

Teddie Pryor, Chair
Henry Darby
Jenny Costa Honeycutt
Anna B Johnson
Kylon Jerome Middleton
Brantley Moody
Herb Sass
Dickie Schweers
Robert L Wehrman



AGENDA
Finance Committee
June 3, 2021 at 5:00 PM
4045 Bridgeview Drive, North Charleston, SC 29405

- 1 MINUTES OF MAY 18, 2021
- 2 PRESENTATIONS
 - A Tri-County Cradle to Career - Presentation
 - B MAD USA - Presentation
 - C Turning Leaf Project - Presentation
- 3 CONSENT AGENDA
 - A US Treasury COVID-19 Funds (Round 2) Allocation - Request to Accept
- 4 TREASURER'S ITEMS
 - A Advance Tax Installment Amendment - Request to Approve
- 5 GREENBELT ITEMS
 - A Greenbelt Program Update - Presentation
 - B Jeremy Creek Open Space Expansion Rural Greenbelt Project - Request to Consider

- | | | |
|--------------------------------|--|-----------------------|
| C | Pappy's Island II Rural Greenbelt Project | - Request to Consider |
| D | The Reserve at Meggett Rural Greenbelt Project | - Request to Consider |
| E | Little Britton Easement Rural Greenbelt Project | - Request to Consider |
| F | Station 27 Beach Access Path Urban Greenbelt Project | - Request to Consider |
| G | Howle Avenue Park/Pond Site Urban Greenbelt Project | - Request to Consider |
| H | Griffith Tract Urban Greenbelt Project | - Request to Consider |
| 6 FACILITIES/REAL ESTATE ITEMS | | |
| A | Economic Development Lease | - Request to Approve |
| B | Conveyance of Land at 13 Romney Street | - Request to Approve |
| 7 BUILDING SERVICES ITEMS | | |
| A | Floodplain Management Ordinance Amendments | - Request to Approve |
| 8 PROCUREMENT ITEMS | | |
| A | Fire Records Management System | - Award of Contract |

1.

MINUTES

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: May 28, 2021
Subject: Minutes of May 18, 2021

At the Finance Committee of June 3, 2021, the Finance Committee minutes of May 18, 2021 will be presented for approval.

2.

PRESENTATIONS

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: May 27, 2021
Subject: Tri-County Cradle to Career

At the Finance Committee of June 03, 2021, Phyllis Martin, Executive Director of Tri-County Cradle to Career will make a presentation regarding a Digital Equity Initiative.

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: May 28, 2021
Subject: MAD USA

At the Finance Committee of June 03, 2021, Christian Rainey, Executive Director of MAD USA, will make a presentation.

Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: May 28, 2021
Subject: Turning Leaf Project

At the Finance Committee of June 03, 2021, Amy Barch, Executive Director of Turning Leaf Project, will make a presentation.

3.

CONSENT

AGENDA

COMMITTEE AGENDA ITEM

TO: WILLIAM L. TUTEN, COUNTY ADMINISTRATOR

THROUGH: CHRISTINE DuRANT, DEPUTY COUNTY ADMINISTRATOR *CP*

FROM: JEAN SULLIVAN *JSS* DEPT. COMMUNITY DEVELOPMENT

SUBJECT: ACCEPT ALLOCATION OF TREASURY COVID-19 FUNDS- Round 2

REQUEST: ACCEPT AND APPROVE ALLOCATION OF TREASURY COVID-19 FUNDS

COMMITTEE OF COUNCIL: FINANCE DATE: 06-03-2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Grants Auditor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Gail Marlow</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Hile*

Fiscal impact: No match required.

ADMINISTRATOR SIGNATURE: *William L. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

The U.S. Department of the Treasury is providing additional funding for rental assistance in the amount of \$9,844,694 to Charleston County. The majority of the rules for expending these funds are in line with the original \$12.4 million, with the exception of a change in the allocation of funds that can be spent on housing stability services. This change can also be applied to the original funding and will allow Community Development to contract with one or more non-profit agencies to rehouse individuals who have become homeless due to the Coronavirus pandemic.

The Community Services Directorate staff will manage the funding for rental and utility assistance in the same manner as the previously approved Treasury funds and partner with local non-profit organizations to administer a housing stability program. Ten percent of the original \$12.4 million and 15% of the new award are available for housing stability services.

Staff will administer the additional emergency assistance payments for rent and utilities in the same manner as the \$12.4 million. A new facet to the program for housing stability payments will include the following:

- Contracting with non-profit agencies to assist in the management of the Housing stability payments. In the interest of time and the planned lifting of the eviction moratorium in June, staff will investigate issuing a modified RFA.
- Adding 3 FTE's to work with landlords and non-profits implementing the housing stability services. These will be grant funded positions.

ACTION REQUESTED OF COUNCIL

Approve Department Head recommendations.

DEPARTMENT HEAD RECOMMENDATION

That Council:

- Accepts the additional Treasury funds in the amount of \$9,844,694 for an emergency rental assistance program.
- Authorize staff to establish a program designed to rehouse individuals that have become homeless due to the Coronavirus pandemic and enter into agreements with non-profit agencies to assist with the rehousing program. A request for applications from interested agencies will be conducted to select partners.
- Approve the hiring of three grant funded FTE's to work on both the Emergency Rental Assistance and the rehousing program.
- No match required.

4. TREASURER'S ITEMS

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR
FROM: MARY TINKLER DEPT. TREASURER'S OFFICE
SUBJECT: ADVANCE TAX INSTALLMENT ORDINANCE
REQUEST: CHANGE EXISTING ORDINANCE TO REFLECT CURRENT STATUTE
COMMITTEE OF COUNCIL: FINANCE DATE: June 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Dept.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Marc Belle</u>
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item

NEED: Identify any critical time constraint.
N/A

BUDGET OFFICER SIGNATURE: Russ Hill

Fiscal impact: None

COUNTY ADMINISTRATOR'S SIGNATURE: William B. Tuten

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

County Council adopted an ordinance in 2018, based on an existing state statute, that allows the County Treasurer to collect current property taxes in advance and in installments. The existing law/ ordinance had a very limiting payment schedule and application timeline. While, it has been a very successful program over the past several years, I was sure that there was more that my office could do to improve this service to taxpayers. A law change was recommended to the General Assembly and was passed this month and signed by the Governor.

The change in law will give the County Treasurer, upon a vote by Council, more flexibility to determine how installments are collected, and more importantly, when applications can be accepted.

This does not change the fact that the final payment each year must be collected no later than January 15 or penalties will begin to accrue.

This is a taxpayer friendly change and I recommend that it be adopted.

TREASURER'S RECOMMENDATION

That Council approve and give first reading to an ordinance amending ordinance #1996 to allow the Charleston County Treasurer to establish an alternative payment schedule for the installment payments of taxable real property within Charleston County with the understanding that it does not change that the final payment each year must be collected no later than January 15 or penalties will begin to accrue.

COUNTY ADMINISTRATOR'S RECOMMENDATION

Follow the recommendation of the Treasurer.

5. GREENBELT ITEMS


Charleston County Council

Memorandum

To: Finance Committee
From: Kristen Salisbury, Clerk of Council
Date: May 27, 2021
Subject: Greenbelt Program Update

At the Finance Committee of June 03, 2021, Greenbelt Program Director Cathy Ruff will update the committee on the Greenbelt Program.

Charleston County Greenbelt Programs



Charleston County Finance Committee
June 3, 2021



Program Update

• Total Projects		179
– Conservation Easements	56	– Rural 99
– Fee Simple	123	– Urban 80
• Total Acres Protected		22,928
– Conservation Easements	16,111	– Rural 21,470
– Fee Simple	6,817	– Urban 1,458
• Total Funds Awarded		\$120.5 m
– Conservation Easements	\$27.7 m	– Rural \$76.0 m
– Fee Simple	\$92.8 m	– Urban \$44.5 m

Information above includes 3 Small Landowner Projects (Fee Simple projects located in the urban area, paid for with rural funds)




Program Update

- Average Cost Per Acre** **\$5,200**
 - Conservation Easements \$ 1,766 - Rural \$ 3,502
 - Fee Simple \$13,699 - Urban \$29,463

- Match Provided** **\$154.6m**
 - Conservations Easements \$93.8 m - Rural \$101.8 m
 - Fee Simple \$60.8 m - Urban \$ 52.8 m

- Public Access (includes CCPRC)**
 - Total Acres 9,825 (41%)
 - Total Funds Awarded \$136.6 m (87%)

Information above includes 3 Small Landowner Projects (Fee Simple projects located in the urban area, paid for with rural funds)




Greenbelt Goals Update

Greenbelt Component	Goal	2017 Inventory	Since 2017	Total Acres Protected	% of Goal
Rural Lands	16,240	11,397	2,222	13,619	84%
National Forest	10,275	11,438	1,186	12,624	123%
Wetlands	5,610	7,900	755	8,655	154%
Urban Lands	2,000	666	633	1,299	65%
Corridors	1,200	155	0	155	13%
County Parks	4,675	5,933	0	5,933	127%
Total	40,000	37,489	4,796	42,285	106%

Note:

- 2017 inventory includes Greenbelt Lands and Partner-protected lands
- Lands Protected Since 2017 includes only Greenbelt Lands



Closings

Closed in 2020:


- Edisto Island Youth Rec.
- Atlantic Creosote

Closed in 2021:

- ACE Basin – Willtown (Knox)
- Silver Hill Plantation
- Church Creek Park
- Ross Tract

Closing Pending:


- Phillips Community Park
- Sullivan’s Island Beach Path
- Deer Head Oak
- Forest Lakes Park
- IOP’s 42nd Street ADA
- SI Station 18 Boardwalk



Greenbelt Funding Update


Total Funds Currently Available

Total Funds Available				
	Balance from 1st Allocation	Total Allocations Since FY2019	Awarded	Balance
Rural		\$ 18,700,000	\$ (6,673,325)	\$ 12,026,675
Urban	\$ 1,773,504	\$ 14,300,000	\$ (16,208,532)	\$ (136,028)
Total	\$ 1,773,504	\$ 33,000,000	\$ (22,881,857)	\$ 11,891,647




Greenbelt Funding Update
Urban Funds Currently Available

Total FY21 Urban Allocation				
Municipality	Balance from 1st Allocation	Total Annual Allocations	Awarded To Date	Balance
Charleston	\$ 155,707	\$ 5,536,899	\$ (7,376,898)	\$ (1,839,999)
Folly Beach	\$ -	\$ 117,274	\$ -	\$ 117,274
Isle of Palms	\$ -	\$ 185,209	\$ (100,000)	\$ 85,209
James Island	\$ 6,234	\$ 500,693	\$ (232,774)	\$ 267,919
Kiawah Island	\$ -	\$ 72,865	\$ -	\$ 72,865
Lincolville	\$ -	\$ 51,041	\$ -	\$ 51,041
Mt. Pleasant	\$ -	\$ 3,040,199	\$ (1,700,811)	\$ 1,339,388
N. Charleston	\$ 1,552,197	\$ 5,056,562	\$ -	\$ 5,056,562
Seabrook Island	\$ 59,365	\$ 136,173	\$ -	\$ 136,173
Sullivan's Island	\$ -	\$ 80,259	\$ (80,259)	\$ (0)
Summerville	\$ -	\$ 44,723	\$ -	\$ 44,723
Unincorporated	\$ -	\$ 1,251,607	\$ (6,717,789)	\$ (5,466,182)
Total	\$ 1,773,503	\$ 16,073,503	\$ (16,208,531)	\$ (135,028)



