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Citizens may sign to speak in person at the Council Meeting before the regular meeting starts on the Public Comments Sign in Sheet outside the Council Chambers Doors to address County Services and Operations. Presentations are limited to 3 minutes per person, and total input is limited to 30 minutes. Written comments must be submitted by 1PM on the meeting date by emailing comments@jaspercountysc.gov (Ordinance #08-17)

To participate in a **Public Hearing for a specific agenda item**, email written public comments to comments@jaspercountysc.gov by 1:00PM on Monday, May 5, 2025, or sign in on the colored Public Hearing Sign in Sheet outside the Council Chambers Doors before the meeting starts. Public Hearing comments are limited to 3 minutes per person.

Agenda support (e-packet) can be found at:

<https://www.jaspercountysc.gov/government/council/county-council-agendas-e-packets-and-minutes/>

For more information, call 843-717-3696. Instructions may also be found at the Jasper County website www.jaspercountysc.gov



JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue, Ridgeland, SC 29936

Monday, May 5, 2025

AGENDA

5:00 PM – Workshop:

- Jasper County Parks and Recreation Master Plan

Call Workshop to Order - Chairman Kemp

Adjourn workshop.

6:00 PM – Meeting:

1. Call the Meeting to Order by Chairman Kemp

Clerk's Report of Compliance with the Freedom of Information Act: In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.

2. Pledge of Allegiance and Invocation:

3. Approval of the Regular Agenda:

PRESENTATION

4. Michael Bell BJWSA Board Member, Chairman of the BJWSA Under Served Committee

PUBLIC HEARING ONLY

5. Public Hearing Only to receive comments on an Ordinance to amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two (2) new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend minimum lot width requirements in other zoning districts, and amend riparian buffer requirements; amend

Article 8, *Special Purpose Districts*, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, *Conditional Use Review and Regulations*; to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the RP-10 and VC zoning districts; amend Article 22, *Rural Small Lot Subdivision Standards*, to provide alternative standards for subdivisions of family owned lands; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation - 10 Zoning District and the Village Commercial Zoning District.

CITIZEN COMMENTS

Open Floor to the Public per Ordinance Number #08-17 Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6:00PM start time on the Sign-In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.

PROCLAMATION:

6. [Vice Chairman Rowell](#) – 100th Year Birthday Proclamation for Rosa Boyles.

RESOLUTIONS

7. [Andrew Fulghum](#) – Consideration of Resolution [#R-2025-33](#) Authorizing the County Administrator to Execute an Amendment to an Intergovernmental Agreement Regarding Affordable Housing.

8. [Kimberly Burgess](#) – Consideration of Resolution [#R-2025-34](#) to Declare Certain Sheriff Office Property to be Surplus and Authorize its Disposal and Disposition Pursuant to Section 2-425 of the Jasper County Code of Ordinances.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

9. [David Tedder](#) – **Public Hearing** and consideration of the **3rd Reading** of Ordinance [#O-2025-11](#) to amend the Jasper County Code of Ordinances by repealing Chapter 28, *Utilities*, Articles II through IV in their entirety and replacing them with a new Article II. (*1st reading 04.07.2025; 2nd reading 04.21.2025*)

10. [Lisa Wagner](#) – Consideration of **1st Reading** of an Ordinance to Amend the Jasper County Code of Ordinances, Chapter 25 – Article III, *Naming and Addressing of Roads*, Section 123 *Definitions*, Section 126 *New Road Names*, and Section 127 *Renaming Roads* so as to make minor revisions for clarification purposes and to provide consistency with state law.

11. [Kimberly Burgess](#) - Consideration of approval of the quotation provided by Johnson-Laux Construction (SC) for the renovation of Levy Community Center not to exceed \$210,000 and to authorize the County Administrator or his designee to execute all necessary documents related to the execution of the contract.

12. **Kimberly Burgess** – Consideration of proposal recommendation for armed security services for the Jasper County Judicial Building, 967 W. Adams Street, Ridgeland, South Carolina and to authorize the County Administrator or his designee to execute all documents necessary to obtain the services.

13. **Kimberly Burgess** – Consideration of the **1st Reading** of an ordinance of Jasper County Council to Amend Jasper County Ordinance No. O-2024-13 For Fiscal Year 2025 Jasper County Budget to Provide for Amendments to the Budget; And to Provide for Effective Date of this Ordinance.

14. **Wanda Giles** – Consideration of an update to the 2025 County Council Regular Meeting Schedule.

15. Administrator's Report:

16. Approval of the Minutes 03.17.2025

17. Councilmember Comments and Discussion:

18. Executive Session SECTION 30-4-70.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – **Tax Map # 063-24-01-003; Animal Shelter Lease; Airport Leases**

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – **Project Quartz; Cypress Ridge Property - 719 Holdings LLC**

ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS. **PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.**

Return to Open Session

- 18.1 Action coming out of Executive Session

**Council may act on any item appearing on the agenda including items discussed in executive session.*

19. Adjournment:

Special Accommodations Available Upon Request to Individuals with Disabilities, please contact the Jasper County ADA & Civil Rights Coordinator, **Tisha Williams** in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at **(843) 717-3690** or via email at jcadministrator@jaspercourtysc.gov no later than 48 hours prior to the scheduled meeting.

AGENDA

ITEM #

Workshop

* *Jasper County Parks and
Recreation Master Plan* *

* *There was no information submitted
for the E-Packet on this item* *

AGENDA

ITEM # 4

No information was provided for this presentation for the e-packet

AGENDA

ITEM # 5

* * This item is for
Public Hearing
ONLY* *

No vote will be taken on this item

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #2024-__

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend Jasper County Zoning Ordinance, Article 5, *Zoning District Regulations*, to add two (2) new primary zoning districts; Rural Preservation – 10 (RP10) and Village Commercial (VC), one (1) new overlay district, Euhaw Overlay District (EOD); amend Article 6, *Use Regulations*, to add uses for the RP-10 and VC zoning districts; amend Article 7, *Primary Districts*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts, amend minimum lot width requirements in other zoning districts, and amend riparian buffer requirements; amend Article 8, *Special Purpose Districts*, to add a new section, Article 8:9 Euhaw Overlay District, which includes design standards and requirements for the Euhaw Overlay District (EOD); amend Article 11, *Conditional Use Review and Regulations*; to add conditions for certain uses; amend Article 15, *Sign Regulations* to add standards for the RP-10 and VC zoning districts; amend Article 22, *Rural Small Lot Subdivision Standards*, to provide alternative standards for subdivisions of family owned lands; and amend the Jasper County Official Zoning Map to re-zone some properties within the Euhaw Broad River Planning Area to the Rural Preservation-10 Zoning District and the Village Commercial Zoning District; Invoking application of the Pending Ordinance Doctrine; and other matters related thereto.

WHEREAS, Jasper County has been in the process of reviewing the Jasper County Comprehensive Plan, *Jasper's Journey* as required by Title 6, Chapter 29 of the SC Code of Laws; and

WHEREAS, Jasper County Council enacted a temporary moratorium for the Euhaw Broad River Planning Area on June 20, 2023 to allow for time to implement any changes to the Comprehensive Plan and/or zoning and land development regulations; and

WHEREAS, Jasper County Council is concerned over the impact that new residential and commercial developments will have on road infrastructure, evacuation routes, streetscapes, traffic congestion, storm water, open space, natural habitats, and the quality of life in the Euhaw Broad River Planning Area; and

WHEREAS, several stakeholder meetings and public engagement meetings have been held over the past year; and

WHEREAS, the Jasper County Planning Department has prepared several zoning text amendments that are consistent with the Jasper County Comprehensive Plan and has submitted those zoning text amendments to the Jasper County Planning Commission; and

WHEREAS, the Jasper County Planning Commission reviewed the proposed zoning text amendments at their June 25, 2024 and April 28, 2024 Special Called Meeting, and reviewed additional changes at their January 14, 2025 meeting, and recommends approval by Jasper County Council; and

WHEREAS, the Jasper County Council finds that it is in the public interest to invoke the pending ordinance doctrine upon first reading of this Ordinance, and announces a public hearing to be held prior to or at second reading of this Ordinance, tentatively scheduled for August 19, 2024 regularly scheduled County Council meeting; and

WHEREAS, this matter is now before the Jasper County Council for determination;

NOW THEREFORE BE IT ORDAINED by the Jasper County Council in council duly assembled and by the authority of the same, adopting and incorporating by reference the foregoing premises:

- 1. Amend Jasper County Zoning Ordinance, Article 5:1, *Zoning District Regulations***, to add two new Primary Zoning Districts, Rural Preservation-10 (RP10) and Village Commercial (VC), and one new Special Purpose District to the Chart of Zoning Districts, amended so as to read as follows:

5:1. Establishment of zoning districts.

PRIMARY DISTRICTS	
R	Residential
RP	Rural Preservation
RP-10	Rural Preservation (10)
RE	Resource Extraction
RC	Resource Conservation
VC	Village Commercial
CC	Community Commercial
GC	General Commercial
ID	Industrial Development
MB	Mixed Business

SPECIAL PURPOSE DISTRICTS	
PDD	Planned Development Districts
FHOD	Flood Hazard Overlay Districts
ACOD	Airport Compatibility Overlay Districts
LLOD	Levy-Limehouse Overlay District
HCOD	Highway Corridor Overlay District
IPOD	Interstate Proximity Overlay District
SFFZ	Solar Farm Floating Zone
GCOD	Gateway Corridor Overlay District
EOD	Euhaw Overlay District

2. **Amend Jasper County Zoning Ordinance, Article 5.3, *Primary Districts***, to define the purpose and intent of both the RP-10 and VC Districts and clarify the intent of the Community Commercial and General Commercial Zoning Districts, as amended so as to read as follows:

RP-10 - RURAL PRESERVATION DISTRICT

The intent of this classification is to preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, plantations, and farmlands, which make up a large part of this area, are essential to clean air, water, wildlife, natural cycles, and a balanced environment, among other things. This district is intended to promote a rural environment of larger acreage lots.

VC - VILLAGE COMMERCIAL

The intent of this classification is to allow for small-scale retail and other commercial uses, typically located at or near roadway intersections, intended to primarily meet the needs of residents in the nearby communities. The design of village commercial uses should reflect vernacular building designs associated with the South Carolina Lowcountry.

CC - COMMUNITY COMMERCIAL

The intent of this district is to provide commercial nodes **and more diverse housing options** in convenient and strategic locations of the county to meet "community needs, and to encourage clustering ~~commercial~~ development as opposed to strip commercial development and commercial sprawl. Community commercial areas are intended to provide adequate, logically placed and convenient locations for commercial establishments in relation to residential housing and to minimize trip generation for those living in ~~zoned rural preservation~~ **more rural areas of Jasper County.**

GC - GENERAL COMMERCIAL DISTRICT

This district is intended to support large commercial development(s) in major unincorporated areas of Jasper County, such as Point South, ~~during the time span of the county's comprehensive plan, to the year 2015.~~ This district is projected to have most public facilities and infrastructure in support of urban development such as schools, sewer, water, streets, etc., and as such is intended to provide the regulations and capital improvements which will support new development. It consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. District regulations permit limited development of generally suburban character, providing for a full range of commercial, institutional, industrial and residential uses.

3. Amend Jasper County Zoning Ordinance, Article 5:4, *Special Purpose Districts*, to define the purpose and intent of the ECHOD Overlay District, amended so as to add to the end of section 5:4 as follows:

EOD EUHAW OVERLAY DISTRICT

The intent of the Euhaw Overlay District is to maintain the rural character of the area, protect important historic, cultural, and natural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, including maintaining and enhancing existing vegetation.

4. Amend Jasper County Zoning Ordinance, Article 6:1, *Permitted Use and Conditional Uses*, Table 1, to add uses for the RP-10 and VC zoning districts and amend other uses that are inappropriate within their respective zoning districts, amended so as to read as follows:

Section 6.1—Table 1

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Sector 11: Agriculture, Forestry, Fishing and Hunting (Sec. 6:2.16)												
Agricultural Production, Crops	111	N	N	P	P	P	N	N	P	P	P	N
Agricultural Production, Livestock, Animals	112											
Livestock, Except Feedlots (Article 11:7.1)	112111	C	N	C	C	P C	N	N	N	P	C	N
Feedlots	112112	N	N	N	N	P C	N	N	N	N	N	N
Poultry and Eggs (Article 11:7.2)	1123	C	N	C	C	P C	C	C	N	N	C	N
Animal Specialties (Article 11:7.3)	1129	C	N	C	C	P	N	N	N	N	C	N
Horses and Other Equine (Article 11:7.3.A)	11292	P C	N	P	P	P	N	N	N	N	P	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
General Farms	11299	P N	N	P	P	P	N	N	P	N	P	N
Fishing, Hunting, Trapping	1141-2	N	N	P	P	P	N	P	P	N	P	N
Agricultural Services	115	N	N	P	P	P	N	P	P	N	P	N
Forestry	11531	N	N	P	P	P	P	N	N	P	P	N
Sector 21: Mining and Mine Operation												
Mining (Article 11:7.4)	212	N	N	N	N	N	N	N	N	N	C	N
Sector 22: Utilities												
Electric, Gas, and Sanitary Services	221											
Electric	2211											
Generation	22111	N	N	N	N	P	N	N	P	P	N	N
Solar Electric Power Generation (Article 11:7.5A & 11:7.5B)	22114	C	C	C	C	C	C	C	C	C	C	C
Solar Farm (See Article 8:7)	22114											
Transmission	22112	P	P	P	P	P	P	P	P	P	N	P
Natural Gas Distribution	2212	P	P	P	P	P	P	P	P	P	N	P
Water Supply Systems	22131											
Storage/Treatment	22131	N	N	P	P	P	N	P	P	P	N	P
Transmission	22131	P	P	P	P	P	P	P	P	P	N	P
Sewerage Systems	22132											
Collection	22132	P	P	P	P	P	P	P	P	P	N	P
Treatment (Article 11:7.5)	22132	N	N	N	N	P	N	C	P	P	N	P
Sector 23: Construction												
Bldg. Construction-General Contract and Operative Builders	233	N	N	N	N	N	N	N	P	P	N	P
Heavy Construction other than Building Construction-Contractors	234	N	N	N	N	N	N	N	P	P	N	P
Special Trade Contractors (Article 11:7.6)	235	N	N	N	N	N	N	C	P	P	N	P
Sector 31-33: Manufacturing (Article 11:7.7)												

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Food	311	N	N	N	N	N	N	N	N	P	N	C
Beverage and Tobacco	312	N	N	N	N	N	N	N	N	P	N	C
Textile Mills	313	N	N	N	N	N	N	N	N	P	N	C
Textile Product Mills	314	N	N	N	N	N	N	N	N	P	N	C
Apparel	315	N	N	N	N	N	N	N	N	P	N	C
Leather and Allied Products	316	N	N	N	N	N	N	N	N	P	N	C
Wood Products	321	N	N	N	N	N C	N	N	N	P	N	C
Paper	322	N	N	N	N	N	N	N	N	P	N	C
Printing and Related Activities	323	N	N	N	N	N	N	N	P	P	N	C
Petroleum Products	324	N	N	N	N	N	N	N	N	P	N	N
Chemical Products	325	N	N	N	N	N	N	N	N	P	N	N
Plastic and Rubber Products	326	N	N	N	N	N	N	N	N	P	N	N
Nonmetallic Mineral Products	327	N	N	N	N	N	N	N	N	P	N	C
Primary Metal	331	N	N	N	N	N	N	N	N	P	N	C
Fabricated Metal Products	332	N	N	N	N	N	N	N	N	P	N	C
Machinery	333	N	N	N	N	N	N	N	N	P	N	C
Computer and Electronic Products	334	N	N	N	N	N	N	N	N	P	N	C
Electrical Equipment, Appliances and Components	335	N	N	N	N	N	N	N	N	P	N	C
Transportation Equipment	336	N	N	N	N	N	N	N	N	P	N	C
Furniture and Related Products	337	N	N	N	N	N	N	N	N	P	N	C
Miscellaneous Manufacturing	339	N	N	N	N	N	N	N	N	P	N	C
Sector 42: Wholesale Trade (Article 11:7.8)												
Wholesale Trade-Durable Goods	421	N	N	N	N	N	N	N	P	P	N	P
Used Motor Vehicle Parts, (Article 11:7.8)	421140	N	N	N	N	N	N	N	N	C	N	N
Recyclable Material, (Article 11:7.8)	42193	N	N	N	N	N	N	N	N	C	N	N
Junkyards (Article 18)		N	N	N	N	N	N	N	N	C	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Wholesale Trade-Nondurable Goods	422	N	N	N	N	N	N	N	P	P	N	P
Sector 44-45: Retail Trade												
Motor Vehicle and Parts	441	N	N	N	N	N	N	N	P	P	N	P
Automobile Dealers (Article 11:7.9)	4411	N	N	N	N	N	N	C	P	P	N	P
Automotive Parts and Accessories Store (Article 11:7.9A)	441310	N	N	N	N	N	N	C	P	P	N	P
Furniture and Home Furnishings	442	N	N	N	N	N	P	P	P	N	N	P
Electronics and Appliances	443	N	N	N	N	N	P	P	P	N	N	P
Building Materials, Garden Supplies	444										N	
Lumber and Building Materials (Article 11:7.10)	4441	N	N	N	N	N	P	C	P	P	N	P
Lawn and Garden Equipment and Supplies Stores	4442	N	N	N	N	N	P	P	P	P	N	P
Food and Beverage Stores	445											
Grocery Stores	4451	N	N	N	N	N	P	P	P	N	N	N
Convenience Stores	44512	N	N	N	N	N	P	P	P	N	N	N
Specialty Stores	4452	N	N	N	N	N	P	P	P	N	N	N
Fruit and Vegetable	44523	N	N	P	P	P	P	P	P	N	N	N
Beer, Wine, and Liquor	4453	N	N	N	N	N	N	P	P	N	N	N
Health and Personal Care	446	N	N	N	N	N	P	P	P	N	N	N
Gasoline Stations (Article 11.7.10A)	447	N	N	N	N	N	C	P	P	P	N	N
Truck Stops	44719	N	N	N	N	N	N	N	N	P	N	N
Clothing and Accessory Stores	448	N	N	N	N	N	N	P	P	N	N	N
Sporting Goods, Hobbies, Books, and Music	451	N	N	N	N	N	P	P	P	N	N	N
General Merchandise Stores	452	N	N	N	N	N	P	P	P	N	N	N
Miscellaneous Retail	453	N	N	N	N	N	P	P	P	N	N	N
Flea Markets	4533	N	N	N	N	N	N	N	P	N	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Manufactured Home Dealers	45393	N	N	N	N	N	N	P N	P	N	N	P
Non-Store Retailers	454	N	N	N	N	N	N	P	P	P	N	C
Fuel Dealers (Article 11:7.11)	45431	N	N	N	N	N	N	P	P	N	N	N
Sector 48-49: Transportation and Warehousing												
Air Transportation (Article 8:3)	481	N	N	N	N	N	N	N	C	C	C	N
Rail Transportation	482	N	N	N	N	N	P	P	P	P	N	C
Water Transportation	483	N	N	N	N	N	P	P	P	P	N	C
Truck Transportation	484	N	N	N	N	N	N	N	P	P	N	C
Used Household and Office Goods Moving (Article 11:7.11A)	484210	N	N	N	N	N	N	C	P	P	N	C
Transit and Ground Passenger Transportation	485	N	N	N	N	€ N	N	P	P	P	N	C
Pipeline for Transportation	486	N	N	N	N	N	N	N	P	P	N	C
Scenic and Sightseeing Transportation Storage	487	N	N	P	N	N	N	N	P	P	N	C
Support Activities for Transportation	488	N	N	N	N	N	N	N	P	P	N	C
U.S. Postal Service	491	N	N	P	P	N	P	P	P	P	N	P
Warehousing and Storage	493	N	N	N	N	N	N	N	P	P	N	C
Motor Vehicle Towing (Article 11:7.11B)	488410	N	N	N	N	N	N	N	C	C	N	C
Sector 51: Information												
Publishing Industries	511	N	N	N	N	N	N	N	P	P	N	P
Motion Pictures and Sound Industries	512	N	N	N	N	N	N	N	P	P	N	P
Motion Picture Theaters	512131	N	N	N	N	N	N	N	P	N	N	N
Broadcasting and Telecommunications	513	N	N	N	N	N	N	P	P	P	N	P
Communication Towers and Ant. (Article 11:7.12)	5131	C	C	C	C	C	C	C	C	C	C	C
Information Services and Data Processing	514	N	N	N	N	N	N	P	P	P	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Libraries (Article 11:7.13)	51412	C	C	N	N	P N	P	P	P	P	N	N
Sector 52: Finance and Insurance												
Banks	521	N	N	N	N	P N	N	P	P	P	N	N
Credit Intermediation	522	N	N	N	N	N	N	P	P	P	N	N
Pawn Shops	522298	N	N	N	N	N	N	N	P	N	N	N
Security and Commodity Contracts, and Financial Investments	523	N	N	N	N	N	N	P	P	P	N	N
Insurance Carriers and Related Activities	524	N	N	N	N	N	N	P	P	P	N	N
Funds, Trust, and Other Financial Vehicles	525	N	N	N	N	N	N	P	P	P	N	N
Sector 53: Real Estate, Rental and Leasing												
Real Estate	531	N	N	N	N	N	N	P	P	P	N	N
Mini-Warehouses (Article 11:7.14)	53113	N	N	N	N	N	N	N	C	P	N	C
Rental and Leasing Services	532	N	N	N	N	N	N	P	P	N	N	P
Video Tape Rental	53223	N	N	N	N	N	N	P	P	N	N	N
Sector 54: Professional, Scientific, and Technical Services												
Professional, Scientific, Technical Services	541	N	N	N	N	N	N	P	P	P	N	P
Display Advertising - Signs	54185	See Article 15										
Veterinary Services	54194	N	N	N	N	N	P N	P	P	N	N	P
Sector 55: Management of Companies and Enterprise												
Management of Companies and Enterprises	551	N	N	N	N	N	N	P	P	P	N	P
Sector 56: Administrative and Support, Waste Management and Remediation Services												
Administrative and Support Services	561	N	N	N	N	N	N	P	P	P	N	P
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	N	C	C	N	C
Landscape Services	56173	N	N	N	N	N	N	P	P	P	N	P
Waste Management Services	562											

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Waste Collection (Article 11:7.15)	5621	N	N	N	N	N	N	N	N	C	N	N
Hazardous Waste Treatment and Disposal	562211	N	N	N	N	N	N	N	N	N	N	N
Solid Waste Landfill (Article 11:7.16)	562212	N	N	N	N	N	N	N	N	C	N	N
Solid Waste Incinerators (Article 11:7.17)	562213	N	N	N	N	N	N	N	N	C	N	N
Repossession Services (Article 11:7.11B)	561491	N	N	N	N	N	N	N	N	C	N	N
Material Recovery Facilities (Article 11:18)	56292	N	N	N	N	N	N	N	N	C	N	N
All Other Waste Management (Article 11:19)	56299	N	N	N	N	N	N	N	N	C	N	N
Sector 61: Educational Services												
Educational Services	611											
Elementary Schools	6111	P	N	P	P	N	P	P	P	N	N	N
Secondary Schools	6111	P	P	P	P	N	P	P	P	N	N	N
Jr. Colleges, Colleges, Universities, Professional Schools	6112-3	N	N	N	N	N	N	P	P	N	N	N
Business Schools, Computer, and Management Training	6114-5	N	N	N	N	N	N	P	P	P	N	N
Other Schools and Instruction (Article 11:7.19a)	6116	C	C	N	N	N	C	P	P	N	N	N
Educational Support Services	6117	N	N	N	N	N	N	N	P	P	N	N
Sector 62: Health Care and Social Assistance												
Ambulatory Health Care Services	621	N	N	N	N	N	P	P	P	N	N	N
Hospitals	622	N	N	N	N	N	N	P	P	N	N	N
Nursing and Residential Care Facilities	623	N	N	N	N	N	P	P	P	N	N	N
Nursing Care Facilities (Article 11:7.20)	6231	C	C	C	C	N	P	P	P	N	N	N
Community Care for Elderly (Article 11:7.21)	6233	C	C	C	C	N	P	P	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Other Residential Care Facilities (Article 11:7.21A)	623990	C	C	C	C	N	P	P	P	N	N	N
Social Assistance	624	N	N	N	N	N	P	P	P	N	N	N
Individual and Family Services	6241	N	N	N	N	N	P	P	P	N	N	N
Community, Food, and Housing and Emergency and Relief Services	6242	N	N	N	N	N	P	P	P	N	N	N
Vocational Rehabilitation Services	6243	N	N	N	N	N	N	P	P	P	N	N
Day Care Services (Article 11:7.22)	6244	C	C	C	C	N	C	C	C	C	N	N
Sector 71: Arts, Entertainment, and Recreation												
Performing Arts, Spectator Sports and Related Industries	711	N	N	N	N	N	N	N	P	N	N	N
Museums, Historical Sites, and Similar Institutions (Article 11:7.23)	712	N	N	C	C	C	C	P	P	N	N	N
Amusement, Gambling, and Recreation	713	N	N	N	N	N	N	N	P	N	N	N
Golf Courses and Country Clubs	71391	P	P	P	N	P	N	P	P	N	N	N
Marinas (Article 11:7.24)	71393	C	C	P	N	P	N	P	P	P	N	N
Gun Club and Skeet Ranges (Article 11:7.25)	713990	N	N	C	C	C	N	N	C	N	N	N
Sector 72: Accommodation and Food Services												
Accommodations	721											
Hotels and Motels	72111	N	N	N	N	N	N	P	P	N	N	N
Bed and Breakfast Inns (Article 11:7.26)	721191	C	C	C	C	C	P	P	P	N	N	N
Camps and Recreational Vehicle Parks (Article 11:7.27)	72121	N	N	C	C	C	C	C	C	N	N	N
Rooming and Boarding Houses, Dormitories, Group Housing	72131	N	N	N	N	N	N	P	P	N	N	N
Eating Places	7221-3	N	N	P	P	N	P	P	P	P	N	N
Fast Food Restaurants		N	N	P	N	N	N	P	P	P	N	N
Drinking Places	7224	N	N	N	N	N	N	N	P	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
	Sector 81: Other Services (except Public Administration)											
Auto Repair and Maintenance (Article 11:7.27A)	8111	N	N	N	N	N	N	C	C	C	N	C
Personal and Laundry Services	812											
Personal Care Services (Article 11:7.28)	8121	N	N	N	N	EN	N	P	P	P	N	N
Funeral Homes and Services	81221	N	N	N	N	N	P	P	P	P	N	N
Cemeteries (Article 11:7.29)	81222	N	N	C	C	C	C	C	C	C	N	N
Crematories	81222	N	N	N	N	N	N	P	P	P	N	P
Laundry and Dry Cleaning Services	8123	N	N	N	N	N	N	P	P	P	N	P
Coin Operated Laundries/Dry Cleaning	81231	N	N	N	N	N	N	P	P	N	N	N
Pet Care Services (Except for Animal Shelters)	81291	N	N	N	N	N	N	N	P	P	N	N
Animal Shelters Only (Article 11:7.29A)	812910	N	N	N	N	C	N	N	P	P	N	N
Automotive Parking Lots and Garages	81293	N	N	N	N	N	N	P	P	P	N	P
Sexually Oriented Business (Article 17)	81299	N	N	N	N	N	N	N	C	N	N	N
All Other Personal Services	81299	N	N	N	N	N	N	P	P	N	N	N
Religious, Fraternal, Professional, Political, Civic, Business Organizations	813											N
Religious Organizations	81311	P	P	P	P	P	P	P	P	P	N	N
All Other Organizations	8132-9	N	N	N	N	N	P	P	P	P	N	N
	Sector 92: Public Administration											
Executive, Legislative, and General Govt.	921	N	N	N	N	N	P	P	P	P	N	P
Justice, Public Order and Safety	922	N	N	N	N	N	N	P	P	P	N	P
Courts	92211	N	N	N	N	N	N	P	P	P	N	P
Police Protection	92212	P	P	P	P	P	P	P	P	P	N	P
Correctional Institutions	92214	N	N	N	N	N	N	N	N	P	N	P

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Fire Protection	92216	P	P	P	P	P	P	P	P	P	N	P
Administration of Human Resources	923	N	N	N	N	N	N	P	P	P	N	P
Administration Of Environmental Quality and Housing Program	924-5	N	N	N	N	N	N	P	P	P	N	P
Public Parks and Recreation	924120	P	P	P	P	P	P	P	P	P	N	P
Administration of Housing, Planning, CD Programs	925	N	N	N	N	N	N	P	P	P	N	P
Administration of Economic Programs	926	N	N	N	N	N	N	P	P	P	N	P
Residential Uses												
Site Built Housing												
Existing Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Single-Family Detached	NA	P	P	P	P	P	P	P	P	N	N	N
Second Single-Family Residential Dwelling Unit (Sec. 11:7.30)	NA	C	N	C	C	N	C	C	N	N	N	N
Duplexes (Sec 11:7.31)	N/A	N	N	N	N	N	C	C	C	N	N	N
Multi-Family Apartments (Sec 11:7.31A)	N/A	N	N	N	N	N	N	C	C	N	N	N
Townhouses (Sec 11:7.32)	N/A	N	N	N	N	N	N	C	C	N	N	N
Patio Houses (Sec 11:7.33)	N/A	N	N	N	N	N	N	C	C	N	N	N
Manufactured Housing (Article 12:9)												
Residential Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Standard Designed (Sec. 11:7.30B)	NA	P	N	P	P	P	C	C	N	N	N	N
Second Unit, Family Member Only (Sec. 11:7.34)	N/A	C	N	C	C	N	C	C	N	N	N	N
Family Estate												
Existing Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Single-Family Detached (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N

	NAICS	R	RRL	RP	RP-10	RC	VC	CC	GC	ID	RE	MB
Manufactured Housing, Residential Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Manufactured Housing, Standard Designed (Sec. 11:7.35)	NA	C	N	C	C	N	C	C	C	N	N	N
Accessory Uses to Residential Uses												
Bathhouses and Cabanas	NA	P	P	P	P	P	P	P	P	N	N	N
Domestic Animal Shelters	NA	P	P	P	P	P	P	P	P	N	N	N
Non-Commercial Greenhouses	NA	P	P	P	P	P	P	P	N	N	N	
Private Garage and Carport	NA	P	P	P	P	P	P	P	P	N	N	N
Storage Building	NA	P	P	P	P	P	P	P	P	N	N	N
Swimming Pool, Tennis Courts	NA	P	P	P	P	P	P	P	P	N	N	N
Auxiliary Shed, Workshop	NA	P	P	P	P	P	P	P	P	N	N	N
Home Occupation (Article 11:7.34)	NA	C	C	C	P	C	C	C	C	N	N	N
Horticulture, Gardening	NA	P	P	P	P	P	P	P	P	N	N	N
Family Day Care Home	NA	P	P	P	P	P	P	P	P	N	N	N
Satellite Dishes, etc.	NA	P	P	P	P	P	P	P	P	N	N	N
Accessory Uses to Non-Residential Uses												
Buildings, Structures, Lift Stations, etc. (Article 11:7.35)	NA	N	N	C	C	C	C	P	P	P	N	C
Open Storage (Article 11:7.36)	NA	N	N	N	N	C	N	C	C	C	C	C
Temporary Uses												
All Temporary Uses; Non-Residential (Article 11:7.37)	NA	C	C	C	C	C	C	C	C	C	C	C
Temporary Accessory Dwelling Unit (Article 11:7.38)	NA	C	C	C	C	C	C	C	C	N	N	C

5. Amend Jasper County Zoning Ordinance, Article 7:3, Table 1, *Yard and Setback Requirements*, to add lot size, lot width, and setback requirements for RP-10 and VC zoning districts and increase minimum lot widths in the Residential, Community Commercial, General Commercial, Industrial Development, and Mixed Business zoning districts, amended so as to read as follows:

**Table 1:
Schedule of Lot Area, Yard, Setback, and Density By District**

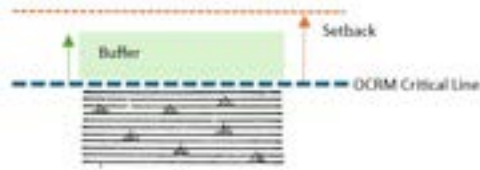
	R	RRL	RP	RP-10**	RC	VC	CC	GC	ID	RE	MB
Minimum Lot per Unit											
Non Residential Area (SF)	40,000	N/A	2 acres	N/A	2 acres	10,000	10,000	10,000	12,000	2 acres	12,000
Residential											
Single-Family	.5 acre	7,800	1 acre	10 acres	5 acres	.5 acre	(B)	(A)	N/A	N/A	N/A
Patio	N/A	N/A	N/A	N/A	N/A	N/A	(B)	3,500	N/A	N/A	N/A
Duplex	N/A	N/A	N/A	N/A	N/A	(B)	(B)	(A)	N/A	N/A	N/A
Townhome	N/A	N/A	N/A	N/A	N/A	N/A	3,500	2,000	N/A	N/A	N/A
(A) 4 per acre for single-family dwelling units; 6 per acre for attached units.											
(B) 2 per acre for single-family dwelling units; 4 per acre for attached units.											
**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 22 Rural Conservation Subdivisions.											

