

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD

POST OFFICE DRAWER 1228
BEAUFORT, SOUTH CAROLINA 29901-1228

TELEPHONE: (843) 255-2000

FAX: (843) 255-9401

www.bcgov.net

D. PAUL SOMMERVILLE
CHAIRMAN

GERALD W. STEWART
VICE CHAIRMAN

COUNCIL MEMBERS

CYNTHIA M. BENSCH
RICK CAPORALE
GERALD DAWSON
BRIAN E. FLEWELLING
STEVEN G. FOBES
ALICE G. HOWARD
WILLIAM L. MCBRIDE
STUART H. RODMAN
ROBERTS "TABOR" VAUX

Committee Members:

Brian Flewelling, Chairman
Alice Howard, Vice Chairman
Gerald Dawson
Steve Fobes
William McBride
Jerry Stewart
Roberts "Tabor" Vaux

GARY T. KUBIC
COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA

NATURAL RESOURCES COMMITTEE

Monday, February 9, 2015

2:30 p.m.

Large Meeting Room, Bluffton Branch Library
120 Palmetto Way, Bluffton

Staff Support:

Tony Criscitiello, Planning Director
Ed Hughes, Assessor
Eric Larson, Division Director
Environmental Engineering
Dan Morgan, Division Director
Mapping & Applications

1. CALL TO ORDER – 2:30 P.M.
2. RECOMMENDATION BY THE STORMWATER MANAGEMENT UTILITY BOARD AND ADMINISTRATION TO APPROVE ATM WORK ORDER TO CONDUCT A FIVE-YEAR STORMWATER RATE STUDY OF THE UNINCORPORATED PARCELS WITH BEAUFORT COUNTY ([backup](#))
3. A. SOUTHERN BEAUFORT COUNTY FUTURE LAND USE MAP AMENDMENT FOR R600-039-00B-0038-0000 (41.7 ACRES OFF ULMER ROAD IN BLUFFTON) FROM RURAL TO URBAN MIXED USE; OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO
- B. SOUTHERN BEAUFORT COUNTY ZONING MAP AMENDMENT/REZONING REQUEST FOR R600-039-00B-0038-0000 (41.7 ACRES OFF ULMER ROAD IN BLUFFTON, TO BE KNOWN AS MAY RIVER WOODS PLANNED UNIT DEVELOPMENT) FROM RURAL WITH TRANSITIONAL OVERLAY (R-TO) TO PLANNED UNIT DEVELOPMENT (PUD); OWNER: PLYCO FARMS, LLC / APPLICANT: JOE PITTS, JR. / AGENT: DON GUSCIO / Withdrawn by applicant ([backup](#))
4. CONSIDERATION OF REAPPOINTMENTS AND APPOINTMENTS
 - A. Design Review Board ([backup](#))
 - B. Historic Preservation Review Board
 - C. Planning Commission
 - D. Rural and Critical Lands Preservation Board
 - E. Zoning Board of Appeals
5. ADJOURNMENT





COUNTY COUNCIL OF BEAUFORT COUNTY
PURCHASING DEPARTMENT
102 Industrial Village Road, Building 3
Post Office Drawer 1228
Beaufort, South Carolina 29901-1228

TO: Councilman Brian Flewelling, Chairman, Natural Resources Committee
FROM: Eric W. Larson, Director of Environmental Engineering *Eric W. Larson*
SUBJ: **FY 2015 Stormwater Services Contract – Task Order 4, Rate Study**
DATE: February 9, 2015

BACKGROUND: Beaufort County entered into a contract with Applied Technology & Management, Inc. (ATM) for engineering and consulting services on August 19, 2014 for Beaufort County Stormwater Management needs for FY 2015. Task Order #4 under that contract involves ATM assisting the County with a stormwater utility rate study. The ATM team will conduct a detailed cost of service and rate studies concurrent with the budgeting process for the fiscal year that will begin July 1, 2015. The team will develop a number of options that meet revenue requirements and select up to six that meet the County's needs for revenue sufficiency, appropriate allocation of costs to utility customers in underlying jurisdictions, defensibility, and reasonable equity for complete analysis and documentation. The outcomes and deliverables from this task order will include documentation of up to six alternatives for meeting revenue requirements over the five-year planning period.