Greenbelt Funding Update
Urban Funds Remaining for Lifetime of Program

Total Urban Allocation					
Municipality	Urban Allocation	Balance from 1st Allocation	Total Projected Funding	Awarded To Date	Balance
Charleston	\$ 41,017,480	\$ 155,707	\$ 41,173,187	\$ (7,507,138)	\$ 33,666,049
Folly Beach	\$ 893,905	\$ -	\$ 893,905	\$ -	\$ 893,905
Isle of Palms	\$ 1,411,734	\$ -	\$ 1,411,734	\$ (100,000)	\$ 1,311,734
James Island	\$ 3,768,950	\$ 6,234	\$ 3,775,184	\$ (232,774)	\$ 3,542,410
Kiawah Island	\$ 555,403	\$ -	\$ 555,403	\$ -	\$ 555,403
Lincolville	\$ 389,055	\$ -	\$ 389,055	\$ -	\$ 389,055
Mt. Pleasant	\$ 23,173,546	\$ -	\$ 23,173,546	\$ (1,700,811)	\$ 21,472,735
N. Charleston	\$ 28,711,591	\$ 1,552,197	\$ 28,263,788	\$ -	\$ 28,263,788
Seabrook Island	\$ 585,461	\$ 59,365	\$ 644,826	\$ -	\$ 644,826
Sullivan's Island	\$ 611,763	\$ -	\$ 611,763	\$ (80,259)	\$ 531,504
Summerville	\$ 340,893	\$ -	\$ 340,893	\$ -	\$ 340,893
Unincorporated	\$ 9,540,220	\$ -	\$ 9,540,220	\$ (6,717,789)	\$ 2,822,431
Total	\$ 109,000,000	\$ 1,773,503	\$ 110,773,503	\$ (16,338,771)	\$ 94,434,732



FY22 Greenbelt Funds

	FY19	FY20	FY21	FY22	
1st Sales Tax Revenues	\$10,000,000	\$1,000,000	\$0	\$1,500,000	\$12,500,000
2nd Sales Tax Revenues	\$10,000,000	\$6,500,000	\$5,500,000	\$7,500,000	\$29,500,000
Total	\$20,000,000	\$7,500,000	\$5,500,000	\$9,000,000	\$42,000,000
Rural Allocation:					
1st Sales Tax Revenues	\$7,000,000	\$700,000	\$0	\$1,050,000	\$8,750,000
2nd Sales Tax Revenues	\$5,000,000	\$3,250,000	\$2,750,000	\$3,750,000	\$14,750,000
Total	\$12,000,000	\$3,950,000	\$2,750,000	\$4,800,000	\$23,500,000
Urban Allocation:					
1st Sales Tax Revenues	\$3,000,000	\$300,000	\$0	\$450,000	\$3,750,000
2nd Sales Tax Revenues	\$5,000,000	\$3,250,000	\$2,750,000	\$3,750,000	\$14,750,000
Total	\$8,000,000	\$3,550,000	\$2,750,000	\$4,200,000	\$18,500,000

Funding will be not confirmed until July 1, 2021

- 
- ## FY22 Application Cycles
- **FY22 Summer Application Cycle**
 - Opens June 2021
 - Apps Due August 2021

 - **FY22 Winter Application Cycle**
 - Opens November 2021
 - Apps Due January 2022

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR
THROUGH: CHRISTINE DURANT, DEPUTY ADMINISTRATOR
FROM: CATHY L. RUFF, DIRECTOR *CS&MT* DEPT. GREENBELT PROGRAMS
SUBJECT: JEREMY CREEK OPEN SPACE EXPANSION RURAL GREENBELT PROJECT
REQUEST: CONSIDER GREENBELT ADVISORY BOARD'S RECOMMENDATION
COMMITTEE OF COUNCIL: FINANCE **DATE:** June 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Mile*

Fiscal impact: Funds are available in the Greenbelt portion of the Transportation Sales Tax revenues.

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

In accordance with Charleston County Ordinance #1424 as amended, the Greenbelt Advisory Board (GAB) shall review all greenbelt project applications and make funding recommendations to County Council. The GAB considered the following project at their May 12, 2021 meeting. A map and project summary are attached.

Project Name Jeremy Creek Open Space Expansion
Applicant Town of McClellanville
Location of Property 995 S. Pinckney Street, McClellanville
Landowner Mr. B. Andrew Hall
Size of Property 1.18 acres
Proposed Greenbelt Uses Passive, public park with access to Jeremy Creek via dock and kayak launch

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$49,000	\$0	\$49,000
Admin/Closing	\$0	\$8,000	\$8,000
Improvements	\$0	\$9,000	\$9,000
Total	\$49,000	\$17,000	\$66,000

Funding Information:

- The 35% match consists of the applicant donation of \$9,000 for the dock and other improvements and other partners providing \$8,000 in pro bono services for closing and administrative costs. This represents a match of \$0.35 for every \$1.00 of Greenbelt funds.
- Charleston Appraisal Service, Inc. completed an appraisal December 2020 stating the fair market value of the land as \$49,000.

ACTION REQUESTED OF COUNCIL

Approve the Pappy's Island II Rural Greenbelt project as recommended by the Greenbelt Advisory Board.

DEPARTMENT HEAD'S RECOMMENDATION

1. As recommended by the Greenbelt Advisory Board, approve funding for the Pappy's Island II Rural Greenbelt project, provided that upon approval, grant agreements will be executed between the County and the appropriate parties.
2. Authorize the County Administrator to require the execution and delivery of proper agreements and instruments to implement the conditions of the approval of the grants funds, and to effectuate the goals of the Greenbelt Program ordinances and policies.
3. Authorize the use of \$49,000 to be funded from Greenbelt project funds from the First Sales Tax revenues.

Greenbelt Application Summary – Rural Project

Project Name:	Jeremy Creek Open Space Expansion	Total Greenbelt Funds Requested:	\$49,000
Applicant:	Town of McClellanville	Total Acres:	1.18
Landowner:	Mr. B. Andrew Hall	Greenbelt Cost Per Acre:	\$41,525
Property Address:	995 S. Pinckney Street	Subcommittee Score:	74

Project Description: The Town of McClellanville is requesting \$49,000 in rural Greenbelt funds to purchase a 1.18-acre parcel located on Pinckney Street along Jeremy Creek. The Town has been leasing the property for public open space but the landowner is now interesting in selling. The plan is to place a small dock and kayak launch on the property for public access to the park and Jeremy Creek. This subject property is currently vacant and zoned residential.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$49,000	\$0	\$49,000
Admin/Closing	\$0	\$8,000	\$8,000
Improvements	\$0	\$9,000	\$9,000
Total	\$49,000	\$17,000	\$66,000

Funding Information:

- The 35% match consists of the applicant donation of \$9,000 for the dock and other improvements and other partners providing \$8,000 in pro bono services for closing and administrative costs. This represents a match of \$0.35 for every \$1.00 of Greenbelt funds.
- Charleston Appraisal Service, Inc. completed an appraisal December 2020 stating the fair market value of the land as \$49,000.

Public Access, Use & Benefit:

- Passive, public park within the Town of McClellanville
- Public water access to Jeremy Creek via a small public dock and kayak launch to allow water-related recreation
- Protects access to scenic views of Jeremy Creek along an existing walking, biking trail that crosses the property

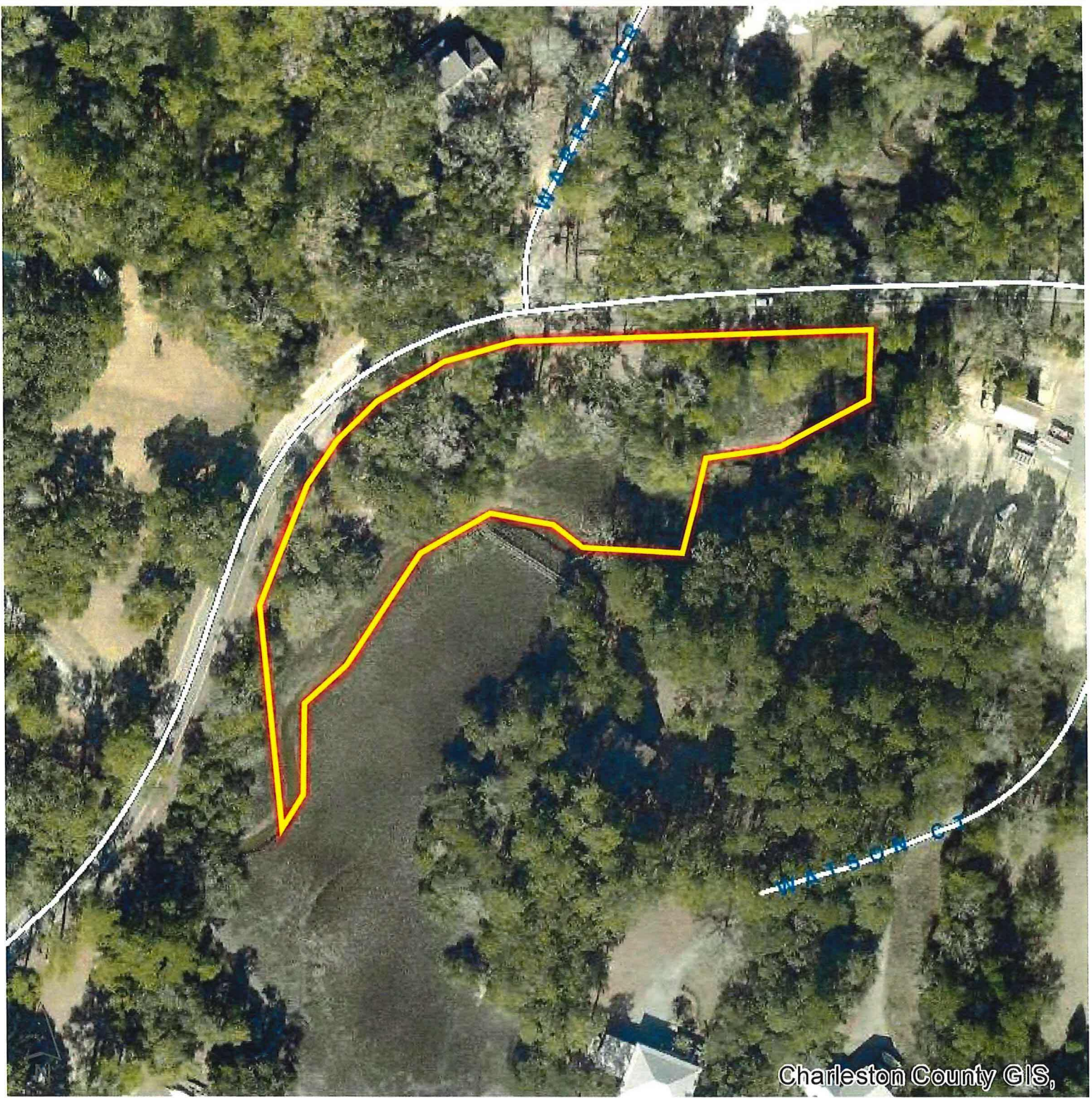
Linkage Opportunities: The property's Pinckney Street border has a paved pedestrian walkway that will link this greenspace with two Greenbelt properties, Deer Head Oak Park and Elizabeth P. Dawson Park as well as the Cape Romain Environmental Education Charter School. The planned kayak launch to Jeremy Creek will link kayakers to the Blue Trail in the Cape Romain National Wildlife Refuge

Compliance with Greenbelt Plan:

- Provides .65 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands
- Provides .53 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands
- Provides public lands for outdoor recreation and water access

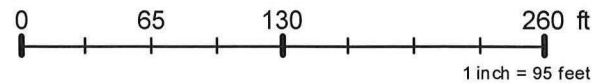
Items to Note:

- If the Town is successful in acquiring the land, they will place a conservation easement on the property to be held by the East Cooper Land Trust, thus providing another layer of protection.



