HUMP PICTURES AND DETAILS






R25ft
R23ft
R9ft
R3ft
R25ft
R25ft
R23ft
R25ft
Mountable
Curb with
Concrete
Apron

Beaufort County Traffic Engineering

We, the undersigned residents/property owners of Foreman Hill Road petition the Beaufort County, Traffic Department to quickly take steps to implement the recommendations under the Traffic Calming Study to fund and implement the speed reduction (calming) actions on Foreman Hill Rd. Specifically, we feel the recommendations of *4.1 Speed Humps* and *4.3 Mini Traffic Circle* will be the most effective and cost efficient method of addressing the current issue. In addition, the residents feel the inclusion of additional signage to reinforce to drivers the posted speed limit (beyond the current two signs), the potential for pedestrian traffic and request additional signage that speed limits will be strictly enforced.

Given consideration that the residents/property owners objected to and opposed the plan to open of Foreman Hill Road to thru traffic and felt original designs for traffic calming initiatives were inadequate, we feel minimal, if any, property owner finical participation is warranted or appropriate for this situation.

Address	Signature	Printed Name
12 Foreman Hill Rd		DORINDA BOHI
20 Foreman Hill Rd		Brian A Esposito.
28 Foreman Hill Rd		DAVID JUSTICE
31 Foreman Hill Rd		
36 Foreman Hill Rd	Patrick J Kelley	Patrick Kelley
40 Foreman Hill Rd	40 Foreman Hill Rd	JACK SHERMAN
45 Foreman Hill Rd		
50 Foreman Hill Rd	ANN M. TESAR	
56 Foreman Hill Rd		DEAN M. WARNER
62 Foreman Hill Rd	Cindy Scott	Cindy Scott
69 Foreman Hill Rd	Nancy Phillips	Nancy Phillips
70 Foreman Hill Rd		Mark N Murray
78 Foreman Hill Rd		Amber W. White
83 Foreman Hill Rd		SARAH/JIM SNOW
84 Foreman Hill Rd	Sandy Roberts	

93 Foreman Hill Rd Scarlett C. Thayer Scarlett C. Thayer

94 Foreman Hill Rd Douglas Stewart Jr.

100 Foreman Hill Rd Tammy Walters, Tammy Walters.

103 Foreman Hill Rd Tamara S. Davis

113 Foreman Hill Rd Laura Sterling

114 Foreman Hill Rd ALLYSON ROGERS

108 Foreman Hill Rd Todd Roberts

Respectfully Submitted'

Mark Murray
70 Foreman Hill RD
Bluffton, SC 29910
281-797-7321

ORDINANCE 2014 /

AN ORDINANCE TO ADOPT THE 2014 BEAUFORT COUNTY COMMUNITY DEVELOPMENT CODE WITH PROCEDURES TO ENGAGE IN A SIX-MONTH AND ONE-YEAR EVALUATION AND REVIEW.

WHEREAS, the Beaufort County Council adopted the Beaufort County Comprehensive Plan on January 10, 2011; and

WHEREAS, the Beaufort County Planning Commission on May 5, 2014 forwarded a duly written Community Development Code to County Council; and

~~WHEREAS, the County Council has engaged the services of a professionally qualified team of private sector experts experienced in land development planning to test the applicability of the Community Development Code; and~~

WHEREAS, the County Council has determined that the Community Development Code will effectively implement the Beaufort County Comprehensive Plan.

NOW, THEREFORE, Be It Ordained that the Beaufort County Council:

1. Adopts the Beaufort County Community Development Code dated _____, 2014; and
2. Adopts the Zoning Maps attached to the Community Development Code dated _____, 2014; and
3. Adopts procedures for a six-month and one-year evaluation and review as described on the attached memorandum from the Planning Director and the County Administrator dated _____, 2014.

Adopted this _____ day of _____, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: June 9, 2014
Second Reading: November 10, 2014
Public Hearing:
Third and Final Reading:

2014 /

TEXT AMENDMENT TO CHAPTER 4 (FUTURE LAND USE) OF THE BEAUFORT COUNTY COMPREHENSIVE PLAN TO INCLUDE THE FOLLOWING:

- Amendment to Future Land Use Plan Division, Subsection "Special Land Use Designations", to include a Place Type Overlay Future Land Use Designation. Added text is attached.