FUNDING: Primary Funding - 50250011-51160, Stormwater Fees; CIP Funds.

PROPOSED COST: \$48,521

FOR ACTION:

The Stormwater Utility Board meeting February 4, 2015. Recommendation: Approval
Natural Resources Committee meeting February 9, 2015.

RECOMMENDATION: The Stormwater Utility Department recommends that the Natural Resources Committee approve the Task Order #4 award to Applied Technology & Management, Inc. (ATM), for engineering and consulting services for Beaufort County's Stormwater Utility Rate Study.

CC: Gary Kubic, County Administrator *Gary Kubic*
Josh Gruber, Deputy Administrator
Alicia Holland, Chief Financial Officer

Att: ATM Task Order #4

**Stormwater Management Utility Board
Approval - February 4, 2015**

**TASK ORDER NUMBER 4
BEAUFORT COUNTY, SC
STORMWATER SERVICES CONTRACT**




Issued To: Applied Technology & Management, Inc.
P.O. BOX 20336
CHARLESTON, SC 29401
(843) 414-1040

Beaufort County PO Number: _____ **Date Issued:** January 26, 2015

Maximum Cost Not to Exceed: \$48,521.00 **Date Accepted:** February __, 2015

Accepted by: _____
Eric Larson, SW Manager

Issued by: 
Anthony Maglione, VP

Task Title: Stormwater Utility Rate Study

Description of Task: The ATM team will assist Beaufort County Stormwater (County) with a detailed stormwater utility rate study as a supplemental task to the financial planning services provided under Task 3. Under Task 3, the team conducted a full accounting of planned stormwater program costs over the next five years, which are expected to increase driven by the combination of existing operations and maintenance activities, a significant capital project backlog, and emerging NPDES compliance needs. The financial planning task resulted in the development and consideration of a number of funding options, all of which included a rate adjustment, which were described in the County Council stormwater workshop meeting January 22, 2015.

The ATM team will conduct detailed cost of service and rate studies concurrent with the budgeting process for the fiscal year that will begin July 1, 2015. The rate study will begin with a thorough assessment of the County's rate base and the data development necessary to standardize the underlying rate base data. The County has been performing ongoing stormwater fee adjustments for individual parcels since utility implementation years ago. A rate study performed in 2005 summarized parcels into their current billing categories. However, the data have not been maintained in a systematic way such that the entire rate base is easily discernable. The ATM team will use available GIS and tax data to characterize the distribution of properties between bill classes both within the unincorporated County and in each underlying jurisdiction in order to more clearly understand the existing stormwater fees and the impact of a rate or rate structure adjustment. This assessment will be supportive of modeling potential minor changes to the rate structure with regard to gross parcel area and lightly developed parcels. It is anticipated that rate base assessment and data development will take place in February and March 2015.

Based on the established rate base, the team will refine and populate the model developed under the financial planning task to analyze different strategies for the County to meet its stormwater program revenue requirements. The strategies may include:

- tax funding
- rate adjustments
- debt issuance
- a change in rate structure to include a gross area fee component
- adjustments to administrative charges charged to incorporated jurisdiction customers (informed by the cost of service study)
- a surcharge to incorporated jurisdiction customers for County-wide system costs (informed by the cost of service study)

Modeling will also accommodate analysis of jurisdictional revenue adjustments should the incorporated areas choose to adopt the refined rate structure (if applicable).

With the County's guidance, the team will develop a number of options that meet revenue requirements and select up to six that meet the County's needs for revenue sufficiency, appropriate allocation of costs to utility customers in underlying jurisdictions, defensibility, and reasonable equity for complete analysis and documentation. Once the ATM team has fully documented the alternatives, which is expected by the end of April, the team and County staff will determine a recommended alternative based on all available considerations. A final report will document all six alternatives and the recommended approach (of the six), including the associated rate adjustment. If debt issuance is included as part of the recommended approach, this report will include next steps to achieve that end, including an opinion of cost, but debt issuance support is specifically not a part of this scope. Finally, the ATM team will assist the County with adopting the recommended rate adjustment and instating other financial policy changes in support of the recommendation in time for adoption of the FY 2015-2016 budget.