Hall Property, McClellanville - 1.18 Acres

Parcel ID: 7640000004
OWNER1: HALL B ANDREW A/K/A
PLAT BOOK PAGE: DD-346
DEED BOOK PAGE: F207-487
Jurisdiction: TOWN OF
MCCLELLANVILLE



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
Date: 1/21/2021

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CHRISTINE DURANT, DEPUTY ADMINISTRATOR *cd*

FROM: CATHY L. RUFF, DIRECTOR *clr* DEPT. GREENBELT PROGRAMS

SUBJECT: PAPPY'S ISLAND II RURAL GREENBELT PROJECT

REQUEST: CONSIDER GREENBELT ADVISORY BOARD'S RECOMMENDATION

COMMITTEE OF COUNCIL: FINANCE **DATE:** June 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Carol Hile*

Fiscal impact: Funds are available in the Greenbelt portion of the Transportation Sales Tax revenues.

COUNTY ADMINISTRATOR'S SIGNATURE: *William L. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

In accordance with Charleston County Ordinance #1424 as amended, the Greenbelt Advisory Board (GAB) shall review all greenbelt project applications and make funding recommendations to County Council. The GAB considered the following project at their May 12, 2021 meeting. A map and project summary are attached.

Project Name Pappy's Island II
Applicant Open Space Institute Land Trust, Inc.
Location of Property McClellanville (in the Intracoastal Waterway)
Landowner Nuthatch Stowe, LLC (Nuthatch Holdings, LLC and Roy Richards, Jr.)
Size of Property 20.7 acres
Proposed Greenbelt Uses Property will be transferred to the US Fish and Wildlife to be added to the public lands of the Cape Romain National Wildlife Refuge

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$142,250	\$142,750	\$285,000
Admin/Closing	\$7,250	\$7,750	\$15,000
Improvements	\$0	\$0	\$0
Total	\$149,500	\$150,500	\$300,000

Funding Information:

- The 101% match consists of the US Fish and Wildlife's federal funding toward the purchase and closing/administration costs. This represents a match of \$1.01 for every \$1.00 of Greenbelt funds.
- Appraisal Consultants Incorporated completed an appraisal in January 2021 stating the fair market value as \$285,000.

ACTION REQUESTED OF COUNCIL

Approve the Pappy's Island II Rural Greenbelt project as recommended by the Greenbelt Advisory Board.

DEPARTMENT HEAD'S RECOMMENDATION

1. As recommended by the Greenbelt Advisory Board, approve funding for the Pappy's Island II Rural Greenbelt project, provided that upon approval, grant agreements will be executed between the County and the appropriate parties.
2. Authorize the County Administrator to require the execution and delivery of proper agreements and instruments to implement the conditions of the approval of the grants funds, and to effectuate the goals of the Greenbelt Program ordinances and policies.
3. Authorize the use of \$149,500 to be funded from Greenbelt project funds from the First Sales Tax revenues.

Greenbelt Application Summary – Rural Project

Project Name:	Pappy's Island II	Total Greenbelt Funds Requested:	\$149,500
Applicant:	Open Space Institute Land Trust, Inc.	Total Acres:	20.7
Landowner:	Nuthatch Stowe, LLC	Greenbelt Cost Per Acre:	\$6,872
Property Address:	Near McClellanville	Subcommittee Score:	87

Project Description: The Open Space Institute Land Trust, Inc. (OSI) is requesting \$149,500 in rural Greenbelt funds to purchase a nearly 21-acre portion of Pappy's Island located in the Intracoastal Waterway near McClellanville. OSI plans to transfer the property to the US Fish and Wildlife Service to add to the public lands of the Cape Romain National Wildlife Refuge. The property, which is zoned Agricultural, has an approved dock permit and will be sold to a private buyer if not protected.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$142,250	\$142,750	\$285,000
Admin/Closing	\$7,250	\$7,750	\$15,000
Improvements	\$0	\$0	\$0
Total	\$149,500	\$150,500	\$300,000

Funding Information:

- The 101% match consists of the US Fish and Wildlife's use of federal funding toward the purchase and closing/administration costs. This represents a match of \$1.01 for every \$1.00 of Greenbelt funds.
- Appraisal Consultants Incorporated completed an appraisal in January 2021 stating the fair market value as \$285,000.
- The landowner Nuthatch Stowe, LLC consists of Nuthatch Holdings LLC and Roy Richards Jr.

Public Access, Use & Benefit:

- Adds to the public lands of the Cape Romain National Wildlife Refuge
- Provides additional access to Pappy's Island via a sandy beach area
- Provides opportunities for hunting, fishing, wildlife observation, wildlife photography, environmental education and interpretation
- Buffering and augmenting native ecosystems and preserving saltwater marsh

Linkage Opportunities: In addition to being directly adjacent to a Greenbelt property purchased by the US Fish and Wildlife Service in 2012, Pappy's Island is also within the State-designated Santee River Focus Area and the culturally significant Gullah/Geechee Cultural Heritage Corridor.

Compliance with Greenbelt Plan:

- Provides 2.4 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands
- Provides 18.3 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands
- Provides public lands for outdoor recreation and water access

Items to Note:

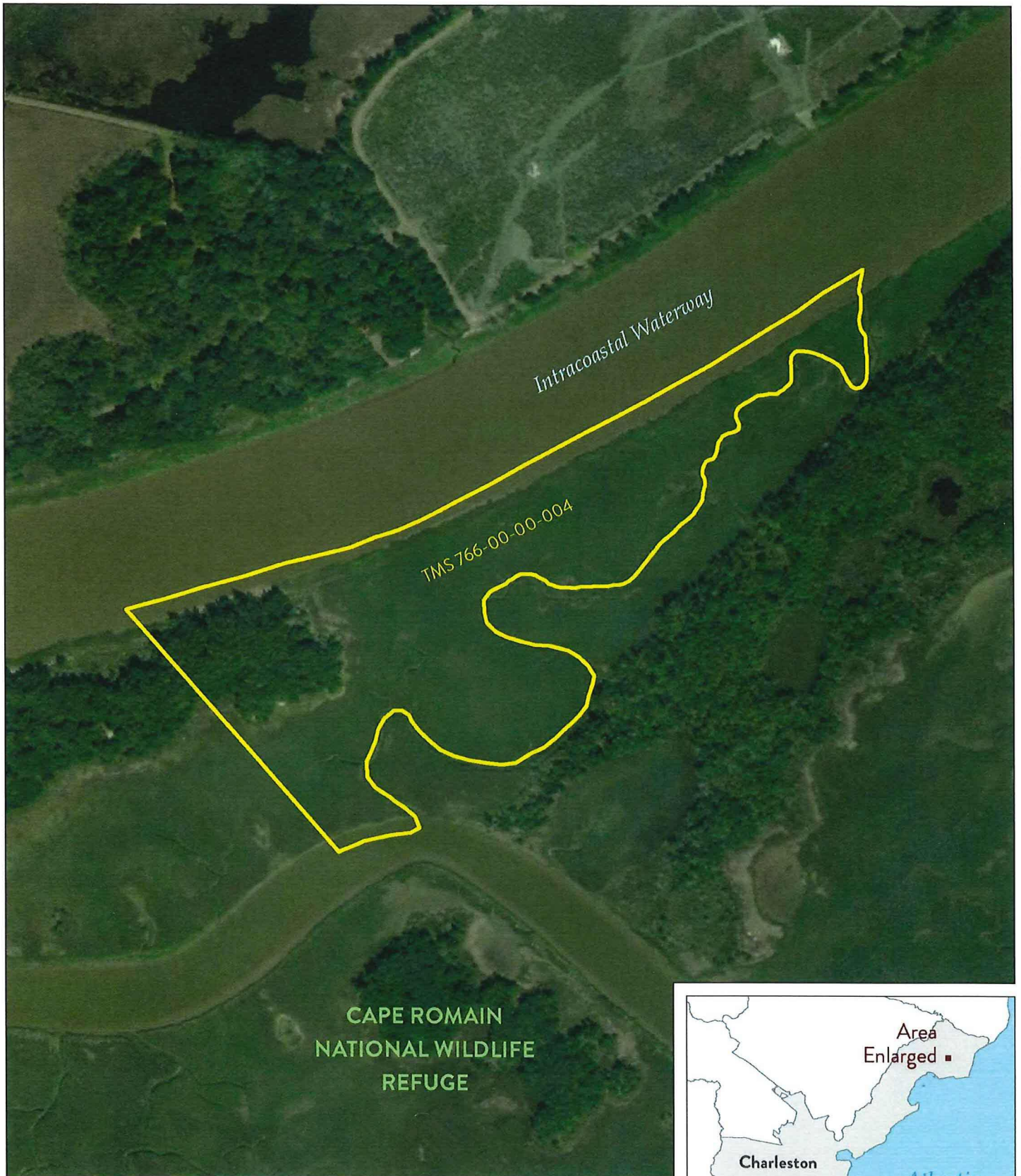
- This project is the purchase of a 20.7-acre portion of parcel 766-00-00-004, which was a parcel included in the former Stowe Greenbelt project.
- The applicant plans to purchase the land and then transfer it to the US Fish and Wildlife Service, once their federal funds are available. It is anticipated the US Fish and Wildlife Service will have the funds in place by Spring 2022 and will take title to the land at that time.



OPEN SPACE
INSTITUTE

PAPPY'S ISLAND REMAINDER

20.7 Acres | Charleston County, SC | January 2021



 Pappy's Island Remainder

0 250 500
Feet



COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CHRISTINE DURANT, DEPUTY ADMINISTRATOR *CD*

FROM: CATHY L. RUFF, DIRECTOR *CLR* **DEPT.** GREENBELT PROGRAMS

SUBJECT: THE RESERVE AT MEGGETT RURAL GREENBELT PROJECT

REQUEST: CONSIDER GREENBELT ADVISORY BOARD'S RECOMMENDATION

COMMITTEE OF COUNCIL: FINANCE **DATE:** June 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Mile*

Fiscal impact: Funds are available in the Greenbelt portion of the Transportation Sales Tax revenues.

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

In accordance with Charleston County Ordinance #1424 as amended, the Greenbelt Advisory Board (GAB) shall review all greenbelt project applications and make funding recommendations to County Council. The GAB considered the following project at their May 12, 2021 meeting. A map and project summary are attached.