- Amendment to Recommendation 4.4 to include language that calls for the adoption of form-based zoning districts to implement the Place Type Overlay designation. Added text is underscored;

- Addition of Maps 4-9 and 4-10, which show the location of place types in Beaufort County; and

- Addition of Appendix 4-I: Beaufort County Place Types, which further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County

Adopted this ____ day of _____, 2014.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY:_____
D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

_____
Joshua A. Gruber, Deputy County Administrator
Special Counsel

ATTEST:

_____
Suzanne M. Rainey, Clerk to Council

First Reading: October 27, 2014
Second Reading: November 10, 2014
Public Hearing:
Third and Final Reading:

Beaufort County Comprehensive Plan

Chapter 4: Future Land Use

Special Land Use Designations

[Note: Add Following Language to Subsection]

Place Type Overlay

Both within and outside of Growth Areas the policies of this plan encourage the development and reinforcement of pedestrian scaled mixed-use communities. The purpose of the Place Type Overlay future land use is to identify locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices and that achieve the following:

- Improve the built environment and human habitat.
- Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit. This will minimize vehicle traffic by providing for a mix of land uses, walkability, and compact community form.
- Provide neighborhoods with a variety of housing types to serve the needs of a diverse population.
- Remove barriers and provide incentives for walkable urban projects.
- Promote the greater health benefits of a pedestrian-oriented environment.
- Reinforce the character and quality of local communities, including rural crossroads, neighborhoods, hamlets, and villages.
- Reduce sprawling, auto-dependent development.
- Protect and enhance real property values.
- Reinforce the unique identity of Beaufort County that builds upon the local context, climate, and history.

Rural Place Types: While rural landscapes consist largely of natural areas, agricultural and forestry uses, and low-density residential development, historically, small walkable communities served as retail, service and civic hubs for the surrounding rural hinterlands.

Rural Place types consist of Rural Crossroads and Hamlets (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- **Rural Crossroad Place Types**. Rural crossroads are typically located at the intersection of two or more rural roads. They provide a small amount of pedestrian-oriented, locally-serving retail in a rural context, and transition quickly into agricultural uses and/or the natural environment as one moves away from the intersection. Historic examples of rural crossroads include Pritchardville in southern Beaufort County and the Corners Community on St. Helena Island.
- **Hamlet Place Types**. Hamlets are typically larger and more intense than rural crossroads and are often located at the edge of the rural and urban condition. A hamlet often has a small, pedestrian-oriented main street with surrounding and supporting residential fabric that is scaled

to the size of a pedestrian shed. The main street and surrounding residential fabric transitions quickly into agricultural uses and/or the natural environment. A historic example of a hamlet includes the original settlement of Bluffton along Calhoun Street. The size and scale of the Habersham community would currently be classified as a hamlet, but could develop into a village if existing development plans are realized.

