

**BEAUFORT COUNTY PARKS & LEISURE SERVICES  
ADVISORY BOARD MINUTES**

Burton Wells Recreation Center  
Thursday, December 4, 2008  
2:30 PM

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**Board Members Present:** Arthur Middleton, Chairman  
Allan Stern, Vice Chairman  
Robert Anderson  
Bill Evans  
Corrine Hagood  
Thomas Mobley

**Board Members Absent:** William Brown  
William Grayson  
Michael Manesiotis

**Staff Present:** John Miller, Director of Northern Beaufort PALS  
Joseph Penale, Director of Southern Beaufort PALS  
Sherry Jones, Assistant to PALS Directors

**Guests Present:** Tim Bennett, Town of Bluffton  
Laura Budak, Town of Bluffton  
Laura Morgan, Director of Planning, Town of Bluffton

**CALL TO ORDER**

The meeting was called to order by Arthur Middleton, Chairman, at 2:35 pm.

**APPROVAL OF DECEMBER 4, 2008 AGENDA**

It was motioned by Allan Stern and seconded by Thomas Mobley to approve the December 4, 2008 agenda. The motion was moved and passed unanimously.

**APPROVAL OF NOVEMBER 6, 2008 MINUTES**

It was motioned by Corinne Hagood and seconded by Allan Stern to approve the November 6, 2008 minutes. The motion was moved and passed unanimously.

**PUBLIC COMMENT**

There was no public comment.

**TOWN OF BLUFFTON PRESENTATION ON OYSTER FACTORY PARK DEVELOPMENT**

Laura Morgan updated Board Members on the Oyster Factory Development. Per Ms. Morgan, the plan has been revised to meet needs of citizens and area. The project began in 2002 with public meetings to determine how the Park should be upgraded and developed. Since 2002, there have been six guided principals that the Town has governed itself by with the development of this property: (1) Create a natural and peaceful park; (2) Improvements should include picnic area, lighting, and sidewalk area; (3) Maintain the boat landing and expand access for boating; (4) Site should not

be overbuilt; (5) The site should be accessible; and (6) Parking spaces should not be maximized. Over the past years, the Town has been working on a plan to incorporate all of the principals within the six acres of land that has been acquired. Ms. Morgan and Mr. Bennett used a large scale picture of the property to show the Board where various developments will be located such as parking, expanded boating area, picnic areas including oyster roasting tables, etc. The Town has also received requests to address security issues, an area for kayak storage, and an area for spectators during events such as kayak racing. The total cost of the project will be \$2.2 million. Phase I will address the stormwater issues of Wharf Street, stabilization of the garden house, and nature trails. Phase I will cost \$600,000. It consists of stormwater, Wharf Street drainage stabilizations, stabilization of the bluff and the side road, garden house stabilization, parking runoff, installation of security cameras, refining oyster tables, and defining nature trails and landscape. Phase II will cost \$600,000, Phase III is \$600,000; and Phase IV is \$400,000. The first three phases will address the issues in Phase I. The final phase will try to address public restroom areas and the purchase of motored vehicles for ground staff. Mr. Penale explained that this is a joint venture between the County and the Town of Bluffton. The County has assigned \$200,000 in its 2005 CIP for the development of the Oyster Factory.

Mr. Evans expressed his concern of stormwater runoff and how it will affect the area and oysters. Mr. Evans also asked what the support level was for additional parking, boat ramps, would there be a rate schedule to assist with upkeep, and will the town look at possibly placing four way stop signs or lighting in the area as traffic increases. It was explained by Ms. Morgan and Mr. Penale that all of these issues are being looked at and the County currently has a fee schedule for rentals for the area.

Mr. Stern suggested that the development should stay simple because the more requests that are made, the more problems will arise.

Ms. Morgan asked the Board for a Letter of Support regarding the Conceptual Project Plan for the Oyster Factory Development. It was motioned by Mr. Robert Anderson to write a letter of support regarding the conceptual plan for development of the Oyster Factory and second by Mr. Thomas Mobley. The motion was moved and passed unanimously.

## COMMITTEE REPORTS

There were no committee reports.

## DEPARTMENTAL UPDATE

*Northern Beaufort – John Miller, Jr. reporting*

- A. Fort Fremont Park – Awaiting final pages of the Preservation Plan from Cullen Chambers. Once the completed plan is received, PALS will move forward with Master Plan for Fort Fremont. Mr. Mobley voiced his concerns of security at the fort as well as safety with no railings along the edges.
- B. Crystal Lake Park – Lad Howell is working on the project to expedite the negotiations. The negotiations process should be completed by late Winter or early Spring.
- C. Senior Services Center – Scheduled to be completed by first week of December. Suzanne Larson is checking schedules of the County Council, PALS Board, and Luetienant Governor's office because grant received for construction. Open house is scheduled for January 21, 2009 at 10:00 am. A backup date is January 23, 2009.
- D. Agnes Major Center Lease Agreement – Suggested amendments by Attorney Lad Howell have been forwarded to the Boys and Girls Club. PALS is awaiting a response.
- E. Coosaw Center Lease – President of Coosaw Association has signed the lease and Mr. Howell has forwarded the document to Mr. Kubic for signature and execution.
- F. St. Helena Elementary Gymnasium Renovation Project – Met with Phyllis White and staff several months ago and discussed renovations at the site. Ms. White approached the County Joint Committee