Project Name The Reserve at Meggett
Applicant Town of Meggett
Location of Property Hwy 162, Meggett
Size of Property 125 acres
Landowners: Golden LLC (Neal Golden, Andrew Golden, Millicent Golden Garvin, Emily Golden Vaughan, Kathy Edward Wingate, Kenneth Wingate (Trustee for James B. Edwards, Jr. Trust)
Proposed Greenbelt Uses Passive, public greenspace with connecting trails

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$876,000	\$240,136	\$1,116,136
Admin/Closing	\$24,550	\$25,000	\$49,550
Improvements	\$70,000	\$25,000	\$95,000
Total	\$970,550	\$290,136	\$1,260,686

Funding Information:

- The 30% match consists of the applicant donation of 26 acres of land (\$240,136); \$25,000 for clearing and researching historic graves and \$25,000 for fencing to protect graves. This represents a match of \$0.30 for every \$1.00 of Greenbelt funds.
- Charleston Appraisal Service, Inc. completed an appraisal November 2020 stating the fair market value of the land to be purchased as \$876,000.

ACTION REQUESTED OF COUNCIL

Approve the The Reserve at Meggett Rural Greenbelt project as recommended by the Greenbelt Advisory Board.

DEPARTMENT HEAD'S RECOMMENDATION

1. As recommended by the Greenbelt Advisory Board, approve funding for The Reserve at Meggett Rural Greenbelt project, provided that upon approval, grant agreements will be executed between the County and the appropriate parties.
2. Authorize the County Administrator to require the execution and delivery of proper agreements and instruments to implement the conditions of the approval of the grants funds, and to effectuate the goals of the Greenbelt Program ordinances and policies.
3. Authorize the use of \$970,550 to be funded from Greenbelt project funds from the Second Sales Tax revenues.

Greenbelt Application Summary – Rural Project

Project Name:	The Reserve at Meggett	Total Greenbelt Funds Requested:	\$970,550
Applicant:	Town of Meggett	Total Acres:	125
Landowner:	Golden LLC & James B. Edwards, Jr. Gift Trust, Catherine Edwards Wingate	Greenbelt Cost Per Acre:	\$7,008
Property Address:	Highway 162, Meggett	Subcommittee Score:	69

Project Description: The Town of Meggett is requesting \$970,550 in rural Greenbelt funds to purchase 99 acres located along Highway 162 near Meggett and Hollywood. The Town of Meggett is donating 26 acres that will be added to the purchased lands for a passive, public greenspace. The property will connect Meggett's and Hollywood's town centers and existing recreational facilities (Meggett's Town Hall Playground and Hollywood's Aquatic Center/Genesis Pool). The property also contains two historic African-American cemeteries that will be preserved, protected and restored. The subject property is currently vacant, undeveloped land, zoned AG.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$876,000	\$240,136	\$1,116,136
Admin/Closing	\$24,550	\$25,000	\$49,550
Improvements	\$70,000	\$25,000	\$95,000
Total	\$970,550	\$290,136	\$1,260,686

Funding Information:

- The 30% match consists of the applicant donation of 26 acres of land (\$240,136); \$25,000 for clearing and researching historic graves and \$25,000 for fencing to protect graves. This represents a match of \$0.30 for every \$1.00 of Greenbelt funds.
- Charleston Appraisal Service, Inc. completed an appraisal November 2020 stating the fair market value of the land to be purchased as \$876,000.

Public Access, Use & Benefit:

- Greenway to connect Meggett's and Hollywood's public facilities
- 125-acre rural, passive park with trails for walking/biking/jogging
- Preserve, protect and restore at-risk historic African-American cemeteries
- Protect natural infrastructure and wetlands critical to flood control and water quality

Linkage Opportunities: This property will connect the Town Centers of Meggett and Hollywood, including the Town Halls, St. Paul's Library, and the West County Aquatic Center. It will also connect to existing popular roads used for walking, biking and jogging.

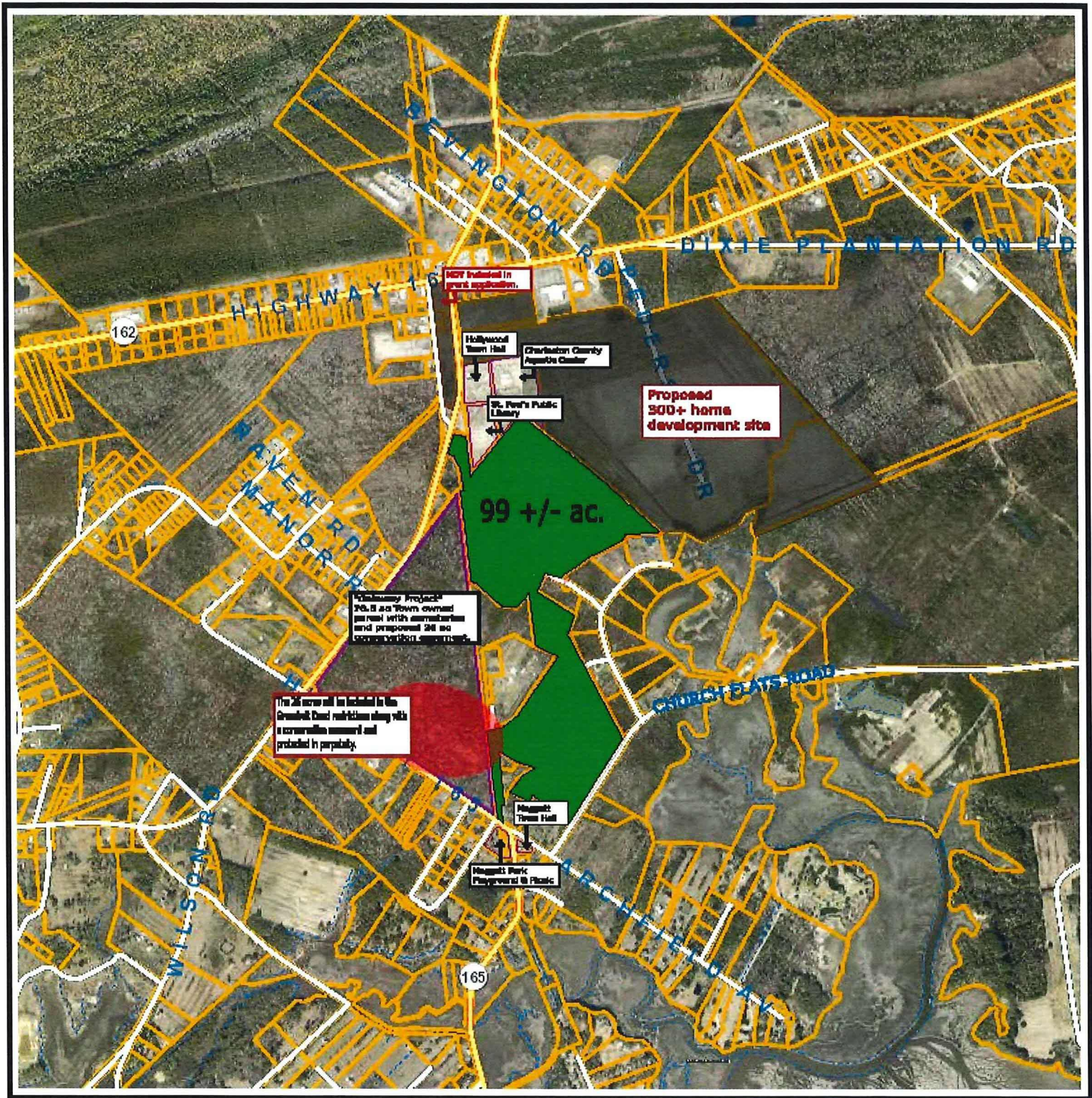
Compliance with Greenbelt Plan:

- Provides 91 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands.
- Provides 34 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands.
- Provides public lands for outdoor recreation

Items to Note:

- The Town is purchasing a portion of parcel 192-00-00-010 south of Highway 165 and donating a portion of parcel 192-00-00-018 – subdivision plats will be needed.
- If the Town is successful in acquiring the land, they will place a conservation easement on the property to be held by the Lowcountry Land Trust, thus providing another layer of protection.

Connectivity Map



Meggett/Hollywood Connectivity Map:

The map demonstrates the location of both municipal Town Halls, public facilities, proposed 300+ home development, 26 acres land match from Meggett to be included in the Greenbelt deed restrictions along with a conservation easement and protected in perpetuity and existing greenspaces located around the parcel funding is requested for by the Town of Meggett.

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CHRISTINE DURANT, DEPUTY ADMINISTRATOR

FROM: CATHY L. RUFF, DIRECTOR *C. Ruff* **DEPT.** GREENBELT PROGRAMS

SUBJECT: LITTLE BRITTON EASEMENT - G. KING RURAL GREENBELT PROJECT

REQUEST: CONSIDER GREENBELT ADVISORY BOARD'S RECOMMENDATION

COMMITTEE OF COUNCIL: FINANCE **DATE:** June 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Mile*

Fiscal impact: Funds are available in the Greenbelt portion of the Transportation Sales Tax revenues.

COUNTY ADMINISTRATOR'S SIGNATURE: *William F. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

In accordance with Charleston County Ordinance #1424 as amended, the Greenbelt Advisory Board (GAB) shall review all greenbelt project applications and make funding recommendations to County Council. The GAB considered the following project at their May 12, 2021 meeting. A map and project summary are attached.

Project Name	Little Britton Easement – G. King
Applicant	Edisto Island Open Land Trust
Location of Property	Little Britton Road, Meggett
Landowner	Mary "Ginny" King, trustee King Living Trust
Size of Property	87.42 acres
Proposed Greenbelt Uses	Agriculture, residential, wildlife habitat

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$118,500	\$291,500	\$410,000
Admin/Closing	\$9,500	\$0	\$9,500
Improvements	\$0	\$0	\$0
Total	\$128,000	\$291,500	\$419,500

Funding Information:

- The 228% match consists of the landowner donation of \$291,500 of the value of the conservation easement. This represents a match of \$2.28 for every \$1.00 of Greenbelt funds.
- Charleston Appraisal Service, Inc. completed an appraisal on May 18, 2021 stating the conservation easement value as \$410,000.

ACTION REQUESTED OF COUNCIL

Approve the Little Britton Easement – G. King Rural Greenbelt project as recommended by the Greenbelt Advisory Board.

DEPARTMENT HEAD'S RECOMMENDATION

1. As recommended by the Greenbelt Advisory Board, approve funding for the Little Britton Easement – G. King Rural Greenbelt project, provided that upon approval, grant agreements will be executed between the County and the appropriate parties.
2. Authorize the County Administrator to require the execution and delivery of proper agreements and instruments to implement the conditions of the approval of the grants funds, and to effectuate the goals of the Greenbelt Program ordinances and policies.
3. Authorize the use of \$128,000 to be funded from Greenbelt project funds from the First Sales Tax revenues.