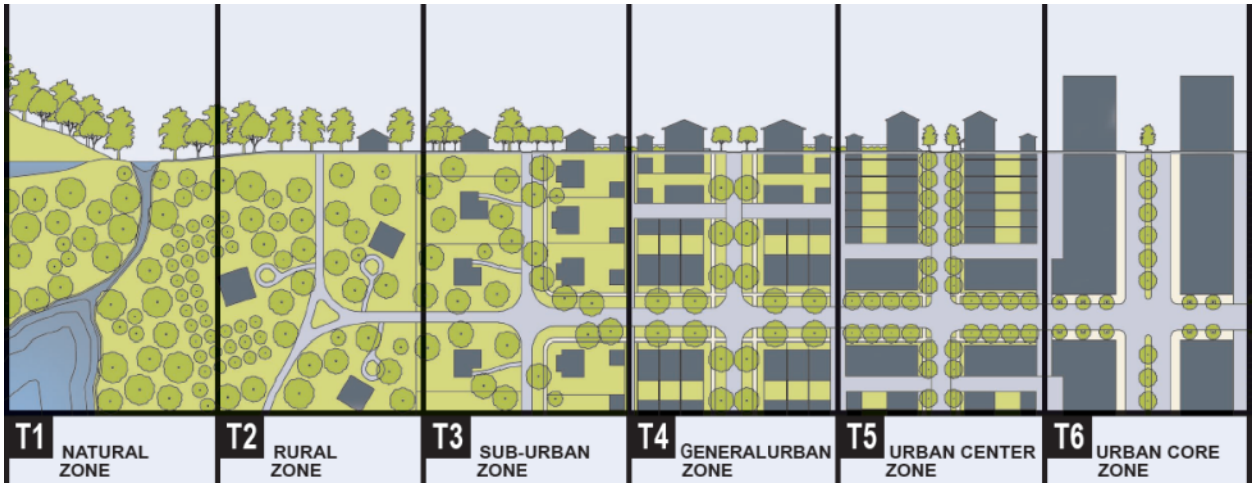
Urban Place Types: Urban places are more complex with concentrations of public infrastructure, community services, and existing homes and businesses. They are located within urbanized areas, and are organized within an interconnected network of streets and blocks in multiple pedestrian sheds. They include areas where one has the opportunity to walk, bike, or ride transit to work, to fulfill daily shopping needs (such as groceries), and to access other amenities within close proximity. These places are composed of elements that create complete walkable places, including downtowns, neighborhood main streets, neighborhood centers, and residential neighborhoods of varying densities and intensities.

Urban Place types consist of Villages, Towns, and Cities (See Map 4-9 and 4-10). Appendix 4-I further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

- **Villages** are made up of clusters of residential neighborhoods of sufficient intensity to support a central, mixed-use environment. The mixed-use environment can be located at the intersection of multiple neighborhoods or along a corridor between multiple neighborhoods. Habersham is a good example of a place that is evolving into a village.
- **Towns** are made up of clusters of neighborhoods or villages that can support a larger, more complex mixed-use environment. Buildings at the core of a town are attached and may be up to four stories tall. Towns are important centers of the County. The Town of Port Royal represents the local archetype.
- **Cities** are made up of clusters of neighborhoods or villages that can support the most intense, complex mixed-use environments. Buildings within the cores of a city are attached and may be taller than four stories in height. Cities are regional centers of the County and contain primary commercial and civic destinations. The City of Beaufort represents the local archetype.

Implementing the Place Type Overlay: The place types should be implemented with form-based zoning districts that focus firstly on the intended character and intensity of development and secondly on the mix of uses within. The form-based districts should be organized on the principle of the Transect (Figure 4-5).

Figure 4-5: A Typical Rural-Urban Transect with Transect Zones



Source: The Smart Code Version 9.2

The Transect, as a framework, identifies a range of settlement patterns from the most natural to the most urban. Its continuum, when subdivided, lends itself to the creation of zoning categories with standards that prescribe appropriate intensity, character and mix of uses. The following are generalized zoning categories based on the Transect.

