Public Facilities Committee Meeting
Beaufort County, SC

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

OR AT THE CONCLUSION OF FINANCE, ADMINISTRATION, & ECONOMIC DEVELOPMENT COMMITTEE NO SOONER THAN 3:00 PM

Monday, June 15, 2026
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
6. PUBLIC COMMENT PERIOD – 15 MINUTES TOTAL
7. ASSISTANT COUNTY ADMINISTRATOR REPORT
8. DISCUSSION/PRESENTATION ITEMS:
    a. Presentation on Stormwater Utility Fee Study and Restructure **(FISCAL IMPACT: No fiscal impact is associated with this presentation.)** - Hal Clarkson, Woolpert & Taylor Brewer, Stormwater Manager (30 min)
    b. Discussion of Former GlassWRX Facility Due Diligence Assessment for Potential Acquisition **(FISCAL IMPACT:)** - Frank Stroncheck -- Director Facilites
    Bradley Harriott -- Director Public Works
    10 minutes
    c. 2018 Sales Tax Quarterly Update (For Information Only) **(FISCAL IMPACT: For Information Only)** - Bryan Bauer, PE , Director of Engineering, & Jennifer Bragg, PE, J. Bragg Consulting, 2018 One Cent Sales Tax Program Manager (15 mins)
9. AGENDA ITEMS
    a. Approval of a contract to Campbell Oil Company for aviation fuel & service provider at Beaufort

Executive Airport (ARW). **(FISCAL IMPACT: The contract operates on a market-priced fuel model with no upfront capital costs to the County. Revenue is generated through fuel flowage fees and other airport charges assessed on fuel sales. This arrangement ensures professional fuel service operations while generating recurring revenue for airport operations.)** - Jon Rembold; Airports Director - 3 minutes

b. A Resolution to Approve Avis Budget Group, Inc. Rental Car Concession Agreement for Hilton Head Island Airport (HXD) **(FISCAL IMPACT: The agreement generates revenue for Hilton Head Island Airport with no County capital costs. Revenue sources include: Concession Fees: The greater of 10% of Gross Receipts or a Minimum Annual Guarantee (MAG) equal to 80% of the prior year's concession fee or MAG. Terminal Space Rent: 126 sq. ft. at $64.65/sq. ft., producing $8,145.90 annually. Ready/Return Parking Rent: 38 spaces at $16/month, generating $7,296 annually, with CPI adjustments beginning in Year 2. Customer Facility Charges: $6.00 per transaction day to support airport capital improvements. The agreement provides stable, recurring revenue with growth potential tied to rental car activity and CPI adjustments.)** - Jon Rembold, Airports Director, 3 minutes

c. A Resolution to Approve Enterprise Holdings Rental Car Concession Agreement for Hilton Head Island Airport (HXD) **(FISCAL IMPACT: The agreement generates revenue for Hilton Head Island Airport with no County capital costs. Revenue sources include: Concession Fees: The greater of 10% of Gross Receipts or a Minimum Annual Guarantee (MAG) equal to 80% of the prior year's concession fee or MAG. Terminal Space Rent: 126 sq. ft. at $64.65/sq. ft., producing $8,145.90 annually. Ready/Return Parking Rent: 40 spaces at $16/month, generating $7,680.00 annually, with CPI adjustments beginning in Year 2. Customer Facility Charges: $6.00 per transaction day to support airport capital improvements. The agreement provides stable, recurring revenue with growth potential tied to rental car activity and CPI adjustments.)** - Jon Rembold, Airports Director, 3 minutes

d. A Resolution to Approve GSP Transportation, Inc. Rental Car Concession Agreement for Hilton Head Island Airport (HXD) **(FISCAL IMPACT: The agreement generates revenue for Hilton Head Island Airport with no County capital costs. Revenue sources include: Concession Fees: The greater of 10% of Gross Receipts or a Minimum Annual Guarantee (MAG) equal to 80% of the prior year's concession fee or MAG. Terminal Space Rent: 126 sq. ft. at $64.65/sq. ft., producing $8,145.90 annually. Ready/Return Parking Rent: 34 spaces at $16/month, generating $6,528.00 annually, with CPI adjustments beginning in Year 2. Customer Facility Charges: $6.00 per transaction day to support airport capital improvements. The agreement provides stable, recurring revenue with growth potential tied to rental car activity and CPI adjustments.)** - Jon Rembold, Airports Director, 3 minutes

e. Approval of a contract with On Point Commercial Services for Janitorial Services at Beaufort Executive Airport (ARW) ($222,300) **(FISCAL IMPACT: Funding for the janitorial services contract is included in the Airports Department operating budget. The contract amount is $44,460 annually, with a not-to-exceed total of $222,300 over the full potential five-year term of the agreement, including all renewal options. Contract renewals and future funding remain subject to annual budget appropriations by County Council. Estimated Annual Cost: $44,460.00 Funding Source: GL Code 5100-90-0000-51170 (Non-Professional Services) Fiscal Year 2027 Proposed Budget: $40,000 (The county's budget submittal deadline preceded the bid opening, so there is a minor shortfall. That will be remedied with a budget transfer in FY 2027) The initial term of the contract is one (1) year, commencing July 1, 2026, and expiring June 30, 2027, with the option to renew for four (4) additional one-year terms upon mutual agreement of the parties.)** - Jon Rembold, Airports Director - 3 minutes