	Multi-Family, Single-Family and Nonresidential Uses											Patio	Duplex	Townhome
	R	RP	RP-10**	RC	VC	CC	GC	ID	RE	MB	All Districts			
Minimum Yard and Building Setback (feet)														
Minimum lot width	50 100	200	200	200	50 100	80 100	80 100	90 100	200	90 100	Minimum lot width	45	50	20
Front														
Major Street (Multi-Lane)	60	60	60	60	60	60	60	60	200	60	Major Street (Multi-lane)	60*	60*	60*
Major Street (Two-lane)	35	45	45	45	35	35	35	45	200	45	Major Street (Two-lane)	35	35	35
Minor Street	25	25	25	25	25	25	25	25	160	25	Minor Street	25	25	20
Side														
Residential	10	25	25	50	5	5	5	N/A	N/A	N/A	Interior	N/A	0	0
Non-residential	10	25	25	50	5	5	5	10	100	10	Street-side/Exterior	5	10	5
Rear														
Residential	25	25	25	100	10	10	10	N/A	100	N/A	Residential	20	20	5
Non-residential	40	50	50	150	10	10	10	15	100	15	Non-residential	N/A	N/A	N/A
* Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.														
**These standards may be modified for subdivisions approved in accordance with the development standards set forth in Article 22, Rural Conservation Subdivisions.														

6. Amend Jasper County Zoning Ordinance, Article 7:4, *Riparian Buffers*, to add language to provide a setback from the riparian buffer requirements and amend the buffer widths in the riparian buffer and setback table, to read as follows:

A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and river banks. Setbacks are inclusive of the required buffer area. For example, an individual dwelling unit requires a 50' undeveloped buffer from the OCRM critical

line and an additional 10' setback for the building (a total of 60' setback from the OCRM critical line).



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

Buffer widths are based on land use. In the event that a setback standard in section 7:3 is less than the required buffer width, the required buffer regulation applies.

Riparian Buffer and Setback Table

	BUFFER	SETBACKS			
Water Resource		Individual Dwelling Unit	Single-Family Residential Development	Multi-Family Residential	Non-Residential
Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)	50'*	15' 60'	25' 60'*	35' 100'*	50' 100'*
Jurisdictional Freshwater Wetlands Saltwater or Freshwater	20'*	15' 30'	25' 50'*	35' 50'*	50'*
Non-Jurisdictional Freshwater Wetlands Saltwater or Freshwater	20'*	15' 30'	25' 50'*	35' 50'*	50'*
Rivers, Streams (non-critical area)	50'	15' 60'	50'	50' 100'	50' 100'
The above setbacks buffers are total average widths; with widths not to be less than 15-10 feet for a 25-20-foot buffer, 20 feet for a 35-foot buffer, and 30 feet for a 50-foot buffer.					
* Buffer requirement may be waived or reduced if applicant provides an OCRM land disturbance permit and/or approved wetland mitigation plan as part of a PDD, Subdivision or Development Plan submittal.					

See Section 8.9 for additional buffer requirements within the Euhaw Overlay District.

Maintenance within a riparian buffer will adhere to the following limitations:

1. Trees can be limbed up to 15 feet.
2. Under brush can be cleared down to no less than four inches above grade.
3. Unprotected trees under three-inch caliper can be cut.

Uses Allowed Between Building Setback and River Buffer. The area located between the building setback and river buffer is called the transitional buffer. The purpose of this buffer is to allow for a construction envelope between the building and river buffer for the river buffer to be protected from construction damage. The following uses are permitted within the transitional buffer once construction is completed:

1. Residential - playgrounds, fire pits, outdoor furniture, pervious hardscapes, uncovered decks, pools, etc.
2. Non-Residential - picnic shelters, pervious hardscapes such as sidewalks and patios, etc.

7. **Amend Jasper County Zoning Ordinance, Article 7, *Primary Districts***, to add a new section, **Article 7:6, *Maximum Building Size***, as amended, so as to read as follows:

7:6. Maximum Building Size. (moved to Article 8)

Non-residential buildings in the Village Commercial (VC) district shall generally be limited to 2,500 square feet of heated floor area. This restriction shall not apply to existing lots of record as of May 15, 2023 where a Zoning Certification Letter was issued and a pre-application conference was held with the DSR prior to May 15, 2023. Notwithstanding setback, buffers, building location, landscaping and environmental standards shall apply in such case, the building size may be increased up to 150% of the largest building within ¼ mile of the subject parcel.

8. **Amend Jasper County Zoning Ordinance, Article 8, *Special Purpose Districts***, to add a new section, **Article 8:9, *Euhaw Overlay District (EOD)***, as amended, so as to read as follows:

8:9 Euhaw Overlay District (EOD)

8:9.1 Purpose and Intent

8:9.2 Application

8:9.3 Use Regulations

8:9.4 Design and Development Standards

1. Required buffers and private wastewater system setbacks

2. Requirements for lots served by private wastewater systems

3. Access management

4. Stormwater management

5. Fill restrictions

6. Non-residential design standards

8:9.5 Non-Conforming Lots

8:9 Euhaw Overlay District (EOD)

8:9.1 Purpose and Intent. The purpose of the **Euhaw Overlay District** is to maintain the rural character of the area, protect important historic and cultural resources, and minimize the impacts of development on surrounding water resources, particularly the Broad River. Development in this area should respect the existing conditions and minimize the visual impact of buildings on the area through careful site planning, maintaining and enhancing existing vegetation, and vernacular building design.

8:9.2 Application. The standards contained herein shall apply to all land within the **Euhaw Overlay District (EOD)** as indicated on the official zoning map of Jasper County.

Unless a deviation from such restrictions are provided elsewhere in this section 8:9, property within the **EOD** shall be required to adhere to all provisions of the Jasper County Zoning Ordinance and Land Development Regulations otherwise applicable within the underlying zoning district.

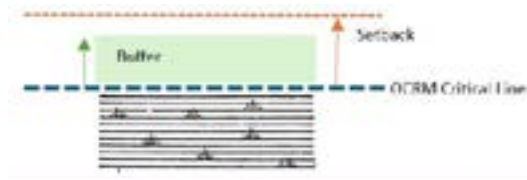
8:9.3 Use Regulations: Uses shall be governed by the underlying zoning district. Within the **Euhaw Overlay District (EOD)**, zoning map amendments shall be evaluated within the following criteria:

1. Except for properties having direct access to US Highway 17 or US Highway 170, no property shall be rezoned to a nonresidential district unless it is located at the intersection of a state highway or major roadway with another existing street with access provided by the lower-order street. Those properties having direct access to US Highway 17 or US Highway 170 must comply with the shared access and driveway separation provisions of the Jasper County Land Development Regulations, Article 8.13 (See Also Article 3.9.A.3).
2. No property shall be zoned to Residential (R) unless designated in a Transition Zone according to the Future Land Use Map.

8:9.4 Design and Development Standards.

1. Required buffers and private wastewater system setbacks

- a. Riparian buffers. A riparian buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers and setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks. Setbacks are inclusive of the required buffer area, as shown in the graphic below.



The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian buffers shall also be in accordance with any applicable state and federal regulation.

- b. Private wastewater system setback. Private wastewater systems shall be separated from tidelands, wetlands, streams, rivers, and stormwater facilities. Setback lines are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream banks and riverbanks.

Riparian Buffer and Setback Table

	<u>Private Wastewater System Setback Requirements</u>		<u>Riparian Buffer Requirements</u>		
Water Resource	<u>Individual Septic Tank and Drain Field</u>	<u>Advanced Wastewater Treatment System</u>	<u>Primary Structure Buffer ²</u>	<u>Primary Structure Setback</u>	<u>Accessory Building (under 750 square feet) Setback</u>

Critical Area (Coastal Waters, Tidelands, Marshes, Beach/Dune System)	125'	1000'	75'	100'	85'
Jurisdictional Wetlands	100' ¹	400'	50'	75'	80'
Non-Jurisdictional Wetlands	100' ¹	400'	50'	75'	80'
Rivers, Streams, including stormwater management facilities such as ditches and stormwater swales	100' ¹	400'	75'	100'	85'
¹ The drain field setback may be reduced to 75' if the applicant can demonstrate the seasonal high-water table is more than 15" below the trench bottom.					
² The above buffers are total average widths; with no part of the buffer measuring less than 50 percent of the required width.					

Maintenance within a riparian buffer will adhere to the following limitations:

- i. Trees can be limbed up to fifteen (15) feet.
- ii. Under brush can be cleared down to no less than four (4) inches above grade.
- iii. Unprotected trees under three-inch caliper can be cut.

2. Requirements for lots served by private wastewater systems

- a. Minimum lot size required. For properties not served by public sewer, no new lot shall be created after the [EFFECTIVE DATE] smaller than one acre in size. For lots with a second dwelling unit, the minimum lot size shall be two acres.
- b. Septic Reserve Area required. Properties within the ECHOD are required to demonstrate an area of the property which is to remain undeveloped for use as a septic reserve area (SRA). The SRA must be shown as a part of the septic system prior to the issuance of a building permit. Lots of record as of [EFFECTIVE DATE] may be exempt from this requirement at the discretion of the DSR.
- c. The distance between the septic tank trench bottom and the seasonal high-water shall be a minimum of eighteen (18) inches.
- d. Maintenance required.

3. Access management

It is in the best interest of Jasper County to manage access along roadways in the interest of maintaining roadway safety and capacity. Reduction of access points to the corridor is required to the maximum extent possible. The following shall apply:

- a. Consolidation of Access Points:
 - i. Driveway and/or other access separation along the corridor shall be in accordance with the SCDOT, Access and Roadside Management Standards. In no event, however, shall residential driveways and non-residential full-access curb cuts be permitted at spacing less than as follows:
 1. Principal Arterial road: 1,500 feet
 2. Minor Arterial road: 1000 feet
 3. Major Collector road: 800 feet
 4. Minor Collector road: 400 feet

5. Residential/Subcollector road: 200 feet

- ii. Shared driveways between two or more parcels shall be required where there is not a conflict in use and a shared driveway is not restricted by topography or other existing site features. Shared driveways shall require mutually executed shared access agreements; and
- iii. Unless restricted by topography or other natural site features, adjoining parking lots serving non-residential buildings of non-conflicting use shall be connected and shall require mutually executed shared access agreements.

b. Stub Outs:

- i. Where an undeveloped adjacent parcel exists, a stub out or cross-access easement for future stub out, shall be required to allow for connection to future parking and/or shared driveways; and
- ii. Where a developed adjacent parcel exists, existing stub outs shall be utilized.

4. Stormwater Management

The **Southern Lowcountry Stormwater Design Manual** (SoLoCo) shall be applicable to all new residential subdivisions and nonresidential developments within the **EOD**. This standard shall be reviewed to determine if this standard creates unreasonable hardships on landowners within this district within 18 months of the adoption date of this ordinance.

5. Fill Restrictions

- a. The requirements established in this Division shall apply to all proposed development in the special flood hazard areas subject to inundation by the 1% annual chance flood as defined and delineated in the FEMA Flood Insurance Rate Maps (FIRM) for Jasper County, except for the following exemptions:
 - i. Single-family residential development on lots existing prior to the adoption of this section (date)
 - ii. Fill utilized for agriculture and/or property maintenance. For purposes of this section, the term "property maintenance purposes" means landscaping, gardening or farming activities, erosion control, and filling in of washed-out sections of land. Property maintenance purposes shall only include the placement of such quantities of fill not to exceed the limitations specified herein and that do not inhibit the free flow of water.
 - iii. Exemptions from fill requirements for erosion control purposes must be accompanied by a stabilization plan and narrative approved by the DSR providing reasoning why fill is necessary to solve an erosion issue.
 - iv. Public roads, pump stations, stormwater management improvements, levees, and other public facilities that are necessary to provide for health, safety, and public welfare needs.

b. Fill Restriction:

- i. The amount of allowable fill must not increase the existing natural grade of the property by more than three vertical feet.
- ii. The only portion of the property that may be filled is the area underneath the elevated structure, together with driveway and walkway access to the structure; Fill shall taper at a maximum slope of 1:3 from a five-foot perimeter around the outer foundation to the existing site elevation. The minimum amount of fill necessary for grading is permitted for parking, stormwater, and roads.
- iii. If the lot area is 20 acres or more, in no case shall the maximum lot area of the property filled exceed 33.33 percent of the total area of the lot.
- iv. If a new or reconstructed structure is to be elevated utilizing fill material, any required building elevation standard exceeding the three-foot fill limitation must be achieved through the use of elevation foundations, piers or similar structural elevation techniques that are in compliance with then-applicable county building code requirements as certified by a structural engineer.
- v. Non-conforming structures may utilize fill to expand up to 15% of the gross floor area in accordance with other development regulations.
- vi. Any fill project must be designed to limit negative impacts upon adjacent and affected upstream and downstream property owners during flood events to the maximum extent practicable.
- vii. No fill project shall fill in or obstruct any local drainage channels without an alternative drainage plan design, and shall limit soil erosion and water runoff onto adjacent properties to the maximum practicable extent, and be in compliance with the NPDES standards and stormwater requirements.
- viii. All fill material that is brought in from offsite and will be placed at elevations below the seasonal high water table or within 1 foot above the seasonal high water table will be required to meet the following clean requirements. Offsite soils brought in for use as fill shall be tested for Total Petroleum Hydrocarbons (TPH), Benzene, Toluene, Ethyl Benzene, and Xylene (BTEX) and full Toxicity Characteristic Leaching Procedure (TCLP) including ignitability, corrosivity and reactivity. Fill shall contain a maximum of 100 parts per million (ppm) of total petroleum hydrocarbons (TPH) and a maximum of 10 ppm of the sum of Benzene, Toluene, Ethyl Benzene, and Xylene and shall pass the TCPL test. Determine TPH concentrations by using EPA 600/4-79/020 method 1:18.1. Determine BTEX concentrations by using EPA SW-846.3-3 Method 5030/8020. Perform TCLP in accordance with TCLP from a composite sample of material from the borrow site, with at least one test from each borrow site. Within 24 hours of conclusion of physical tests, submit 3 copies of test results, including calibration curves and results of calibration tests. Fill material shall not be brought on site until tests have been approved by the Stormwater Department.
- ix. Modulation from Fill Requirements: The DSR may grant flexibility from the fill requirements in the following cases:

1. Lots 3 acres or less and all single-family residential lots with sloping terrain may provide greater than 3 feet of fill to provide a level foundation as long as the average fill does not exceed 3 feet.
2. Where no other suitable site configuration is practicable, depressions, sinkholes, and borrow pits that are not part of the natural drainage of the site that are not delineated as tidal or non-tidal wetlands may be filled to provide for a level foundation.
3. Single-family residential structures utilizing raised slabs with a masonry or concrete curtain wall may contain more than 3 feet of fill if it is limited to the footprint of the building.

c. Administration

Fill activities in accordance with this section may be permitted upon approval by the DSR. All fill application permits shall be valid for a period of six months from the date of issuance, may be renewed only upon filing of an application for renewal with the Planning Department, and then may only be renewed upon a showing of demonstrated progress towards completion of the fill activity. All fill application permits must be accompanied by a detailed plan describing the area to be filled, the estimated amount of fill to be used and the purpose of the fill project. A professional engineer registered in the state must also submit elevation and topographic data illustrating changes in the topography and estimating impacts upon local flood flows. Except as provided in sections 8:9.5, adjacent property owners shall be identified and notified of the fill project by the applicant with proof of notification provided to the DSR.

6. Non-Residential Design Standards

Intent. The architectural design of retail, office, and other commercial buildings must consider the desire of Jasper County to create and enhance the community's image. Jasper County's identity and sense of place will be strengthened through thoughtful design and development, reflecting the Lowcountry vernacular.

Architectural design and materials. Generally, architectural design shall contribute to the sense of place of Jasper County and reflect designs, materials, and colors historically present in the region. Building elevations must consider the surrounding area and further enhance community character. Lowcountry architecture is rooted in practicality, climate responsiveness, and a sense of place.

a. Design Principles:

1. Proportion and Order: Proper proportions are essential for timeless architecture. Buildings should adhere to human scale, emphasizing vertical proportions. Elements should generally be taller than they are wide.
2. Exterior Walls: Lowcountry buildings feature raised foundations, deep porches, and simple elegance. Materials should create strong textures and shadow lines.
3. Porches and Balconies: Deep porches are iconic in Lowcountry design. They provide shade, encourage outdoor living, and foster community interaction.
4. Window and Shutter Design: Windows should be vertically proportioned, reflecting the human scale. Shutters, if used, should be functional and appropriately sized.

5. **Entry and Door Design:** Entryways play a significant role in Lowcountry design. They should be welcoming and well-proportioned. Doors can be solid wood or glass, reflecting the overall style.
 6. **Roofs:** Roofs should complement the building's proportions. Gabled, hipped, or shed roofs are common. Metal roofing is practical and adds character.
 7. **Fences, Walls, & Gates:** Fences and walls define property boundaries. They can be decorative or functional. Gates should be well-designed and in harmony with the overall aesthetic.
 8. **Accessory buildings:** Outbuildings, such as sheds or storage areas, should blend seamlessly with the main house. Their design should follow the same principles as the primary structure.
 9. **Trim:** Trim details, such as cornices, moldings, and brackets, enhance the overall appearance. Simplicity and craftsmanship are defining elements of Lowcountry buildings.
- b. **Siding:** Wood clapboard, wood board and batten, wood shingle siding, brick, natural stone, stucco, tabby, faced concrete block, and any artificial siding material which closely resembles the natural materials listed above. Siding may be left natural or painted, stained or, in the case of wood, weathered.
 - c. **Roofs:** Wood shingles, slate shingles, multi-layered asphalt shingles, metal raised seam or tiles.
 - d. **Features:** Pitched roofs, roof overhangs, covered porches, canopies, awnings, trellises, gazebos, and open wood fences.
 - e. **Colors:** Earth tones (greens, tans, light browns, terra cotta, etc.), grays, pale primary and secondary colors (less than 50 percent color value), white cream tones, and the like. Dramatic accent colors, such as reds or blues, shall be avoided.
 - f. **Fencing.** Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, or any combination thereof) and complimentary to the building design and materials. The finished side of the fence shall face the corridor right-of-way or other adjacent property. Chain link welded or woven wire, and other similar fencing are not permitted. Such fencing may be permitted for temporary use during construction and site development provided it is removed or replaced with compliant material upon completion of construction. This requirement is for aesthetic purposes only and is not associated with building code requirements or standards.
 - g. **Outdoor Storage.** All outdoor storage areas shall be located to the side or rear yard and shall be screened with a wooden fence or masonry wall, complimentary to the building design and materials, which is at least eight feet (8') high. One (1) evergreen shrub, with a mature growth of at least 8' in height, shall be installed for every five (5) linear feet of fence or wall on the side of the fence or wall facing a neighboring property or public right-of-way. The minimum shrub shall be a minimum of 5 gallons in size and shall be nursery stock with well-developed root systems. All planted areas shall be properly maintained and shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development.
 - h. **Additional requirements.**
 1. The primary building façade shall face the street. When located on a corner, the primary façade shall face the higher order street.

2. All sides of all buildings are to be treated with the same architectural style, materials, and details as the primary façade.
 3. A single building or development or multiple buildings within a development must maintain a consistent architectural theme. Architectural design, building materials, colors, forms, roof style and detailing should all work together to express a harmonious and consistent design. This includes, but is not limited to; signage, gasoline pump canopies or other accessory structures.
 4. Building elements must not function as signage. The appearance of “franchise architecture”, where the building functions as signage is prohibited. Incorporation of franchise or business design elements unique or symbolic of a particular business must be inobtrusive and secondary to the overall architectural design.
 5. Access ways and parking lots shall be paved or, at the discretion of the Planning Director, may be surfaced using low-impact, contextual materials. Parking shall generally be located to the side of the building.
- i. Exterior materials and features prohibited:
 1. Plywood, cinderblock, unfinished poured concrete, unfaced concrete block, plastic and/or metal.
 2. Partial (less than three sides) mansard roofs, flat roofs without a pediment, unarticulated roofs having a length exceeding 50 feet.
 3. Unarticulated facades having a length exceeding 50 feet.
 4. Incongruous architectural details or color contrasts as determined by the DSR or BZA.
 5. Chain link or woven metal fences.
 6. Reflective materials, including highly reflective glass. Window painting or view-blocking techniques are generally not permitted.
 7. Design elements that may function as signage, roof lights, exposed neon lighting, exposed neon signage, illuminated trim of buildings or building elements, translucent awnings or illumination of translucent awnings, or any other undesirable design element, as determined by the DSR.
 - j. Screening.
 1. Mechanical equipment should not be located on the roof of a structure unless the equipment can be screened. The mechanical equipment should be clustered as much as possible. All rooftop equipment must be painted to match the surrounding rooftop color, if anticipated to be visible from any existing or future surrounding building, property or street. All mechanical equipment such as compressors, air conditioners, communications equipment, and any other type of mechanical equipment must be screened on all sides to full height by building parapet walls or other building elements that appear as integral elements of the overall building design, unless approved otherwise by the DSR.
 2. Ground level mechanical equipment shall be screened with landscaping and architectural walls using materials compatible with the building.
 3. Loading, service, and trash areas must be screened with walls that match the building materials and colors. Screen walls must be of sufficient height to fully screen utility areas from public view.

8:9.5 Nonconforming Lots. If a lot of record at the time of adoption of this ordinance does not contain sufficient land area and/or lot width to meet the minimum lot size requirements of the EOD, such lot may be used for a residential use, as a building or placement site for a structure permitted in the district provided the following:

1. There is conformance to the minimum yard setback requirements set forth in this ordinance for the district in which the use is located.
2. All other standards of the zoning ordinance are met.

3. Administrative adjustment for nonconforming lots.

a. Purpose: Administrative adjustments are specified deviations from otherwise applicable development standards where development is proposed that would be:

- i. Compatible with surrounding land uses;
- ii. Harmonious with public interest; and
- iii. Consistent with the purposes of this Zoning Ordinance.

b. Applicability: The DSR shall have authority to authorize an adjustment of up to twenty (20) percent of any numerical standard set forth in Article 8. No administrative adjustment shall increase the overall density or intensity of development.

9. Amend Jasper County Zoning Ordinance, Article 11.7, *Industry Specific Conditional Use Regulations*, to add conditions for horses to be allowed conditionally in the Residential zoning district, add conditions for gasoline stations to be allowed conditionally in the Village Commercial zoning district, re-number section 11:7.10, add “village commercial” district to the conditions for manufactured housing, and add RP-10 and VC to the Family Estate Density Table, as amended, so as to make changes to the sections outlined below:

11:7, Industry Specific Conditional Use Regulations

11:7.3.A. Sector 1129: Horse and Equine.

1. The parcel size shall be a minimum of two acres.
2. The number of animals permitted shall be limited to no more than one per every one-half acre.
3. Horse stables shall be a minimum of ~~100~~ 150 feet from any residential property line. No corral or riding area shall be permitted within 25 feet of any residential property line.

11:7.10.A. Sector 447: Gasoline Stations.

1. No more than two (2) single or double-sided fuel pumps are permitted.
2. Fuel islands shall not be located in the front yard unless permitted by the BZA due to physical site limitations or constraints.

11:7.10.B. Sector 45393: Manufactured Home Dealers.

11:7.30. Second Single-Family Residential Dwelling Unit.

1. The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district. ~~There is a minimum of one half acre per dwelling unit in the residential and community commercial district (one acre parcel minimum) and a minimum of one acre per dwelling unit in the rural preservation district (two acre parcel minimum), so as to not increase overall allowed density.~~

11:7.30.B. *Manufactured Housing* in community commercial and village commercial. Where other residential care facilities are allowed as a conditional use, such uses shall meet the following requirements:

1. The standards for manufactured housing in community commercial and village commercial districts shall be the same as the standards for manufactured housing and single-family housing in the residential district, including but not limited to lot area, setbacks, and densities, as if in the residential district.
2. For all units the minimum setbacks shall be as prescribed in Article 7:3, Table 1.
3. Any applicable overlay district requirement shall be applied.

11:7.34. *Manufactured Housing - Second Unit, Family Member Only*. The purpose of allowing, in certain circumstances, the placement of a second manufactured house on the same parcel is for the benefit of family members only; and excludes any property or structures that are used for rental properties. The property shall be subdivided whenever possible; however, in the event that the property cannot be subdivided at such time of application, a second manufactured house will be allowed by the County for family members, where conditionally permitted by Table 6:1, provided that the following requirements must be met:

1. The person whom will occupy the second manufactured house is related to the owner of the property by blood, marriage, or adoption.
2. A second manufactured house shall not be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
3. The minimum lot size for a second single-family residential dwelling unit shall be 200 percent of the minimum lot size of the district. ~~There is a minimum of a half acre per dwelling unit in the Residential and Community Commercial District (1 acre parcel minimum) and a minimum of one acre per dwelling unit in the Rural Preservation District (2 acre parcel minimum), so as to not increase overall allowed density.~~
4. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - a. All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - b. If not connected to sewer, the lot is sufficient in size and shape so that the two units can be designed around two separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.

5. Second Manufactured House cannot share a septic system and separate DHEC septic permits must be attained prior to issuance of a conditional use review Zoning Permit, if units are not connected to sewer lines.

11:7.35 Family Estate. The purpose of the Family Estate is to address situations where there are title issues, i.e heirs property; and to support a traditional family way of life; and to respect cultural and historical settlement patterns in Jasper County. For purposes of this subsection, a single family dwelling unit includes, stick built house, manufactured homes, and modular homes. Family Estate shall meet the following requirements, where conditionally permitted by Table 6:1:

1. If the property is "heirs property", the county shall permit additional family dwelling units and/or permit a subdivision by the person or persons in control of the property (i.e. the family member or members who pays taxes, occupies the property), upon application and determination that both of the following are satisfied:
 - a. Either a single member of the family, multiple members of the family, or an unbroken succession of family members have owned the property for no less than 30 years.
 - b. The person for whom the family dwelling unit is to be built and/or the property subdivided, is related to the owner of the property by blood, marriage, or adoption.
2. Single family dwelling unit design is as follows:
 - a. Family dwelling units may be built at the densities set forth in Family Estate below as limited by subsection (4) of this section.