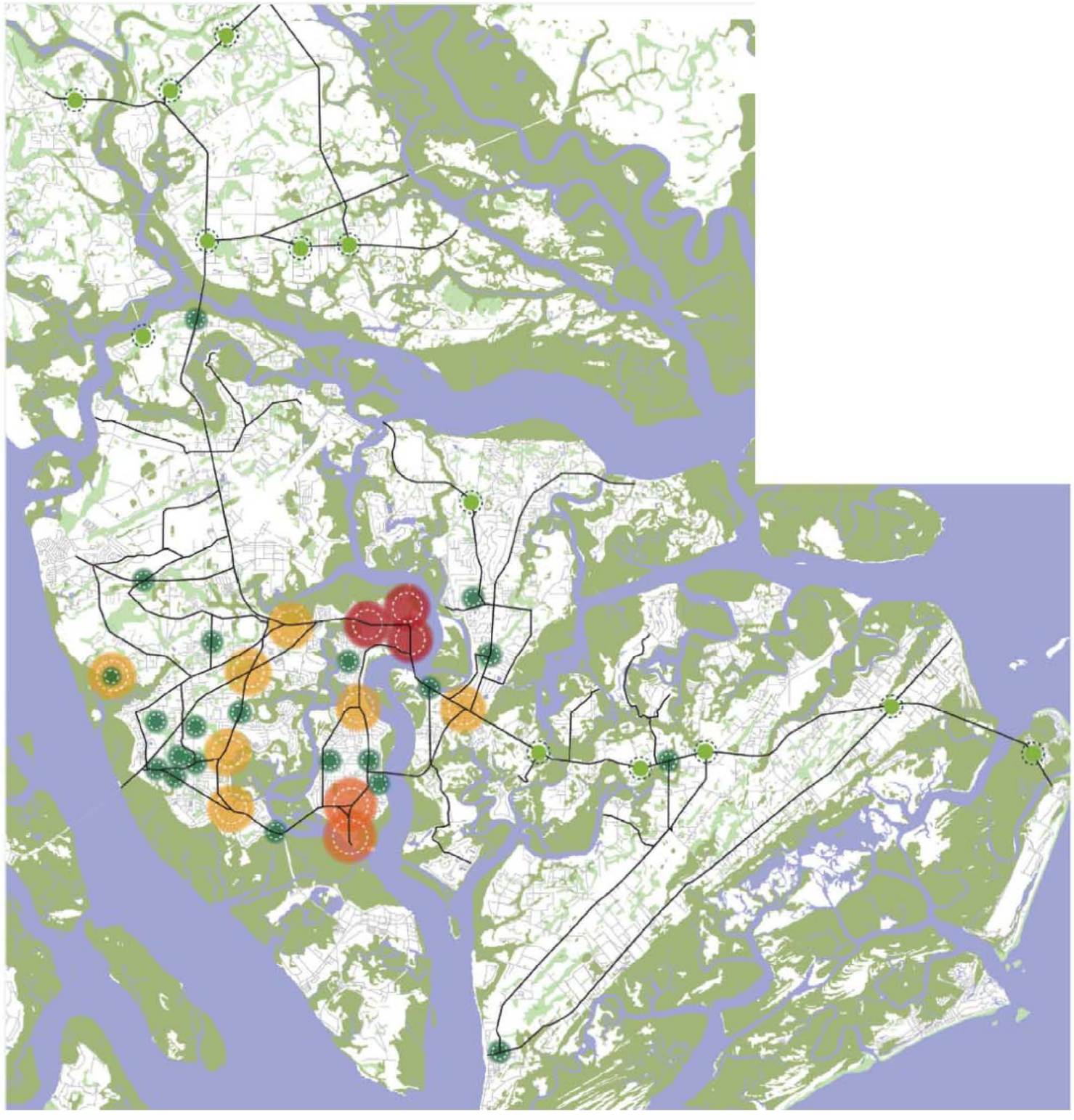
- **T-1 Natural Zone** consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.
- **T-2 Rural Zone** consists of sparsely settled lands in open or cultivated state. These include woodland, agricultural land, and natural areas. Typical buildings are farmhouses, agricultural buildings, and low density houses.
- **T-3 Sub-Urban Zone** consists of low density residential areas, adjacent to higher zones that contain some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.
- **T-4 General Urban Zone** consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.
- **T-5 Urban Center Zone** consists of higher density mixed use buildings that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.
- **T-6 Urban Core Zone** consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. There are no locations within Beaufort County where T-6 Urban Core is appropriate. Typically only large towns and cities have an Urban Core Zone.

In order to be an effective tool to implement the Place Type Overlay District the specific mix of uses, intensity and character of these districts should be calibrated to fit the unique natural and built environment of Beaufort County.

Recommendation 4-4: Update the County Land Use Regulations

Beaufort County will update the county's zoning and development standards ordinance to incorporate the related recommendations of the regional plans and to facilitate the Future Land Use element of this comprehensive plan. In particular, the county will consider incorporating the following recommendations:

- Incorporate the development guidelines and recommendations established in this plan and in the regional plans; and
- Encourage mixed-use developments, where proposed, through revisions that will expedite review procedures and provide density incentives.
- Codify requirements that allow for the county, municipalities, the school district, and where involved, the military, to review and comment on major development proposals and annexations. This action would require that any application for an annexation or proposed rezoning will be sent to the planning directors, or similar official, of the relevant review body prior to the public hearing on the application. Any comments provided by such planning official will be included in the review packets for the subject annexation or rezoning.
- Implement the Place Type Overlay by developing form-based zoning districts that focus firstly on the intended character and intensity of development and secondly on the mix of uses within. The form-based districts should be organized on the principle of the Transect. The specific mix of uses, intensity and character of the form-based districts should be calibrated to fit the unique natural and built environment of Beaufort County.