which is comprised of County and School Officials to discuss the County's joint venture to complete its portion of renovations to the PALS portions while the District complete theirs in 2010. Councilman McBride suggested that Mr. Miller come up with a plan to present to the PALS Board and follow through the chain to complete projects that pertain to the County along with the School District. Mr. Miller explained that the County will replace the scoreboards in the gym and add mirrors and new flooring in the fitness room. The school district will be refurbishing the bleachers, replace the gym floor, renovate the restrooms, and repave the parking spaces. Mr. Stern asked why the District didn't include funding for this project in the bond referendum just voted upon. Mr. Stern also stated that PALS should not join in this effort because if it is done for one school it has to be done for all. Mr. Middleton asked if PALS has programs at other District facilities. Mr. Miller clarified that when the District built the new St. Helena Elementary School, they were going to demolish the old gym. The County (PALS) approached the District and asked that a joint interest be taken to keep the gym to allow use for PALS and District programs. The County provided \$50,000 to assist with the joint venture. Mr. Miller explained that St. Helena Gym is the only District school facility that PALS has physical presence in, i.e. PALS runs the fitness room and hold games in the gymnasium. The renovations are projects that the County (PALS) would have to do eventually such as the scoreboards that will need to be replaced next year. Mr. Mobley asked what the amount would be for renovations. Mr. Miller explained that he would have to check prices but estimates no more than \$10,000 from CIP.

**Mr. Miller asked the Board for a Letter of Support to enter into joint venture with the Beaufort County School Board to renovate St. Helena Gymnasium. It was motioned by Mr. Thomas Mobley to write a letter of support to enter into joint venture based upon the amount with the Beaufort County School Board to renovate St. Helena Gymnasium and second by Ms. Corinne Hagood. The motion was moved and passed. Mr. Evans abstained from voting due to possible conflict of interest. Mr. Stern voted against. Mr. Anderson, Ms. Hagood, Mr. Middleton, and Mr. Mobley voted in favor.**

- G. PARD – Presented to Finance Committee on Tuesday, December 2, 2008 and will go to Council on Monday, December 8, 2008.
- H. Lady's Island Park – Mr. Miller was notified by Mr. Kubic on Tuesday after the Finance Committee's meeting that the County would be purchasing Mr. Infinger's property to finalize the necessary acreage for construction of a park.
- I. Board Meeting Calendar – Mr. Miller called Board's attention that the January meeting will be on the 8<sup>th</sup> instead of the 1<sup>st</sup> because it's a holiday.

*Southern Beaufort – Joe Penale reporting*

- A. Altamaha - Completed.
- B. Buckwalter Community Park – Council approved Nashburg Construction Company of Charleston. Groundbreaking will take place beginning of January.
- C. Bluffton Tennis Courts – Resurfaced this month using PARD funds and a \$3,000 gift from the Tennis Association of Bluffton.
- D. The Bluffton Center & Gymnasium – Almost completed. The gym was used on Monday, November 24<sup>th</sup> for Basketball evaluations.
- E. Skate Park at Buckwalter – There has been one meeting to discuss placing a skate park. The next meeting will cover funding possibilities, site locations, and design options.
- F. Soccer Lights for Buckwalter Park – Bids scheduled to go out January or February 2009.
- G. Lining of Fields – The County currently lines the ball fields in Southern Beaufort County for Hilton Head and Bluffton Baseball Programs. The County only lines the ball fields in Northern Beaufort County for PALS programs only. Mr. Penale asked the Board to approve that Hilton Head and Bluffton Baseball

Associations line their own fields and the County only line fields for Southern PALS events as they do for Northern PALS. The Board all agreed unanimously that all organizations be in charge of lining their own fields and the County be responsible for County sponsored events (PALS). Mr. Middleton asked Mr. Penale if the Board needed to vote on it. Mr. Penale explained that the Board did not need to vote but give him permission to notify the organizations of the changes.

#### **OLD BUSINESS**

There was no old business.

#### **NEW BUSINESS**

There was no new business.

#### **NEXT MEETING/ADJOURNMENT**

Chairman Middleton thanked everyone for attending meeting.

Next regularly scheduled meeting will be on Thursday, January 8, 2009 at 2:30 pm at the Bluffton Recreation Center, Bluffton, South Carolina.

The meeting was adjourned at 3:14 PM.