Greenbelt Application Summary – Rural Project

Project Name:	Little Britton Easement – G. King	Total Greenbelt Funds Requested:	\$128,000
Applicant:	Edisto Island Open Land Trust	Total Acres:	87.42
Landowner:	Mary “Ginny” Virginia King, trustee of the King Living Trust	Greenbelt Cost Per Acre:	\$1,356
Property Address:	7720 & 7676 Little Britton Road; 4583 Kings Point Road	Subcommittee Score:	77

Project Description: The Edisto Island Open Land Trust is requesting \$128,000 in rural Greenbelt funds to purchase a conservation easement on three parcels located off Little Britton Road, Meggett. Two of the parcels are located along the Toogoodoo Creek. The property consists of agricultural fields, forested wetlands, upland forests, high bluff and saltmarsh along Toogoodoo Creek. Primary land uses are hay and timber production. Protection of the property, which is zoned AG, will preserve its agricultural capacity, greatly limit residential development, prohibit industrial or non-ag commercial uses, and protect and promote wildlife habitat and water quality.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$118,500	\$291,500	\$410,000
Admin/Closing	\$9,500	\$0	\$9,500
Improvements	\$0	\$0	\$0
Total	\$128,000	\$291,500	\$419,500

Funding Information:

- The 228% match consists of the landowner donation of \$291,500 of the value of the conservation easement. This represents a match of \$2.28 for every \$1.00 of Greenbelt funds.
- Charleston Appraisal Service, Inc. completed an appraisal on May 18, 2021 stating the conservation easement value as \$410,000.

Public Access, Use & Benefit:

- Although private land, the landowner has provisionally agreed to allow the land trust to host environmental education and fundraising events on the property.
- Protects working land used for the production of hay that supports a local beef cattle operation
- Protects a significant area of saltmarsh and forested wetlands which are crucial to filtering and sequestering pollutants that may be present in runoff of nearby agricultural and residential activities

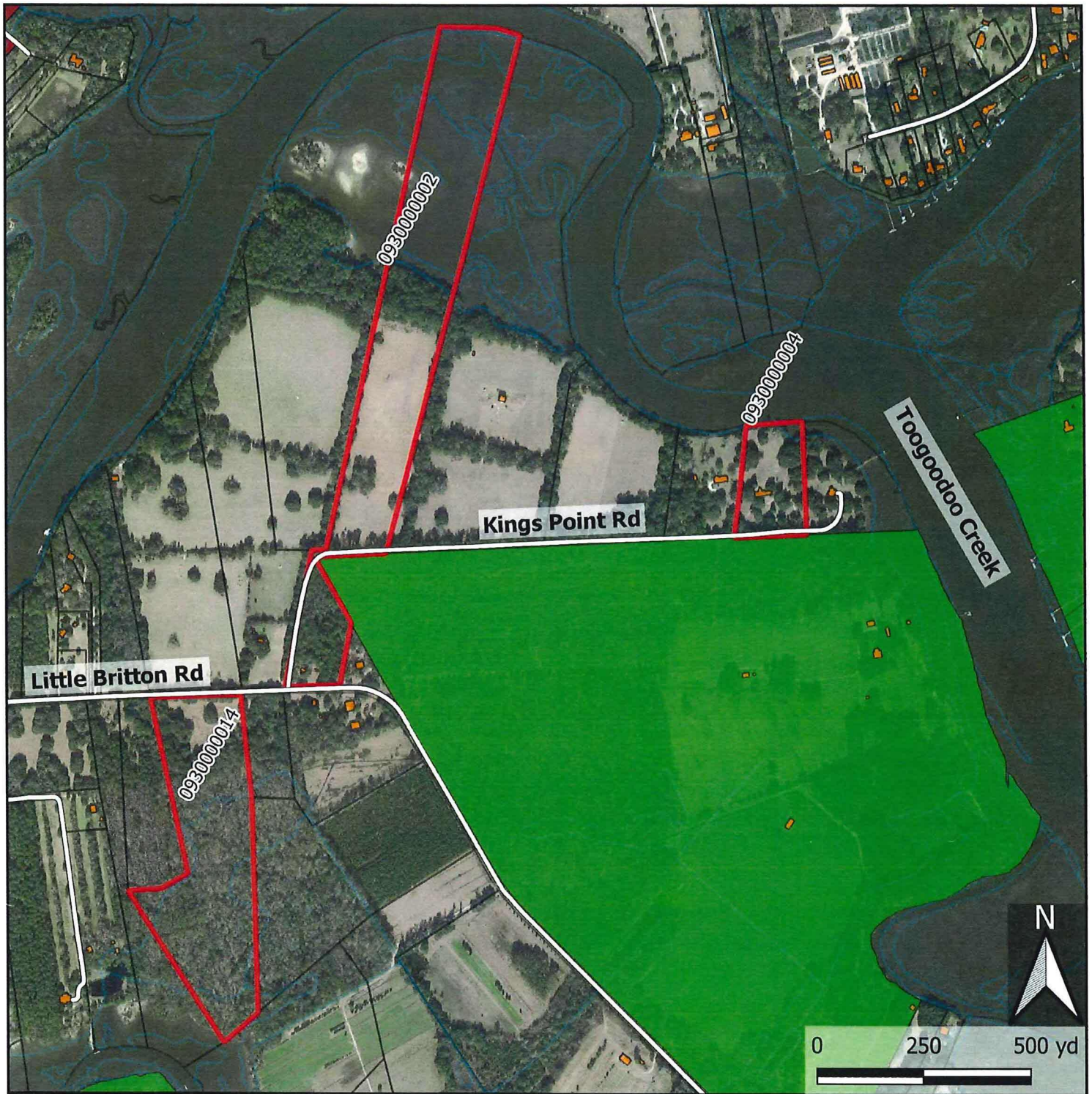
Linkage Opportunities: Two of the parcels are contiguous with the existing 301-acre conservation easement on Ashe Point Plantation and the third is adjacent to the Gregorie Tract's 293-acre conservation easement, both held by the Lowcountry Land Trust.

Compliance with Greenbelt Plan:

- Provides 64.72 acres toward meeting the goal of protecting 16,240 acres of Rural Greenbelt Lands
- Provides 22.70 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands
- Provides working agricultural/timber lands and protects and enhances wildlife habitat, climate resilience, and water quality

Items to Note:

- Draft terms of the conservation easement include: 150 ft. waterfront buffer; 100 ft. buffer on Little Britton Road; each parcel limited to one residence and guest house; 10,000 sq. ft. impervious surface limit per parcel (total no more that 1% of highland); no paving of roads; one dock on current residential lot; one acre of ponds permitted; mining uses prohibited; and no further subdivision allowed.



Little Britton - Ginny King

TMS #: 093-00-00-002, -004, & -014

Acreage: 48.73, 8.13, & 30.56

Owner: King Living Trust

Jurisdiction: Meggett





Zoning: AG

Address: Little Britton Rd & Kings Point Rd

Prepared by Tom Austin at 2019-12-02T10:57:50.643

Data: Charleston Co. SC, Colleton Co. SC, SCDNR, TNC, Google

Legend

-  Property Lines
-  Hydrology
-  Roadways
-  Protected Property



COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CHRISTINE DURANT, DEPUTY ADMINISTRATOR *WD*

FROM: CATHY L. RUFF, DIRECTOR *CR* DEPT. GREENBELT PROGRAMS

SUBJECT: STATION 27 BEACH ACCESS PATH URBAN GREENBELT PROJECT

REQUEST: CONSIDER GREENBELT ADVISORY BOARD'S RECOMMENDATION

COMMITTEE OF COUNCIL: FINANCE DATE: June 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Hill*

Fiscal impact: Funds are available in the Greenbelt portion of the Transportation Sales Tax revenues.

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:
 DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

In accordance with Charleston County Ordinance #1424 as amended, the Greenbelt Advisory Board (GAB) shall review all greenbelt project applications and make funding recommendations to County Council. The GAB considered the following project at their May 12, 2021 meeting. A map and project summary are attached.

Project Name Station 27 Beach Access Path
Applicant Town of Sullivan’s Island
Location of Property Station 27 Street and Bayonne Street, Sullivan’s Island
Landowner Town of Sullivan’s Island
Proposed Greenbelt Uses Improved public and ADA access to the beach

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$0	\$0	\$0
Admin/Closing	\$0	\$500	\$500
Improvements	\$38,125	\$38,125	\$76,250
Total	\$38,125	\$38,625	\$76,750

Funding Information:

- The 101% match consists of the applicant’s contribution of \$38,125 toward the planned trail improvements and \$500 for a Phase 1 Environmental Survey required by the Greenbelt Program. This represents a match of \$1.01 for every \$1.00 of Greenbelt Funds.
- An appraisal is not necessary for minor improvement only projects.

ACTION REQUESTED OF COUNCIL

Approve the Station 27 Beach Access Path Urban Greenbelt project as recommended by the Greenbelt Advisory Board.

DEPARTMENT HEAD’S RECOMMENDATION

1. As recommended by the Greenbelt Advisory Board, approve funding for the Station 27 Beach Access Path Urban Greenbelt project, provided that upon approval, grant agreements will be executed between the County and the appropriate parties.
2. Authorize the County Administrator to require the execution and delivery of proper agreements and instruments to implement the conditions of the approval of the grants funds, and to effectuate the goals of the Greenbelt Program ordinances and policies.
3. Authorize the use of \$38,125 to be funded from a combination of Greenbelt project funds from the First and Second Sales Tax revenues.

Greenbelt Application Summary – Urban (Minor Improvement Only) Project

Project Name:	Station 27 Sullivan's Island Beach Access Path	Total Greenbelt Funds Requested:	\$38,125
Applicant:	Town of Sullivan's Island	Total Acres:	n/a
Landowner:	Town of Sullivan's Island	Greenbelt Cost Per Acre:	n/a
Property Address:	Station 27 th and Bayonne Street Sullivan's Island	Subcommittee Score:	68

Project Description: The Town of Sullivan's Island is requesting \$38,125 in urban funds to construct a new 6-foot wide +/- 610-foot long boardwalk with handrails at Station 27 to provide public access to the beachfront and ocean. The current on grade beach path is typically flooded with heavy rain events. The new elevated boardwalk will improve public access, especially ADA access.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$0	\$0	\$0
Admin/Closing	\$0	\$500	\$500
Improvements	\$38,125	\$38,125	\$76,250
Total	\$38,125	\$38,625	\$76,750

Funding Information:

- The 101% match consists of the applicant's contribution of \$38,125 toward the planned trail improvements and \$500 for a Phase 1 Environmental Survey required by the Greenbelt Program. This represents a match of \$1.01 for every \$1.00 of Greenbelt Funds.
- An appraisal is not necessary for minor improvement only projects.

Public Access, Use & Benefit:

- Improves public and ADA access to the beach and Atlantic Ocean for water-related recreational activities
- Improves public access to the Town's maritime forest
- Improves ability of public safety officials to access the beach year-round
- By improving the access path, foot traffic through delicate habitat of dunes is minimized

Linkage Opportunities: In addition to beach access, the project provides access to the Town-owned protected forested areas. There are a series of 26 free lateral paths located throughout the island's natural, maritime forest.

Compliance with Greenbelt Plan:

- Provides a public access trail to the beach for outdoor recreation and water access.

Items to Note:

- The Town of Sullivan's Island has a balance of approximately \$9,000 remaining from their initial Greenbelt project. If these funds can be applied to this request, it will reduce the amount of funds to be advanced.