Chapter
4
Land Use

Map 4-9

Place Type Overlay

Northern Beaufort County

City Place Type

Town Place Type

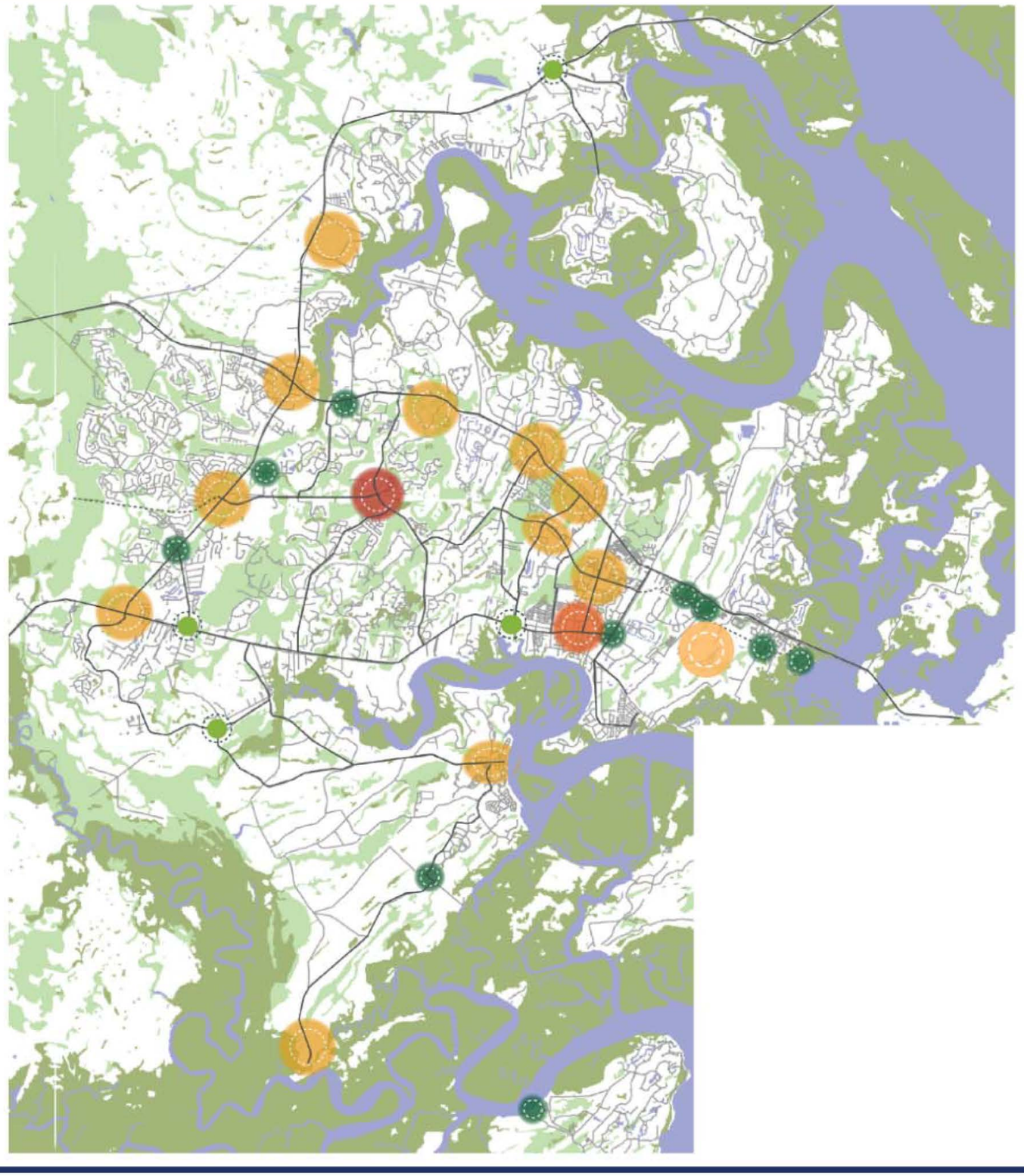
Village Place Type

Hamlet Place Type

Rural Crossroad Place Type

2010

Beaufort County Comprehensive Plan



Chapter
4

Land Use

Map 4-10

Place Type Overlay

Southern Beaufort County

- City Place Type
- Town Place Type
- Village Place Type
- Hamlet Place Type
- Rural Crossroad Place Type

2010
Beaufort County Comprehensive Plan

Appendix 4-I
Beaufort County Place Types

Overview

The Place Type Overlay identifies locations in the County to promote appropriately scaled walkable environments with a mix of housing, civic, retail, and service choices. The scale, intensity and character of these walkable communities vary greatly from small rural crossroads that serve neighboring agricultural communities to cities with a diversity of uses and housing types. This Appendix further defines the appropriate character, form, scale, intensity, and mix of uses for each of the place types in Beaufort County so that suitable zoning districts and other tools can be developed and applied to implement these places.

Table 1: Rural Place Types in Beaufort County

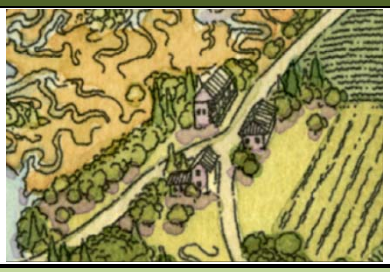
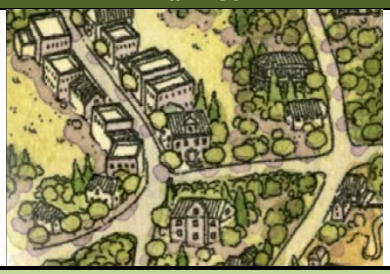
		Rural Crossroads	Hamlet
			
Form			
Type of Settlement		Significant intersection or node.	Low to medium intensity main street.
Level of Urbanization		Minimal to Mild	Mild to Medium
Transect Zones		T2 and T3	T2, T3, and T4
Scale		Primarily auto scale with human scale development at center - ⅛ to ¼ mile pedestrian shed.	Transitioning from auto to human scale. ¼ mile pedestrian shed.
Acres		10 acres minimum. 80 acres maximum.	40 acres minimum. 200 acres maximum.
Intensity of Settlement		1 to 2 dwelling units per acre gross.	3 to 6 dwelling units per acre gross.
Character of Buildings		1–2 story detached buildings containing various uses that are primarily residential or agricultural in form.	1–3 story detached buildings containing various uses that are primarily residential or agricultural in form.
Infrastructure			
Stormwater Management		Low impact watershed management at the lot level.	Low impact watershed management at lot, neighborhood and community level.