FAMILY ESTATE DENSITY TABLE

Density (Units per Acre)			
Minimum Site Area (acres)	Zoning of the property is Residential, Village Commercial , Community Commercial or General Commercial:	Zoning of the property is Rural Preservation:	Zoning of the property is Rural Preservation – 10 (RP-10)
1	2	1	1 Unit/10-acre 1 Unit/1 acre up to 25 units
2	4	2	
3	6	3	
4	8	4	
5	10	5	
6	12	6	
7	12	7	
8	12	8	

9	12	9	
10	12	10	
11	12	11	
12 or More	12	12	

- b. The applicant must provide a sketch plan, or work with the DSR to develop a sketch plan, to show dwelling location on an existing plat or tax map to demonstrate conditional use compliance at time of application. The following must be demonstrated:
 - i. All applicable lot area and setback requirements are met for all units as if they were established separately on their own lots and so arranged to ensure public service access in the event the property is subsequently subdivided for sale or transfer;
 - ii. If not connected to sewer, the lot is sufficient in size and shape so that all of the units can be designed around separate septic systems that can be entirely located on separate lots in the case of future subdivision for sale or transfer. Septic permits are necessary prior to conditional use approval.
 - c. No family dwelling unit shall be built unless the appropriate agency has determined that septic and water supply systems and reserve areas in the family estate are sufficient to serve all units in the estate and are properly permitted. If three or more units are served by a single well, the well must be properly licensed and maintained in accordance with SC DHEC standards.
 - d. Paved roads may not be required, but must comply with standards pursuant to Section 7.1 of the Jasper County Land Development Regulations. Any placement of homes under this section shall be accompanied by covenants and cross easements, or similar restrictions and reservations, guaranteeing essential infrastructure and 50 feet of vehicular access for each family subdivided lot.
 3. No family dwelling unit shall be leased or rented for five years from the date of approval unless the lessee is related to the property owner by blood, marriage, or adoption.
 4. No portion of a tract of land under this section shall be conveyed for five years from the date of approval unless the grantee is related to the property owner by blood, marriage, or adoption. This limitation on conveyance shall:
 - a. Be recorded on the plat of the applicant's property, on the plats of any property subdivided and conveyed by the applicant under this section, and in a database accessible to county staff.
 - b. Not operate to prohibit actions in foreclosure brought by lenders that are participating in the secondary mortgage market.
 - c. Not operate to prohibit sale by the county of the entire tract or a portion of it for nonpayment of property taxes.

5. Violations and penalties for violation of this section are as follows:
 - a. Any person found in violation of this section may be assessed a fine of the maximum allowed by state law for each dwelling unit in violation.
 - b. A violation of this section shall consist of the following:
 - i. Intentional misrepresentation during the application process;
 - ii. Lease of a family dwelling unit to a nonfamily member within five years of approval; or
 - iii. Conveyance of any portion of a tract of land under this section to a nonfamily member within five years of approval.
 - c. The fine may be waived if it can be shown that lease or conveyance to a nonfamily member was absolutely necessary to avoid foreclosure on either a family dwelling unit or any portion of a tract granted a density bonus under this section.
 - d. Until the fine has been paid, the DSR shall not permit additional family dwelling units or further subdivision under this section in the violator's family estate.
 - e. As a condition of approval, the applicant and the person for whom the family dwelling unit is to be built or the property subdivided shall read and sign disclosure forms describing violations of this section and applicable penalties.
 - f. A violation shall not have the effect of clouding the title of a parcel subdivided under this section.
6. Applicants must submit a sworn affidavit with the following information:
 - a. Certification that the parcel in question has been in the family for at least 30 years as required by this section.
 - b. An agreement that all new parcels subdivided from the parent parcel shall be owned or used by family members or as otherwise provided for in this section.
 - c. Acknowledgment that resale of any parcel approved as part of a family estate shall be restricted for five years as provided for in this section.
7. If the property leaves the family, the new owner must comply with all applicable sections of the Jasper County Zoning Ordinance and Jasper County Land Development Regulations as it relates to minimum lot sizes, densities, setback requirements, access roads, mobile home park standards, and major or minor subdivision regulations.

10. Amend Jasper County Zoning Ordinance, Article 15:6.3, Regulation for Signs, to add RP-10 and VC zoning districts to the Sign Regulations Table, so as to read as follows:

Sign Regulation

Type	Zoning District	Maximum Sign Area (square feet)	Maximum Height (feet)	Maximum Sign Width (feet)	# of Faces Allowed
Flags	VC, CC, GC, MB, ID, PDD	In accordance with the Flag Manufacturers Association of America (FMAA)	1 flag per development at 60'; or 3 flags per development at 35'	n/a	n/a
	R, RP, RP-10, RC	specifications based on height of flagpole	3 flags at 35'	n/a	n/a
Freestanding Signs-Including Monument, Ground, Pedestal	RC, RP, RP-10, RE, R	25 per face, 50 total	Monument 6, Freestanding 8	10	2 back to back
	VC, CC	40 per face, 80 total	Monument 7, Freestanding 8	12	2 back to back
	GC, ID, PDD	55 per face, 110 total	Monument 7, Freestanding 15	16	2 back to back
	Commercial Centers greater than 5 acres, consisting of multiple lots	80 per face, 160 total	Monument 8, Freestanding 20	16	2 back to back
Freestanding Signs-Hanging Sign	GC, ID, VC, CC, PDD	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
	RC, RP, RP-10, RE, R	8 per face, 16 total	Top edge of sign face not to exceed 6 feet above ground level	4	2 back to back
Wall Signs	GC, ID, VC, CC, PDD	10% of wall. The total area of wall signs shall not occupy more than 10% of the area of the wall upon which they are placed.	80% of wall height.	80% of wall width.	One sign per tenant per side. Tenant signs must be located on the facade of the tenant space being identified.
	RC, RP, RP-10RE, R	X	X	X	X
Projecting Signs	GC, ID, VC, CC, PDD	8 per face, 16 total	Bottom of sign must be at least 8	4	Two total faces. One sign allowed per

			feet above ground level or sidewalk.		business at business entrance.
	RC, RP, RP-10, RE, R	X	X	X	X
Directory Signs	GC, ID, VC, CC, PDD	25 per face	8		Four total faces. One sign is allowed per primary access.
	RC, RP, RP-10, RE, R	X	X	X	X
Window Signs	VC, GC, ID, CC, PDD	Not more than 25% of surface of window	n/a	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X
Awnings and Canopies	VC, GC, ID, CC, PDD	1/3 of canopy or awning	Bottom of awning or canopy must be at least 7 feet above ground level or sidewalk.	n/a	n/a
	RC, RP, RP-10, RE, R	X	X	X	X

Additional Requirements from Table:

- A. Freestanding Signs. Freestanding signs shall be separated by a distance of no less than five hundred (500) foot intervals along each street frontage of the premises.
 - a. Each lot of record shall be allowed one (1) sign except a corner lot where a total of two (2) signs may be permitted, one on each road frontage, provided that the total linear frontage is a minimum of three-hundred (300) feet per side.
 - b. Masonry bases must that match the associated building(s). Landscaping shall be planted to minimize the appearance of the poles or braces.
- B. In lieu of a freestanding sign, a development may use signs on entrance structures such as fences or walls. The number of sign faces is limited to two (2) per entrance, on either side of the entrance, and confined to the entrance area. The distance between sign faces shall not exceed one hundred (100) feet. Such signs are subject to the size limitations of this Section.

11. Amend Jasper County Zoning Ordinance, to add a new section, Article 22, Rural Conservation Subdivision Standards, to provide alternative standards for subdivisions, as amended, so as to read as follows:

ARTICLE 22. RURAL CONSERVATION SUBDIVISION STANDARDS

22.1. Purpose

The purpose of this Article is to maintain the character and heritage of the rural landscape by providing flexibility through alternative standards for the subdivision of rural lands in Jasper County in exchange for permanent protection of open space.

22.2. Applicability

The standards found in this Article are permitted within the Rural Preservation-10 zoning district for existing lots of record as of May 15, 2023 that have been owned by an individual or family (either multiple members of the family or an unbroken succession of family members) for no less than 30 years.

A maximum of twenty-five (25) new lots may be created from one parent parcel under the provisions of this ordinance.

22.3. Definitions

Base Site Area. The Base Site Area consists of the parent parcel minus areas not suitable for development due to legal, physical, natural, or other constraints. The Base Site Area shall be determined as follows:

Parent parcel gross site area as determined by actual survey:

Minus Land separated by a road or utility right-of-way

Minus Land within existing roads' ultimate rights-of-way

Minus Land separated by water and/or marsh

Minus Existing natural water bodies on the property, jurisdictional and non-jurisdictional wetlands, and land/tidal wetlands seaward of the OCRM critical line

Minus Land previously dedicated as open space

Equals = Base Site Area

Open Space Preservation Area. The land within the subdivision that is left undeveloped in exchange for reduction in lot size and/or other development requirements.

Parent Parcel. The parent parcel constitutes the parcel to be subdivided.

22.4. Development Standards.

Rural conservation subdivisions shall be subject to the following standards.

Table 1: Development Standards	
Maximum Density	1 principal dwelling unit per 5 acres ¹
Minimum Lot Area	1 acre
Minimum Lot Width	150 feet
Minimum Setbacks ²	

Front (major street, multi-lane)	60 feet
Front (major street, two-lane)	45 feet
Front (minor street)	25 feet
Side	25 feet
Rear	25 feet
¹ Base site area	
² Setbacks shall also apply to Open Space Protection Areas	

22.5. Open Space Preservation Area (OSPA) Standards.

Open space preservation areas shall be contiguous to the maximum extent practicable.

The OSPA must consist of a minimum of fifty percent (50%) of the base site area.

In instances where natural features (wetlands, waterbodies, forested areas, etc.) are part of a larger system which extends to adjacent property(ies), these areas shall be prioritized for protection. In instances where an existing parcel has already established open space preservation areas, the proposed rural lot subdivision shall include open space protection of natural features contiguous with the adjacent property(ies).

Land dedicated to open space shall not include land dedicated for uses such as community swimming pool(s), clubhouse(s), and similar uses. Recreational amenities, such as walking/biking trails, may be permitted within the OSPA in conformance with applicable state and federal laws. Recreational lakes or ponds used for storm water management and designed as naturalized features may be included in the land designated as open space. Fenced detention or retention areas used for storm water management shall not be included in the calculation of required open space.

The owner and developer, or subdivider, shall select land dedicated for open space purposes and type of ownership. The open space preservation area may remain with the parent parcel to be held in single ownership or subdivided into a separate parcel. In either case, a note shall appear on the plat and recorded in the deed that development of the open space preservation area is prohibited.

Type of ownership may include, but is not necessarily limited to, the following:

1. The County, subject to acceptance by the governing body;
2. Other public jurisdictions or agencies, subject to their acceptance;
3. Non-profit or quasi-public organizations committed to the protection and conservation of open space, subject to their acceptance;
4. Homeowner or cooperative associations or organizations; or
5. Shared, undivided interest by all property owners within the subdivision.

Maintenance of open space - The person(s) or entity identified above, as having the right to ownership or control over open space, shall be responsible for its continuing upkeep and proper maintenance.

22.6. Restrictions on Future Subdivisions.

A note shall appear on all plats for rural small lot subdivisions specifying the number of remaining by-right lots that can be subdivided from the parent tract. If all by-right lots are subdivided, the note shall state that remaining subdivisions of the parent parcel shall be prohibited, except in compliance with the open space preservation standards specified in Section 22.5.

22.7 Roadside Buffer

A minimum fifty foot (50') wide continuous landscaped buffer shall be established and maintained parallel and adjacent to the highway corridor. This buffer is separate and distinct from the buffering requirements of Section 12.8 except that, where that section may call for a greater setback from the highway because of a specific activity, the greater setback distance shall be observed. Likewise, should Section 12.8 require total screening because of a specific activity, the fifty foot (50') wide landscaped buffer may be used to accommodate such screening.

Only the following activities shall be permitted within the landscaped buffer:

1. Vehicular access drives which tie into approved access points as determined by SCDOT and/ or Jasper County, and which run perpendicular to the right-of-way, or as nearly perpendicular as is feasible owing to terrain, horizontal curves and the like.
2. Landscaped walls and fences less than six feet (6') high.
3. Lighting.
4. Landscaping fixtures.
5. Signage.
6. Underground utility lines.
7. Overhead utility lines which run perpendicular to the road right-of-way and are consolidated with vehicular access drives wherever possible.

- 12. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Rural Preservation Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 000-00-00-000; 027-00-02-045; 044-00-03-001; 044-00-03-002; 045-00-03-001; 045-00-03-002; 045-00-03-003; 060-00-04-005; 060-00-05-036; 064-00-01-001; 065-00-01-001; 065-00-01-002; 065-00-01-003; 065-00-01-005; 066-00-00-002; 081-00-01-012; 081-00-02-001; 081-00-02-002; 081-00-02-003; 081-00-02-004; 081-00-02-005; 081-00-02-007; 081-00-02-008; 081-00-02-010; 081-00-02-011; 081-00-03-001; 081-00-04-017; 081-00-04-020; 082-00-01-011; 082-00-02-002; 082-00-02-003; 082-00-02-014; 082-00-05-002; 082-00-05-003; 082-00-05-004; 083-00-02-003; 083-00-03-003; 083-00-03-008; 083-00-03-073; 083-00-03-080; 083-00-03-081; 083-00-03-083; 083-00-03-087; 083-00-04-001; 083-00-04-003; 083-00-04-007; 083-00-04-017; 083-00-05-002; 083-00-05-023; 083-00-06-015; 083-00-06-016; 083-00-06-071; 083-00-06-076; 083-00-06-077; 083-00-06-079; 083-00-06-080; 083-00-07-001; 084-00-01-019; 084-00-01-070; 085-00-03-054; 085-00-06-028; 085-00-08-006; 085-00-08-026; 086-00-01-004; 086-00-01-032; 086-00-01-035; 086-00-01-045; 086-00-02-051; 086-00-02-062; 086-00-02-063; 086-00-02-068; 086-00-04-001; 086-00-04-002; 086-00-04-020; 086-00-04-021; 086-00-04-022; 086-00-04-023; 086-00-04-024; 086-00-05-001; 087-00-01-001; 087-00-01-002; 087-00-02-001; 087-00-02-002; 087-00-03-001; 087-00-03-014; 087-00-03-015; 087-00-03-016; 087-00-09-014; 087-00-09-016; 087-00-09-017; 087-00-09-022; 087-00-09-023; 087-00-09-031;

087-00-09-045; 087-00-09-048; 088-00-01-001; 088-00-02-011; 092-00-00-001; 094-00-00-049; 094-00-00-062; 094-00-00-076; 094-00-00-118; and 097-00-00-001

- 13. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 087-00-03-001
- 14. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Rural Preservation and Community Commercial Zoning Districts to the Rural Preservation-10 (RP-10) Zoning District: 083-00-06-070
- 15. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial, Rural Preservation, and Residential Zoning Districts to the RP-10 Zoning District: 087-00-09-007
- 16. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Industrial Development District and Rural Preservation Zoning District to the Rural Preservation-10 (RP-10) Zoning District: 027-00-02-034; 061-00-03-001; 082-00-02-004; 086-00-01-002; and 087-00-03-002
- 17. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Rural Preservation and Residential Zoning Districts to the Rural Preservation-10 (RP-10) Zoning District: 064-28-01-004; 083-00-01-007; 083-00-03-012; 083-00-03-037; 083-00-03-086; 085-00-03-010; 085-00-03-035; 085-00-08-035; 086-00-02-046; 086-00-02-060; 086-00-02-065; and 086-00-02-069
- 18. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial, Rural Preservation, and Residential Zoning Districts to split zone Village Commercial Zoning District and the RP-10 Zoning District: 086-00-04-010
- 19. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Village Commercial Zoning District: 083-00-03-004; 083-00-03-005; 083-00-03-006; 083-00-03-013; 083-00-03-014; 083-00-03-015; 083-00-03-016; 083-00-03-017; 083-00-03-018; 083-00-03-019; 083-00-03-020; 083-00-03-021; 083-00-03-022; 083-00-03-023; 083-00-03-027; 083-00-03-028; 083-00-03-043; 083-00-03-044; 083-00-03-045; 083-00-03-050; 083-00-03-051; 083-00-03-052; 083-00-03-053; 083-00-03-054; 083-00-03-055; 083-00-03-056; 083-00-03-057; 083-00-03-061; 083-00-03-062; 083-00-03-063; 083-00-03-067; 083-00-03-068; 083-00-03-072; 083-00-05-001; 083-00-06-017; 083-00-06-024; 084-00-01-033; 084-00-02-065; 084-00-03-006; 084-00-03-008; 084-00-03-009; 085-00-06-002; 085-00-06-003; 085-00-06-008; 085-00-06-069; and 087-00-03-011

- 20. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the General Commercial Zoning District to the Village Commercial Zoning District: 083-00-04-021; 083-00-04-022; 083-00-04-023; 083-00-04-024; 083-00-04-025; and 083-00-04-026
- 21. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Residential Zoning District to the Village Commercial Zoning District: 083-00-03-025 and 083-00-03-026
- 22. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial and Residential Zoning Districts to split zone Village Commercial and Residential Zoning District: 085-00-06-001; 085-00-06-004; 085-00-06-006; 085-00-06-007; and 085-00-06-055
- 23. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zoned Community Commercial and Rural Preservation Zoning Districts to split zone Village Commercial and Rural Preservation (RP-10) Zoning District:
- 24. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from the Community Commercial Zoning District to the Residential Zoning District: 084-00-01-034; 084-00-01-035; 084-00-01-036; 084-00-01-073; 084-00-02-047; 084-00-02-048; 084-00-02-049; 084-00-02-050; 084-00-03-002; 084-00-03-003; 084-00-03-007; 084-00-03-010; 084-00-03-013; 084-00-03-014; and 087-00-05-022
- 25. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Community Commercial Zoning District and Residential Zoning District to the Residential Zoning District: 084-00-01-043; and 084-00-02-044
- 26. Amend the Official Zoning Map of Jasper County** so as to transfer the following properties from split zone Community Commercial Zoning District and Rural Preservation Zoning District to the Residential Zoning District: 084-00-03-001
- 27. Amend the Official Zoning Map of Jasper County** so as to depict the Euhaw Overlay District as shown on the map in Exhibit A.
- 28. Pending Ordinance Effective Date.** Applications for permits, plats, or permissions of sufficient form and content and substantially complete as determined by the County staff, received by the County prior to June 20, 2023, may be reviewed and processed by the County. Otherwise, the provisions of this Ordinance shall be effective under the pending ordinance doctrine from the date of approval of the first reading and the announcement of the Council's intention to hold a public hearing, and any permit, application or plat accepted for filing by the Department of Planning and Building Services will be deemed in error, null and void, and of no effect whatsoever.

29. Severability. If any section, clause, paragraph, sentence or phrase of this ordinance, or the application thereof to any person or circumstances shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence, phrase or application is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence, phrase or application shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

30. This Ordinance shall take effect upon approval by Council.

John Kemp
Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE: 2024 _____

First Reading: July 15, 2024

Second Reading: _____

Public Hearing: September 19, 2024

Adopted: _____

Council Workshop: September 5, 2024

Considered by the Jasper County Planning Commission at it's meeting
on June 25, 2024; August 28, 2024 and January 14, 2025
recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date

AGENDA

ITEM:

Citizen Comments

AGENDA

ITEM # 6



PROCLAMATION

Whereas, the Jasper County Council would like to honor Rose Boyles on her **100th Birthday** and recognize the contributions she has made during her lifetime; and

Whereas, the Jasper County Council would like to acknowledge the significance of this auspicious occasion; and

Whereas, the Jasper County Council would like to recognize Rose Boyles as a native of South Carolina and a lifelong resident of Jasper County; and

Whereas, Rose Boyles has been faithfully devoted to her family, a devoted member of the Great Swamp Baptist Church, to her career as a Nurse, to her community, and her County; and

Whereas, Rose Boyles was a dedicated and devoted employee of the original Ridgeland Hospital on Green Street; and

Whereas, the Jasper County Council would like to recognize Rose Boyles as the eldest original employee of the Ridgeland Hospital on Green St., in Ridgeland, South Carolina; and

Whereas, in recognition of Rose Boyles whose date of birth, was April 23, 1925; and

NOW THEREFORE, BE IT RESOLVED AND PROCLAIMED, that Jasper County Council offers its admiration and congratulations for the **100 Year Birthday Event** of such an inspiring, thankful and gracious lady. The Jasper County Council offers its very best wishes to Rose Boyles on her **100th Birthday** which she celebrated on the 23rd day of April, 2025. Let it be it known, *this 23rd day of April, 2025* that this proclamation has been adopted by the Jasper County Council duly assembled.

(Seal)

William Joseph Rowell III, Vice Chairman

Attest: _____

Wanda Giles, Clerk to Council

AGENDA

ITEM # 7

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

RESOLUTION NO. R-2025-33

**AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE AN AMENDMENT TO AN
INTERGOVERNMENTAL AGREEMENT REGARDING AFFORDABLE HOUSING**

WHEREAS, on October 3, 2022, Jasper County Council (“County Council”) adopted Resolution R- 2022- 23 which authorized the County Administrator to enter into an intergovernmental agreement with Beaufort County, Town of Hilton Head Island, Town of Bluffton, Town of Port Royal, City of Beaufort, City of Hardeeville, and the Town of Yemassee, collectively hereinafter referred to as the “Government Entities”. The purpose of the agreement with the Government entities was to jointly create and fund a regional housing trust fund (“RHTF” or “Fund”), to establish an Oversight Board for the Fund, and to contract with Community Works to provide for the managerial and administrative, day-to-day operation of the Fund; and

WHEREAS, Resolution R- 2022-23 incorporated an exhibit entitled Intergovernmental Agreement Regarding Affordable Housing (“Agreement”). The agreement was executed by the Government Entities and was made effective on October 28, 2022; and

WHEREAS, due to developments since the creation of the RHTF and the execution of the Agreement, the Government Funding Entities desire to amend the Agreement to: (1) remove the reference to the “William C. Mescher Local Housing Trust Fund Enabling Act”; (2) include a definition of the “Beaufort Jasper Housing Trust, Inc.”; (3) further define the terms and responsibilities of the Oversight Board; and (4) include additional conditions regarding the Term and Termination of the Agreement; and (5) amend terms regarding the Administration and Fiscal Agent related to RHTF. The aforementioned amendments to the Agreement are reflected in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, County Council supports the desire of the Government Entities and finds the desired amendments to the Agreement, as reflected in Exhibit A, are in the best interest of the continued success for the RHTF.

NOW, THEREFORE, BE IT RESOLVED by the Jasper County Council authorizing the County Administrator to execute an amendment, as shown in Exhibit A attached hereto and incorporated herein by reference, to an intergovernmental agreement regarding affordable housing.

DONE this _____th day of May 2025

JASPER COUNTY, SOUTH CAROLINA

John A. Kemp, Chair

ATTEST:

Wanda H. Giles, Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date

EXHIBIT A

STATE OF SOUTH CAROLINA)
)
COUNTY OF JASPER) AMENDMENT TO AN
COUNTY OF BEAUFORT) INTERGOVERNMENTAL AGREEMENT
) REGARDING AFFORDABLE HOUSING

THIS AMENDMENT TO AN INTERGOVERNMENTAL AGREEMENT REGARDING AFFORDABLE HOUSING ("Amendment") is entered into with an effective date of _____, 20____ ("Effective Date") by and among Beaufort County, Jasper County, the Town of Hilton Head Island, the Town of Bluffton, the City of Beaufort, the Town of Port Royal, the City of Hardeeville and the Town of Yemassee; collectively hereinafter the "Parties"; and

WHEREAS, the Parties entered into an Intergovernmental Agreement Regarding Affordable Housing dated October 28, 2022 ("Agreement"), for the purposes of authorizing the Parties to jointly create, fund, and operate a regional housing trust fund and oversight board to improve affordable housing in the region; and

WHEREAS, the Parties desire to enter into this Amendment in order to further the purpose of the Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties hereby agree as follows:

1. The recitals shall be amended to remove reference to the "William C. Mescher Local Housing Trust Fund Enabling Act", the specific language to be removed is stricken through and shown as follows:

WHEREAS, the Asakura Robinson report recommended the establishment of a non-profit 501(c)(3) Regional Housing Trust Fund ("RHTF") in accordance with legislation passed by the South Carolina State Legislature known as the "William C. Mescher Local Housing Trust Fund Enabling Act" which, inter alia, allows for the establishment of Regional Housing Trust Funds among local governments; and

2. Section 1 "Definitions" shall be amended to include the following additional term:
 - d. *"Beaufort Jasper Housing Trust, Inc" means a 501(c)(3) organization as defined by the Internal Revenue Code of 1986 which has been created and operates under the authority of this Agreement; and exclusively for the purpose of providing administrative, management and financial services furthering the goals and desires stated in this Agreement; hereinafter referred to as "BJHT, Inc.". Any terms or conditions in this Agreement that reference a 501(c)(3) shall apply to BJHT, Inc. regardless if BJHT, Inc. is explicitly referenced.*
3. Section 4 "Operation" shall be amended to replace any reference to "Board" with "Oversight Board".
4. Section 4 "Operation" shall be amended to include the following additional terms and conditions:
 - a. *Each Party shall appoint one (1) representative to serve a three-year term on the Regional Housing Trust Oversight Board ("Oversight Board") for so long as they remain a financial contributing party. The director of the regional housing trust fund will serve as Ex Officio member of the Oversight Board. The ninth appointee would be an at large representative agreed upon by the Parties making the membership a total of nine representatives. Oversight Board Members shall represent a diverse field of*

experts familiar with affordable housing, real estate, and local government housing priorities. No elected officials may serve on the Oversight Board.

Any 501(c)(3) providing administrative, management and financial services for the RHTF, including BJHT Inc., shall be permitted to add members to its Board of Directors ("501(c)(3) Board"), in accordance with the recommendations from the Asakura Robinson Study. All action items coming before the 501(c)(3) Board utilizing any amount of RHTF monies shall require approval by a majority vote of the Oversight Board. The Oversight Board shall include representatives from each of the Parties.

The Parties acknowledge and agree that each Party's representative on the Oversight Board is responsible for expressing the recommendations, opinions and desires of the individual government entity. Each Oversight Board representative shall provide regular updates to the individual government entity being represented and shall ensure the individual government entity remains informed of projects, funding and status of the 501(c)(3).

5. Section 5 "Term and Termination" shall be removed and replaced as follows:

- a. *Term. The term of this Agreement shall be ten (10) years from the date of full execution of the Agreement by the Parties which shall be understood to be the date first set forth above. This Agreement may be renewed for another ten (10) year term as agreed to in writing by the Parties.*
- b. *Termination. The termination of this Agreement in whole may only occur via dissolution of the RHTF.*
- c. *Removal of a Single Party. If at any time a single Party to this Agreement decides it is in its best interest to no longer be a party to this Agreement, then the Party shall provide written notice to the remaining Parties. The Parties shall amend this Agreement to remove the Party. Following the removal of a Party, the funds previously contributed by said Party and any funds required to be paid for the fiscal year shall remain with the RHTF. The said Party shall no longer be required to contribute funds in the next fiscal year.*
- d. *Dissolution of 501(c)(3). Following a dissolution of the 501(c)(3), or when notice of dissolution of the 501(c)(3) is communicated in writing to the Parties, including the dissolution of BJHT, Inc., the Parties agree one of the following actions must be taken ("Dissolution Options"):*
 - i. *Option 1. All funds associated with the RHTF shall be immediately transferred to Beaufort County to be held in an escrow account. The Parties agree that for purposes of this Section, Beaufort County has the authority to disburse funds only for previously approved projects or active projects at the time of the dissolution. Beaufort County shall provide quarterly financial reports to the other Parties. Following the transfer of funds, the Parties may agree in writing a successor to act as the administrator, manager and fiscal agent of the RHTF; or take any other action available and agreed upon in writing by the Parties.*

- ii. *Option 2. Prior to the dissolution date, the Parties shall discuss options for a successor to act as the administrator, manager, and fiscal agent of the RHTF; and each Party's recommendation shall be presented to the 501(c)(3) Board through their representatives on the Oversight Board. If the recommended successor is approved by the Oversight Board, then Beaufort County may contract with the approved successor if necessary. Following approval of a successor, the RHTF funds, administration and management shall be transferred to the approved successor.*

The Parties agree that each Party shall express its preferred Dissolution Option to its Board representative, whereby said representative shall express said Dissolution Option preference by voting appropriately at a Board meeting during the dissolution process.

6. Section 6 "Fiscal Agent" shall be removed and replaced as follows:

Section 6 Administration and Fiscal Agent.

The Parties agree a 501(c)(3), including BJHT, Inc., shall act as the fiscal agent of the RHTF. The entity shall manage the financial relationship with the Parties and is solely responsible for providing the reports to each Party as required in this Agreement.

7. Miscellaneous.

- a. Except as specifically amended herein, all other terms and conditions of the Agreement shall remain in full force and effect.
- b. The Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
- c. This Amendment shall be governed by and construed in accordance with the laws of the State of South Carolina, without regard to its conflict of laws principles.

This Amendment is signed by the authorized representatives of the Parties set forth below and is effective as of the Effective Date.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment as set forth below.

BEAUFORT COUNTY: _____ date: _____

JASPER COUNTY: _____ date: _____

THE TOWN OF HILTON HEAD ISLAND: _____
date: _____

THE CITY OF BEAUFORT: _____ date: _____

THE TOWN OF BLUFFTON: _____ date: _____

THE TOWN OF PORT ROYAL: _____ date: _____

THE CITY OF HARDEEVILLE: _____ date: _____

THE TOWN OF YEMASSEE: _____ date: _____

STATE OF SOUTH CAROLINA

)

INTERGOVERNMENTAL AGREEMENT

COUNTY OF JASPER

)

REGARDING AFFORDABLE HOUSING

COUNTY OF BEAUFORT

)

THIS INTERGOVERNMENTAL AGREEMENT is entered into with an effective date of October 28, 2022 by and among Beaufort County, Jasper County, the Town of Hilton Head Island, the Town of Bluffton, the City of Beaufort, the Town of Port Royal, the City of Hardeeville and the Town of Yemassee (collectively referred to as "the Parties").