BAYONNE ST

610' feet of new boardwalk

5291100087

5291100041

5291100042

5291100043

5291100059

5291100071

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COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CHRISTINE DURANT, DEPUTY ADMINISTRATOR *CD*

FROM: CATHY L. RUFF, DIRECTOR *CLR* **DEPT.** GREENBELT PROGRAMS

SUBJECT: HOWLE AVENUE PARK/POND SITE URBAN GREENBELT PROJECT

REQUEST: CONSIDER GREENBELT ADVISORY BOARD'S RECOMMENDATION

COMMITTEE OF COUNCIL: FINANCE **DATE:** June 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Gile*

Fiscal impact: Funds are available in the Greenbelt portion of the Transportation Sales Tax revenues.

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

In accordance with Charleston County Ordinance #1424 as amended, the Greenbelt Advisory Board (GAB) shall review all greenbelt project applications and make funding recommendations to County Council. The GAB considered the following project at their May 12, 2021 meeting. A map and project summary are attached.

Project Name Howle Avenue Park/Pond Site
Applicant City of Charleston
Location of Property Howle Avenue, James Island
Total Acres 3.67 acres
Landowner Howle Avenue, LLC (Ryan M. Buck, principal)
Proposed Greenbelt Uses Passive, public park with stormwater pond and trail

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$425,000	\$111,000	\$536,000
Admin/Closing	\$44,000	\$0	\$44,000
Improvements	\$0	\$200,000	\$200,000
Total	\$469,000	\$311,000	\$780,000

Funding Information:

- The 66% match consists of the landowner donation of land value (\$111,000) and the County funding the development of the storm water structure (\$200,000). This represents a match of \$0.66 for every \$1.00 of Greenbelt funds.
- Charleston Appraisal Services completed an appraisal in August 2020 stating the fair market value as \$536,000.

ACTION REQUESTED OF COUNCIL

Approve the Howle Avenue Park/Pond Site Urban Greenbelt project as recommended by the Greenbelt Advisory Board.

DEPARTMENT HEAD'S RECOMMENDATION

1. As recommended by the Greenbelt Advisory Board, approve funding for the Howle Avenue Park/Pond Site Urban Greenbelt project on the condition that the City of Charleston, in conjunction with Charleston County, work with community stakeholders and hold public meetings to identify the connection aspect of the park prior to building the park; and provided that upon approval, grant agreements will be executed between the County and the appropriate parties.
2. Authorize the County Administrator to require the execution and delivery of proper agreements and instruments to implement the conditions of the approval of the grants funds, and to effectuate the goals of the Greenbelt Program ordinances and policies.
3. Authorize the use of \$469,000 to be funded from Greenbelt project funds from the Second Sales Tax revenues.

Greenbelt Application Summary – Urban Project

Project Name:	Howle Avenue Park/Pond Site	Total Greenbelt Funds Requested:	\$469,000
Applicant:	City of Charleston	Total Acres:	3.67
Landowner:	Howle Avenue, LLC	Greenbelt Cost Per Acre:	\$115,804
Property Address:	Howle Avenue, James Island	Subcommittee Score:	60

Project Description: The City of Charleston is requesting \$469,000 in urban Greenbelt funds to purchase nearly 4 acres at the end of Howle Avenue on James Island. This is a multi-agency project involving both the City and County seeking to make a storm water improvement that will benefit the surrounding communities. The City plans to purchase the property for use as a pond/constructed wetland with a passive, public park. This site is zoned SR-4 and is capable of supporting a 16-lot subdivision, which would generate almost 160 car trips per day along Howle Avenue.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$425,000	\$111,000	\$536,000
Admin/Closing	\$44,000	\$0	\$44,000
Improvements	\$0	\$200,000	\$200,000
Total	\$469,000	\$311,000	\$780,000

Funding Information:

- The 66% match consists of the landowner donation of land value (\$111,000) and the County funding the development of the storm water structure (\$200,000). This represents a match of \$0.66 for every \$1.00 of Greenbelt funds.
- Charleston Appraisal Services completed an appraisal in August 2020 stating the fair market value as \$536,000.

Public Access, Use & Benefit:

- Creation of a storm water collection/treatment system through the reconstruction of a pond and/or wetland space that will benefit the area through a reduction in flooding
- Provides a public, passive park with water access to a pond/wetland area and a perimeter trail system that will facilitate exercise, birding, and potential cycling connectivity
- Prevents development and the associated traffic impacts, while providing an opportunity to improve pedestrian/bicycle access to existing resources

Linkage Opportunities: This property is adjacent to several drainage canals that are always moving freshwater towards James Island Creek. It abuts three established neighborhoods and potentially two new neighborhoods, and would provide key bicycle/pedestrian connection from the residential areas to the Maybank Tennis Center public facility.

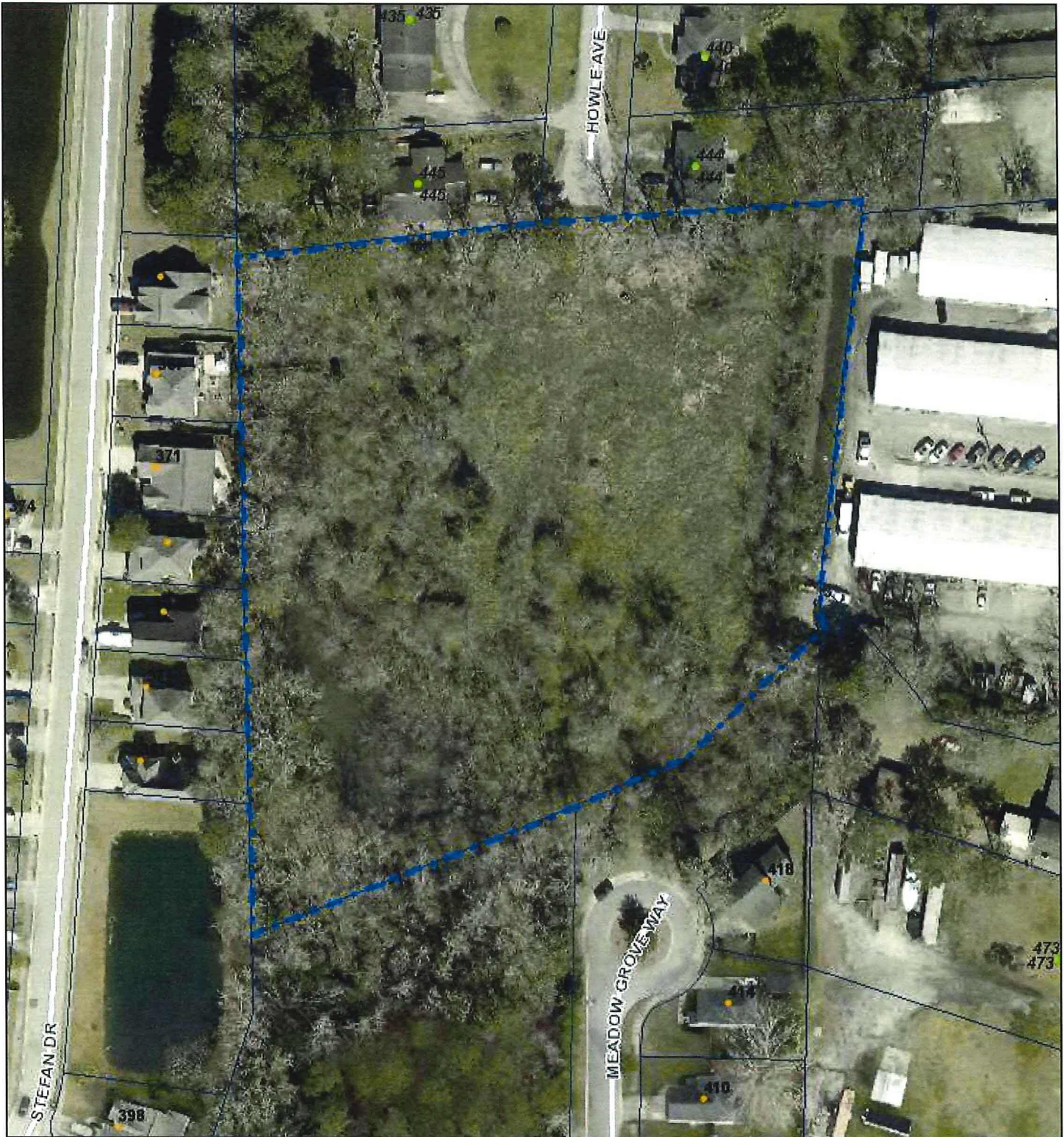
Compliance with Greenbelt Plan:

- Provides 2.9 acres toward meeting the goal of protecting 2,000 acres of Urban Greenbelt Lands
- Provides .77 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands
- Provides public lands for outdoor recreation and water access

Items to Note:

- Property will require an updated wetland survey and a Phase 2 Environmental Survey Assessment (due to the property being used for debris fill) followed by an updated appraisal.

Howle Ave aerial



January 11, 2021

1:1,200

polygonLayer

Override 1

+ Addresses

+ Charleston County Addresses

Streets

Interstae

US Hwy

State Hwy

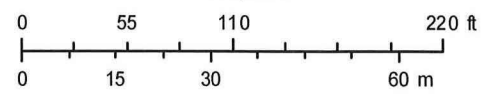
Major Road

Streets

Pedestrian

Forest

Parcels with TMS



COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CHRISTINE DURANT, DEPUTY ADMINISTRATOR *CP*

FROM: CATHY L. RUFF, DIRECTOR *CLR* DEPT. GREENBELT PROGRAMS

SUBJECT: GRIFFITH TRACT URBAN REENBELT PROJECT

REQUEST: CONSIDER GREENBELT ADVISORY BOARD'S RECOMMENDATION

COMMITTEE OF COUNCIL: FINANCE DATE: June 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
				\$0.00

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Mile*

Fiscal impact: Funds are available in the Greenbelt portion of the Transportation Sales Tax revenues.

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

In accordance with Charleston County Ordinance #1424 as amended, the Greenbelt Advisory Board (GAB) shall review all greenbelt project applications and make funding recommendations to County Council. The GAB considered the following project at their May 12, 2021 meeting. A map and project summary are attached.

Project Name	Griffith Tract
Applicant	City of Charleston
Location of Property	Maybank Highway and Cane Slash Road, Johns Island
Total Acres	26.53 acres
Landowner	George L. Griffith, Jr.
Proposed Greenbelt Uses	Passive, public park with access to ponds

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$500,000	\$125,000	\$625,000
Admin/Closing	\$42,000	\$0	\$42,000
Improvements	\$0	\$75,000	\$75,000
Total	\$542,000	\$200,000	\$742,000

Funding Information:

- The 37% match consists of applicant donation of \$125,000 toward land purchase of value and \$75,000 towards the planned improvements. This represents a match of \$0.37 for every \$1.00 of Greenbelt funds.
- Smith Appraisal Group, LLC completed an appraisal March 2, 2021 stating the fair market value as \$625,000. The appraisal was updated to include the value of the land with a ten-year life estate at \$480,000.

NOTE: The current landowner wishes to remain on the property via a life estate. The City is negotiating with the landowner regarding the life estate, which they wish to cap at three years. The GAB's recommendation is approval of Greenbelt funds for the land's appraised life estate value (\$480,000). The GAB did say if the life estate is removed, the higher amount should be approved (\$500,000). If the City is successful in capping the life estate at three years, the value is estimated at \$583,708.