Water & Sewer Service		Septic systems and wells transitioning to package wastewater systems and regional water and sewer service.	Septic systems and wells transitioning to package wastewater systems and regional water and sewer service.
Electricity and Communications		Standard voltage electric utility and communication lines shall be buried when they are new; or when significant alterations to an existing thoroughfare ROW occurs.	
Services			
Fire, EMS, Police		Professionally manned fire and EMS stations, and police sub-stations may be sited. Fire hydrants may be sparse and shall be required of all new development.	Professionally manned fire and EMS stations, and police sub-stations are appropriate. Fire hydrants shall be required of all new development.
Transportation			
Street Network		Simple organic network of large irregular blocks. "Crossroads" intersection shall not be widened, but rather pedestrianized.	Simple organic network. Medium to large blocks with 'complete' main street. Streets and intersections shall not be widened.
Street Surface		Only public streets shall be paved.	All streets except alleys shall be paved.
Transit		Regional transportation service only.	Regional transportation service only.
Common Destinations			
Health Care	office/clinic	Appropriate	Appropriate
	hospital	Not appropriate	Not appropriate
Schools	Primary	Not appropriate	Appropriate
	Secondary	Not appropriate	Appropriate
	College	Not appropriate	Not appropriate
Civic Space		Primarily neighborhood and community scaled greenways, greens, pocket parks, playgrounds, gardens, and preserves.	Primarily neighborhood and community parks, greenways, greens, squares, plazas, playgrounds, gardens, and preserves.
Civic Structures		Primarily range from neighborhood to small community scaled facilities (e.g. rec. center, meeting hall, church, etc.). Regional scaled facilities shall locate in Town or City Place Types (e.g. cultural facilities, County govt. buildings, post office, library, DMV, Social Security Administration, etc.).	Primarily range from neighborhood to large community scaled facilities (e.g. rec. center, meeting hall, post office, church, library, etc.). Regional scaled facilities shall locate in Town or City Place Types (e.g. cultural facilities, County govt. bldgs., state and federal agencies.).