WHEREAS, the member Parties of Beaufort County, Jasper County, the Town of Hilton Head Island, the Town of Bluffton, and City of Hardeeville belong to a regional association that seeks to identify problems and opportunities that face the entire southern low country as identified by each member jurisdiction known collectively as the Southern Lowcountry Regional Board ("SoLoCo"); and

WHEREAS, the member Parties of Beaufort County, Jasper County, the Town of Hilton Head Island, the Town of Bluffton, and the City of Hardeeville, known collectively as the Southern Lowcountry Regional Board ("SoLoCo"), desired to expand the regional housing trust fund study area by inviting the member parties making up the Northern Regional Plan Committee of City of Beaufort, Town of Port Royal and Town of Yemassee to also participate in the initiative; and

WHEREAS, the Parties recognize that decent, affordable housing is important in that it fulfills a basic human need for shelter, contributes to the well-being of families, provides stability which may lessen the catalysts of physical illness and mental illness and stress, and is a critical component of the economic vitality of the region to attract and retain employees in the local workforce; and

WHEREAS, private enterprise and investment has not produced, without government assistance, the needed construction of sanitary, decent, and safe residential housing that people with lower incomes can afford to buy or rent; and

WHEREAS, the Parties commissioned an analysis of regional housing needs and a recommendation report which was completed August 2021 by Asakura Robinson and presented to SoLoCo; and

WHEREAS, the Asakura Robinson report recommended the establishment of a non-profit 501c(3) Regional Housing Trust Fund ("RHTF") in accordance with legislation passed by the South Carolina State Legislature known as the "William C. Mescher Local Housing Trust Fund Enabling Act" which, inter alia, allows for the establishment of Regional Housing Trust Funds among local governments; and

WHEREAS, the purpose of this intergovernmental agreement (hereinafter "Agreement") is to authorize the parties to jointly create, fund, and operate a regional housing trust fund and an Oversight board to improve affordable housing;

NOW, THEREFORE, for and in consideration of these premises and the mutual covenants set forth below, the Parties hereto hereby agree as follows:

Section 1 Definitions.

For purposes of this Agreement:

- a. "Affordable housing" means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed one hundred percent (100%) of the median income for the local area, with adjustments for household size, according to the latest figures available from the United States Department of Housing and Urban Development (HUD). Projects serving households with income at or below 60% of the Annual Median Income will receive priority consideration.
- b. "Regional housing trust fund" (RHTF) means a multi-jurisdictional government fund separate from the general fund and established jointly by the governing authorities of one or more municipalities or county governments with one or more dedicated sources of public revenue and authorized expenditures as provided in this chapter.
- c. "Special needs housing" means housing or shelter provided by private or public entities including privately operated elderly housing, nursing homes, community residential care facilities, and other special needs population housing facilities regardless of purpose or type of facility.

Section 2 Priorities.

The priorities identified in the Asakura Robinson study of August 2021 are hereby adopted as follows:

- a. Providing accessible, affordable housing to the region to support the workforce in the service economy, as well as others with high housing cost burdens.
- b. Overcoming barriers to affordable development, such as financial gaps and land availability.
- c. Ensuring a regional approach for affordable housing that addresses the needs of each jurisdiction, while meeting important strategic goals for housing location.
- d. Understanding the tools and resources available to Housing Trust Funds through various state and federal laws and regulations.
- e. Identifying a stable and reliable dedicated revenue source.

Section 3 Funding.

- a. SC Code Section 31-22-30, as amended, provides that "a local government, including a municipality or county, may jointly form a regional housing trust fund by ordinance. A regional housing trust fund created under this chapter is subject to the same requirement and has the same power as a local housing trust fund created by an individual local government".
- b. The Parties agree the RHTF established by this Agreement shall be funded for a period of ten (10) years with annual contributions by the Parties apportioned based on annual census population numbers. See Attachment A for Year 1 apportionment. Apportionment for Years 2-9 shall be

updated annually after the population census numbers are released and documented via written amendment to this Agreement to be signed by all the Parties.

- c. Funding shall be committed via the Parties' budgeting authority. Sources of these funds include, but are not limited to, one or more of the following:
 - i. donations;
 - ii. bond proceeds; and
 - iii. grants and loans from a state, federal, or private source.
 - iv. any other public funds which may be lawfully used to support Affordable Housing.
- d. Alternate sources of funding for the RHTF
The Parties may alter a source of funding for the regional housing trust fund by amending the ordinance(s) that establish financing for the regional housing trust fund, but only if sufficient funds exist to cover the projected debts or expenditures authorized by the regional housing trust fund in its budget. State law does not create, grant, or confer a new or additional tax or revenue authority to a local government or political subdivision of the State unless otherwise provided by the law of this State. Each Party will make an initial contribution to the RHTF based on the Chart outlined in Attachment A.
- e. The Parties shall safeguard the fund in the same manner as the general fund or a separate utility fund established for specific purposes. The RHTF may be included in the required financial expense reports or annual audit for each local government.
- f. The Parties may allocate funds to a program that promotes the development or rehabilitation of affordable housing as defined in the state enabling legislation. Regarding the distribution of funds from a regional housing trust fund, preference must be given to a program or project that promotes the development or rehabilitation of affordable housing for an individual or family with an annual income at or below one hundred percent of the median income with priority consideration being given to projects serving those individuals or families with incomes at or below sixty (60) percent of the median income for the local area, adjusted for family size according to current data from HUD, the development or rehabilitation of special needs housing, or the development or rehabilitation of homeless housing.
- g. RHTF funds may be used to match other funds from federal, state, or private resources, including the State Housing Trust Fund. The Parties shall seek additional resources for housing programs and projects to the maximum extent practicable. The Parties shall administer the RHTF through a new or existing nonprofit organization to encourage private charitable donation to the funds. Where a regional housing trust fund receives such a donation, the donation must be used and accounted for in accordance with the purpose as established by the RHTF Oversight Board and in accordance with State statutes.
- h. A regional housing trust fund established, utilized, or funded under this Agreement and enabling ordinances must provide an annual report to the Parties that created the fund and attested to this agreement. Minimum requirements for such said report is outlined in Attachment B. The

regional housing trust fund director must offer to present to each Parties' Council the annual report details and make the report available to the public by posting it on the appropriate website of the member local governments. Any alteration or amendment to such governing documents must conform to the provisions of the enabling legislation

- i. The Parties agree that projects funded by the RHTF will be judged on their merits and that funding and location of those projects will vary from year to year; and

Section 4 Operations.

- a. Each Party shall appoint one (1) representative to serve a two-year term on the Regional Housing Trust Oversight Board ("the Board") for so long as they remain a financial contributing party. The director of the regional housing trust fund will serve as Ex Officio member of the Board. The ninth appointee would be an at large representative agreed upon by the Parties making the membership a total of nine representatives. Board Members shall represent a diverse field of experts familiar with affordable housing, real estate, and local government housing priorities. No elected officials may serve on the Oversight Board.
- b. Meetings will be held six times per year.
- c. Board responsibilities include:
 - i. Providing feedback on community needs, serving as an advocate for affordable housing and the RHTF, connecting the Administrative Operating Contractor with community resources, and acting as a direct liaison between the RHTF and the local government entity.
 - ii. Drafting and adopting bylaws for the operation of the Board within six (6) months of the creation of the RHTF; By-laws shall address how a member Party may terminate their participation and funding, including how that termination will or could impact RHTF projects in their jurisdiction, and the methodology for complete dissolution of the RHTF if a voting majority of the Parties agree; By-laws shall address how a quorum is established, a meeting and reporting schedule, and any other requirements as defined by State statute
 - iii. Make decisions on how the RHTF will operate to include whether to establish a 501(c)3, hire employees, contract with a Certified Development Financial Institution (CDFI), or other method agreed upon by a majority of the Board, manage the operations of the RHTF to include hiring, firing, potential contracts, and other items that require approval as outlined in adopted bylaws.
 - iv. Allocating other permissible funds to projects including, but not limited to, impact fee waivers, water and sewer impact fees,
 - v. Develop an annual budget with projected revenues and expenditures.
 - vi. Define types of projects eligible for funding.

Section 5 Term and Termination.

The term of this Agreement shall be ten (10) years from the date of full execution by the Parties which shall be understood to be the date first set forth above. This Agreement may be renewed for another ten (10) year term as agreed to in writing by the Parties. Termination of the Agreement in whole may only occur via dissolution of the RHTF.

Section 6 Fiscal Agent.

Beaufort County will contract with Community Works to serve as the fiscal agent and will manage the financial relationship with the Parties, Community Works and the Board. Beaufort County will provide financial reports on a quarterly basis to the Parties.

Section 7 Notices.

All notices required or permitted under this Agreement shall be in writing. All notices and payments shall be sent to the official main address of the member parties or to such other address as may from time to time be designated by written notice or via email with confirmation of email delivery receipt. Notices shall be deemed delivered when five (5) days after deposit in U.S. registered mail, postage prepaid, addressed to the other party or upon confirmation of email delivery receipt.

Section 8 Governing Law and Severability Clause.

This Agreement is governed and interpreted in accordance with the laws of the State of South Carolina. Any and all disputes between the Parties that may arise pursuant to this Agreement shall be brought and fully litigated in a court of competent jurisdiction located in Beaufort County, South Carolina. If any term, covenant or condition of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby and each such term, covenant or condition of this Agreement shall be valid and enforceable to the full extent permitted by law. The stricken provision of this Agreement shall be enforced to the maximum extent permissible so as to affect the intent of the Parties, and the remainder of this Agreement shall continue in full force and effect.

Section 9 Assignment.

This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors, heirs, administrators, representatives, and assigns. However, this provision shall not be construed to permit or allow assignments not otherwise allowed under this Agreement.

Section 10 Miscellaneous.

This IGA expresses the complete agreement and understanding of the undersigned parties, and any and all prior or contemporaneous oral agreement or prior written agreement regarding the subject matter hereof shall be merged herein and then extinguished. The captions and headings used in this IGA are for convenience only and do not in any way limit, amplify, or otherwise modify the provisions of this IGA. As used in this IGA, the masculine, feminine or neuter gender and the singular or plural number shall each include the others whenever the context so indicates. This IGA may be executed in multiple counterparts, each of which shall be deemed an original but all of which, taken together, shall constitute the same instrument.

Section 11 Authorization and Execution.

This AGREEMENT is signed by the authorized representatives of the Parties set forth below, and is effective as of the date first set forth above.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as set forth below.

BEAUFORT COUNTY:



date:

10-28-22

JASPER COUNTY:



date:

11/21/2022

THE TOWN OF HILTON HEAD ISLAND:



date:

11-7-2022

THE CITY OF BEAUFORT:



date:

10-28-22

THE TOWN OF BLUFFTON:



date:

11/9/2022

THE TOWN OF PORT ROYAL:



date:

11/1/22

THE CITY OF HARDEEVILLE:



date:

11/14/2022

THE TOWN OF YEMASSEE:

date:

Attachment A

Year Sum		Beaufort County	Hilton Head Island	Bluffton	Port Royal	City of Beaufort	Jasper County	Hardeeville	Yemassee
Y1*	\$2,035,058	\$1,119,523	\$156,815	\$59,474	\$197,669	\$200,671	\$175,240	\$108,699	\$16,967

*Year 1 = 3% of American Rescue Plan funds

Y2	\$515,000	\$228,605	\$86,559	\$63,702	\$32,683	\$31,274	\$57,117	\$12,579	\$2,482
Y3	\$530,750	\$235,596	\$89,206	\$65,690	\$33,682	\$32,230	\$58,864	\$12,964	\$2,558
Y4	\$546,672	\$242,664	\$91,882	\$67,619	\$34,693	\$33,197	\$60,629	\$13,353	\$2,635
Y5	\$563,072	\$249,944	\$94,839	\$69,648	\$35,734	\$34,193	\$62,448	\$13,753	\$2,714
Y6	\$579,965	\$257,442	\$97,478	\$71,737	\$36,806	\$35,219	\$64,322	\$14,166	\$2,795
Y7	\$597,363	\$265,165	\$100,402	\$73,889	\$37,910	\$36,275	\$66,251	\$14,591	\$2,879
Y8	\$615,284	\$273,120	\$103,414	\$76,108	\$39,047	\$37,364	\$68,239	\$15,028	\$2,966
Y9	\$633,743	\$281,314	\$106,517	\$78,389	\$40,218	\$38,485	\$70,286	\$15,479	\$3,055
Y10	\$652,755	\$289,753	\$109,712	\$80,741	\$41,425	\$39,639	\$72,395	\$15,944	\$3,146
Sum	\$7,269,662	\$3,443,127	\$1,036,623	\$706,955	\$329,866	\$318,548	\$755,791	\$236,555	\$42,197

Attachment B

Reporting Requirements

The annual report will be provided to RHTF Oversight Board by the Operating Administrator and/or staff responsible for managing and administering the Fund as outlined in a separate operating agreement between the two parties. The annual report must include, at a minimum, the following metrics:

- 1) **Impact Data:** the project names and location funded in each participating jurisdiction, the amount of funding provided per project, the number and type of dwelling units built/or preserved in each funded project along with an affordability percentage breakdown, and demographic data where available.
- 2) **Financial Data:** the accounting of revenues and expenditures of the fund, additional funding raised to support the RHTF including additional project capital and operating investments, project leveraging amounts and other inkind or financial support provided to support the purpose of the fund.
- 3) Where feasible and available, success stories and project highlights, including pictures and testimonials.

AGENDA

ITEM # 8

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

RESOLUTION #R-2025-34

RESOLUTION OF JASPER COUNTY COUNCIL

**TO DECLARE CERTAIN SHERIFF OFFICE PROPERTY TO BE SURPLUS
AND AUTHORIZE ITS DISPOSAL AND DISPOSITION PURSUANT TO
SECTION 2-425 OF THE JASPER COUNTY CODE OF ORDINANCES**

WHEREAS, the Sheriff and the County Administrator have identified the property listed below as no longer necessary or useful to the County for the accomplishment of its mission, and recommends that it be declared surplus and disposed of;

NOW THEREFORE, BE IT RESOLVED, by a majority of the Jasper County Council, in the council duly assembled and by the authority of the same that Jasper County Council hereby, resolves that that the property identified in Exhibit A is declared surplus pursuant to the Jasper County Purchasing and Procurement Ordinance, Ordinance #05-04 (as codified in Chapter 2, Article V of the Jasper County Code of Ordinances, Sections 2-401 et seq.), and specifically section 2-425(d) and the Chief Procurement Officer of the County is authorized and directed to dispose of the property in accordance with that Ordinance, and in consultation with the County Administrator, may determine the most suitable method to dispose of the property, with the sales proceeds, if any, payable into the General Fund.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect immediately upon its adoption.

This Resolution No. R-2025-34 made on this 5th day of May 2025.

John A. Kemp, Chairman

ATTEST:

Wanda H. Giles, Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

David L. Tedder

Date

Jasper County
Sheriff Office
Surplus Property
5/5/2025

<u>Make</u>	<u>Model</u>	<u>S/N</u>
Remington	870 Magnum	B725822M
Remington	870 Magnum	A673405M
Remington	870 Magnum	A673388M
Remington	870 Magnum	A704897M
Remington	870 Magnum	A640942M
Remington	870 Magnum	A687007M
Remington	870 Magnum	A704931M
Remington	870 Magnum	A526453M
Remington	870 Magnum	A704948M
Remington	870 Magnum	B740412M
Remington	870 Magnum	B742507M
Remington	870 Magnum	W591963M
Remington	870 Magnum	W592035M
Glock	22	HUN253
Glock	22	RG682
Glock	22	EYU088
Glock	22	LEV690
Glock	22	WXV608
Glock	22	BFT985
Glock	22C	DTV630
Glock	22 Gen4	BFFM205
Glock	22 Gen4	BFFM206
Glock	22 Gen4	XCF486
Glock	22 Gen4	XCF383
Glock	22 Gen4	WXV580
Glock	22 Gen4	XCF487
Glock	22 Gen4	BKWC119
Glock	22 Gen4	XCF489
Glock	22 Gen4	XCF483
Glock	22 Gen4	XKK516
Glock	22 Gen4	BBME732
Glock	22 Gen4	LTS517
Glock	22 Gen4	BKRY901
Glock	23	SMS434
Glock	23	UXN895
Glock	23	CLT481
Glock	23 Gen4	LTS517
Glock	23 Gen4	BBME732
Glock	27	FME679

Jasper County
Sheriff Office
Surplus Property
5/5/2025

<u>Make</u>	<u>Model</u>	<u>S/N</u>
Glock	27	FCV934
Glock	27 Gen4	XRD070
Glock	27 Gen4	XRD080
Glock	27 Gen4	XRD081
Glock	27 Gen4	XRD082
Glock	27 Gen4	XRD083
Glock	19	BBG621
Glock	17	MGV275
Glock	17	YN059
Glock	22 gen 4	XCF387
Glock	22 gen 4	XCF485
Glock	22 gen 4	BKRY904
Glock	22 Gen 4	XCF482
Glock	22 Gen 4	AKBD409
Glock	22 Gen 4	AKBD412
Glock	model	S/N
Glock	22 Gen 4	XCF3883
Glock	22 Gen 4	AKBD403
Glock	22 Gen 4	XCF490
Glock	22 gen 4	BKWC120
Glock	22 gen 4	AKBD408
Glock	22 Gen 4	XCF420
Glock	22 Gen 4	WXV585
Glock	22 gen 4	BHPC099
Glock	22 gen 4	BKKZ672
Glock	22 Gen 5	BWBR451
Glock	22 Gen 4	BQRY902
Glock	22 Gen 4	BKKZ671
Glock	22 gen 4	XCF484
Glock	22 gen 5	BSLS248
Glock	27 gen 5	BUSU799
Glock	22 gen 4	XCF381
Glock	27 gen 4	XRD084
Glock	22 gen4	XCF488
Glock	22 gen 4	XCF350
Glock	22 gen 4	AHLC200
Glock	27 gen 4	AHCM989
Glock	22 gen 4	AKBD411

Jasper County
Sheriff Office
Surplus Property
5/5/2025

<u>Make</u>	<u>Model</u>	<u>S/N</u>
Glock	22 gen 4	AHLC201
Glock	27 gen 4	AHCM988
Glock	22 gen 4	XCF342
Glock	27 gen 4	XRD086
Glock	22 gen 4	AHLC202
Glock	27 gen 4	AHCM987
Glock	22 gen 4	WXV589
Glock	22 gen 4	BGGY587
Glock	22 gen 4	BKWC1183
Glock	27 gen 4	XRD087
Glock	27 gen 4	XRD089
Glock	22 gen 4	AKBD404
Glock	27 gen 4	BEVA001
Glock	22 gen 4	WXV581
Glock	22 gen 4	X0F385
Glock	22 gen 4	BKWC
Glock	23 gen 4	XKK515
Glock	22 gen 4	XCF349
Glock	22 gen 4	XCF484
Glock	22 gen 4	BGGY586
Glock	22 gen 4	WXV609
Glock	model	serial number
Glock	22 gen 4	BGGY583
Glock	22 gen 4	AKBD407
Glock	22 gen 4	XCF481
Glock	22 gen 4	XRD112
Glock	27 gen 4	AKBD410
Glock	22 gen 4	BKRY903
Glock	22 gen 4	XCF341
Glock	22 gen 4	AKBD405
Glock	22 gen 4	BKRY904
Glock	22 gen 4	BGGY584
Glock	22 gen 4	XCF344
Glock	22 gen 4	BGGZ142
Glock	22 gen 4	XCF345
Glock	22 gen 4	AKBD406
Glock	22 gen 4	WXV588
Glock	22 gen 4	BKWC117

Jasper County
Sheriff Office
Surplus Property
5/5/2025

<u>Make</u>	<u>Model</u>	<u>S/N</u>
Glock	22 gen 4	WXV587
Glock	22 gen 4	BGGY588
Glock	27 gen 4	XRD085
Glock	22 gen 4	XCF382
Glock	22 gen 4	XCF386
Smith & Wesson	.38 Police Special	DBA7337
Smith & Wesson	.38 Police Special	DBA7338
Smith & Wesson	.38 Police Special	DBA7331
Smith & Wesson	.38 Police Special	DBB3852
Smith & Wesson	.38 Police Special	DBB3816
Smith & Wesson	.38 Police Special	DBB3865
Smith & Wesson	.38 Police Special	DBB3801
Smith & Wesson	.38 Police Special	DBB3843
Smith & Wesson	.38 Police Special	DBB3841
Smith & Wesson	.38 Police Special	DBB4205
Smith & Wesson	.38 Police Special	DBB4221
Smith & Wesson	.38 Police Special	DBB3869
Smith & Wesson	.38 Police Special	DBB3814
Smith & Wesson	.38 Police Special	DBB4228
Smith & Wesson	.38 Police Special	DBB4204
Smith & Wesson	.38 Police Special	DBB7146
Smith & Wesson	.38 Police Special	DBB4229
Smith & Wesson	.38 Police Special	DBB4180
Smith & Wesson	.38 Police Special	DBB3882
Smith & Wesson	.38 Police Special	CSD9807
Smith & Wesson	.38 Police Special	CSD0486
Smith & Wesson	.38 Police Special	CSD0273
Smith & Wesson	.38 Police Special	DBB3859
Smith & Wesson	.38 Police Special	DBB3806
Smith & Wesson	.38 Police Special	DBB3795
Smith & Wesson	.38 Police Special	DBB4190
Smith & Wesson	.38 Police Special	DBB4207

AGENDA

ITEM # 9

STATE OF SOUTH CAROLINA
COUNTY OF JASPER
ORDINANCE # 0-2025-11

AN ORDINANCE OF JASPER COUNTY COUNCIL

To amend the Jasper County Code of Ordinances by repealing Chapter 28, *Utilities*, Articles II through IV in their entirety and replacing them with a new Article II

WHEREAS, The Jasper County Council has undertaken to periodically review County Ordinances for relevance and adjustment; and

WHEREAS, The Jasper County Council realizes Ordinances may from time to time become out dated, no longer valid, or may need enhancement or revision; and

WHEREAS, pursuant to the powers and authorities granted to counties under Home Rule Act of 1975, and specifically Title 4, Chapter 9 of the Code of Laws of South Carolina, counties may establish or abolish agencies, departments, boards, commissions, and positions in the county in accordance with § 4-9-30 of the Code of Laws of South Carolina; and

WHEREAS, the provisions of Article II of Chapter 28, *Hardeeville Area Water Quality Management Agency*, and Article III, *Beaufort-Jasper County Water Authority* are no longer necessary due to the acquisition by the Beaufort-Jasper Water and Sewer Authority of the City of Hardeeville water and sewer system in 2002, and the assumption by the Beaufort-Jasper Water and Sewer Authority of various water supply and distribution functions as well as collection, treatment, disposal and recycling of wastewater in Jasper County, pursuant to South Carolina 2009 Act No. 55, codified as Sections 6-37-10, et seq., and

WHEREAS, 2009 Act No 55, Section 2, effective June 2, 2009, specifically provides:

"The provisions of this act are intended to supersede all other legislative acts or actions of a county council which are inconsistent with this act. Therefore, all other legislative acts or actions of a county council taken to date concerning the establishment of the authority that are inconsistent with this act are hereby repealed to the extent of such inconsistencies."

NOW THEREFORE, BE IT ORDAINED, by the Japer County Council duly assembled and by the authority of the same;

1. The Hardeeville Area Water Quality Management Agency, established by Jasper County Ordinance of 1-7-80, such ordinance being codified at Sections 28-36 through 28-41 (with Sections 28-42 through 28-70 reserved) is hereby abolished, and Article II of Chapter 28, *Hardeeville Area Water Quality Management Agency*, is deleted in its entirety.
2. Article III of Chapter 28 is hereby renamed "Article II, *Beaufort-Jasper County Water and Sewer Authority*, and all Sections of such prior Article III are deleted, with the exception of a new Section 28-36, to read as follows:

Sec. 28-36. Water and Sewer. For provisions regarding the provision of water and sewer facilities in Jasper County, including the authority, jurisdiction, appointment of members and other matters regarding the Beaufort-Jasper Water and Sewer Authority, reference may be had to 2009 Act No. 55, codified at Sections 6-37-10, *et seq.* of the Code of Laws of South Carolina, as such may hereafter be amended.
3. Article IV, *Rural Water System*, is hereby deleted in its entirety, with Code Sections 28-37 through 2-113 to be shown as "Reserved."
4. Pursuant to the requirements of Section 2 of 2009 Act 55, provisions of ordinances previously adopted by County Council, which are not consistent with the provisions of 2009 Act No. 55, are deemed superseded and repealed.

5. If any section, clause, paragraph, sentence or phrase of this ordinance, or application thereof any person or circumstances must, for any reason be held to be invalid or unconstitutional. The invalid section, clause paragraph, sentence, phrase or application shall no way affect the remainder of this ordinance: and is hereby declared to be the intention of the County Council that the remainder of this ordinance would have passed notwithstanding the invalidity or unconstitutionality of any section, clause paragraph, sentence or phrase thereof.
6. This ordinance shall take effect upon approval by Council.

John A. Kemp, Chairman

Attest:

Wanda Giles, Clerk to Council

Ordinance O-2025-11

First Reading: 04.07.2025

Public Hearing: 05.05.2025

Second Reading: 04.21.2025

Third Reading: 05.05.2025

Adopted: 05.05.2025

Reviewed for form and draftsmanship by Jasper County Attorney

David L. Tedder

Date

Chapter 28 UTILITIES¹

ARTICLE I. IN GENERAL

Secs. 28-1—28-35. Reserved.

ARTICLE II. HARDEEVILLE AREA WATER QUALITY MANAGEMENT AGENCY²

Sec. 28-36. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

201 refers to section 201 of PL 92-500, the Federal Water Pollution Control Act, as amended.

Nonpoint source pollution means pollutants which are not collected or centralized. Stormwater runoff is a major nonpoint source.

Point source facilities means waste treatment facilities and the collection system through which wastewater is transmitted to a single point for processing.

Point source pollution means wastewater which is collected and transferred to a single point or place.

(Ord. of 1-7-80, § 6)

Cross reference(s)—Definitions generally, § 1-2.

Sec. 28-37. Designation.

- (a) The Town of Hardeeville is hereby designated as the water quality management agency for the area described by section 28-38, with powers and duties as defined by section 28-39, to control both point and nonpoint source pollution.
- (b) The county is designated as a supplemental agency for the unincorporated portions of the area described in section 28-38, with powers and duties as defined in section 28-39, to manage point sources.

(Ord. of 1-7-80, § 1)

¹Cross reference(s)—Buildings and building regulations, ch. 6.

State law reference(s)—Authority to grant franchises for public utilities, S.C. Code 1976, § 4-9-30(11).

²Cross reference(s)—Boards, commissions and committees, § 2-76 et seq.

Sec. 28-38. Jurisdiction.

The area over which the Town of Hardeeville shall have jurisdiction for water quality matters shall coincide with the boundaries of the approved and certified 201 facilities plan for Hardeeville, as delineated by the map attached to the ordinance from which this article is derived, which is made a part of this article by reference. Where uncertainty exists as to the boundaries of the 201 planning area, the following rules shall apply:

- (1) Boundaries indicated as approximately following the center of streets, highways, railroad lines, utility easements, streams, rivers, lakes, canals and other bodies of water shall be construed to follow such centerlines.
- (2) Boundaries indicated as approximately following platted lot lines and corporate lines shall be construed as following such lines.
- (3) Boundaries indicated as parallel to or extensions of features indicated in subsections (1) and (2) of this section shall be so construed. Distances not specifically indicated on the 201 map shall be determined by the scale of the map.

(Ord. of 1-7-80, § 2)

Sec. 28-39. Powers and duties.

- (a) The Town of Hardeeville shall have the authority to exercise the following powers and duties within the area defined by section 28-38:
 - (1) To annually review and establish 201 facilities priorities for water quality projects.
 - (2) To ensure implementation of the approved 201 facilities plan by:
 - a. Enforcing uniform sewer use regulations for the entire area, to include, among other things, the authority to mandate tie-ons where sewer lines are available.
 - b. Enforcing regulations to control the location of waste treatment facilities within the area.
 - c. Establishing policies and procedures to ensure areawide consideration of water quality matters.
 - d. Enforcing user charges and industrial cost recovery systems (UCICR) to ensure that each recipient of waste treatment service will pay its proportionate share of the costs of operation and maintenance, including replacement, as required by EPA.
 - (3) To provide water and sewer utility service to the incorporated and unincorporated parts of the area, in accord with the 201 plan.
- (b) The county shall enact sewer use ordinances and other measures deemed appropriate by both jurisdictions, which shall be consistent with those of the Town of Hardeeville, the designated management agency. The county shall authorize the town to enforce such ordinances in the unincorporated portions of the 201 facilities planning area for purposes of ensuring proper administration of the service facilities.

(Ord. of 1-7-80, § 3)

Sec. 28-40. Exceptions to sewer connection requirements.

In the implementation of the 201 plan it may be necessary to require tap-ins to existing or proposed wastewater collection lines. Such authority will be contained in the sewer use ordinance of the Town of Hardeeville. However, to avoid undue hardships, those dwellings with properly functioning septic tanks, on-site

disposal systems or wells will be exempt from the requirements of the sewer use ordinance or any other regulatory ordinance requiring tap-ins for a period of five years from the date the service is first made available.

(Ord. of 1-7-80, § 4)

Sec. 28-41. Financial assistance for sewer connection expenses.

To the extent that financial assistance is available from other local, state or federal agencies, the Town of Hardeeville will work to obtain monies to assist low- and moderate-income persons with tap-in fees and other related expenses.

(Ord. of 1-7-80, § 5)

Secs. 28-42—28-70. Reserved.

ARTICLE III. BEAUFORT-JASPER COUNTY WATER AUTHORITY

Sec. 28-71. Consolidation of Beaufort-Jasper County water authority and Jasper County water and sewer authority.

The Beaufort-Jasper County water authority, initially created by Act No. 784 of 1954, as amended, shall be enlarged by adding thereto all of Jasper County except for any municipalities which operate water and sewer systems and except the area presently being served by any municipally owned waterworks and sewer system by consolidating the Jasper County water and sewer authority as created by Act No. 598 of 1971 into the Beaufort-Jasper County water authority.