The outcomes and deliverables from this task order will include documentation of up to six alternatives for meeting revenue requirements over the five-year planning period. The ATM team will provide a summary for each that includes necessary rate increases and projected revenue over time, and highlights the advantages or disadvantages of each approach. To support alternative assessment, the ATM team will participate in or facilitate up to three meetings with the Stormwater Advisory Board, Natural Resources Committee or the County Council, and County staff. Once a preferred alternative is determined, the ATM team will develop and deliver a report in support of that option. The team will provide rate adjustment assistance during the budgeting process in the form of Council meeting attendance and participation during the June 2015 budget adoption process. The team will also provide digital copies (tables, databases, and queries) of revised billing data and work with staff to incorporate those data into the County environment to the greatest extent possible.

Cost Estimate (Maximum not to Exceed):

- Time: Program Manager – 28 hours @ \$165/hr.=\$4,620
Project Manager – 70 hours @\$165/hr = \$11,550
Senior Manager – 16 hours @\$165/hr = \$2,640
Senior Finance Manager – 12 hours @\$165/hr = \$1,980
Senior Consultant – 108 hours @165/hr = \$17,820
GIS Specialist – 23 hours @\$85/h =\$1,955
- Travel, lodging, and meals: \$3,520 (estimated)

Subtotal: \$44,085

- Contingency: \$4,436

Total: \$48,521

It is understood that the exact effort needed to complete this Task may vary depending upon the results of various meetings and County input. The County and ATM agree that ATM will track the overall task cost and will advise the County in writing PRIOR TO exceeding the maximum cost not to exceed noted above. This task order may be modified in the future by mutual agreement of the parties if needed to adjust the maximum cost not to exceed.

VAUX MARSCHER BERGLIND

A SOUTH CAROLINA PROFESSIONAL ASSOCIATION

ROBERTS VAUX
WILLIAM F. MARSCHER, III
MARK S. BERGLIND

ANTONIA LUCIA, SC & NY
ROBERTS "TABOR" VAUX, JR.

ATTORNEYS AND COUNSELORS AT LAW
POST OFFICE BOX 769 (MAILING)
1251 MAY RIVER ROAD (PHYSICAL)
BLUFFTON, SOUTH CAROLINA 29910
843.757.2888 (OFFICE)
843.757.2889 (FAX)

OF COUNSEL:
JAMES P. SCHEIDER, JR.
JUSTIN JOHN PRICE
MAC DUNAWAY, DC ONLY

Roberts.vaux@vmblawfirm.com

January 27, 2015

Via Email Transmission Only tonyc@bcgov.net

Anthony J. Criscitiello
Beaufort County Planning Director
PO Drawer 1228
Beaufort, SC 29901-1228

RE: May River Woods Development

Dear Tony:

This letter serves to confirm our conversation to withdraw the PUD application for the above referenced property from the agenda for the Beaufort County Council Natural Resources Committee meeting scheduled for February 2, 2015.

Sincerely,

VAUX MARSCHER BERGLIND, PA



Robert Vaux, Esq.

OTHER OFFICE:
16 WILLIAM POPE DRIVE, SUITE 202
OKATIE, SOUTH CAROLINA 29909
(843) 705-2888 (OFFICE)
(843) 705-2889 (FAX)



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Multi-Government Center • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

TO: Natural Resources Committee of Beaufort County Council
FROM: Anthony Criscitiello, Beaufort County Planning Director
DATE: January 5, 2015
SUBJECT: **Design Review Board Appointments**

One of the changes that has occurred with the adoption of the Community Development Code is the consolidation of the Northern and Southern Beaufort County Corridor Review Boards (CRBs) into one countywide Design Review Board (DRB). Below is a list of 6 recommended candidates to serve on the 7 member Design Review Board. We will have the recommendation for the seventh member by the February Natural Resources Committee meeting.

Design Review Board			
Member	Position	Exp.	Former Position
James Atkins	Architect	2/17	SCRB
Pearce Scott	Architect	2/18	SCRB
John Michael Brock	Landscape Architect	2/17	NCRB
James Tiller	Landscape Architect	2/18	--
Vacant	Design Professional		--
Peter Brower	Design Professional	2/19	NCRB
Donald Starkey	Citizen At-Large	2/19	NCRB