Table 2: Urban Place Types in Beaufort County			
		Village	Town and City
			
Form			
Type of Settlement		Cluster of neighborhoods and hamlets support a mixed-use village center and main street within County, Town, or City.	Neighborhoods and districts that are inter-connected by mixed-use streets form these town and city "centers" of the County.
Level of Urbanization		Med. to High. Enhanced services provide countywide economies of agglomeration.	High. Enhanced services provide multi-county region economies of agglomeration.
Zoning Districts		T3 and T4	T3, T4 and T5
Scale		Human scale. ½ mile pedestrian shed.	Human scale. ½ mile pedestrian shed.
Acres		120 acres minimum. 500 acres maximum.	320 acres minimum.
Intensity of Settlement		4 to 12 dwelling units per acre gross.	6 to 24 dwelling units per acre gross.
Character of Buildings		1–3 story attached and detached buildings appear residential or commercial in form.	1–4 story attached and detached buildings appear residential or commercial in form.
Infrastructure			
Stormwater Management		Low impact watershed management at lot, neighborhood, community, district level.	Low impact watershed management at lot, neighborhood, community, district level.
Water & Sewer Service		Regional water and sewer shall be required of all new development.	Regional water & sewer shall be required of all new development.
Electricity and Communications		Standard voltage electric utility and communication lines shall be buried when they are new; or when significant alterations to an existing thoroughfare ROW occurs.	
Services			
Fire, EMS, Police		Professionally manned fire and EMS stations, and police sub-stations are appropriate. Fire hydrants shall be required of all new development.	The main City or Town fire and EMS station, and the main stand-alone police station shall locate here. Fire hydrants shall be required of all new development.
Transportation			
Street Network		Complex semi-formal network with small to med. blocks and 'complete' main street. Existing street network shall not be widened, but rather "dieted" and pedestrianized.	Complex network, formal, grid, 'Complete' streets, and a prominent main street. Existing street network shall not be widened, but rather "dieted" and pedestrianized.
Street Surface		All streets and alleys shall be paved.	All streets and alleys shall be paved.
Transit		Plan for Regional or Local transit service.	Multi-modal transit hub shall locate here.
Common Destinations			
Health Care	office/clinic	Appropriate	Appropriate
	hospital	Not appropriate	Appropriate
Schools	Primary	Appropriate	Appropriate
	Secondary	Appropriate	Appropriate
	College	Not appropriate	Appropriate
Civic Space		Primarily neighborhood and community scale parks, greenways, greens, squares, plazas, playgrounds, gardens, and preserves.	Neighborhood, community and regional scale parks, greenways, greens, squares, plazas, playgrounds, gardens, and preserves.
Civic Structures		Primarily range from neighborhood to large community scaled facilities (e.g. rec./community center, meeting hall, post office, church, library, etc.). Regional scale facilities shall locate in Town or City Place Types (e.g. cultural facilities, County govt. bldgs., state and federal agencies).	Address civic needs at the neighborhood/ community scale (e.g. meeting hall, rec. center, community center); at the town or city scale (e.g. main library, main post office, town hall, theater, museum); and at the regional scale (e.g. cultural facilities, County govt. bldgs., state and federal agencies).