The District of the Beaufort-Jasper Water and Sewer Authority (BJWSA) shall be restricted to exclude all of unincorporated Jasper County, except for those areas of unincorporated Jasper County where infrastructure built by BJWSA is already in place and serving water or sewer customers in Jasper County, including areas at Point South and Palm Key. A boundary survey of any such regions will be provided at or before the earliest of: the date that a true and accurate survey of those areas is provided to Jasper County by the BJWSA, 90 days from the passing of this resolution.

(Ord. of 10-3-83, § 1; Ord. of 6-2-97, § 1)

Sec. 28-72. Membership.

The composition of the Beaufort-Jasper County water authority shall be as follows: The authority shall be composed of nine members, seven of whom shall be resident electors of Beaufort County and two of whom shall be resident electors of Jasper County. The Beaufort County members of the authority shall be appointed by the governor upon the recommendation of a majority of the legislative delegation of Beaufort County. Of the Beaufort County members, the respective governing bodies of the City of Beaufort, the Town of Port Royal and the Town of Bluffton shall each recommend to the legislative delegation of Beaufort County one person who may in turn be recommended by the legislative delegation of Beaufort County to the governor for appointment, and the Beaufort County council shall recommend to the legislative delegation of Beaufort County three persons who shall in turn be recommended by the legislative delegation of Beaufort County to the governor for appointment. The Jasper County members of the authority shall be appointed by the governor upon the recommendation of a majority of the legislative delegation of Jasper County. Of the Jasper County members, the respective governing bodies of the City of Ridgeland and the City of Hardeeville shall each recommend to the legislative delegation of Jasper County

one person who may in turn be recommended by the legislative delegation of Jasper County to the governor for appointment. The terms of office for all members and their successors of the authority shall be six years. All members of the authority shall hold office until their successors have been appointed and qualify. Any vacancy occurring for any reason among the members of the authority shall be filled for the remainder of the unexpired term by the procedure set forth in this section.

(Ord. of 10-3-83, § 1)

Sec. 28-73. Compensation of members.

The members of the Beaufort-Jasper County water authority may fix their compensation for each meeting in actual attendance upon the business of the authority, but in no event shall such compensation exceed \$600.00 per year for each member or \$840.00 per year for the chairman.

(Ord. of 10-3-83, § 1)

Sec. 28-74. Continuation of previous authority.

Pursuant to S.C. Code 1976, § 6-11-610, there will be no new commission appointed under this article, nor will any changes be made in the old members of the Beaufort-Jasper County water authority, as enlarged pursuant to this article, except as set forth in section 28-72.

(Ord. of 10-3-83, § 3)

Sec. 28-75. Financing of improvements and extensions.

The Beaufort-Jasper County water authority, as enlarged pursuant to this article, will not issue any general obligation bonds under S.C. Code 1976, §§ 6-11-490—6-11-600. At the present time the authority has no immediate plans for the issuance of revenue bonds payable from the revenues derived from the operation of its waterworks system to provide for the funding of the proposed extensions into Jasper County. It is, however, anticipated that the authority will negotiate with the Farmers Home Administration of the United States Department of Agriculture with respect to the future financing of the construction of the improvements and extensions of the waterworks system into Jasper County and for the sale of waterworks revenue bonds to the Farmers Home Administration. It is anticipated that the negotiations will eventually lead to loans and grants with which the authority will construct improvements and extensions to the waterworks system into Jasper County.

(Ord. of 10-3-83, § 2)

Secs. 28-76—28-100. Reserved.

ARTICLE IV. RURAL WATER SYSTEM

Sec. 28-101. Establishment.

There is hereby created a body corporate and politic to be known as the county rural water system. It shall be the function of the system to supply water to individuals, public and private corporations and political subdivisions within the geographical area specified in this article. To that end, it shall be empowered to drill wells, construct reservoirs, water treatment, transmission and distribution facilities and appurtenances thereto, and to

acquire such land, rights-of-way, easements, machinery, apparatus and equipment as shall be deemed useful therefor.

(Ord. of 9-15-80, § 1)

Sec. 28-102. Membership.

The rural water system shall be composed of five members, who shall be resident electors of the county. All members of the system shall be appointed by the county council. The original appointees shall serve staggered terms. Upon the termination of the terms of the original members, their successors shall be appointed by the county council in the same manner as is provided for the original appointment, for terms of four years. Any vacancy occurring by reason of death, resignation or otherwise shall be filled for the remainder of the unexpired term by appointment of the county council. All members of the system shall hold office until their successors shall have been appointed and shall have qualified.

(Ord. of 9-15-80, § 2)

Sec. 28-103. Officers.

As soon as convenient, the rural water system shall convene and shall organize by electing one of its number as chairman, a second as vice-chairman and a third as secretary. The terms of office of the officers of the system shall be for such period as the system shall determine in its bylaws.

(Ord. of 9-15-80, § 2)

Sec. 28-104. Certifications regarding membership and personnel.

The secretary of the rural water system shall from time to time file in the office of the clerk of court of the county appropriate certificates showing the personnel of the system and the duration of the terms of the respective members.

(Ord. of 9-15-80, § 2)

Sec. 28-105. Compensation of members.

The members of the rural water system shall receive no compensation, but shall be reimbursed for any actual expenses incurred in connection with the business of the system.

(Ord. of 9-15-80, § 2)

Sec. 28-106. Service area.

The service area of the rural water system shall encompass all of the county. The system shall not provide any of its authorized services to persons or private corporations within the established limits of any municipality or legally constituted water or sewerage district that was in existence at the time of the ratification of the ordinance from which this article is derived, without the consent of the governing body thereof.

(Ord. of 9-15-80, § 3)

Sec. 28-107. Powers.

The rural water system shall be fully empowered to acquire, construct, operate, maintain, improve and extend facilities which would enable it to obtain fresh water in large volume and to distribute and sell the water, subject to the limitations set forth in section 28-106, to persons, firms, corporations, municipal corporations, political divisions, and the United States government, or any agencies thereof, at any point within its service area. To that end, the authority shall have the following powers:

- (1) To have perpetual succession.
- (2) To sue and be sued.
- (3) To adopt, use and alter a corporate seal.
- (4) To define a quorum for its meetings.
- (5) To establish a principal office.
- (6) To make bylaws for the management and regulation of its affairs.
- (7) To build, construct, maintain and operate canals, aqueducts, ditches, tunnels, culverts, flumes, conduits, mains, pipes, dikes, dams and water reservoirs.
- (8) To impound fresh water in lakes or reservoirs.
- (9) To build, construct, maintain and operate water distribution systems for the distribution of water for domestic or industrial use.
- (10) To acquire and operate any type of machinery, appliances or appurtenances necessary or useful to discharge the functions committed to the authority by this article.
- (11) To accept gifts or grants of services, properties or moneys from the United States, or any of its agencies, under such conditions as the United States or such agency shall prescribe.
- (12) Subject to the provisions of section 28-106, to sell water for industrial or domestic use.
- (13) To prescribe rates and regulations under which water shall be sold for domestic and industrial use.
- (14) Subject to the provisions of section 28-106, to enter into contracts for the sale of water upon such terms as the parties thereto shall approve, with persons, private corporations, municipal corporations, public bodies and public agencies and with the United States government or any agencies thereof.
- (15) To prescribe such regulations as it shall deem necessary to protect from pollution all water in its canals, aqueducts, reservoirs or distribution systems.
- (16) To make contracts of all sorts and to execute all instruments necessary or convenient for the carrying on of the business of the system.
- (17) To lease or sell and convey lands, or interests therein.
- (18) To make use of county and state highway rights-of-way in which to lay pipes and lines, in such manner and under such conditions as the appropriate officials in charge of such rights-of-way shall approve.
- (19) To alter and change county and state highways wherever necessary in order that it may discharge the functions committed to it in such manner and under such conditions as the appropriate officials in charge of such highways shall approve.
- (20) To acquire, by purchase or gift, or through the exercise of eminent domain, all land, interests therein, easements and rights-of-way which the authority shall deem necessary to enable it to fully and

adequately discharge all functions committed to it. The power granted in this subsection shall be deemed to include the power to acquire protective areas of land adjacent to any of its facilities.

- (21) To exercise the power of eminent domain for any corporate function. The power of eminent domain may be exercised through any procedure prescribed by the Code of Laws of South Carolina, 1976, as such statutes are now constituted or as they may afterwards be constituted following any amendments thereto.
- (22) To appoint officers, agents, employees and servants, to prescribe the duties of such persons, to fix their compensation, and to determine to what extent they shall be bonded for the faithful performance of their duties.
- (23) To make contracts for construction, engineering, legal and other services, with or without competitive bidding.
- (24) To borrow money and to make and issue negotiable bonds, notes and other evidences of indebtedness, payable from all or any part of the revenues derived from the operation of its facilities. The sums borrowed may be those needed to pay all costs incident to the construction and establishment of the facilities, and any extension, addition and improvement thereto, including engineering costs, construction costs, the sum needed to pay interest during the period prior to which the facilities or any extension, addition or improvement thereto shall be fully in operation, such sum as is needed to apply working capital to place the facilities in operation, and all other expenses of any sort that the system may incur in establishing, extending and enlarging the facilities. Neither the faith and credit of the state, nor that of any county, municipality or political subdivision of the state, shall be pledged for the payment of the principal and interest of the obligations, and there shall be on the face of each obligation a statement, plainly worded, to that effect. Neither the members of the system nor any person signing the obligations shall be personally liable thereon. To the end that a convenient procedure for borrowing money may be prescribed, the system shall be fully empowered to:
 - a. Covenant and agree that, upon it being adjudged in default as to the payment of any installment of principal or interest upon any obligation issued by it or in default as to the performance of any covenant or undertaking made by it, that in such event the principal of all obligations of such issue may be declared forthwith due and payable, notwithstanding that any of them may not have then matured.
 - b. Confer upon a corporate trustee the power to make disposition of the proceeds from all borrowings and of all revenues derived from the operation of the facilities, in accordance with and in the order of priority prescribed by the resolutions adopted by the authority as an incident to the issuance of any notes, bonds or other types of securities.
 - c. Dispose of its obligations at public or private sale, and upon such terms and conditions as it shall approve.
 - d. Make such provision for the redemption of any obligations issued by it prior to their stated maturity, with or without premium, and on such terms and conditions as the system shall approve.
 - e. Covenant and agree that any cushion fund established to further secure the payment of the principal and interest of any obligations shall be in a fixed amount.
 - f. Limit or prohibit free service to any person, firm, corporation or municipal corporation, or any subdivision or division of the state.
 - g. Prescribe the procedure, if any, by which the terms of the contract with the holders of its obligations may be amended, the number of obligations whose holders must consent thereto, and the manner in which such consent shall be given.

-
- h. Prescribe the events of default and the terms and conditions upon which all or any obligations shall become or may be declared due before maturity, and the terms and conditions upon which such declaration and its consequences may be waived.

- (25) To do all other acts and things necessary or convenient to carry out any function or power committed or granted to the system.

(Ord. of 9-15-80, § 4)

Sec. 28-108. Rates for services not to be regulated by state.

The rates charged for services furnished by the rural water system shall not be subject to supervision or regulation by any state bureau, board, commission or like instrumentality or agency thereof.

(Ord. of 9-15-80, § 5)

Sec. 28-109. Tax exemption for property of system.

All property of the rural water system shall be exempt from all ad valorem taxes levied by the state, the county or any municipality, division, subdivision or agency thereof, direct or indirect.

(Ord. of 9-15-80, § 6)

Sec. 28-110. Fiscal year; annual audit.

The rural water system shall conduct its affairs on the fiscal year basis employed by the county, that is, its fiscal year shall begin on July 1 of each year and shall end on June 30 of the succeeding year. As shortly after the close of its fiscal year as may be practicable, an audit of its affairs shall be made by certified public accountants, of good standing, to be designated by the system. Copies of such audits, incorporated into an annual report of the system, shall be filed in the office of the clerk of court of the county and with the secretary of state.

(Ord. of 9-15-80, § 7)

Sec. 28-111. Use of revenue.

All revenues derived by the rural water system from the operation of its facilities which may not be required to discharge covenants made by it in issuing bonds, notes or other obligations authorized by this article shall be disposed of by the system from time to time for purposes germane to the functions of the system, or in such other manner as the general assembly may, by proper enactment, direct.

(Ord. of 9-15-80, § 9)

Sec. 28-112. Contracts for sale of water.

All municipalities, public bodies and public agencies operating water district systems in the county shall be fully empowered to enter into contracts to buy water from the rural water system. Such contracts shall extend over such period of time and shall contain such terms and conditions as shall be mutually agreeable to the system and to the contracting municipality, public body or public agency.

(Ord. of 9-15-80, § 10)

Sec. 28-113. Tampering with facilities or polluting water; unlawful use of water.

It shall be unlawful for any person to wilfully injure or destroy or in any manner hurt, damage, tamper with or impair the facilities of the rural water system, or any part of such facilities, or any machinery, apparatus or equipment of the system, or to pollute the water in any part of its service area, or to obtain water therefrom except in accordance with the regulations promulgated by the system. Any person so offending shall be deemed guilty of a misdemeanor and upon conviction shall be punished in accordance with section 1-8 and shall be further liable to pay all damages suffered by the system.

(Ord. of 9-15-80, § 8)

AGENDA

ITEM # 10



Jasper County Planning Department

358 Third Avenue
Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

County Council

Staff Report

Meeting Date:	May 5, 2025
Project:	Text Amendment - Jasper County Code of Ordinances - Chapter 25, Article III, <i>Naming and Addressing of Roads</i> , Section 123 <i>Definition</i> , Section 126 <i>New Road Names</i> , and Section 127 <i>Renaming Roads</i>
Submitted For:	Action
Recommendation:	Staff recommends approval

Description: The intent of this Ordinance is to amend the Jasper County Code of Ordinances, Chapter 25, Article III, Section 123 (Definitions), Section 126 (New Road Names), and Section 127 (Renaming Roads). The purpose of this amendment is to provide clarity and consistency with the state law as it relates to the naming of roads.

Title 6, Chapter 29, Section 1200 of the SC Code of Laws delegates road naming authority to the local Planning Commission. In accordance with the Jasper County Code of Ordinances, the address program administrator is responsible for the interpretation and administration of Jasper County's Naming and Addressing of Roads Ordinance since they are the personnel that keeps inventory of the road names and addressing data.

Analysis: The specific changes are very minor in nature and are outlined below:

- **Section 123 – Definitions:** This section includes adding language to the definition of “**Concurrence**” to make clear that the Planning Commission only concurs if they fail to take action after two meetings **once the road name petition has been submitted to them for review**. Language is added to “**County Roads**,” which makes reference to the **revised Master List of County Roads dated February 2017**. The definition of “**Private Roads**,” includes replacing the clerk of courts office with the **office of register of deeds**.
- **Section 126 – New Road Names:** This section restructures the first sentence in paragraph #8, under Section 25-126 to remove “mobile home roads” and the requirement for three (3) homes to be located on the new road. New roads in subdivisions or

developments should be named prior to any structures being built or accessed by a new road.

- **Section 127 – Renaming Roads:** This section changes the method of initiating road name changes from three methods to **four** methods to include **the address program administrator**. Language is added to public notice requirements to include **notice to be posted on the county’s website or social media page** when a road name change is requested. The last paragraph in Section 25-127, replaces the office of the register of mesne conveyance or clerk of court with **the office of the register of deeds**.

Planning Commission Recommendation: The Planning Commission reviewed this ordinance amendment at their April 15, 2025 Meeting and recommends approval of the proposed amendment as outlined in the attached Ordinance.

Attachments:

1. Ordinance

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER
ORDINANCE # 2025-**

AN ORDINANCE OF JASPER COUNTY COUNCIL

To Amend the Jasper County Code of Ordinances, Chapter 25 – Article III, *Naming and Addressing of Roads*, Section 123 *Definitions*, Section 126 *New Road Names*, and Section 127 *Renaming Roads* so as to make minor revisions for clarification purposes and to provide consistency with state law.

WHEREAS, the purpose and intent of the Road Naming Ordinance is to provide a uniform system of naming all roads within Jasper County; and

WHEREAS, these regulations seek to facilitate the provision of adequate public safety and emergency response service and to minimize difficulty in locating properties and buildings for public service agencies and the general public; and

WHEREAS, Jasper County Council feels the provisions herein prescribed will secure the public safety and deliver the aforementioned public services in a more efficient and effective fashion.

NOW THEREFORE, BE IT ORDAINED, by the Jasper County Council duly assembled and by the authority of same:

1. Article III of Chapter 25, (*Naming and Addressing of Roads*), Section 25-123, (*Definitions*) of the Code of Ordinances, is amended to read as:

Sec. 25-123. - Definitions.

(1) *Rules for construction of language.*

(a) The particular shall control the general.

(b) In the case of any difference of meaning or implication between the text of this article and any caption, illustration, summary table, or illustrative table, the text shall control.

- (c) The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
 - (d) The word "building" or "structure" includes any part thereof.
 - (e) Words used in the present tense shall include the future, and words used in the singular shall include the plural, and the plural the singular, unless context clearly indicates the contrary.
 - (f) All public officials, bodies, and agencies to which the reference is made are those of the county unless otherwise indicated.
 - (g) The word "county" or "Jasper County" shall mean the area of jurisdiction of Jasper County, South Carolina, excluding all incorporated municipalities, except where specifically included within the context of this article.
- (2) *Specific definitions.* The following words and phrases when used in this article shall have the meanings respectively ascribed to them in this section.

Address program administrator. That official of the county charged with the administration of this article, including his/her representative. The address program administrator may be the 911 administrator for the county.

Building: A structure having a roof supported by columns or walls for the shelter of persons, for residential, institutional, business or other use. When separated by division walls from the ground up without openings, each such enclosure may be deemed a separate building.

Concurrence: The county planning commission shall have the right to disapprove any action of the address program administrator by majority vote. If the planning commission shall fail to act within two regular meetings after **the road name petition has been submitted to the planning commission for review**, ~~action of the address program administrator~~, the planning commission shall be deemed to have concurred.

Driveways: A private way, beginning at the property line of a lot abutting a public road, private road, easement or private right-of-way, giving access from the public road, private road, easement or private right-of-way, and leading to a building, lot or physical location, and as further defined in article II of this chapter.

Property owner: The legal or beneficial owner or owners of all the land proposed to be included in a development or identified as a parcel. The holder of an option or contract to purchase, a lessee having a remaining term of not less than 50 years in duration, or other person having an enforceable proprietary interest may be considered a "property owner" for the purposes of this article.

Road address: The combination of numbers and road names assigned under the terms of this article which identifies a particular building, lot or other physical location.

Road: As defined in section 25-41 of this chapter, the terms road, highway, street, avenue and the like shall be interchangeable as designators of vehicular by-ways providing access to individual parcels of property, and that pedestrian facilities, bridges, tunnels, viaducts, drainage structures and other appurtenances commonly considered as a component part of a road shall also be included in the definition of the term. A "road"

shall be the physical embodiment of such a by-way irrespective of prior platting or planning.

- (a) *County road*: Any road currently maintained under the county road maintenance system, and any new road to be constructed within the jurisdiction of the county, and dedicated for maintenance to the county, which is in excess of 100 feet in length and accesses, or presupposes to access, two or more parcels of land under different ownership, unless such road is a part of the state, or federal system of highways or, by definition, a private road.

The master of list of county roads as maintained by the department of public works, and the mapping of said roads compiled by the Lowcountry Council of Governments at the direction of the county and dated June 1, 1998, **and the revised Master List of County Roads dated February 2017** are made part of this article as though copied herein. Any revision to the list or the map also shall be incorporated herein and made a part of this article.

- (b) *Private road*: No road shall be designated as a private road, unless:

In a new development, such proposed road is defined as such by action of the county planning commission upon its satisfaction as to the construction and perpetual maintenance of such road; or

- i. All the owners of a property accessed by such road agree to sign an instrument and plat to be recorded in the ~~clerk of courts' office~~ **of the register of deeds**, for the county which waives county responsibility for the maintenance of such road; or
- ii. The road exists prior to June 1, 1998, and accesses two or more parcels of land under different ownership, but is not in the county, state or federal road maintenance system. This type of private road shall not suffice as approved access for further subdivision of land.
- iii. Any road existing prior to June 1, 1998, and accessing less than two parcels of land, and which is not in the county, state or federal road maintenance system, is considered a driveway under the provisions of this article and shall not be considered for maintenance under the terms hereof, nor shall such driveway suffice as approved access for further subdivision of land.

2. Article III of Chapter 25, (*Naming and Addressing of Roads*), Section 25-126, (*New Road Names*) of the Code of Ordinances, is amended to read as follows:

Sec. 25-126. - New Road Names.

- (1) No new public roads in the unincorporated area of the county shall be named without the approval of the planning commission upon the recommendation of the address program administrator.

- (2) No new private road names shall be recognized by the county or added to the county's list of road names without the approval of the planning commission upon recommendation of the address program administrator.
 - (3) The name of any new road, public or private, shall not duplicate or be confusingly similar to any other road name already existing under section 25-124 of this article. This subsection shall not apply to the extension of an existing road.
 - (4) New subdivision roads, whether public or private, shall be named when created through the land development process which shall include the submission of road names to the address program administrator who shall make recommendation of the road names to the planning commission for approval.
 - (5) Developers establishing new public roads shall pay the county for the actual cost of purchasing and erecting street signs which meet the standards of the SCDOT.
 - (6) Developers desiring to use any type of sign other than the style which meets the standards set forth by the SCDOT for a public road shall have the style and design approved by the planning commission upon recommendation from the address program administrator.
 - (7) Developers and/or home owner's association shall maintain all street signs within their development.
 - (8) The names of private roads, ~~including mobile home roads~~, which require naming to facilitate postal delivery and emergency response, shall be recognized by the county at the request of the citizens who own property adjacent to the road. ~~Such road must serve at least three households.~~ The name of the private road shall be commonly known to the community. In the event that there are two or more recommendations of names, the planning commission shall determine the name giving recognition to the name preferred by at least 51 percent of the property owners on the road. However, this shall not constitute acceptance or dedication of the road by the county for maintenance and other purposes.
3. Article III of Chapter 25, (*Naming and Addressing of Roads*), Section 25-127, (*Renaming Roads*) of the Code of Ordinances, is amended to read as follows:
- Sec. 25-127. - Renaming roads.
- Renaming roads may be initiated by ~~three~~**four** different methods:
- (1) Initiated by the county planning commission (S.C. Code 1976, § 6-29-1200(B));
 - (2) Initiated by Jasper County Emergency Services, after providing signatures of at least 51 percent of the property owners with access or potential access to the road;
 - (3) **Initiated by the address program administrator, after providing signatures of at least 51 percent of the property owners with access or potential access to the road:**

- (4) Public petition with signatures of at least 51 percent of the property owners with access or potential access to the road; persons desiring the name of a road be changed shall submit a petition to the address program administrator.

The address program administrator will make recommendations to the county planning commission on the requested road name change based upon the following:

- (1) In case of public petition, it shall be made on forms provided by the address program administrator.
- (2) In all cases the address program administrator shall review the requested road name change for compliance with the provisions of this article regarding road name change for compliance with the provisions of this article regarding road naming and shall not recommend any change which varies from the provisions herein.
- (3) In case of public petition and in the event the address program administrator recommends the request, and approval is made by the county planning commission, the petitioner(s) shall be required to pay the county for the costs of purchasing new signs and erecting them, including labor.

The planning commission shall, by proper certificate, approve and authorize changing the name of a street or road laid out within the county. The commission may, after reasonable (at least 14 days prior to the meeting whereas action on the request is contemplated) notice through a newspaper having general circulation, **notice on the county website and/or social media**, posting of the roadway and notice by mail of adjacent landowners; change the name of a street or road within the boundary of its territorial jurisdiction:

- (1) When there is a duplication of names or other conditions which tend to confuse the traveling public or the delivery of mail, orders, or messages;
- (2) When it is found that a change may simplify marking or giving of directions to persons seeking to locate addresses; or
- (3) Upon any other good and just reason that may appear to the commission.

Street names shall not duplicate or be confused with existing names. Names are subject to the sole approval of the planning commission to eliminate duplicate or confusing names.

On the name being changed, after reasonable opportunity for public input, the planning commission shall issue its certificate designating the change, which must be recorded in the office of the ~~register of mesne conveyance or clerk of court~~ **register of deeds**, and the name changed and certified is the legal name of the street or road.

4. This ordinance shall take effect upon approval by Council.

John A. Kemp, Chairman

ATTEST:

Wanda Giles, Clerk to Council

ORDINANCE: #2025_____
First Reading: May 3, 2025
Second Reading: _____
Public hearing: _____
Adopted: _____

Considered by the Jasper County Planning Commission at it's meeting on
April 15, 2025 and recommended for approval.

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date

AGENDA

ITEM # 11



Jasper County Finance Department

358 Third Avenue, Post Office Box 1149
Ridgeland, South Carolina 29936
Phone (843) 717-3692 Fax (843) 717-3626

Kimberly Burgess, CPA, CGFO
Director, Administrative Services Division
kburgessr@jaspercountysc.gov

Jasper County Council Approval and Acceptance of Quotation From Gordian and Johnson-Laux Construction (SC) For Renovation of Levy Community Center

Meeting Date:	May 5, 2025
Subject:	Approval and acceptance of the quotation provided by Johnson-Laux Construction (SC) with Gordian, a construction procurement provider, through a cooperative purchasing agreement with Equalis Group, not to exceed \$210,000.
Recommendation:	Approve and accept the quotation provided by Johnson-Laux Construction (SC) through Gordian and authorize the County Administrator to negotiate and execute all necessary agreements for the project.

Description: The Levy Community Center needs to be updated and renovated to increase occupancy and to improve compliance with the Americans with Disabilities Act (ADA) standards. Jasper County has obtained a quotation for the desired scope of work from Johnson-Laux Construction (SC) with Gordian, a construction procurement provider, through a cooperative purchasing agreement with Equalis Group, for \$204,702.96. The project will be funded by the remaining budget amount for PARK DEVELOPMENT (78-5040) and a budget transfer of \$135,000 from PARK DEVELOPMENT (77-5040.)

Recommendation: Staff recommend that the Council approve and accept the proposal submitted by Johnson-Laux Construction (SC) for renovation of Levy Community Center, 470 Mitchell's Ct. Road, Hardeeville, SC, not to exceed \$210,000, with funding provided by the remaining budget amount for PARK DEVELOPMENT (078-5040) and a \$135,000 budget transfer from PARK DEVELOPMENT (77-5040), and to authorize the County Administrator or his designee to execute all necessary documents related to the execution of the contract.

Attachments:

Johnson-Laux Construction (SC) proposal for Levy Community Center



Work Order Signature Document

EZIQC Contract No.: 2023-21-01

☒

New Work Order



Modify an Existing Work Order

Work Order Number: 140102.00

Work Order Date: 03/12/2025

Work Order Title: Levy Community Center Renovations

Owner Name: Jasper County

Contractor Name: Johnson-Laux Construction (SC)

Contact: Jeff Crosby

Contact: John Tisdall

Phone: 843-368-3194

Phone: 912-480-0580

Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of EZIQC Contract No 2023-21-01.

Brief Work Order Description:

Renovation to Community Center

Time of Performance

See Schedule Section of the Detailed Scope of Work

Liquidated Damages

Will apply:

☐

Will not apply:

☒

Work Order Firm Fixed Price: \$204,702.96

Owner Purchase Order Number:

Approvals

Owner

Date

Contractor

Date



Detailed Scope of Work

To: John Tisdall
Johnson-Laux Construction (SC)
7001 Chatham Center Drive
Savannah, GA 31405
912-480-0580

From: Jeff Crosby
Jasper County

843-368-3194

Date Printed: March 12, 2025
Work Order Number: 140102.00
Work Order Title: Levy Community Center Renovations
Brief Scope: Renovation to Community Center

☐

Preliminary

☐

Revised

☒

Final

The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Please see the attached scope of work at the end of this package. Also attached is reference drawings.

