Public Facilities Committee Meeting
Beaufort County, SC

2nd Floor Arthur Horne Building
104 Ribaut Road
Beaufort, SC 29902

At the conclusion of the Finance, Administration, and Economic Development Committee Meeting, no sooner than 3:00 PM

Monday, November 17, 2025
3:00 PM

AGENDA

COMMITTEE MEMBERS:

Logan Cunningham, Chair
Anna Maria Tabernik
Thomas Reitz
David P. Bartholomew, Vice-Chairman
Mark Lawson
Alice Howard, Ex-Officio

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. STATEMENT OF COMPLIANCE WITH FOIA
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
   - Minutes from October 20, 2025.
6. PUBLIC COMMENT PERIOD – 15 MINUTES TOTAL
7. AGENDA ITEMS
   a. Approval of a contract change order to Wood and Partners for additional permitting requirements for the Camp St. Mary's Park development project (Fiscal Impact: The original Wood and Partners contract amount was $284,150. The contract change order, including a 10% contingency, is $134,285. The original contract and change order is fully funded from account 4502-80-0000-54420, which has an available balance of $2,655,174) **(FISCAL IMPACT: The change order request is $96,245, plus a 10% contingency of $38,040, for a total change order cost of $134,285, which will be fully funded from account 4502-80-0000-54420 that has an available balance of $2,655,174)** - Stefanie M. Nagid, Director of Land Preservation

   b. Approval to award contract to J. Bragg Consulting for Shell Point Drainage Improvements Design, Engineering, and Permitting ($326,515.25) **(FISCAL IMPACT: The contract fee for design, engineering, and permitting is $296,832.25. Staff recommends a 10% contingency of $29,683 The total expected budget requested is $326,515.25. The funding for this project is Stormwater Infrastructure Account No. 5025-90-9020-54420, with a balance of $9,963,800.)** - Bryan Bauer, Director of Engineering

c. Approval of a contract to Infrastructure Consulting and Engineering for Beaufort County 2018 Pathway Projects ($1,130,144.24) **(FISCAL IMPACT: The requested contract fee for remaining work is $1,130,144.24. Staff recommends a 10% contingency of $113,015 bringing the total approval to $1,243,159.24. The funding for this project is 2018 Sales Tax Pathway Account No. 4705-80-0000-54500-PTHWY, with a balance of $14,384,586.58.)** - Bryan Bauer, Director of Engineering

d. Informational Item: Airport Capital Improvement Program (ACIP) list for Beaufort Executive Airport (ARW) **(FISCAL IMPACT: n/a)** - Jon Rembold, C.M. Airports Director

e. Informational Item: Airport Capital Improvement Program (ACIP) list for Hilton Head Island Airport (HXD) **(FISCAL IMPACT: n/a)** - Jon Rembold, C.M. Airports Director

f. A Resolution to accept a South Carolina Aeronautics Commission (SCAC) Commercial Airport Entitlement Grant ($18,455) funding for Terminal Lot Tree Removal at the Hilton Head Island Airport — CONTINGENT UPON FINAL SCAC GRANT OFFER.

(FISCAL IMPACT: This project is fully funded by the South Carolina Aeronautics Commission (SCAC) Commercial Airport Entitlement Funds. Initial funds will be drawn from GL Account 5402-90-0000-57130 - Grant Expenditures | GL Account 5402-90-0000-57130 balance: $12,876,127.44 - CONTINGENT UPON FINAL SCAC GRANT OFFER.) - Jon Rembold, C.M. Airports Director

g. A Resolution Authorizing the Execution of a First Amended Intergovernmental Agreement (IGA) Between Beaufort County and the South Carolina Transportation Infrastructure Bank (SIB) for the US 278 Corridor Project. **(FISCAL IMPACT: No additional County revenue is required beyond the amounts already allocated to the US 278 Corridor Project through existing funding sources. The amended IGA restructures existing commitments but does not increase the County's overall financial contribution beyond $101 million.)** - Jared Fralix, Assistant County Administrator, and Bryan Bauer, Director of Engineering

h. A Resolution Authorizing the Execution of a Cost-Share Agreement Between Beaufort County, the Town of Bluffton, and Buckwalter Place Association, Inc. for the Development, Construction, and Ownership of the Washington Square – Buckwalter Place Connector Road. **(FISCAL IMPACT: Beaufort County's share of the project will not exceed $133,334, plus up to 20% in approved cost overages if applicable. Funds will be drawn from the County's Transportation Impact Fee account for the Southern Service Area, 2300-30-0000-54500-SOUTH, with a balance of $3,856,560.30)** - Jared Fralix, Assistant County Administrator

i. An Ordinance Authorizing the Acceptance and Possible Eminent Domain Associated with a Drainage Easement located in Rivers End Subdivision Identified as Open Area in Plat Book 59 at page 118. **(FISCAL IMPACT: No cost for drainage easement. Work on roadside drainage to be included in Stormwater Maintenance account # 5025-90-9020-51170.**
Future (FY 2027) Water Quality BMP estimated cost $1,824,737.85 funded by possible grants and Stormwater Regulatory Account # 5025-90-9010-51160.) - Taylor Brewer, Stormwater Program Manager

8. DISCUSSION ITEMS

a. Discussion regarding the acceptance private roads of Somerset Point Phase 2 HOA Roads into the County Road Inventory **(FISCAL IMPACT: <u>Current road conditions meet county standards; future impacts could cost below:</u>**

Estimated potential cost for 20-year resurfacing ≈ $2.44 million (C-Funds account # 2343-30-0000-54500)
Estimated potential costs for Public Works of roadside cleaning ≈ $35,075 (Stormwater

Infrastructure account # 5025-90-9020-51170)) - Bryan Bauer, Director of Engineering, and Kelsie Floyd, Right of Way Manager

b. Discussion of proposed ordinance amendments of Beaufort County Ordinance Chapter 102 Waterways. Article 1, sections 102–1 definitions, Article II, division 1, section 102-27, purpose, section 102-28, penalties, section 102-29, general prohibitions, section 102-30, dock rules, section 102-31, landing rules, division II, section 102-61, description, division 3, section 102-95, description, section 102-98, penalties, section 102-99 general prohibitions, section 102-100, dock rules, section 102-101, landing rules, Article III, section 102-133, definitions, section 102-134, penalties, section 102-136, student riders, section 102-137, public ridership. **(FISCAL IMPACT: N/A)** - Dylan Kidd, Deputy County Attorney

c. Discussion concerning a request by a County resident to add a new ordinance to prohibit the discharge of firearms near residences, commercial buildings, public buildings and play areas in rural Beaufort County. **(FISCAL IMPACT: N/A)** - Brian Hulbert, County Attorney, and Jeremy Bratcher

d. Discussion concerning a request by a County Council member to address whether signs should be place at the entryway of every county-owned building to inform the public that firearms are prohibited in public buildings. **(FISCAL IMPACT: N/A)** - Brian Hulbert, County Attorney

9. ADJOURNMENT

To watch committee or County Council meetings or for a complete list of agendas and backup packages, please visit: https://beaufortcountysc.gov/council/council-committee-meetings/index.html