ACTION REQUESTED OF COUNCIL

Approve the Griffith Tract Urban Greenbelt project as recommended by the Greenbelt Advisory Board.

DEPARTMENT HEAD'S RECOMMENDATION

1. As recommended by the Greenbelt Advisory Board, approve funding for the Griffith Tract Urban Greenbelt project, provided that upon approval, grant agreements will be executed between the County and the appropriate parties.
2. Authorize the County Administrator to require the execution and delivery of proper agreements and instruments to implement the conditions of the approval of the grants funds, and to effectuate the goals of the Greenbelt Program ordinances and policies.
3. Authorize the use of up to \$542,000 to be funded from Greenbelt project funds from the Second Sales Tax revenues.

Greenbelt Application Summary – Urban Project

Project Name:	Griffith Tract	Total Greenbelt Funds Requested:	\$542,000
Applicant:	City of Charleston	Total Acres:	26.53
Landowner:	George L. Griffith, Jr.	Greenbelt Cost Per Acre:	\$18,847
Property Address:	1850 Griffith Lane, Johns Island	Subcommittee Score:	68

Project Description: The City of Charleston is requesting \$542,000 in urban Greenbelt funds to purchase two parcels totaling 26.53 acres off Maybank Highway on Johns Island for passive, public recreation opportunities. This property is located between Maybank Highway and Cane Slash Road, with access from both. It contains two freshwater lakes that cover 14.4 acres and over 3 acres of hardwood swamp. The property is located in the urban unincorporated area, but the City would annex the property into the City if they are successful in purchasing the land. This site is zoned as part of the Maybank Highway Overlay District and is currently used a residence.

Project Budget	Greenbelt Funds Requested	Match	Total
Land	\$500,000	\$125,000	\$625,000
Admin/Closing	\$42,000	\$0	\$42,000
Improvements	\$0	\$75,000	\$75,000
Total	\$542,000	\$200,000	\$742,000

Funding Information:

- The 37% match consists of applicant donation of \$125,000 toward land purchase of value and \$75,000 towards the planned improvements. This represents a match of \$0.37 for every \$1.00 of Greenbelt funds.
- Smith Appraisal Group, LLC completed an appraisal March 2, 2021 stating the fair market value as \$625,000.

Public Access, Use & Benefit:

- Provides a public, passive park with access to freshwater lakes, which is rare for the Charleston Community
- Improvements will include docks/platforms to facilitate water access for fishing, small watercraft, wildlife observation and picnicking
- Over one mile unpaved multi-use trail system for exercise and improved pedestrian/bicycle connectivity

Linkage Opportunities: This property is located adjacent to the Maybank Village Subdivision and can be accessed from both Maybank Highway and Cane Slash Road. The initial phase of improvements will make the property accessible to the adjacent neighborhood via an existing HOA trail. At full development, the trail system will connect through Cane Slash Road, facilitating access from the existing and proposed residential developments in this area.

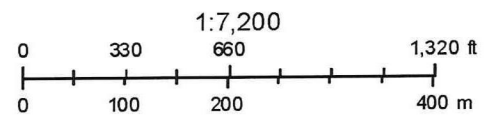
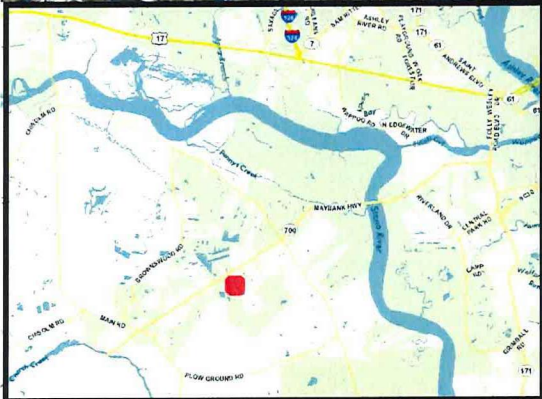
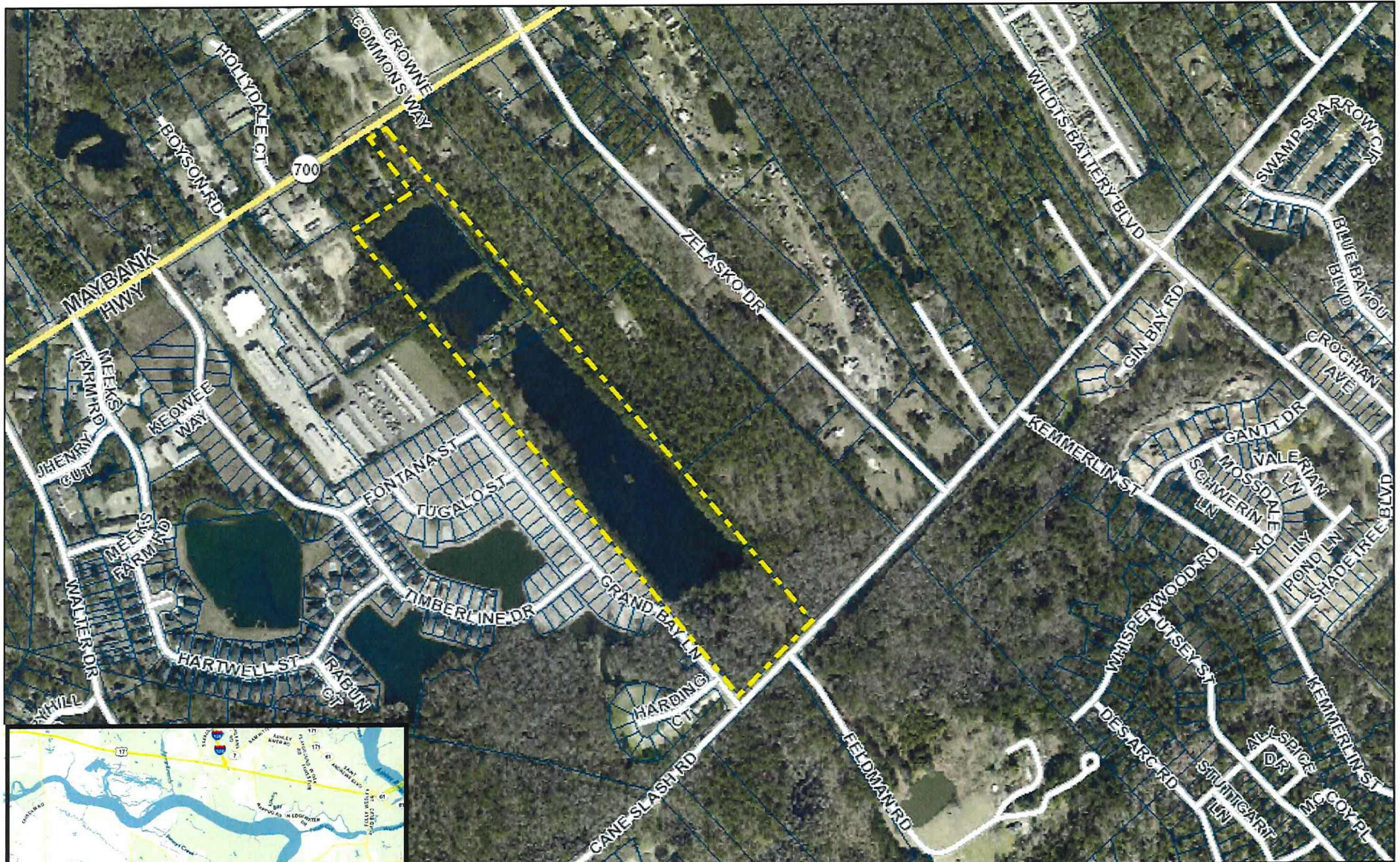
Compliance with Greenbelt Plan:

- Provides 8.63 acres toward meeting the goal of protecting 2,000 acres of Urban Greenbelt Lands
- Provides 17.9 acres toward meeting the goal of protecting 5,610 acres of Lowcountry Wetlands
- Provides public lands for outdoor recreation and water access

Items to Note:

- The purchase involves a life estate component that allows the seller, who will be 78 in May, to continue to live in the existing residence. The life estate area involves 1.5 acres around the home.

Griffith Tract aerial



6.

**FACILITIES/ REAL
ESTATE ITEMS**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR
THROUGH: WALT SMALLS, DEPUTY ADMINISTRATOR *WLS 5/21*
FROM: PHIL SABATINO *PS* **DEPT.** FACILITIES
SUBJECT: ECONOMIC DEVELOPMENT LEASE AT GARCO MILL THREE AND TENANT IMPROVEMENT CONSTRUCTION FUNDING
REQUEST: ENTER INTO LEASE BETWEEN CHARLESTON COUNTY AND GARCO, LLC
COMMITTEE OF COUNCIL: FINANCE **DATE:** JUNE 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Marc Palle</i></u>
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other: Economic Development	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>[Signature]</i></u>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
			\$0.00	

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Paul Hill*

Fiscal impact: Funds are available in the Economic Development Special Revenue Fund.

COUNTY ADMINISTRATOR'S SIGNATURE: *William Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

Economic Development is currently leasing approx. 5,037 sq. ft. of office space at 4000 Faber Place Drive for \$33.78 per square foot. The current lease term ends on May 31, 2022 with two (2) options remaining to renew for five (5) years each. Economic Development desires to allow the current lease term to end without renewing and relocate into a new space that allows Economic Development the flexibility to accommodate anticipated growth, additional needed meeting space, and to be closer to area industry, while remaining close to the Airport and the PSB. Economic Development together with Facilities Real Property reviewed multiple lease options and Economic Development desires to move forward and lease new space in the Garco Mill Three building located at 4854 O' Hear Avenue in North Charleston.

Garco Mill Three, LLC has agreed to offer the County a lease on approximately 5,228 sq. ft of first generation space in the Garco Mill Three building for a full service rent rate of \$32.00 per square foot. The lease term is for seven (7) years with two (2) options to renew the lease for five (5) years each. The landlord has agreed to provide the County with 5 months free rent and a tenant improvement allowance of \$40.00 per square foot.

The first generation space at Garco will require tenant design and construction prior to occupancy. The current estimated tenant improvement costs will be approximately \$90.00 per square foot. The Landlord will contribute \$40.00 per square foot towards the tenant improvements and Economic Development is requesting to utilize the Economic Development Fund balance to fund the remaining improvement costs.

ACTION REQUESTED OF COUNCIL

Approve Department Head Recommendation

DEPARTMENT HEAD'S RECOMMENDATION

Authorize Chairman of County Council to execute a lease agreement between the County of Charleston and Garco Mill Three, LLC, to lease approximately 5,228 sq ft of office space for Economic Development at Garco Mill Three for a seven (7) year term with two (2) options to renew for five (5) years each at a full service rental rate of \$32.00 per square foot for the operations of the County's Economic Development Office.

Authorize Economic Development to utilize up to \$400,000 from their fund balance to fund the relocations costs, the IT/Telecom and other operational technology costs, as well as the tenant improvement construction for the leased space.

Legal Department to review the documents.