Contractor

Date

Owner

Date

Contractor's Price Proposal - Summary

Date: March 12, 2025
IQC Master Contract #: 2023-21-01
Work Order Number: 140102.00
Owner PO #:
Work Order Title: Levy Community Center Renovations
Contractor: Johnson-Laux Construction (SC)
Proposal Name: Levy Community Center Renovations
Proposal Value: \$204,702.96

01 - General Requirements	\$34,661.90
02 - Site Work	\$14,144.53
05 - Metals	\$817.47
06 - Wood, Plastic, and Composites	\$2,285.21
07 - Thermal & Moisture Protection	\$3,991.76
08 - Openings	\$29,150.19
09 - Finishes	\$61,248.41
10 - Specialties	\$3,983.75
22 - Plumbing	\$30,947.07
23 - Heating, Ventilating, And Air-Conditioning (HVAC)	\$3,955.86
26 - Electrical	\$18,961.96
27 - Communications	\$186.40
33 - Utilities	\$368.45
Proposal Total	\$204,702.96

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %

Contractor's Price Proposal - Detail

Date: March 12, 2025
IQC Master Contract #: 2023-21-01
Work Order Number: 140102.00
Owner PO #:
Work Order Title: Levy Community Center Renovations
Contractor: Johnson-Laux Construction (SC)
Proposal Name: Levy Community Center Renovations
Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		

01 - General Requirements

1	01 22 16 00 0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$2,750.00
		Installation	Quantity		Unit Price		Factor	Total	
			2,500.00	x	1.00	x	1.1000 =	2,750.00	
		Permit Fee/ Businesses License							
2	01 22 16 00 0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$5,000.00
		Installation	Quantity		Unit Price		Factor	Total	
			5,000.00	x	1.00	x	1.0000 =	5,000.00	
		Allowance for Drain tie in work for mop sink							
3	01 22 16 00 0002	EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.						\$3,215.30
		Installation	Quantity		Unit Price		Factor	Total	
			2,923.00	x	1.00	x	1.1000 =	3,215.30	
		* * * * *							
		PERFORMANCE BOND CALCULATION							
		APPROX CONTRACT AMOUNT 203,000							
		FIRST	NEXT	NEXT	NEXT	NEXT	OVER		
		100,000	400,000	2,000,000	2,500,000	2,500,000	7,500,000		
		-	-	-	-	-	-		
		--_RATE	0.01440	0.01440	0.00870	0.00690	0.0063	0.00563	
		VALUE	1,440	1,483	0 0	0 0			
		CALCULATION	2,923	_=====				2,923	
		# OF MONTHS	12	Equal?					
		BOTTOM LINE	2,923						

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
01 - General Requirements					
4	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt, invoice, or proof of payment shall be submitted with the Price Proposal.	\$7,000.00
				Installation	
				Quantity	
				Unit Price	
				Factor	
				=	
				Total	
				7,000.00 x 1.00 x 1.0000 = 7,000.00	
				Allowance for Structural and MEP Engineer	
5	01 22 20 00 0024		HR	PlumberFor tasks not included in the Construction Task Catalog® and as directed by owner only.	\$614.79
				Installation	
				Quantity	
				Unit Price	
				Factor	
				=	
				Total	
				8.00 x 62.15 x 1.2365 = 614.79	
				Plumber for minor plumbing adjustments and routing and layout of new system	
6	01 22 20 00 0054		HR	Principal Architect	\$2,936.69
				Installation	
				Quantity	
				Unit Price	
				Factor	
				=	
				Total	
				10.00 x 237.50 x 1.2365 = 2,936.69	
				Architect make site site visit measure to provide floor plan for permitting	
7	01 22 20 00 0056		HR	Architect	\$5,100.56
				Installation	
				Quantity	
				Unit Price	
				Factor	
				=	
				Total	
				30.00 x 137.50 x 1.2365 = 5,100.56	
				Architect make site site visit measure to provide floor plan for permitting	
8	01 22 20 00 0060		HR	Draft Person	\$1,384.88
				Installation	
				Quantity	
				Unit Price	
				Factor	
				=	
				Total	
				16.00 x 70.00 x 1.2365 = 1,384.88	
				Prepare documents	
9	01 56 16 00 0003		SF	6 Mil, Plastic Sheeting, Applied To WallsIncludes removal after use.	\$1,236.50
				Installation	
				Quantity	
				Unit Price	
				Factor	
				=	
				Total	
				4,000.00 x 0.25 x 1.2365 = 1,236.50	
				Protection of existing flooring	
10	01 56 16 00 0082		SF	1/8" Thick, Masonite For Temporary Floor ProtectionIncludes removal after use.	\$2,604.07
				Installation	
				Quantity	
				Unit Price	
				Factor	
				=	
				Total	
				2,700.00 x 0.78 x 1.2365 = 2,604.07	
				Protection of existing flooring and new flooring	
11	01 74 19 00 0015		EA	30 CY Dumpster (4 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$2,819.11
				Installation	
				Quantity	
				Unit Price	
				Factor	
				=	
				Total	
				3.00 x 759.97 x 1.2365 = 2,819.11	
				Dumpsters	
Subtotal for 01 - General Requirements					\$34,661.90

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
02 - Site Work					
12	02 41 16	13 0003	GSF	Up To 2,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck	\$13,432.10
			Installation	Quantity 1,700.00 x Unit Price 6.39 x Factor 1.2365 = Total 13,432.10 Demolition of building interiors	
13	02 41 19	13 0348	EA	Core Drill Minimum ChargeFor projects where the total core drilling charge is less than the minimum charge, use task "Minimum Charge For Core Drilling" exclusively. Task "Minimum Charge For Core Drilling" should not be used in conjunction with any other tasks in this section. Does not apply to sections "Drilling In Concrete Per Inch Of Depth" or "Drilling In Brick Or Block Per Inch Of Depth" or "Drilling In Wood Or Plastic Per Inch Of Depth".	\$712.43
			Installation	Quantity 1.00 x Unit Price 576.17 x Factor 1.2365 = Total 712.43 Plumbing for exterior penetration	
Subtotal for 02 - Site Work					\$14,144.53
05 - Metals					
14	05 05 19	00 0201	EA	3/16" x 2-1/4" Tapcon Masonry Screw	\$625.17
			Installation	Quantity 80.00 x Unit Price 6.32 x Factor 1.2365 = Total 625.17 Carpentry - Wall Assembly for washrooms	
15	05 05 19	00 0205	EA	1/4" x 3-1/4" Tapcon Masonry Screw	\$200.91
			Installation	Quantity 24.00 x Unit Price 6.77 x Factor 1.2365 = Total 200.91 (12) install grab bars (4) soap dispenser (8) TT Dispenser	
16	05 05 19	00 0205 0220	MOD	For >10 To 50, Deduct	-\$8.61
			Installation	Quantity 24.00 x Unit Price -0.29 x Factor 1.2365 = Total -8.61	
Subtotal for 05 - Metals					\$817.47
06 - Wood, Plastic, and Composites					
17	06 11 16	00 0144	LF	2" x 4" Pressure Treated Wood Blocking To Steel	\$215.65
			Installation	Quantity 40.00 x Unit Price 4.36 x Factor 1.2365 = Total 215.65 Carpentry - Wall Assembly Blocking for washroom items	
18	06 15 13	00 0006	SF	2" x 4" Pressure Treated Decking, 2" x 8" Pressure Treated Joists 16" On Center, Wood Deck System	\$220.29
			Installation	Quantity 8.00 x Unit Price 22.27 x Factor 1.2365 = Total 220.29 Carpentry - Floor Decking Repair Supports	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00
Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations
Proposal Value: \$204,702.96

Sect.				Item		Modifier.		UOM		Description		Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)										
06 - Wood, Plastic, and Composites													
19	06	16	33	00	0020	SF	3/4" CD Grade Plywood Floor DeckingApplied to floor or joists.					\$429.71	
						Installation	Quantity	Unit Price	Factor	=	Total		
							192.00	x	1.81	x	1.2365	429.71	
						Carpentry - Floor Decking Repair 6 Sheets							
20	06	41	13	00	0041	EA	30" Wide, 12" High x 12" Deep, Double Door, Solid Maple Face Frame and Doors, Wall Cabinet					\$70.36	
						Installation	Quantity	Unit Price	Factor	=	Total		
							0.00	x	333.46	x	1.2365	0.00	
						Demolition	2.00	x	28.45	x	1.2365	70.36	
						Demo of Vanity Cabinet							
21	06	48	16	00	0005	EA	3' x 7' Pine Interior Door Frame Custom Made With Threshold And Trim					\$918.72	
						Installation	Quantity	Unit Price	Factor	=	Total		
							5.00	x	148.60	x	1.2365	918.72	
						New Interior Door Frames							
22	06	48	16	00	0005	0117	MOD	For Birch, Add					\$150.87
						Installation	Quantity	Unit Price	Factor	=	Total		
							3.00	x	40.67	x	1.2365	150.87	
23	06	48	16	00	0009	EA	6' x 7' Pine Interior Door Frame Custom Made With Threshold And Trim					\$220.11	
						Installation	Quantity	Unit Price	Factor	=	Total		
							1.00	x	178.01	x	1.2365	220.11	
						New Interior Door Frames							
24	06	48	16	00	0009	0117	MOD	For Birch, Add					\$59.50
						Installation	Quantity	Unit Price	Factor	=	Total		
							1.00	x	48.12	x	1.2365	59.50	
Subtotal for 06 - Wood, Plastic, and Composites												\$2,285.21	
07 - Thermal & Moisture Protection													
25	07	84	13	19	0003	EA	1-1/2" Diameter Hole With 1/2" Pipe, Sealed With Intumescent Firestop Sealant (3M CP 25WB+)					\$36.28	
						Installation	Quantity	Unit Price	Factor	=	Total		
							2.00	x	14.67	x	1.2365	36.28	
						Fire caulking for exterior wall penetration							
26	07	92	13	00	0002	CLF	1/4" x 1/4" Joint, Silicone Sealant And Caulking					\$3,955.48	
						Installation	Quantity	Unit Price	Factor	=	Total		
							15.09	x	211.99	x	1.2365	3,955.48	
						707 LF where walls meet ceiling							
						36 LF around new window							
						766 LF around new doors							
Subtotal for 07 - Thermal & Moisture Protection												\$3,991.76	
08 - Openings													

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
08 - Openings					
27	08 05 13 00 0010		EA	For >1 To 2 SF, Site Installed 20 Gauge Galvannealed Steel Frame With 3/8" Glazing Pocket For Vision Glass In Door, Add	\$1,162.46
				Quantity Unit Price Factor = Total	
			Installation	4.00 x 235.03 x 1.2365 = 1,162.46	
				Lite Kit in (4) Exterior Doors	
28	08 12 13 13 0008		EA	3' x 6'-8" Through 7'-2" High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame	\$1,929.31
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 723.24 x 1.2365 = 1,788.57	
			Demolition	2.00 x 56.91 x 1.2365 = 140.74	
				New Exterior Door Frames	
29	08 12 13 13 0008 0074		MOD	For Welded Frames, Add	\$704.19
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 284.75 x 1.2365 = 704.19	
30	08 12 13 13 0015		EA	6' x 6'-8" Through 7'-2" High, 4-3/4" Deep, 16 Gauge, Knock Down Hollow Metal Door Frame	\$1,166.03
				Quantity Unit Price Factor = Total	
			Installation	1.00 x 869.03 x 1.2365 = 1,074.56	
			Demolition	1.00 x 73.98 x 1.2365 = 91.48	
				New Exterior Door Frames	
31	08 12 13 13 0015 0074		MOD	For Welded Frames, Add	\$352.09
				Quantity Unit Price Factor = Total	
			Installation	1.00 x 284.75 x 1.2365 = 352.09	
32	08 13 13 13 0039		EA	3' x 6'-8" x 1-3/4", 18 Gauge, Level 2 Heavy-Duty, Honeycomb Core, Hollow Metal Door	\$2,887.38
				Quantity Unit Price Factor = Total	
			Installation	4.00 x 549.64 x 1.2365 = 2,718.52	
			Demolition	4.00 x 34.14 x 1.2365 = 168.86	
				New Exterior Doors	
33	08 13 13 13 0039 0108		MOD	For Polystyrene Core, Add	\$178.58
				Quantity Unit Price Factor = Total	
			Installation	3.00 x 48.14 x 1.2365 = 178.58	
34	08 14 16 00 0321		EA	3'-0" x 6'-8" x 1-3/8" Thick, 5 Ply, Particleboard Core (PC), Birch Faced Wood Door	\$2,156.11
				Quantity Unit Price Factor = Total	
			Installation	6.00 x 256.48 x 1.2365 = 1,902.83	
			Demolition	6.00 x 34.14 x 1.2365 = 253.28	
				New Interior Doors	
35	08 14 16 00 0321 0120		MOD	For Stave Lumber Core (SLC), Add	\$698.08
				Quantity Unit Price Factor = Total	
			Installation	4.00 x 141.14 x 1.2365 = 698.08	
36	08 44 13 00 0032		LF	Aluminum System Curtain Wall, 2" x 4" Jamb Aluminum Framed Window Walls	\$711.41
				Quantity Unit Price Factor = Total	
			Installation	6.00 x 95.89 x 1.2365 = 711.41	
				New window in office	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
08 - Openings					
37	08 44 13 00 0033		LF	Aluminum System Curtain Wall, 2" x 4" Horizontal Aluminum Framed Window Walls	\$1,422.82
			Installation	Quantity 12.00 x Unit Price 95.89 x Factor 1.2365 = Total 1,422.82	
				New window in office	
38	08 71 11 00 0027		PR	4-1/2" x 4-1/2" Heavy-Duty, Full Mortise, Plain Bearing, Brass/Bronze, Satin Chrome Finish Hinge	\$2,500.91
			Installation	Quantity 16.50 x Unit Price 116.32 x Factor 1.2365 = Total 2,373.19	
			Demolition	16.50 x 6.26 x 1.2365 = 127.72	
				Hinges for 11 Doors	
39	08 71 11 00 0027 0202		MOD	For Pair Of Non-Removable Pins (NRP), Add	\$33.39
			Installation	Quantity 4.50 x Unit Price 6.00 x Factor 1.2365 = Total 33.39	
40	08 71 11 00 0784		EA	8" x 24", 0.050" Thick, Satin Aluminum Finish, Aluminum Kick Plate	\$235.58
			Installation	Quantity 4.00 x Unit Price 47.63 x Factor 1.2365 = Total 235.58	
				Kick plate on exterior doors	
41	08 71 11 00 0784 0498		MOD	For Four Beveled Edges, Add	\$8.71
			Installation	Quantity 4.00 x Unit Price 1.76 x Factor 1.2365 = Total 8.70	
42	08 71 11 00 2112		EA	3' Push Bar, Fire Rated, Surface Vertical Rods, Exit Device (Von Duprin Series 2227-F)Anodized finish: aluminum or dark brown.	\$2,796.86
			Installation	Quantity 2.00 x Unit Price 1,130.96 x Factor 1.2365 = Total 2,796.86	
				Exit Device	
43	08 71 11 00 2142		EA	3' Push Bar, Rim Type, Exit Device (Von Duprin Series XP98/XP99)Clear anodized satin aluminum US28 (BHMA 628) finish.	\$3,018.57
			Installation	Quantity 2.00 x Unit Price 1,220.61 x Factor 1.2365 = Total 3,018.57	
				Exit Device	
44	08 71 11 00 2245		EA	Surface Mounted Standard Duty Door Closer (Norton 8301)	\$2,355.24
			Installation	Quantity 6.00 x Unit Price 317.46 x Factor 1.2365 = Total 2,355.24	
				Door closer on exterior doors	
45	08 71 11 00 2245 0258		MOD	For Parallel Arm, Add	\$166.19
			Installation	Quantity 6.00 x Unit Price 22.40 x Factor 1.2365 = Total 166.19	
46	08 71 11 00 2277		EA	Bath/Bedroom Privacy F76 Bored LocksetLocked with push button inside.	\$690.24
			Installation	Quantity 2.00 x Unit Price 279.11 x Factor 1.2365 = Total 690.24	
				Interior Door Locksets	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

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Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
08 - Openings					
47	08 71 11 00 2277	0265	MOD	For Bright Chrome Plated Finish US26 (BHMA 625) Finish, Add	\$102.21
			Installation	Quantity 2.00 x Unit Price 41.33 x Factor 1.2365 = Total 102.21	
48	08 71 11 00 2278		EA	Entrance/Office F82 Bored LocksetLocked with key outside and push button inside.	\$1,551.07
			Installation	Quantity 4.00 x Unit Price 313.60 x Factor 1.2365 = Total 1,551.07	
			Interior Door Locksets		
49	08 72 33 00 0073		LF	1-3/4" Brush Insert, 45 Degree, Aluminum Retainer Door Sweep (Pemko 45175CNB)	\$392.61
			Installation	Quantity 12.00 x Unit Price 23.61 x Factor 1.2365 = Total 350.33	
			Demolition	Quantity 12.00 x Unit Price 2.85 x Factor 1.2365 = Total 42.29	
			Door Sweep on Exterior Doors		
50	08 72 33 00 0181		LF	1/4" Vinyl Insert, 1-1/2" Width, 1/4" Height, Standard Jamb, Heavy-Duty, Mill Aluminum Retainer, Perimeter Gasketing Weather-Strip (Pemko 290AV)	\$619.56
			Installation	Quantity 42.00 x Unit Price 11.93 x Factor 1.2365 = Total 619.56	
			Weather Stripping on Exterior Doors		
51	08 72 43 00 0021		LF	5" Width, 1/2" Height, Aluminum Saddle Threshold (Pemko 171A)	\$566.22
			Installation	Quantity 12.00 x Unit Price 32.48 x Factor 1.2365 = Total 481.94	
			Demolition	Quantity 12.00 x Unit Price 5.68 x Factor 1.2365 = Total 84.28	
			Aluminum threshold for exterior doors		
52	08 81 23 23 0015		SF	1/4" Thick, Tempered, Clear Float Field Installed Glass	\$744.37
			Installation	Quantity 25.00 x Unit Price 24.08 x Factor 1.2365 = Total 744.37	
			Glass for window		

Subtotal for 08 - Openings **\$29,150.19**

09 - Finishes

53	09 01 20 91 0005		SF	>8 To 16 SF, Cut And Patch Hole In Gypsum Board To Match ExistingPer location.	\$353.14
			Installation	<div> <div>Quantity</div> <div>Unit Price</div> <div>Factor</div> <div>Total</div> </div>	
				40.00 x 7.14 x 1.2365 =	353.14
			Carpentry - Patch around new openings for windows and doors in multiple locations 4 ea 10 sf		
54	09 01 80 00 0002		SF	Removal Of Acoustical And Popcorn Ceilings Treatment	\$1,656.72
			Installation	<div> <div>Quantity</div> <div>Unit Price</div> <div>Factor</div> <div>Total</div> </div>	
				1,055.00 x 1.27 x 1.2365 =	1,656.72
			Removal of popcorn Ceilings		

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
09 - Finishes					
55	09 01 90 52 0014		SF	Hand Wash, Minor Repair And Light Sanding Drywall Surfaces , Surface Preparation	\$456.58
			Installation	Quantity 1,055.00 x Unit Price 0.35 x Factor 1.2365 = Total 456.58	
				Removal of popcorn Ceilings	
56	09 22 13 13 0010		SF	1-1/2", 25 Gauge, 16" On Center, Installed On Ceilings, Hat Furring Channel	\$2,284.88
			Installation	Quantity 469.00 x Unit Price 3.94 x Factor 1.2365 = Total 2,284.88	
				Carpentry - Ceiling Assembly at demoed wall (3 feet each side plus 1 foot of wall = 7LF X 51LF = 357 SF	
				+7LF X 16LF=112SF	
				357+112=	
57	09 22 16 13 0010		SF	3-5/8" Width, 16" On Center, 20 Gauge, Non-Load Bearing, Non-Structural, Galvanized Steel Stud Framing With Tracks And Runners	\$72.71
			Installation	Quantity 21.00 x Unit Price 2.80 x Factor 1.2365 = Total 72.71	
				Carpentry - Door Infill	
58	09 22 16 13 0010 0001		MOD	For Powder-Actuated Fasteners Every 2', Add	\$1.04
			Installation	Quantity 21.00 x Unit Price 0.04 x Factor 1.2365 = Total 1.04	
59	09 22 16 13 0010 0010		MOD	For Up To 100, Add	\$19.99
			Installation	Quantity 21.00 x Unit Price 0.77 x Factor 1.2365 = Total 19.99	
60	09 22 16 13 0011		SF	4" Width, 16" On Center, 20 Gauge, Non-Load Bearing, Non-Structural Structural, Galvanized Steel Framing With Tracks And Runners	\$1,780.56
			Installation	Quantity 480.00 x Unit Price 3.00 x Factor 1.2365 = Total 1,780.56	
				Carpentry - Wall Assembly for washrooms	
61	09 22 16 13 0011 0001		MOD	For Powder-Actuated Fasteners Every 2', Add	\$23.74
			Installation	Quantity 480.00 x Unit Price 0.04 x Factor 1.2365 = Total 23.74	
62	09 22 36 13 0007		SF	5/8" Thick, Installed On Ceiling, Plaster Base Gypsum Panel	\$591.52
			Installation	Quantity 201.00 x Unit Price 2.38 x Factor 1.2365 = Total 591.52	
				Carpentry - Ceiling Assembly at demoed wall (3 feet X 51 SF) =153	
				3*16=48SF	
63	09 22 36 13 0007 0020		MOD	For >100 To 500, Add	\$57.16
			Installation	Quantity 201.00 x Unit Price 0.23 x Factor 1.2365 = Total 57.16	
64	09 29 10 00 0006		SF	5/8" Gypsum Board	\$129.83
			Installation	Quantity 84.00 x Unit Price 1.25 x Factor 1.2365 = Total 129.83	
				Carpentry - Wall Assembly - Drywall fill for doorway 2 layers both sides.	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
09 - Finishes					
65	09 29 10 00 0017		SF	5/8" Moisture Resistant Gypsum Board	\$1,305.74
				Quantity	Unit Price
				640.00	1.65
				x	
				Installation	Factor
					1.2365
					=
					Total
					1,305.74
				Carpentry - Wall Assembly Drywall	
66	09 29 10 00 0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board	\$316.54
				Quantity	Unit Price
				640.00	0.40
				x	
				Installation	Factor
					1.2365
					=
					Total
					316.54
				Carpentry - Wall Assembly Taping	
67	09 29 10 00 0041		SF	Up To 10' High, Ceilings, Tape, Spackle And Finish Gypsum Board	\$201.80
				Quantity	Unit Price
				320.00	0.51
				x	
				Installation	Factor
					1.2365
					=
					Total
					201.80
				Carpentry - Ceiling Assembly at demoed wall Taping new ceiling and 1 foot overlap on each side	
68	09 29 10 00 0041	0043	MOD	For >128 To 320, Add	\$47.48
				Quantity	Unit Price
				320.00	0.12
				x	
				Installation	Factor
					1.2365
					=
					Total
					47.48
69	09 65 13 13 0010		LF	4" High, 1/8" Thick, Type TP Thermoplastic Rubber Wall Base, All Colors	\$5,110.80
				Quantity	Unit Price
				815.00	4.25
				x	
				Installation	Factor
					1.2365
					=
					Total
					4,282.93
				Demolition	Factor
				943.00	0.71
				x	
					1.2365
					=
					Total
					827.87
				Demo & Replacement of new rubber base	
70	09 65 13 13 0010	0456	MOD	For >240 To 960, Deduct	-\$352.71
				Quantity	Unit Price
				815.00	-0.35
				x	
				Installation	Factor
					1.2365
					=
					Total
					-352.71
71	09 65 13 33 0002		SF	1/8" Thick, Flexible Self Leveling Cementitious Underlayment With Liquid Latex Modifiers	\$1,789.90
				Quantity	Unit Price
				1,105.00	1.31
				x	
				Installation	Factor
					1.2365
					=
					Total
					1,789.90
				Floor Prep	
72	09 65 19 19 0006		SF	1/8" Thick, Class 2 Through Pattern, Vinyl Composition Tile (VCT) (Armstrong® Excelon Companion Square®)	\$313.45
				Quantity	Unit Price
				50.00	5.07
				x	
				Installation	Factor
					1.2365
					=
					Total
					313.45
				Flooring - VCT repairs for plumbing connections	
73	09 65 23 00 0004		SF	0.16" Overall Thickness, 0.020" Wear Layer, Vinyl Plank Flooring (Armstrong® Luxe Plank™)	\$15,054.02
				Quantity	Unit Price
				1,055.00	11.54
				x	
				Installation	Factor
					1.2365
					=
					Total
					15,054.02
				New LVP Plantation Click Tobaccoo Road to match existing	
74	09 65 23 00 0004	0138	MOD	For >1,000, Deduct	-\$1,395.82
				Quantity	Unit Price
				1,055.00	-1.07
				x	
				Installation	Factor
					1.2365
					=
					Total
					-1,395.82

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
09 - Finishes					
75	09 81 16 00 0007		SF	3-1/2" Thick, 2.5 PCF Density, Sound Attenuation Fire Blanket (Thermafiber SAFB)	\$54.79
				Quantity	Unit Price
			Installation	21.00 x 2.11 x 1.2365 =	Total 54.79
				Carpentry - Wall Assembly Insulation for Doorway Fill	
76	09 81 16 00 0008		SF	4" Thick, 2.5 PCF Density, Sound Attenuation Fire Blanket (Thermafiber SAFB)	\$1,382.90
				Quantity	Unit Price
			Installation	480.00 x 2.33 x 1.2365 =	Total 1,382.90
				Carpentry - Wall Assembly Insulation	
77	09 91 13 00 0237		LF	1 Coat Primer, Brush/Roller Work, Paint Exterior Metal Door Frame And Trim	\$52.75
				Quantity	Unit Price
			Installation	54.00 x 0.79 x 1.2365 =	Total 52.75
				Paint new exterior door frames	
78	09 91 13 00 0239		LF	2 Coats Paint, Brush/Roller Work, Paint Exterior Metal Door Frame And Trim	\$110.17
				Quantity	Unit Price
			Installation	54.00 x 1.65 x 1.2365 =	Total 110.17
				Paint new exterior door frames	
79	09 91 13 00 0244		EA	1 Coat Primer, Brush/Roller Work, Paint Exterior Metal DoorBoth faces	\$411.06
				Quantity	Unit Price
			Installation	4.00 x 83.11 x 1.2365 =	Total 411.06
				Paint new exterior doors	
80	09 91 13 00 0246		EA	2 Coats Paint, Brush/Roller Work, Paint Exterior Metal DoorBoth faces	\$773.16
				Quantity	Unit Price
			Installation	4.00 x 156.32 x 1.2365 =	Total 773.16
				Paint new exterior doors	
81	09 91 13 00 0341		LF	1 Coat Primer, 1/2" To 1-1/2" Diameter, Paint Conduit Or Steel Pipe	\$218.86
				Quantity	Unit Price
			Installation	150.00 x 1.18 x 1.2365 =	Total 218.86
				Painting of conduit	
82	09 91 13 00 0351		LF	2 Coats Paint, 1/2" To 1-1/2" Diameter, Paint Conduit Or Steel Pipe	\$474.82
				Quantity	Unit Price
			Installation	150.00 x 2.56 x 1.2365 =	Total 474.82
				Painting of conduit	
83	09 91 23 00 0035		SF	1 Coat Epoxy Filler, Brush/Roller Work, Paint Interior Concrete Block Walls	\$2,567.12
				Quantity	Unit Price
			Installation	2,628.00 x 0.79 x 1.2365 =	Total 2,567.12
				Paint existing CMU walls except Office 1, Existing RR, and Dance Studio	
84	09 91 23 00 0035	0282	MOD	For >2,500 To 5,000, Deduct	-\$129.98
				Quantity	Unit Price
			Installation	2,628.00 x -0.04 x 1.2365 =	Total -129.98