f. Approval of a contract with Talbert, Bright & Ellington (TBE) for Architectural and Engineering Consulting Services for Beaufort County Airports (HXD & ARW). **(FISCAL IMPACT: The RFQ establishes a framework for procuring professional airport consulting services for up to five years, but no immediate expenditure is authorized. Actual fiscal impact will be determined**

through subsequent project-specific negotiations, funding availability from FAA/SCAC grants, and County budget approvals. The RFQ contains no dollar amounts, cost estimates, or project budgets, and therefore does not commit the County to any financial obligation until after consultant selection and contract negotiation.) - Jon Rembold, Airports Director - 3 minutes

g. A Resolution to accept South Carolina Aeronautics Commission (SCAC) Grant 26-020 in the amount of $88,538.00 for Hilton Head Island Airport (HXD) Development Projects **(FISCAL IMPACT: The SCAC Airport Development Projects grant in the amount of $88,538.00 will be allocated to perform various Airport Development Projects (Construction) aligned with the Airport Layout Plan and SCAC-approved specifications. These projects include: Terminal Fire Alarm System repair, Radar Site Survey, Parking Lot Gate infrastructure improvements, Terminal Apron tree removal, Off-airport tree obstruction removal and mitigation, and Terminal entrance landscaping. No local (Sponsor) or federal funds are required.)** - Jon Rembold, Airports Director, 3 minutes

h. Approval of a contract with Edison Foard for Transient Hangar Design Build at Beaufort Executive Airport (ARW) ($1,250,000) **(FISCAL IMPACT: Funding for Preconstruction Services for the Transient Aircraft Hangar project at Beaufort Executive Airport is included in the Airport Capital Improvement Program and will be funded through Airport capital funds and/or eligible grant funding. The proposed agreement provides for a not-to-exceed fee of $150,000 for programming, design development, cost estimating, scheduling, constructibility reviews, permitting coordination, and value engineering services. Future construction costs will be determined during the pre-construction phase and presented to Council for approval before construction commences. Funding Source: GL 5102-90-0000-57130 — Grant Expenditures for 70% of the entire project. Balance: $800,003.78. GL 5100-90-0000-54100 — Site Improvement for 30% of the entire project. Balance: $996,665.05 (ARPA))** - Jon Rembold, Airports Director, 3 minutes

i. A Second Modification of the Signal Maintenance Agreement Update Between Beaufort County and SCDOT **(FISCAL IMPACT: The new modification to the 2024 SMA allows for reimbursement from SCDOT to Beaufort County in an amount not to exceed $206,550 annually.)** - Bryan Bauer, PE - Director of Engineering (5 min)

j. An Ordinance Authorizing the Abandonment of County Maintenance of a Portion of Gibson Drive Following Petition by Adjacent Property Owners and Reclassifying Said Portion as a Private Road **(FISCAL IMPACT: N/A)** - Bryan Bauer, Director of Engineering (5 Minutes)

k. A Memorandum of Understanding (MOU) with Smyrna Concrete LLC and Beaufort County to donate concrete for improvements on Westbury Court in Bluffton. **(FISCAL IMPACT: There is no fiscal impact for the donated concrete. The contractor labor cost to construct and place the concrete is $24,237.00 to be requested at a later date.)** - Bryan Bauer, PE, Director of Engineering (5 minutes)

l. Approval of an Memorandum of Understanding (MOU) with Palmetto Bluff Preservation Trust, Inc for Funding of a Traffic Signal at SC 46 and Old Palmetto Bluff Road **(FISCAL IMPACT: Palmetto Bluff Preservation Trust, Inc will contribute $400,000 towards the construction of the traffic signal at SC 46 and Old Palmetto Bluff Road. No County fiscal impact at this time, but County will be responsible for design of the signal ($72,252) and any construction over runs.)** - Bryan Bauer, Director of Engineering - 5 min

m. A change order to Republic Waste Hauling Services contract for hauling services from County convenience centers ($400,000) **(FISCAL IMPACT: The original PO amount was $1,830,000.00. The change order is valued at $400,000 and will be paid from the Disposal/Recycling account #1000-30-1340-5166, which has a current fund balance of $1,361,056.00.)** - Jared Fralix, Assistant County Administrator (5 min)

n. A change order to Waste Management Hickory Hill for disposal of waste from County Convenience Centers ($150,000) **(FISCAL IMPACT: The original PO amount was $3,828,808.00. The change order is valued at $150,000 and will be paid from the Disposal/Recycling account #1000-30-1340-5166, which has a current fund balance of $1,361,056.00.)** - Jared Fralix, Assistant County Administrator (5 min)

o. A Resolution To Establish Beaufort County's Community Development Priority List **(FISCAL IMPACT: N/A)** - Audra Antonacci - Ogden, Assistant County Administrator

p. A Resolution Authorizing a new Stormwater Management Intergovernmental Agreement (IGA) with the Town of Bluffton **(FISCAL IMPACT: No fiscal impact is associated with this MOU.)** - Taylor Brewer, Stormwater Manager (5 min)

q. A Resolution Authorizing a new Stormwater Management Intergovernmental Agreement (IGA) with the Town of Hilton Head Island **(FISCAL IMPACT: There is no fiscal impact associated with this IGA.)** - Taylor Brewer, Stormwater Manager (5 min)

10. ADJOURNMENT

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