

**MINUTES
COMMUNITY SERVICES COMMITTEE**

August 19, 2019

Executive Conference Room, Administration Building
Beaufort County Government Robert Smalls Complex
100 Ribaut Road, Beaufort, South Carolina 29902

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

ATTENDANCE

Present: Committee Chairman Lawrence McElynn, Vice Chairman Michael Covert,
York Glover, Gerald Dawson and Chris Hervocho

Absent:

Ex-officio: Alice Howard, Paul Sommerville, Joseph Passiment and Stu Rodman (Non-
committee members of Council serve as ex-officio members and are entitled to
vote.)

Staff: Chris Inglese, Deputy County Attorney; Phil Foot, Assistant Administrator; Barbra
Holms, Beaufort County Open Land Trust; Steve Donaldson, Alcohol and Drug
Abuse Department; Ray McBride, Library Director; Ashley M Jacobs, Beaufort
County Administrator; Monica Spells, Assistant Administrator; Tom Keaveny,
County Attorney and Anna Maria Tabernik, Library Board of Trustees

Media: Joe Croley, Lowcountry Inside Track

CALL TO ORDER

Councilman McElynn called the meeting to order at 1:00 p.m.

[Public notification of this meeting has been published, posted, and distributed in compliance with
the South Carolina Freedom of Information Act]

APPROVAL OF AGENDA

Motion: It was moved by Councilman Covert, seconded by Councilman Dawson, that committee
approve the agenda as presented. The vote: YEAS – Councilman Covert, Councilman Hervocho,
Councilman Rodman, Councilman Glover, Councilman Sommerville, Councilwoman Howard,
Councilman Passiment and Councilman McElynn. The motion passed.

APPROVAL OF MINUTES

Motion: It was moved by Councilman Covert, seconded by Councilman Glover to approve the
minutes from May 20, 2019. The vote: YEAS – Councilman Covert, Councilman Hervocho,
Councilman Rodman, Councilman Glover, Councilman Sommerville, Councilwoman Howard,
Councilman Passiment and Councilman McElynn. The motion passed.

CITIZEN COMMENTS

Mrs. Tabernik requested to speak after Mr. McBride's Library Presentation

ACTION ITEMS

Item: Library Systems Update regarding options available for a Pritchardville area/ New Riverside Branch as well as expansion of the Burton Wells Branch – Ray McBride, Library Director

Discussion: Mr. McBride started the discussion with addressing the options available for the Prichardville/ New Riverside Branch. His staff has been looking at options for new branches within the library system. Mr. McBride reminded the committee that library impact fees are not collected in the City of Beaufort and the Town of Port Royal however, both councils have stated they are willing to revisit this issue once the new impact fee study is complete. Fees have not been adjusted in the last ten years but Mr. McBride feels they will be adjusted after the new study. Currently there are five impact fee districts in Beaufort County and he believes the new proposal will change that to two districts, north and south of the broad. Mr. McBride provided the committee with the current status of library impact fees collected. Impact fees can be utilized for both proposed projects. Bluffton library impact fees = \$2,819,714. 00 and Burton library impact fees = \$585,266.00

Those wishing to examine the numbers provided may refer to backup materials in the agenda posted online

The cost associated with the revised Library Facilities Master Plan is approximately ten million dollars. The only two new facilities the board of trustees feels are needed are Prichardville and Burton Wells. The developer's proposal includes three options.

Robert Small, with Avtex Commercial Properties, spoke as to the design and layout of the proposed Prichardville site branch. The layout allows for visibility of the library both day and night. Option one consist of Avtex selling the 1.25 acres to the library system for \$800,000 an acre. Option two consist of the library system leasing the property from Avtex and renting for 15 years at 6 ½ percent totaling \$422, 000 a year. Option three consist of a ten year lease with an option for buyout.

Motion: It was moved by Councilwoman Howard, seconded by Councilman Hervochoch to refer the three options for the Prichardville / New River Branch back to executive staff for recommendation on how council should proceed with a very clear understanding of where the funding for this project would be coming from. The vote: YEAS – Councilman Covert, Councilman Hervochoch, Councilman Rodman, Councilman Glover, Councilman Sommerville, Councilwoman Howard, Councilman Passiment and Councilman McElynn. The motion passed.

Discussion: Mr. McBride stated expanding to Burton Wells has been in the library's plan for well over ten years but has been dropped by the wayside. There is no branch library in the Burton Wells area. Currently customers must drive to downtown Beaufort or to the Lobeo library. Potential

branch in the Burton-Wells area could potentially serve 10,000 customers. This library would be twice the size of the Lobeco branch.

Motion: It was moved by Councilman Dawson, seconded by Councilman Glover to allow Mr. McBride to begin an inquiry in corporation with Mr. Phil Foot to explore the possibility of placement of a 5,000 square foot facility at the Burton Wells Recreation Center. The vote: YEAS – Councilman Covert, Councilman Hervochoon, Councilman Rodman, Councilman Glover, Councilman Sommerville, Councilwoman Howard, Councilman Passiment and Councilman McElynn. The motion passed.

Recommendation: For Mr. McBride to begin an inquiry in corporation with Mr. Phil Foot to explore the possibility of placement of a 5,000 square foot facility at the Burton Wells Recreation Center.

CITIZEN COMMENTS

Mrs. Tabernik, with the Library Board of Trustees, stated Beaufort Libraries have exploded over the past few years and now offer services they never dreamt of. The Burton Wells Branch would be a great opportunity and the Prichardville Branch would take care of the growth in that area.

ADJOURNMENT

The meeting adjourned at 1:42 p.m.

Ratified by Committee: September 16, 2019