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
09 - Finishes					
85	09 91 23 00 0037		SF	2 Coats Epoxy Paint, Brush/Roller Work, Paint Interior Concrete Block Walls	\$5,264.23
				Quantity Unit Price Factor Total	
			Installation	2,628.00 x 1.62 x 1.2365 = 5,264.23	
				Paint existing CMU walls except Office 1, Existing RR, and Dance Studio	
86	09 91 23 00 0037 0282		MOD	For >2,500 To 5,000, Deduct	-\$259.96
				Quantity Unit Price Factor Total	
			Installation	2,628.00 x -0.08 x 1.2365 = -259.96	
87	09 91 23 00 0065		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$2,493.90
				Quantity Unit Price Factor Total	
			Installation	3,735.00 x 0.54 x 1.2365 = 2,493.90	
				Painting of interior drywall walls	
88	09 91 23 00 0065 0282		MOD	For >2,500 To 5,000, Deduct	-\$138.55
				Quantity Unit Price Factor Total	
			Installation	3,735.00 x -0.03 x 1.2365 = -138.55	
89	09 91 23 00 0067		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls	\$4,895.43
				Quantity Unit Price Factor Total	
			Installation	3,735.00 x 1.06 x 1.2365 = 4,895.43	
				Painting of interior drywall walls	
90	09 91 23 00 0067 0282		MOD	For >2,500 To 5,000, Deduct	-\$230.92
				Quantity Unit Price Factor Total	
			Installation	3,735.00 x -0.05 x 1.2365 = -230.92	
91	09 91 23 00 0158		SF	1 Coat Primer, Brush/Roller Work, Paint Interior Drywall/Plaster Ceiling	\$3,560.13
				Quantity Unit Price Factor Total	
			Installation	4,720.00 x 0.61 x 1.2365 = 3,560.13	
				Painting ceilings in open space, Chair Storage, Office 2, Kitchen, Bathroom A, Bathroom B, & Bathroom Storage	
92	09 91 23 00 0158 0282		MOD	For >2,500 To 5,000, Deduct	-\$175.09
				Quantity Unit Price Factor Total	
			Installation	4,720.00 x -0.03 x 1.2365 = -175.09	
93	09 91 23 00 0160		SF	2 Coats Paint, Brush/Roller Work, Paint Interior Drywall/Plaster Ceiling	\$6,419.91
				Quantity Unit Price Factor Total	
			Installation	4,720.00 x 1.10 x 1.2365 = 6,419.91	
				Painting ceilings in open space, Chair Storage, Office 2, Kitchen, Bathroom A, Bathroom B, & Bathroom Storage	
94	09 91 23 00 0160 0282		MOD	For >2,500 To 5,000, Deduct	-\$350.18
				Quantity Unit Price Factor Total	
			Installation	4,720.00 x -0.06 x 1.2365 = -350.18	
95	09 91 23 00 0247		LF	1 Coat Primer, Brush/Roller Work, Paint Interior Wood Door Frame And Trim	\$273.58
				Quantity Unit Price Factor Total	
			Installation	295.00 x 0.75 x 1.2365 = 273.58	
				Painting existing interior door frames minus french door	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
09 - Finishes					
96	09 91 23 00 0249		LF	2 Coats Paint, Brush/Roller Work, Paint Interior Wood Door Frame And Trim	\$576.33
				Quantity Unit Price Factor = Total	
			Installation	295.00 x 1.58 x 1.2365 = 576.33	
				Painting existing interior door frames minus french door	
97	09 91 23 00 0270		EA	1 Coat Primer, Brush/Roller Work, Both Faces, Paint Interior Wood Door	\$1,243.10
				Quantity Unit Price Factor = Total	
			Installation	14.00 x 71.81 x 1.2365 = 1,243.10	
				Paint new and existing interior doors minus the french door	
98	09 91 23 00 0270 0297		MOD	For >10 To 25, Deduct	-\$124.29
				Quantity Unit Price Factor = Total	
			Installation	14.00 x -7.18 x 1.2365 = -124.29	
99	09 91 23 00 0272		EA	2 Coats Paint, Brush/Roller Work, Both Faces, Paint Interior Wood Door	\$2,295.61
				Quantity Unit Price Factor = Total	
			Installation	14.00 x 132.61 x 1.2365 = 2,295.61	
				Paint new and existing interior doors minus the French door	
100	09 91 23 00 0272 0297		MOD	For >10 To 25, Deduct	-\$229.54
				Quantity Unit Price Factor = Total	
			Installation	14.00 x -13.26 x 1.2365 = -229.54	
Subtotal for 09 - Finishes					\$61,248.41
10 - Specialties					
101	10 26 23 13 0019		EA	Snap-2 Pipe Hanger, L-Support, For 3/4" Pipe	\$274.50
				Quantity Unit Price Factor = Total	
			Installation	24.00 x 9.25 x 1.2365 = 274.50	
				Water Assembly - Supports for 3/4" Pex	
102	10 28 13 13 0052		EA	Two Roll, Surface Mounted, Stainless Steel Toilet Tissue Dispenser (Bobrick Classic B-2888)	\$256.94
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 103.90 x 1.2365 = 256.94	
				Toilet Tissue Dispenser in both restrooms	
103	10 28 13 13 0067		EA	40 Fluid Ounce, Surface Mounted, Translucent Plastic Soap Dispenser (Bobrick Classic B-42)	\$154.27
				Quantity Unit Price Factor = Total	
			Installation	2.00 x 62.38 x 1.2365 = 154.27	
				Soap Dispenser in both Restrooms	
104	10 28 13 13 0165		EA	36" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x36)	\$119.00
				Quantity Unit Price Factor = Total	
			Installation	1.00 x 96.24 x 1.2365 = 119.00	
				Grab Bars for ADA RR	
105	10 28 13 13 0165 0148		MOD	For Peened Grip, Add	\$8.49
				Quantity Unit Price Factor = Total	
			Installation	1.00 x 6.87 x 1.2365 = 8.49	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
10 - Specialties					
106	10 28 13 13 0166		EA	42" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x42)	\$122.15
				Quantity	Unit Price
			Installation	1.00 x 98.79 x 1.2365 =	Total 122.15
				Grab Bars for ADA RR	
107	10 28 13 13 0166 0148		MOD	For Peened Grip, Add	\$8.78
				Quantity	Unit Price
			Installation	1.00 x 7.10 x 1.2365 =	Total 8.78
108	10 28 13 13 0249		EA	Surface Mounted, Automatic Sensor, White ABS Cover, Dries Hands In 10 To 12 Seconds, Hand Dryer (American Dryer GXT9)Electronically adjustable sound and speed.	\$2,428.12
				Quantity	Unit Price
			Installation	2.00 x 981.85 x 1.2365 =	Total 2,428.12
				Hand Dryer in each restrooms	
109	10 28 13 13 0342		EA	18" x 36", Surface Mounted, Stainless Steel Channel Frame Glass Mirror (Bobrick B-165 1836)	\$299.70
				Quantity	Unit Price
			Installation	2.00 x 121.19 x 1.2365 =	Total 299.70
				Mirrors for both restrooms	
110	10 28 13 13 0390		EA	24" Length, 3 Handle Capacity, Stainless Steel Mop And Broom Holder (Bobrick B-223x24)	\$132.33
				Quantity	Unit Price
			Installation	1.00 x 107.02 x 1.2365 =	Total 132.33
				Mop & Broom Holder for Utility Room	
111	10 44 13 00 0077		EA	15-3/16" x 30-3/16" x 8-1/4" Inside Dimensions, Surface Mount Stainless Steel Fire Extinguisher Cabinet	\$179.47
				Quantity	Unit Price
		X	Installation	1.00 x 121.82 x 1.2365 =	Total 150.63
		X	Demolition	1.00 x 23.32 x 1.2365 =	28.84
				R&R Defibrillator Cabinet	
Subtotal for 10 - Specialties					\$3,983.75
22 - Plumbing					
112	22 07 16 00 0002		EA	Neoprene Insulation Kit For Under Lavatories	\$854.22
				Quantity	Unit Price
			Installation	2.00 x 345.42 x 1.2365 =	Total 854.22
				RR LAV drain insulation kit	
113	22 07 19 00 0421		LF	3/4" I.D. (7/8" O.D.) Diameter Pipe, 3/4" Wall Flexible Elastomeric Tubing Closed Cell Foam Insulation	\$3,149.86
				Quantity	Unit Price
			Installation	470.00 x 5.42 x 1.2365 =	Total 3,149.86
				Plumbing Pipe Assembly - Insulation	
114	22 11 16 00 0884		LF	3/4" Schedule 80 Chlorinated Polyvinyl Chloride (CPVC) Pressure Pipe	\$0.00
				Quantity	Unit Price
			Installation	0.00 x 5.06 x 1.2365 =	Total 0.00
				Pressure testing new piping	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
22 - Plumbing					
115	22	11	16	00 1337	
			EA	3/4" Polypropylene, Heat Fusion, PEX Adaptor	\$241.66
				Quantity	Unit Price
			Installation	7.00 x 27.92 x 1.2365 =	Total 241.66
				Water Assembly - Fittings	
116	22	11	16	00 1613	
			LF	3/4" Cross-Linked Polyethylene (PEX , XPE or XLPE) Tubing	\$3,661.28
				Quantity	Unit Price
			Installation	470.00 x 6.30 x 1.2365 =	Total 3,661.28
				Water Assembly - Hot and Cold Pex lines in ceiling.	
				CW 80LF to 2nd toilet, 75LF to 2nd Sink 70LF to 1st Toliet 65LF to 1st Sink 30 LF to Water heater	
				HW (from new WH Location) 65LF to 2nd Sink 55LF to 1st sink 30LF to kitchen	
117	22	11	16	00 1613 0313	
			MOD	For Work In Restricted Working Space, Add	\$377.75
				Quantity	Unit Price
			Installation	470.00 x 0.65 x 1.2365 =	Total 377.75
118	22	11	16	00 1620	
			EA	3/4" x 3/4", (PE x Threaded) Forged Brass Male Adapter For PEX Tubing	\$157.18
				Quantity	Unit Price
			Installation	7.00 x 18.16 x 1.2365 =	Total 157.18
				Water Assembly - fittings	
119	22	11	16	00 1620 0313	
			MOD	For Work In Restricted Working Space, Add	\$29.69
				Quantity	Unit Price
			Installation	7.00 x 3.43 x 1.2365 =	Total 29.69
120	22	11	16	00 1626	
			EA	3/4" x 3/4", (PE x Threaded) Forged Brass Female Adapter For PEX Tubing	\$170.95
				Quantity	Unit Price
			Installation	7.00 x 19.75 x 1.2365 =	Total 170.95
				Water Assembly - fittings	
121	22	11	16	00 1626 0313	
			MOD	For Work In Restricted Working Space, Add	\$29.69
				Quantity	Unit Price
			Installation	7.00 x 3.43 x 1.2365 =	Total 29.69
122	22	11	16	00 1637	
			EA	3/4" Forged Brass Plug For PEX Tubing	\$20.60
				Quantity	Unit Price
			Installation	2.00 x 8.33 x 1.2365 =	Total 20.60
				Water Assembly - fittings	
123	22	11	16	00 1637 0313	
			MOD	For Work In Restricted Working Space, Add	\$4.25
				Quantity	Unit Price
			Installation	2.00 x 1.72 x 1.2365 =	Total 4.25

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
22 - Plumbing					
124	22 11 16 00 1642		EA	3/4" Forged Brass Tee For PEX Tubing	\$0.00
				Quantity	Unit Price
			Installation	0.00 x 24.30 x 1.2365 =	Total 0.00
				Water Assembly - fittings	
125	22 11 16 00 1650		EA	3/4" Forged Brass Coupling For PEX Tubing	\$179.17
				Quantity	Unit Price
			Installation	10.00 x 14.49 x 1.2365 =	Total 179.17
				Water Assembly - fittings	
126	22 11 16 00 1650 0313		MOD	For Work In Restricted Working Space, Add	\$29.69
				Quantity	Unit Price
			Installation	7.00 x 3.43 x 1.2365 =	Total 29.69
127	22 11 16 00 1662		EA	3/4" Forged Brass 90 Degree Elbow For PEX Tubing	\$148.36
				Quantity	Unit Price
			Installation	7.00 x 17.14 x 1.2365 =	Total 148.36
				Water Assembly - fittings	
128	22 11 16 00 1665		EA	3/4" Forged Brass Drop 90 Degree Elbow For PEX Tubing	\$438.14
				Quantity	Unit Price
			Installation	14.00 x 25.31 x 1.2365 =	Total 438.14
				Water Assembly - fittings	
129	22 11 16 00 1665 0313		MOD	For Work In Restricted Working Space, Add	\$59.38
				Quantity	Unit Price
			Installation	14.00 x 3.43 x 1.2365 =	Total 59.38
130	22 11 19 00 0049		EA	Four Outlet Trap Primer Manifold	\$458.00
				Quantity	Unit Price
			Installation	1.00 x 370.40 x 1.2365 =	Total 458.00
				Water assembly - To send Hot water to kitchen (1) and washroom sinks (2)	
131	22 11 19 00 0050		EA	Six Outlet Trap Primer Manifold	\$621.06
				Quantity	Unit Price
			Installation	1.00 x 502.27 x 1.2365 =	Total 621.06
				Water assembly - To send cold water to Water Heater, 2 sinks and 2 toilets	
132	22 13 13 00 0042		EA	Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent Pipe, Floor Mounted, Water ClosetIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture and flush valve.	\$1,173.78
				Quantity	Unit Price
			Installation	2.00 x 474.64 x 1.2365 =	Total 1,173.78
				rough in for toilet adjustments for ADA and new wall	
133	22 13 13 00 0046		EA	Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent Pipe, Wall Mounted, LavatoryIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture, carrier and faucet.	\$813.39
				Quantity	Unit Price
			Installation	2.00 x 328.91 x 1.2365 =	Total 813.39
				Modify rough in for sink	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total					
Labor	Equip.	Material	(Excluded if marked with an X)							
22 - Plumbing										
134	22	13	13	00 0050	EA	Single Fixture Rough-In, Polyvinyl Chloride (PVC) Waste And Vent Pipe, Floor Mounted, Service SinkIncludes polyvinyl chloride (PVC) waste and vent pipe and copper domestic supply. Excludes fixture and faucet.				\$536.06
					Installation	Quantity	Unit Price	Factor	=	Total
						1.00	433.53	x	1.2365	536.06
					Rough in for utility sink					
135	22	13	16	00 0526	LF	3" Schedule 40 Polyvinyl Chloride (PVC) DWV Pipe				\$763.17
					Installation	Quantity	Unit Price	Factor	=	Total
						40.00	15.43	x	1.2365	763.17
					Waste and vent piping					
136	22	13	16	00 0551	EA	3" Polyvinyl Chloride (PVC) DWV Long Sweep 1/4 Bends				\$342.05
					Installation	Quantity	Unit Price	Factor	=	Total
						3.00	92.21	x	1.2365	342.05
					Waste and vent piping					
137	22	13	16	00 0559	EA	3" Polyvinyl Chloride (PVC) DWV 1/8 Bends				\$407.75
					Installation	Quantity	Unit Price	Factor	=	Total
						6.00	54.96	x	1.2365	407.75
					Waste and vent piping					
138	22	13	16	00 0607	EA	1-1/2" Polyvinyl Chloride (PVC) DWV P-Traps				\$125.97
					Installation	Quantity	Unit Price	Factor	=	Total
						2.00	50.94	x	1.2365	125.97
					sink p trap					
139	22	13	16	00 0661	EA	3" Polyvinyl Chloride (PVC) DWV Combination Wye And 1/8 Bends				\$474.10
					Installation	Quantity	Unit Price	Factor	=	Total
						2.00	191.71	x	1.2365	474.10
					Waste and vent piping					
140	22	13	16	00 0705	EA	1-1/2" Polyvinyl Chloride (PVC) Male Adapters				\$48.20
					Installation	Quantity	Unit Price	Factor	=	Total
						2.00	14.63	x	1.2365	36.18
					Demolition	2.00	4.86	x	1.2365	12.02
					sink p trap					
141	22	13	16	00 0712	EA	3", Cut And Prepare Existing Polyvinyl Chloride (PVC) DWV Pipe				\$7.43
					Installation	Quantity	Unit Price	Factor	=	Total
						1.00	6.01	x	1.2365	7.43
					Connect to existing vent					
142	22	13	16	00 0714	EA	6", Cut And Prepare Existing Polyvinyl Chloride (PVC) DWV Pipe				\$14.31
					Installation	Quantity	Unit Price	Factor	=	Total
						1.00	11.57	x	1.2365	14.31
					connect to existing drain					
143	22	34	30	16 0002	EA	40 Gallon, Direct-Vent, Gas Domestic Water Heater (A. O. Smith GDV-40)				\$465.54
					Installation	Quantity	Unit Price	Factor	=	Total
						1.00	251.00	x	1.2365	310.36
					Demolition	1.00	125.50	x	1.2365	155.18
					Water Heater Relocation - Material Removed					

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
22 - Plumbing					
144	22 41 13	13 0002	EA	2 Piece Tank Type, Gravity Flush System, Floor Mounted, Floor Outlet, Elongated Vitreous China Water Closet (Kohler Wellworth® K-3978)Includes seat, wax ring, escutcheon, supply valve and line.	\$150.61
			Installation	Quantity Unit Price Factor = Total	
				0.00 x 390.93 x 1.2365 = 0.00	
			Demolition	2.00 x 60.90 x 1.2365 = 150.61	
			Demo of existing toilets		
145	22 41 39	00 0015	EA	Chrome, Two Handle, Lavatory Faucet (Delta 2522LF-MPU)	\$52.13
			Installation	Quantity Unit Price Factor = Total	
				0.00 x 150.85 x 1.2365 = 0.00	
			Demolition	2.00 x 21.08 x 1.2365 = 52.13	
			Demo of existing faucets		
146	22 42 13	13 0028	EA	Flush Valve Type, Siphon Jet, Floor Mounted, Floor Outlet, Handicap Accessible, Elongated Vitreous China Water Closet (Zurn HET Z5667-BWL)	\$1,186.62
			Installation	Quantity Unit Price Factor = Total	
				2.00 x 479.83 x 1.2365 = 1,186.62	
			Toilet		
147	22 42 16	13 0009	EA	27" x 20" Wheelchair Accessible, Vitreous China Wall Hung Lavatory (American Standard Wheel Chair Users)	\$1,331.44
			Installation	Quantity Unit Price Factor = Total	
				2.00 x 538.39 x 1.2365 = 1,331.44	
			RR sink		
148	22 42 16	13 0051	EA	31" x 22" Solid Surface Vanity Top With Integrated Backsplash And Sink	\$115.86
			Installation	Quantity Unit Price Factor = Total	
				0.00 x 667.11 x 1.2365 = 0.00	
			Demolition	2.00 x 46.85 x 1.2365 = 115.86	
			Demo of sinks		
149	22 42 16	16 0032	EA	23" x 21" Molded Stone Single Laundry Sink, Floor Mounted With Enamel Steel Legs (Fiat Products FL-1)	\$77.48
			Installation	Quantity Unit Price Factor = Total	
				0.00 x 433.64 x 1.2365 = 0.00	
			Demolition	1.00 x 62.66 x 1.2365 = 77.48	
			Demo of utility sink		
150	22 42 16	16 0044	EA	24" x 24" x 10" Plastic Composite Mop Service Sink With Combination Dome Strainer And Stainless Steel Lint Basket (Fiat Products MSB2424)	\$601.95
			Installation	Quantity Unit Price Factor = Total	
				1.00 x 486.82 x 1.2365 = 601.95	
			Janitor sink		
151	22 42 16	16 0061	EA	Floor Mounted Heavy-Duty Support Plate Type, Single Sink Carrier With 4" Adjustable Coupling	\$2,017.37
			Installation	Quantity Unit Price Factor = Total	
				2.00 x 815.76 x 1.2365 = 2,017.37	
			Sink Carrier		

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.		Item		Modifier.		UOM		Description		Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)								
22 - Plumbing											
152	22	42	39	00	0028	EA	4" Centerset Lavatory Faucet With Chrome Lever Handles (Delta 2529LF-HDM)				\$571.86
		Installation		Quantity		Unit Price		Factor	=	Total	
				2.00	x	231.24	x	1.2365		571.86	
				sink							
153	22	42	39	00	0083	EA	7-1/4" Spout With Vacuum Break And Bottom Fork Brace, Stops In Integral Arm, Wall Mount Service Sink Faucet With Wrist Blade Handles (American Standard 8355.110)				\$659.26
		Installation		Quantity		Unit Price		Factor	=	Total	
				1.00	x	533.17	x	1.2365		659.26	
				Janitor sink Fixture							
154	22	42	43	00	0004	EA	Exposed Manual Water Closet Flush Valve (Sloan Regal-110 Or 111)				\$827.05
		Installation		Quantity		Unit Price		Factor	=	Total	
				2.00	x	334.43	x	1.2365		827.05	
				Toilets Flush Valve							
155	22	47	13	00	0004	EA	Stainless Steel, Standard Length, Semi-Circular With Back Panel Indoor Drinking Fountain With Bubbler, 180 Degree Push Bar (Halsey- Taylor OVL-II-SBP)				\$126.72
		Installation		Quantity		Unit Price		Factor	=	Total	
				0.00	x	2,861.84	x	1.2365		0.00	
		Demolition		Quantity		Unit Price		Factor	=	Total	
				1.00	x	102.48	x	1.2365		126.72	
				Demo of existing WF							
156	22	47	16	00	0020	EA	Stainless Steel Fully-Recessed Water Cooler With Bubbler And Cup Dispenser And Glass Filler, 8 GPH (Halsey-Taylor RC8A-Q-14700)				\$7,426.04
		Installation		Quantity		Unit Price		Factor	=	Total	
				1.00	x	6,005.69	x	1.2365		7,426.04	
				WF with Bottle Filler							
Subtotal for 22 - Plumbing											
										\$30,947.07	

23 - Heating, Ventilating, And Air-Conditioning (HVAC)

157	23 01 20 91 0031		LF	Up To 1", Water/Chlorine Pipe Disinfection/Flush/Testing	\$662.52
			Installation	Quantity 470.00 x Unit Price 1.14 x Factor 1.2365 = Total 662.52	
				Chlorinate domestic water lines	
158	23 01 20 91 0040		EA	Shut Down Existing Interior Piping SystemIncludes lock out/tag out and average line tracing. Use when valves are greater than 25' from work. When the shut-off valves for multiple lines are located with a 10' radius, the quantity used shall be one.	\$182.74
			Installation	Quantity 1.00 x Unit Price 147.79 x Factor 1.2365 = Total 182.74	
				Shutdown piping to perform work	
159	23 05 23 00 0144		EA	3/4" Threaded, 150 Lb., Full Port, Stainless Steel Body, Ball Valve	\$308.04
			Installation	Quantity 2.00 x Unit Price 124.56 x Factor 1.2365 = Total 308.04	
				Water heater assembly	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

	Sect.	Item	Modifier.	UOM	Description	Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)				
23 - Heating, Ventilating, And Air-Conditioning (HVAC)							
160	23 05	23 00 0144	EA	3/4" Threaded, 150 Lb., Full Port, Stainless Steel Body, Ball Valve			\$154.02
				Quantity	Unit Price	Factor =	Total
			Installation	1.00 x	124.56 x	1.2365 =	154.02
			Water heater assembly				
161	23 05	23 00 0573	EA	3/4" Diameter Threaded, 60 PSI Earthquake Gas Shutoff Valve			\$231.21
				Quantity	Unit Price	Factor =	Total
			Installation	1.00 x	186.99 x	1.2365 =	231.21
			WH gas assembly				
162	23 05	23 00 0676	EA	3/4" Lift Check Valve, Bronze, Threaded			\$173.73
				Quantity	Unit Price	Factor =	Total
			Installation	1.00 x	140.50 x	1.2365 =	173.73
			Water heater assembly				
163	23 05	23 00 0677	EA	1" Lift Check Valve, Bronze, Threaded			\$231.84
				Quantity	Unit Price	Factor =	Total
			Installation	1.00 x	187.50 x	1.2365 =	231.84
			Water heater assembly				
164	23 05	29 00 0330	EA	3/4" Standard Two Hole Pipe Strap, Galvanized Steel (Cooper B-Line B3180)			\$44.07
				Quantity	Unit Price	Factor =	Total
			Installation	4.00 x	8.91 x	1.2365 =	44.07
			Vertical DW pipe strap				
165	23 05	29 00 0335	EA	2-1/2" Standard Two Hole Pipe Strap, Galvanized Steel (Cooper B-Line B3180)			\$400.87
				Quantity	Unit Price	Factor =	Total
			Installation	20.00 x	16.21 x	1.2365 =	400.87
			Vertical DW pipe strap				
166	23 05	29 00 0337	EA	4" Standard Two Hole Pipe Strap, Galvanized Steel (Cooper B-Line B3180)			\$458.74
				Quantity	Unit Price	Factor =	Total
			Installation	14.00 x	26.50 x	1.2365 =	458.74
			Vertical DW pipe strap				
167	23 05	29 00 0986	EA	3/4" Pipe Saddle, For 1-1/2" Insulation (Cooper B-Line B3161)			\$108.47
				Quantity	Unit Price	Factor =	Total
			Installation	4.00 x	21.93 x	1.2365 =	108.47
			WH pipe strap				
168	23 09	23 27 0020	EA	3 Heating Stage, 2 Cooling Stage Programmable Thermostat With Humidification/Dehumidification Control (Peco T12532-IAQ)			\$82.38
				Quantity	Unit Price	Factor =	Total
		X	Installation	1.00 x	57.93 x	1.2365 =	71.63
		X	Demolition	1.00 x	8.69 x	1.2365 =	10.75
			Relocate Thermostat				
169	23 09	23 53 0050	PNT	EMCS Field Checkout And StartupPriced per point.			\$188.07
				Quantity	Unit Price	Factor =	Total
			Installation	2.00 x	76.05 x	1.2365 =	188.07
			Verify Thermostat				

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00
Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations
Proposal Value: \$204,702.96

Sect.		Item		Modifier.		UOM		Description		Line Total	
Labor	Equip.	Material	(Excluded if marked with an X)								
23 - Heating, Ventilating, And Air-Conditioning (HVAC)											
170	23	21	13	23	0004	LF	3/4" Schedule 40 Threaded Black Steel Pipe With 150 Lb. Malleable Iron Fitting AssemblyIncludes all hangers and all fittings (couplings, elbows, tees and reducer fittings). All hangers are complete assemblies. Not for use where detail is available.				\$327.36
						Installation	Quantity		Unit Price	Factor	Total
							15.00	x	17.65	x	327.36
						Piping for WH					
171	23	21	13	23	0034	EA	3/4", 150 Lb., Black Malleable Iron 90 Degree Elbow				\$107.33
						Installation	Quantity		Unit Price	Factor	Total
							4.00	x	21.70	x	107.33
						WH gas assembly					
172	23	21	13	23	0082	EA	3/4", 150 Lb., Black Malleable Iron Tee				\$36.14
						Installation	Quantity		Unit Price	Factor	Total
							1.00	x	29.23	x	36.14
						gas drip leg					
173	23	21	13	23	0094	EA	3/4", 150 Lb., Black Malleable Iron Reducing Tee				\$40.68
						Installation	Quantity		Unit Price	Factor	Total
							1.00	x	32.90	x	40.68
						Gas connection					
174	23	21	13	23	0107	EA	3/4", 150 Lb., Black Malleable Iron Coupling				\$57.23
						Installation	Quantity		Unit Price	Factor	Total
							2.00	x	23.14	x	57.23
						WH gas assembly					
175	23	21	13	23	0131	EA	3/4", 150 Lb., Black Malleable Iron Cap				\$15.64
						Installation	Quantity		Unit Price	Factor	Total
							1.00	x	12.65	x	15.64
						gas drip leg					
176	23	21	13	23	0144	EA	3/4", 150 Lb., Black Malleable Iron Union				\$49.67
						Installation	Quantity		Unit Price	Factor	Total
							1.00	x	40.17	x	49.67
						WH gas assembly					
177	23	21	13	23	0218	EA	3/4" x 4" Long, Schedule 40 Black Steel Nipple				\$73.35
						Installation	Quantity		Unit Price	Factor	Total
							4.00	x	14.83	x	73.35
						WH gas assembly					
178	23	21	13	23	0248	EA	3/4" x 6" Long, Schedule 40 Black Steel Nipple				\$21.76
						Installation	Quantity		Unit Price	Factor	Total
							1.00	x	17.60	x	21.76
						gas drip leg					
Subtotal for 23 - Heating, Ventilating, And Air-Conditioning (HVAC)											\$3,955.86

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.		Item		Modifier.		UOM		Description		Line Total	
Labor	Equip.	Material		(Excluded if marked with an X)							
26 - Electrical											
179	26	01	20	91	0003	EA	Lock Out/Tag Out Breaker Or Motor StarterExcludes tag or padlock See CSI section 26 01 20 91-0004 for padlock, 26 01 20 91-0005 for tag(s).				\$180.55
						Installation	Quantity		Unit Price	Factor	Total
							7.00	x	20.86	1.2365 =	180.55
						Electrical - Lockout tag out for electrical work					
180	26	01	20	91	0004	EA	Lock Out Padlock DeviceIncludes the installation and removal of pad lock when required				\$50.20
						Installation	Quantity		Unit Price	Factor	Total
							7.00	x	5.80	1.2365 =	50.20
						Electrical - Lockout tag out for electrical work					
181	26	01	20	91	0007	EA	Motors, Disconnects And Other Single Source Devices, Existing Circuit Tracing Per Device				\$104.13
						Installation	Quantity		Unit Price	Factor	Total
							7.00	x	12.03	1.2365 =	104.13
						Trace existing					
182	26	01	50	51	0386	EA	Recycle Compact Fluorescent Lamps				\$139.72
						Installation	Quantity		Unit Price	Factor	Total
							25.00	x	4.52	1.2365 =	139.72
						Recycle of existing lamps					
183	26	01	50	81	0094	EA	6" Diameter, 16 Watt, 1,450 Lumens, 3500K CCT, Comm Retrofit Downlight (LG LGE-CRDL-16-35-1450)No sensor, ZigBee ready driver				\$834.08
						Installation	Quantity		Unit Price	Factor	Total
							9.00	x	74.95	1.2365 =	834.08
						Used to retrofit 9 can lights into the existing ceiling					
184	26	05	19	16	0279	MLF	#12 AWG, Type THHN-THWN, 600 Volt, Copper, Single Stranded Cable, Installed In Conduit				\$631.04
						Installation	Quantity		Unit Price	Factor	Total
							1.00	x	510.34	1.2365 =	631.04
						Electrical - Grounding for Electrical / Lighting					
185	26	05	19	16	0280	MLF	#10 AWG, Type THHN-THWN, 600 Volt, Copper, Single Stranded Cable, Installed In Conduit				\$1,633.54
						Installation	Quantity		Unit Price	Factor	Total
							2.00	x	660.55	1.2365 =	1,633.54
						Electrical - Power Wiring for Electrical / Lighting					
186	26	05	29	00	0021	EA	Up To 1' Length x 1-5/8" Wide x 13/16" High, 12 Gauge, Steel Unistrut Channel				\$416.70
						Installation	Quantity		Unit Price	Factor	Total
							20.00	x	16.85	1.2365 =	416.70
						Electrical - Conduit Assembly and Supports					
187	26	05	29	00	0024	EA	>1' To 2' Length x 1-5/8" Wide x 13/16" High, 12 Gauge, Steel Unistrut Channel				\$458.68
						Installation	Quantity		Unit Price	Factor	Total
							15.00	x	24.73	1.2365 =	458.68
						Horizontal DW pipe strap					