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: WALT SMALLS, DEPUTY ADMINISTRATOR *W.L.S. 5/24*

FROM: PHIL SABATINO *PS* DEPT. FACILITIES

SUBJECT: CONVEYANCE OF APPROX. 3 ACRES OF LAND AT 13 ROMNEY STREET TO LID, OZ I

REQUEST: AUTHORIZE THE CONVEYANCE OF APPROX. 3 ACRES OF LAND AT 13 ROMNEY ST. TO LID, OZ I AS ASSIGNEE OF LAUREL ISLAND DEVELOPMENT

COMMITTEE OF COUNCIL: FINANCE DATE: June 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Mara Belle</i></u>
Procurement/Contracts	<input type="checkbox"/>	<input type="checkbox"/>	_____
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	_____
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	_____
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	<input type="checkbox"/>	_____

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
			\$0.00	

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Paul Hill*

Fiscal impact: *Funds will fund capital projects in the Environmental Management Fund.*

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

SITUATION

At a meeting of County Council held on November 21, 2019, Council voted to Authorize the County to enter into the Morrison Right of Ways Purchase Agreement for a portion of the County owned property located at 995 Morrison Drive and a Master Property Exchange Agreement ("Agreement"), with Laurel Island Development ("LID"), which provides LID, an option ("Romney Purchase Option") to purchase the County owned property located at 13 Romney Street per the terms set forth in the Agreement.

Pursuant to the required terms in the Agreement, the County provided LID written notice that it had ceased operations at the Romney Street Property and had vacated the property effective February 26, 2021. This notice provided LID six months to exercise the Romney Purchase Option.

On May 24, 2021, County received written notice from LID's Legal Council that LID is choosing to exercise their option to purchase 13 Romney Street per the terms set forth in the Agreement.

ACTION REQUESTED OF COUNCIL

Authorize the Conveyance of approximately 3 acres of Real Property located at 13 Romney Street to LID, OZ I, LLC as assignee for Laurel Island Development for Three Million Dollars (\$3,000,000.00).

DEPARTMENT HEAD'S RECOMMENDATION

That Council:

- Approve and give first reading to an ordinance authorizing the conveyance of approximately 3 acres of Real Property located at 13 Romney Street to LID, OZ I, LLC as assignee for Laurel Island Development for Three Million Dollars (\$3,000,000.00)
- Authorize the Chairman to execute all documents required for the conveyance of 13 Romney Street with the understanding that legal will review all documents.

HELLMAN & YATES, PA
ATTORNEYS AND COUNSELORS AT LAW

BRIAN A. HELLMAN
DIRECT VOICE 843 414-9753
BH@HELLMANYATES.COM

HELLMAN & YATES, PA
105 BROAD STREET, THIRD FLOOR
CHARLESTON, SOUTH CAROLINA 29401
V 843 266-9099
F 843 266-9188

May 24, 2021

VIA EMAIL (SMiller@charlestoncounty.org)

Ms. Stacy L. Miller BIC, CPM
Charleston County
4045 Bridge View Drive, Suite B238
North Charleston, SC 29405-7464

RE: Notice of Choice to Exercise Romney Property Purchase Option at 13 Romney Street,
Charleston, South Carolina

Dear Stacy:

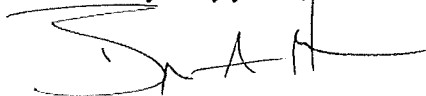
Pursuant to the terms and conditions set forth in the Master Property Exchange Agreement and Other Matters Related Thereto (the "Agreement"), between Laurel Island Development, LLC ("LID") and the County of Charleston ("County") dated February 19, 2020, LID intends to exercise the Romney Property Purchase Option so as to effectuate a closing around the end of July or early August, but no later than the September 26 deadline.

LID will likely assign the purchase right to LID OZ II, LLC ("LID OZ").

Should you have any questions or concerns, or need any further action on our part, please do not hesitate to contact me.

With kindest regards, I am

Very truly yours,



Brian A. Hellman

BAH/keb
Enclosures

7.

**BUILDING
SERVICES ITEMS**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR
THROUGH: WALT SMALLS, CHIEF DEPUTY ADMINISTRATOR *W.L.S. 5/20*
FROM: HAKIM BAYYOUND *HB* **DEPT.** BUILDING INSPECTION SERVICES
SUBJECT: ADMINISTRATIVE REVISIONS TO CURRENT FLOOD ORDINANCE
REQUEST: APPROVE REVISIONS TO FLOODPLAIN MANAGEMENT ORDINANCE 2124
COMMITTEE OF COUNCIL: FINANCE **DATE:** ~~5/17/2021~~ 6/3/2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Marco Belle</i></u>
Procurement/Contracts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u></u>
Zoning Regulations / Comp. Plan Compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Paul Green</i></u>
Community Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u></u>
Grants Auditor	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u></u>
Other: Building Inspection Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>[Signature]</i></u>
Other: Public Works	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u><i>Li Ann For Steve Thigpen</i></u>

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Mark Gile*
Fiscal impact: NONE

COUNTY ADMINISTRATOR'S SIGNATURE: *William Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

Charleston County Flood Ordinance 2124 adopted 10/06/2020 requires administrative revisions to provide clear and accurate guidance to the constituents and stakeholders in Charleston County concerning construction in the Special Flood Hazard Area (SFHA).

The proposed changes follows:

Article II

Section 9-10 "Definitions"

(Page 3) (Deleted Sentence)

- *Addition* (to an existing building) is an extension or increase in the floor area or height of a building or structure. Where a firewall or load-bearing wall is provided between the addition and the existing building, the addition(s) shall be considered a separate building and must comply with the standards for new construction.

Reasoning: Flood Ordinance 2124 allows additions to match existing first floor elevation if the home was built before November 15, 1973 and the addition is not a substantial improvement. The definition added from the model state ordinance contradicts what the County allows and should be corrected.

(Page 5) (Date Changed)

- *Existing construction* is, for the purposes of determining rates, structures for which the start of construction commenced before November 15, 1973. "Existing construction" may also be referred to as "existing structures".

Reasoning: Date needs to be corrected to the adoption date of the County's first Flood Insurance Rate Map (FIRM)

Sec. 9-41. Specific standards in addition to 9.40 general standards for Unnumbered A Zones and AE Zones (Sec. 9-41.3.c)

(Page 21) (Design Flood Elevation (DFE) to replace Base Flood Elevation (BFE))

- Only the portions of openings that are below the design flood elevation (DFE) can be counted towards the required net open area.

Reasoning: The Building Inspections Department regulates construction to the design flood elevation (base flood elevation plus freeboard requirement), not the base flood elevation. This is an error and needs to be corrected

Sec. 9-72. Ordinance cumulative.

(Page 31) (Replace ##### with 2075)

- The provisions of this Ordinance are to be cumulative of all other Ordinances or parts of Ordinances governing or regulating the same subject matter as that covered herein, provided, however, that all prior Ordinances or parts of Ordinances inconsistent with or in conflict with any of the provisions of this Ordinance, including, but not limited to, Ordinance No. 2075 2035, 1838, 1526, and 1349, are hereby expressly repealed to the extent of any such inconsistency or conflict. The enactment of this Ordinance shall not serve to terminate or be cause for the termination of the prosecution of any civil or criminal actions under the prior Ordinances which were pending at the time of the enactment hereof.

Reasoning: ##### will need to be corrected to 2075 to reflect that Flood Ordinance 2075 preceded Ordinance 2124.

ACTION REQUESTED OF COUNCIL

Approve the Department Head's recommendation.

DEPARTMENT HEAD'S RECOMMENDATION

Approve and give first reading to an ordinance amending the Charleston County Flood Ordinance #2124 affecting *Section 9-10 "Definitions, Section 9-41 Specific standards in addition to 9.40 general standards for Unnumbered A Zones and AE Zones (Sec. 9-41.3.c) and; Section 9-72. Ordinance cumulative.*

8.

**PROCUREMENT
ITEMS**

COMMITTEE AGENDA ITEM

TO: BILL TUTEN, COUNTY ADMINISTRATOR

THROUGH: CORINE ALTENHEIN, DEPUTY ADMINISTRATOR *CA Alt*

FROM: BARRETT J. TOLBERT *BST* DEPT. PROCUREMENT

SUBJECT: FIRE RECORDS MANAGEMENT SYSTEM (RMS)

REQUEST: AWARD OF CONTRACT

COMMITTEE OF COUNCIL: FINANCE DATE: JUNE 3, 2021

COORDINATION: This request has been coordinated with: (attach all recommendations/reviews)

	Yes	N/A	Signature of Individual Contacted
Legal Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Marc Bilby</i>
Procurement/Contracts	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Barrett J. Tolbert</i>
Zoning Regulations / Comp. Plan Compliance	<input type="checkbox"/>	<input type="checkbox"/>	
Community Services	<input type="checkbox"/>	<input type="checkbox"/>	
Grants Auditor	<input type="checkbox"/>	<input type="checkbox"/>	
Other: Consolidated Dispatch	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>J. Lake Jr</i>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	

FUNDING: Was funding previously approved? yes no n/a

If yes, provide the following:	Org.	Object	Balance in Account	Amount needed for item
	5B2005001	66767		

NEED: Identify any critical time constraint.

BUDGET OFFICER SIGNATURE: *Rachel Shibe*

Fiscal impact: Funds are available in the Consolidated Dispatch fund. Please note that the Fire Agencies will reimburse the County for associated costs of the Fire RMS program.

COUNTY ADMINISTRATOR'S SIGNATURE: *William P. Tuten*

ORIGINATING OFFICE PLEASE NOTE:

DUE DATE TO ADMINISTRATOR'S OFFICE IS 5:00 P.M. ON TUESDAY OF THE WEEK PRECEDING THE COMMITTEE MEETING.

SITUATION

Proposals were received to purchase a Fire Records Management System (RMS) software based on the scope of work presented in the Request for Proposal (RFP) No. 5529-21L.

The existing RMS is used by ten fire agencies within Charleston County has reached "end of life" and will no longer be supported by the vendor. The ten fire agencies met and developed a scope of work that require a new system to be National Fire Incident Reporting System (NFIRS) 5.0 and National Emergency Medical Services Information System (NEMSIS) 3 compliant for a projected go-live of Q1 of 2022. The system is Commercial-Off-The-Shelf (COTS) to the maximum extent allowed, and flexible enough to add or remove agencies as needed.

The following firms submitted proposals:

- EPR Systems USA, Inc. – Fireworks Software
- ImageTrend, Inc.
- Locality Media, Inc. DBA First Due
- SHI International in partnership with CSI Technology Group

The evaluation committee reviewed the submitted proposals for compliance with the RFP requirements and recommends awarding a contract to ImageTrend.

The evaluation committee members consisted of staff from:

- City of Charleston FD
- James Island FD
- Mt Pleasant FD
- North Charleston FD
- St Johns FD
- Awendaw-McClellanville FD
- Charleston County Consolidated Dispatch

ACTION REQUESTED OF COUNCIL

Authorize award of contract.

DEPARTMENT HEAD RECOMMENDATION

- Authorize staff to enter into negotiations with ImageTrend, Inc., and if successful, enter into a contract for Fire Records Management System (RMS). If unsuccessful in negotiations, authorize staff to move forward with the next highest ranked firm.
- Price proposals will be discussed in executive session, if desired.
- Funds are available in the Consolidated Dispatch fund. Please note that the Fire Agencies will reimburse the County for associated costs of the Fire RMS program.