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
26 - Electrical					
188	26 05 29 00 0085		EA	3/4" Diameter, Steel, Standard Pipe And Rigid Conduit Clamp For Unistrut Channel	\$870.50
			Installation	Quantity 200.00 x Unit Price 3.52 x Factor 1.2365 = Total 870.50	
				Electrical - Conduit Assembly and Supports	
189	26 05 29 00 0091		EA	3" Diameter, Steel, Standard Pipe And Rigid Conduit Clamp For Unistrut Channel	\$60.16
			Installation	Quantity 7.00 x Unit Price 6.95 x Factor 1.2365 = Total 60.16	
				Horizontal DW pipe strap	
190	26 05 29 00 0091		EA	3" Diameter, Steel, Standard Pipe And Rigid Conduit Clamp For Unistrut Channel	\$68.75
			Installation	Quantity 8.00 x Unit Price 6.95 x Factor 1.2365 = Total 68.75	
				Horizontal DW pipe strap	
191	26 05 29 00 0190		EA	1/2", Two Hole Steel Conduit Strap	\$35.36
			Installation	Quantity 10.00 x Unit Price 2.86 x Factor 1.2365 = Total 35.36	
				Electrical - Conduit Assembly and Supports	
192	26 05 29 00 0191		EA	3/4", Two Hole Steel Conduit Strap	\$90.88
			Installation	Quantity 25.00 x Unit Price 2.94 x Factor 1.2365 = Total 90.88	
				Electrical - Conduit Assembly and Supports	
193	26 05 29 00 0229		EA	3/4", Conduit Hanger From Flange, Wire Or Rod	\$68.01
			Installation	Quantity 25.00 x Unit Price 2.20 x Factor 1.2365 = Total 68.01	
				Electrical - Conduit Assembly and Supports	
194	26 05 29 00 0250		PR	Support Bars For Recessed "Lightolier" Light Fixtures (Caddy 520)	\$845.47
			Installation	Quantity 24.00 x Unit Price 28.49 x Factor 1.2365 = Total 845.47	
				Electrical - Lighting Assembly	
195	26 05 33 13 0601		LF	1/2" Electrical Metallic Tubing (EMT) Conduit	\$312.59
			Installation	Quantity 80.00 x Unit Price 3.16 x Factor 1.2365 = Total 312.59	
				Electrical - Conduit Assembly and Supports	
196	26 05 33 13 0602		LF	3/4" Electrical Metallic Tubing (EMT) Conduit	\$1,193.22
			Installation	Quantity 250.00 x Unit Price 3.86 x Factor 1.2365 = Total 1,193.22	
				Electrical - Conduit Assembly and Supports	
197	26 05 33 13 0613		EA	3/4" Electrical Metallic Tubing (EMT) 90 Degree Elbow	\$102.75
			Installation	Quantity 10.00 x Unit Price 8.31 x Factor 1.2365 = Total 102.75	
				Electrical - Conduit Assembly and Supports	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
26 - Electrical					
198	26 05 33 13 0645		EA	1/2 Electrical Metallic Tubing (EMT) Compression Coupling	\$37.69
				Quantity	Unit Price
			Installation	8.00 x 3.81 x 1.2365 =	Total 37.69
				Electrical - Conduit Assembly and Supports	
199	26 05 33 13 0646		EA	3/4" Electrical Metallic Tubing (EMT) Compression Coupling	\$81.42
				Quantity	Unit Price
			Installation	15.00 x 4.39 x 1.2365 =	Total 81.42
				Electrical - Conduit Assembly and Supports	
200	26 05 33 13 0711		EA	1/2" Electrical Metallic Tubing (EMT) Insulated Straight Box Compression Connector	\$136.88
				Quantity	Unit Price
			Installation	27.00 x 4.10 x 1.2365 =	Total 136.88
				Electrical - Conduit Assembly and Supports	
201	26 05 33 13 0712		EA	3/4" Electrical Metallic Tubing (EMT) Insulated Straight Box Compression Connector	\$74.42
				Quantity	Unit Price
			Installation	13.00 x 4.63 x 1.2365 =	Total 74.42
				Electrical - Conduit Assembly and Supports	
202	26 05 33 13 2399		LF	3/4" Flexible Metallic Conduit	\$288.45
				Quantity	Unit Price
			Installation	81.00 x 2.88 x 1.2365 =	Total 288.45
				Electrical - Conduit Assembly and Supports 24 can lights and 3 Washroom lights 27 X 3' = 81'	
203	26 05 33 13 2422		EA	3/4" Flexible Straight Connectors, Insulated	\$222.87
				Quantity	Unit Price
			Installation	24.00 x 7.51 x 1.2365 =	Total 222.87
				Electrical - Conduit Assembly and Supports	
204	26 05 33 16 0038		EA	3-1/4" Depth, 4-11/16" Square Steel Box	\$1,232.89
				Quantity	Unit Price
			Installation	28.00 x 35.61 x 1.2365 =	Total 1,232.89
				Electrical - Receptable Assembly	
205	26 27 26 00 0020		EA	20 Amperes, 120/277 Volt, Duplex Receptacle	\$53.32
				Quantity	Unit Price
			Installation	2.00 x 21.56 x 1.2365 =	Total 53.32
				Electrical Receptacle Assembly	
206	26 27 26 00 0152		EA	20 Amperes, 120/277 Volt, SPST Switch	\$140.22
				Quantity	Unit Price
			Installation	5.00 x 22.68 x 1.2365 =	Total 140.22
				Light Switch Assembly	
207	26 27 26 00 0238		EA	1 Gang Nylon Switch Wall Plates	\$8.22
				Quantity	Unit Price
			Installation	5.00 x 1.33 x 1.2365 =	Total 8.22
				Light Switch Assembly	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00

Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations

Proposal Value: \$204,702.96

Sect.	Item	Modifier.	UOM	Description	Line Total
Labor	Equip.	Material	(Excluded if marked with an X)		
26 - Electrical					
208	26	28	16	13 0009	
				EA	1 Pole GFI, 15 To 20 Amperes, 120/240 Volt, "Arc Fault" Circuit Breaker, 10,000 Amperes Interrupting Capacity
					\$170.24
				Installation	
				Quantity	Unit Price
				2.00	68.84
				x	x
					Factor =
					1.2365
					Total
					170.24
				Breakers for new hand dryers	
209	26	28	16	16 0173	
				EA	30 Amperes, 240 Volt Class, 3 Phase, 3 Wire, 2 Blades And Fuseholders, Heavy-Duty Fusible, NEMA 3R Enclosure, Neutral Kit, Bolt-On Hubs, Safety Switch
					\$396.42
				Installation	
				Quantity	Unit Price
				1.00	213.80
				x	x
					Factor =
					1.2365
					Total
					264.36
				Demolition	
				1.00	106.80
				x	x
					Factor =
					1.2365
					Total
					132.06
				Relocate Disconnect	
210	26	51	16	00 0343	
				EA	2 T8 Lamps, 8' Length, Enclosed And Gasketed, Industrial Fluorescent Fixture (Lithonia TDMW)
					\$330.00
				Installation	
				Quantity	Unit Price
				0.00	547.38
				x	x
					Factor =
					1.2365
					Total
					0.00
				Demolition	
				8.00	33.36
				x	x
					Factor =
					1.2365
					Total
					330.00
				Demo of existing lights	
211	26	51	19	00 0108	
				EA	4' Length, 4,000 Lumens, Surface Mount, Volumetric LED Fixture (Lithonia STL4)
					\$1,116.26
				Installation	
				Quantity	Unit Price
				3.00	300.92
				x	x
					Factor =
					1.2365
					Total
					1,116.26
				New surface Mounted Lights	
212	26	51	19	00 0132	
				EA	6" Diameter, 1,800 Lumens, Decorative Recessed LED Downlight With Glass Drop Luminous Ring (Gotham® EVO® ALED)
					\$6,000.49
				Installation	
				Quantity	Unit Price
				15.00	308.28
				x	x
					Factor =
					1.2365
					Total
					5,717.82
				Demolition	
				9.00	25.40
				x	x
					Factor =
					1.2365
					Total
					282.66
				Electrical - Lighting Assembly Can Lights, and removal of existing for retrofitting	
213	26	52	13	16 0004	
				EA	Single Face, Thermoplastic Housing, LED Exit Sign With Battery Back-Up (Lithonia LQM-S-W-3-R-120/277-EL-N-M6)
					\$575.84
				Installation	
				Quantity	Unit Price
				2.00	232.85
				x	x
					Factor =
					1.2365
					Total
					575.84
				Exit Signs	
Subtotal for 26 - Electrical					\$18,961.96

27 - Communications

214	27	15	13	00 0098	
				MLF 3 Pair #16 AWG, Solid, Shielded, Non-Plenum Rated, Low Voltage, Alarm And Communications Cable, Installed Exposed	\$154.00
				Installation	
				Quantity 0.06 x Unit Price 2,075.73 x Factor 1.2365 = Total 154.00	
				Relocate Thermostat Wiring	
215	27	15	13	00 0098 0042	
				MOD For Work In Restricted Working Space, Add	\$32.40
				Installation	
				Quantity 0.06 x Unit Price 436.72 x Factor 1.2365 = Total 32.40	

Contractor's Price Proposal - Detail Continues..

Work Order Number: 140102.00
Work Order Title: Levy Community Center Renovations

Proposal Name: Levy Community Center Renovations
Proposal Value: \$204,702.96

Sect.		Item	Modifier.	UOM	Description						Line Total
Labor	Equip.	Material	(Excluded if marked with an X)								
Subtotal for 27 - Communications											\$186.40
33 - Utilities											
216	33	52	16	13 0081	EA	3/4" Brass Service Adapter					\$64.06
					Installation	Quantity		Unit Price		Factor	Total
						1.00	x	51.81	x	1.2365	= 64.06
					Water heater assembly						
217	33	53	16	00 0002	EA	3/4" Gas Pressure Regulator, Screwed End					\$304.39
					Installation	Quantity		Unit Price		Factor	Total
						1.00	x	246.17	x	1.2365	= 304.39
					Water heater assembly						
Subtotal for 33 - Utilities											\$368.45
Proposal Total											\$204,702.96

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

The Percentage of NPP on this Proposal: %



Client - Jasper County

Detailed Scope of Work

Print Date: March 12, 2025
Work Order Number: 140102.00
Work Order Title: Levy Community Center Renovations
Contractor: 2023-21-01 - Johnson-Laux Construction (SC)
Brief Scope: Renovation to Community Center

To:	John Tisdall Johnson-Laux Construction (SC) 7001 Chatham Center Drive Savannah, GA 31405 912-480-0580	From:	Jeff Crosby Jasper County 843-368-3194
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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

Detailed Scope:

Please see the attached scope of work at the end of this package. Also attached is reference drawings.

_____	_____
Owner	Date

_____	_____
Contractor	Date



SCOPE OF WORK
Levy Community Center Renovation
470 Mitchells Ct
Hardeeville, SC 29927

Building

March 11, 2025

Summary Scope

The project consists of specific activities associated with the interior renovation of the Levy Limehouse Community Center.

Drawings and Specifications

Referenced and attached hereto:

Please reference pages noted below in notes specified in the Detailed Scope of Work:

- JLC Reference Drawing

Detailed Scope of Work

The Contractor shall provide all materials, labor, and equipment and perform all work as described below and per any attached specifications and drawings along with the items below:

Design

- Contractor to provide permitting and pricing construction documents for the Architectural renovations.
 - To include one final inspection with punch list.

Demo

- Contractor to provide materials and labor to:
 - Demo and dispose of 42' of interior drywall and framing.
 - Demo and dispose of drywall and framing for bathroom storage closet.
 - Demo and dispose of (7) single interior doors and frames.
 - Demo and dispose of (2) single exterior doors and frames and (1) double door and frame.

Doors & Hardware

- Contractor to provide materials and labor to:
 - Door #1 & Door #3 – Exterior
 - 3'0 x 6'8" x 1 3/4" Hollow Metal Door
 - 4" x 30" vision light
 - Insulated
 - 3'0 x 6'8" Hollow metal frame
 - 2" Head
 - 5-5/8" frame depth



SCOPE OF WORK
Levy Community Center Renovation
470 Mitchells Ct
Hardeeville, SC 29927

- Dimpled, provide anchors
 - Exterior Outswing (1 RH & 1 LH)
- Hardware
 - 4.5 hinges with security pin
 - Panic rim device with a lever rim device
 - Pull plate and handle
 - 5" Alum. Threshold
 - Weatherstripping
 - 8" Alum. Kick Plate
 - Sweep
- Door #2 – Exterior to Gather Room
 - 6'0 x 6'8" x 1 3/4" Hollow Metal Door
 - Insulated
 - 4" x 30" vision light in each leaf
 - Astragal applied to one leaf
 - 6'0 x 6'8" Hollow Metal Frame
 - 2" Head
 - 5-5/8" frame depth
 - Dimpled, provide anchors
 - Exterior Outswing
 - Hardware
 - 4.5" hinges with security pin
 - 2 -Panic device with surface mounted vertical rods with lever rim devices
 - 2- Closers
 - Weatherstripping
 - 2- 8" Alum. Kick Plate
 - 5" Thresholds
 - 2- Sweeps
- Door #4, #8, & #9 – Bathroom A, Bathroom B, and Bathroom Storage
 - 3'0 x 6'8" x 1 3/8" solid core Birch door (residential Door and Frame)
 - Flush
 - Primed
 - Three hinges
 - Pre-hung
 - 3'0 x 6'8" finger joint wood frame
 - 4-3/4" frame width
 - 3" colonial casings, finger jointed
 - Wood stops
 - Left hand swing



SCOPE OF WORK
Levy Community Center Renovation
470 Mitchells Ct
Hardeeville, SC 29927

- Hardware
 - Factory applied hinges
 - Schlage bathroom function lockset, lever
- Door #5 – Office #2
 - 3'0 x 6'8" x 1 3/8" solid core Birch door (residential Door and Frame)
 - Flush
 - Primed
 - Three hinges
 - Pre-hung
 - 3'0 x 6'8" finger joint wood frame
 - 4-3/4" frame width
 - 3" colonial casings, finger jointed
 - Wood stops
 - Right hand swing
 - Hardware
 - Factory applied hinges
 - Schlage lever lockset keyed one side and always open the other side
- Door #6 – Chair Storage
 - 3'0 x 6'8" x 1 3/8" solid core Birch door (residential Door and Frame)
 - Flush
 - Primed
 - Three hinges
 - Pre-hung
 - 3'0 x 6'8" finger joint wood frame
 - 4-3/4" frame width
 - 3" colonial casings, finger jointed
 - Wood stops
 - Right hand swing
 - Hardware
 - Factory applied hinges
 - Schlage lever lockset keyed one side and always open the other side
- Door #7 – Chair Storage
 - 6'0 x 6'8" x 1 3/8" solid core Birch door (residential Door and Frame)
 - Flush
 - Primed
 - Three hinges each leaf
 - Pre-hung
 - 6'0 x 6'8" finger joint wood frame
 - 4-3/4" frame width
 - 3" colonial casings, finger jointed



SCOPE OF WORK
Levy Community Center Renovation
470 Mitchells Ct
Hardeeville, SC 29927

- Wood stops
- Right hand swing
- Hardware
 - Factory applied hinges
 - Schlage lever lockset keyed one side and always open the other side.
 - Applied wood astragal
 - Top & bottom manual Flush Bolts

Glass

- Contractor to provide materials and labor to:
 - Install 36" x 72" Interior storefront framing system in a clear anodized finish.

Finishes

- Contractor to provide materials and labor to:
 - Paint (1) coat of primer and (2) coats of paint on all interior walls and ceilings in open space, new bathrooms, and kitchen.
 - Paint (1) coat of primer and (2) coats of paint on new exterior and all interior door minus french doors.
 - Patch and repair drywall as needed.
 - Remove popcorn ceiling in billiards room and patch ceiling where wall is to be removed.
 - Install LVP in billiards room and remodeled restrooms on top of existing VCT. Flooring to be Plantation Luxury Vinyl Click Plant6 Tobacco Road.
 - Caulk where walls meet the ceiling.
 - Prep wall by removing drywall and framing where the new window and the double doors will be installed.
 - Relocate door in Bathroom A to be compliant for ADA Restroom standards. Fill in wall where previous door was located. Repair Drywall between Bathroom A and storage closet where the vanities previously were located. Install drywall and framing for reconfiguration of bathroom storage closet.
 - Install false wall to hide plumbing lines in the renovated bathrooms. Wall will not be included in the Utility Closet or Bathroom Storage.
 - Floor repair

Specialties

- Contractor to provide materials and labor to:
 - Install (2) 18x36 mirror, 36" Grab Bar (Bobrick –6806x36), 42" Grab Bar (Bobrick-6806x42), (2) Toilet Paper Dispenser (Bobrick B-2888), (2) Soap Dispenser (Bobrick Classic B-42), and (2) Hand Dryer (Touchless surface mounted, auto sensor, SS cover America Dryer GXT9-SS).



SCOPE OF WORK
Levy Community Center Renovation
470 Mitchells Ct
Hardeeville, SC 29927

- Install 24" length, 3 handle capacity stainless steel mop and broom holder (Bobrick B-223x24)
- Remove and relocate Emergency Defibrillator Cabinet.

Plumbing

- Contractor to provide materials and labor to:
 - Demo existing (2) toilets and (2) sinks. Replace with (2) wall mounted manual flush valve toilets and (2) wall mounted sinks. Fixtures to be ADA compliant.
 - Toilet and sink to be removed from bathroom storage closet to bathroom B
 - Fixtures to just be removed and replaced in bathroom A
 - Demo existing waterlines to toilets and install 1 ½" waterlines to newly installed toilets
 - Remove and relocate water heater into storage closet in kitchen area
 - Provide and install ground mop sink into storage closet in kitchen area
 - Provide and install floor drain in storage closet where mop sink will be located
 - Provide and install sanitary vent piping. No vent piping existing
 - Demo and replace existing water fountain with a water fountain/bottle filler combo.

Electrical

- Contractor to provide labor and materials to
 - Remove existing electrical outlets on wall & storage closet to be demoed.
 - Relocate existing electrical outlets on walls that will be displaced due to new doors.
 - Remove and replace light fixtures in bathroom 1 and bathroom 2
 - Remove and replace light fixtures throughout main room
 - Relocate light switch in Bathroom A, Bathroom B, Bathroom Storage, and out of the demolished storage closet.
 - Demo and replace (2) broken exit signs.
 - Remove and Relocate thermostat to interior wall.
 - Retrofit (9) can lights to LED.

Allowances

- Underground Plumbing Tie-In Allowance for Mop Sink \$5,000.00
- MEP and Structural Engineer: \$7,000.00

Clarification

- Contractor to note:
 - All occupied spaces in scope will be emptied out prior to the start of construction. Owner is responsible for removing all items from the work area.



SCOPE OF WORK
Levy Community Center Renovation
470 Mitchells Ct
Hardeeville, SC 29927

- Assumption is that the wall being removed is not a load bearing wall.

Exclusions

- Contractor to note the following:
 - Existing Restrooms, Office 1, and Dance Studio are excluded from painting.
 - The exterior of the building is excluded from scope with the exception of front exterior doors.
 - Unsuitable and hazardous materials
 - Any Structural work if found.
 - MEP Drawings for permitting purposes

Details that Apply to All Work Areas

- Contractor to maintain clean work areas at all times, remove and dispose of all demolished materials and construction debris.
- Parking will be made available for the Contractor by the Owner and the Contractor shall coordinate all parking with the Owner prior to the beginning of work.
- Contractor shall coordinate inspections with the Owner as required.
- Upon completion of work, all construction areas shall be left clean and free from debris.

Warranty

- Provide all labor, material, and equipment warranties to the owner prior to project closeout.

Submittals

- The Contractor shall submit for approval the manufacturer's cut sheets for materials utilized for the project prior to commencing any work.

Permitting

- Contractor will be responsible for obtaining such applicable permits and the Owner will be responsible for compensating the Contractor for permit fees and any design necessary to obtain such permits or related approvals as described in the Gordian master contract documents (i.e. permit fees are dollar for dollar reimbursable and professional design and engineering fees are paid for at hourly rates published in the Construction Task Catalog).

Owner Responsibilities

- Provide access to the worksite during normal business hours.
- Provide a staging area for project related materials.
- Owner shall be responsible for re-routing pedestrian traffic as necessary.

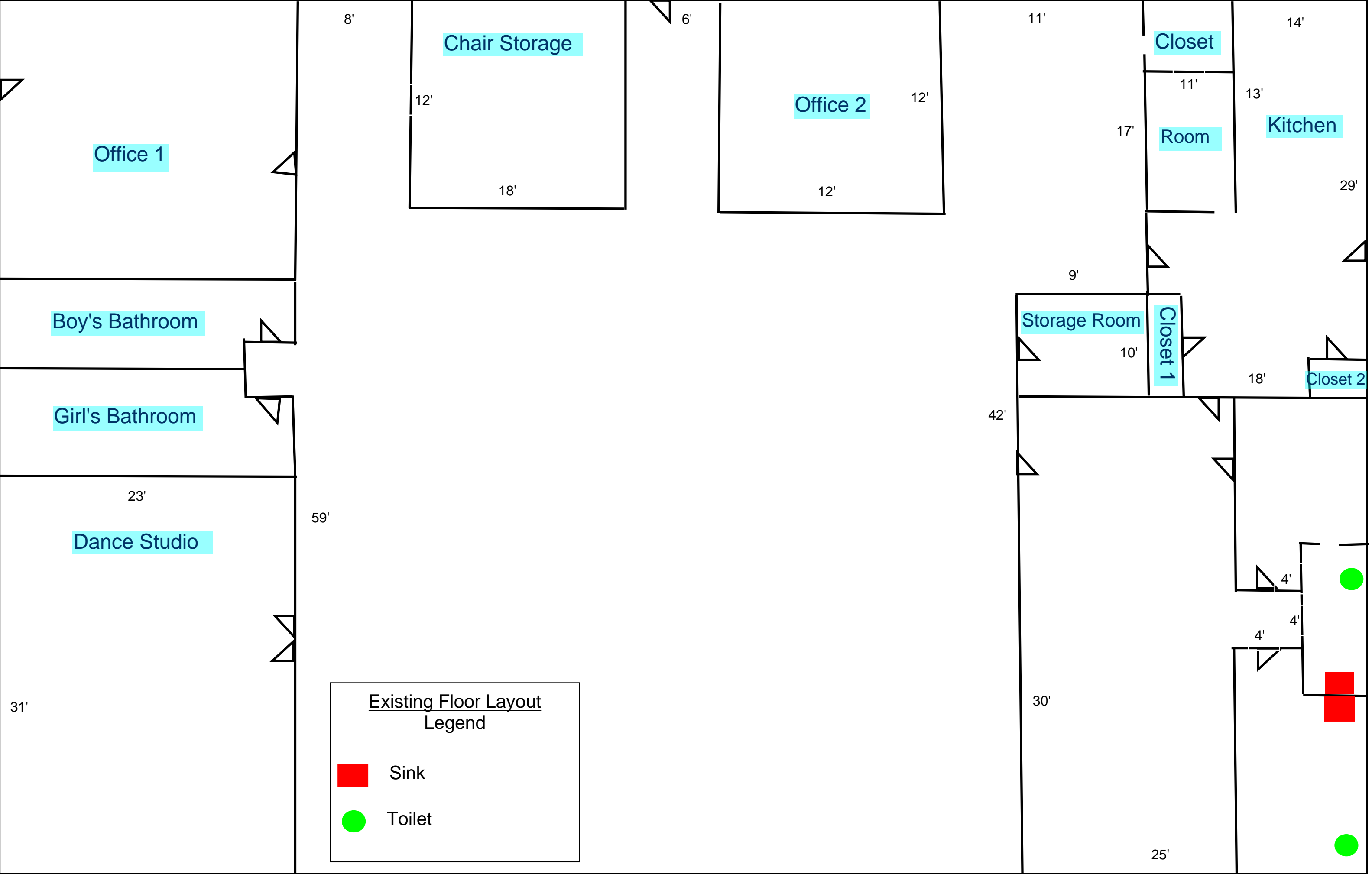


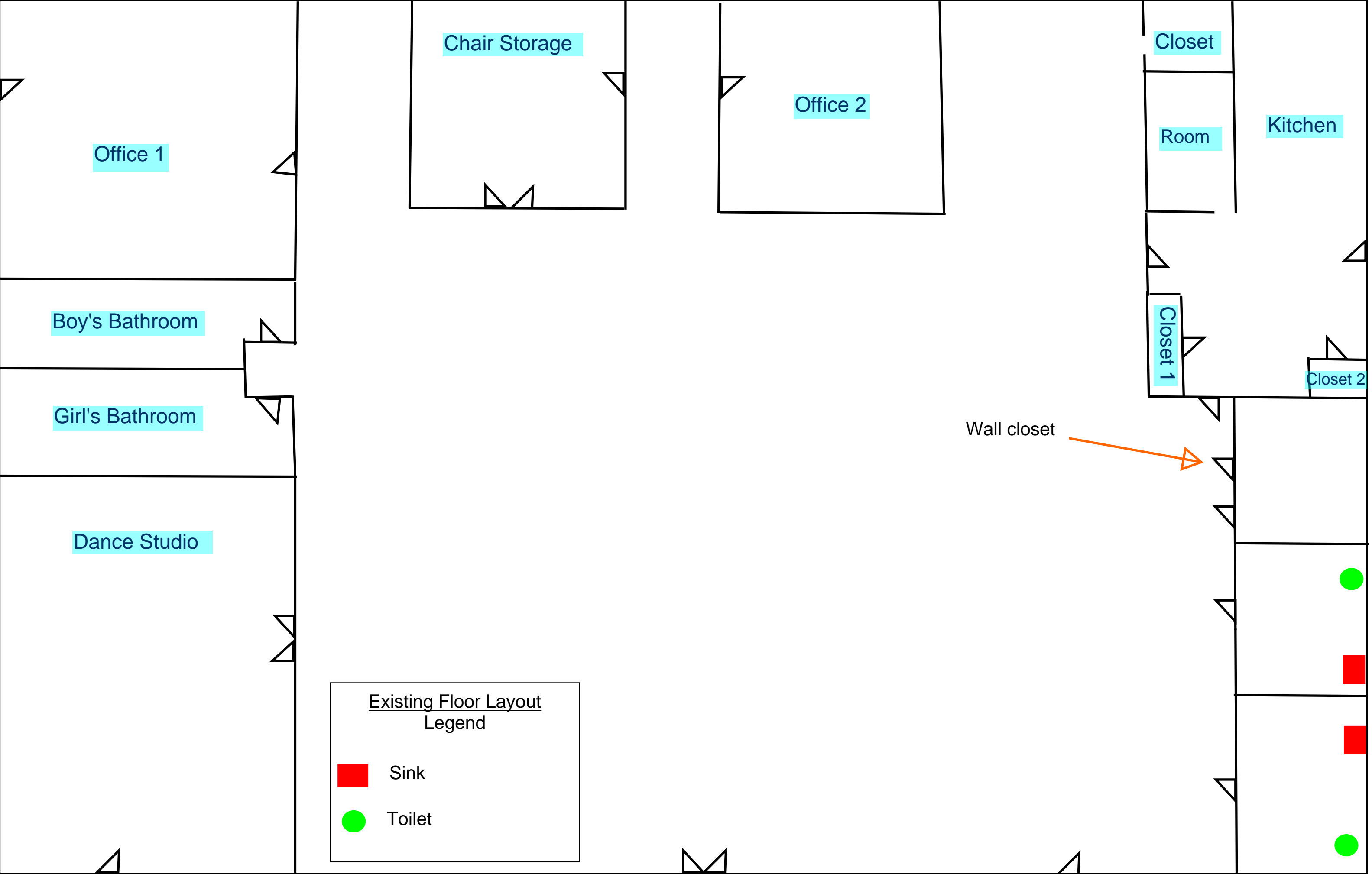
SCOPE OF WORK

Levy Community Center Renovation

470 Mitchells Ct

Hardeeville, SC 29927





AGENDA

ITEM # 12



Jasper County Finance Department

358 3rd Avenue, Post Office Box 1149
Ridgeland, South Carolina 29936
Phone (843) 717-3692 Fax (843) 717-3626

Kimberly Burgess, CPA, CGFO
Director of Administrative Services Div.
kburgessr@jaspercountysc.gov

Jasper County Council Consideration of Proposal Recommendation For Armed Security Services at The Jasper County Judicial Building

Meeting Date:	May 5, 2025
Subject:	Consideration and approval of proposal recommendation for armed security services at the Jasper County Judicial Building, 967 W. Adams Street, Ridgeland, SC 29936
Recommendation:	Council accept and approve the proposal offered by Noble Shields Private Security to provide armed security services at the Jasper County Judicial Building on 967 W. Adams Street, Ridgeland, SC and to authorize the County Administrator or his designee to execute the necessary documents to execute the contract.

Description: Jasper County advertised for sealed proposals for armed security services at the Jasper County Judicial Building, 967 W. Adams Street, Ridgeland, SC. Proposals were due at 3 PM on April 9, 2025. The County received three proposals and the committee consisting of Chief Magistrate Lee, Judge Badgett, and Kimberly Burgess, Director of Administrative Services, reviewed the proposals. Judge Lee and Director Burgess interviewed two of the three proposers. The committee determined that while both proposers had excellent credentials and a similar approach to the provision of security services, Noble Shields Private Security personnel have experience providing security to the Judicial Building.

Recommendation: Staff requests that the Council accept and approve the proposal offered by Noble Shields Private Security to provide armed security services at the Jasper County Judicial Building on 967 W. Adams Street, Ridgeland, SC and to authorize the County Administrator or his designee to execute the necessary documents to execute the contract.

Attachments:

Noble Shields Security Proposal
Coastal Security Services, Inc. Proposal
Strategic Security Corp. Proposal
Request for Proposal Advertisement
Request for Proposal RFQ #2025-2

Bid Proposal – Armed Security Services for Jasper County Judicial Building

Noble Shields Private Security
535 Country Club RD
Bishopville, SC, 29010
803-538-8333
NobleShields00@gmail.com
4/7/2025

To:

Jasper County Council
Attn: Kimberly Burgess
Email: kburgess@jaspercountysc.gov
967 W. Adams Street
Ridgeland, SC 29936

Dear Ms. Burgess,

We are pleased to submit our proposal in response to the request for sealed bids for Armed Security Services at the Jasper County Judicial Building, as outlined in the CDBG-funded project solicitation.

Company Overview:

Noble Shields Private Security Services is a fully licensed and insured security services provider with extensive experience delivering high-quality armed security solutions to government, judicial, and commercial clients. Our team is composed of highly trained, certified, and professional armed security officers committed to safety, professionalism, and compliance. Created in 2020 to handle small events, we then created our LLC in 2024, then upscaled our operation to handle, all forms of security.

Scope of Services:

We propose to provide armed security personnel in accordance with the scope defined in your solicitation documents and Addendum #1.

Bill Rate:

We propose a competitive bill rate of \$45.00 per hour for each armed security officer assigned to the project.

Staffing:

We will ensure full staffing coverage as required, including backup personnel and appropriate supervision to maintain continuity and reliability of service.

Compliance:

Noble Shields Private Security Services meets or exceeds all required licensing, insurance, and certification standards. All officers will have undergone thorough background checks, firearms training, and de-escalation certification.

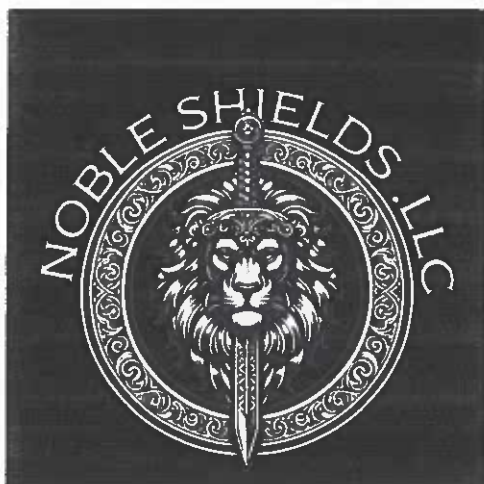
Attachments Included:

- Certificate of Insurance
- Company Licenses and Officer Certifications
- Completed Bid Forms (if applicable)
- Addendum Acknowledgement

We appreciate the opportunity to submit this bid and look forward to potentially serving Jasper County. Please do not hesitate to contact us with any questions or requests for additional information.

Sincerely,

Tyrell Cato
Owner
Noble Shields
NobleShields00@gmail.com
803-538-8333



Noble Shields – Professional Security with Integrity and Experience

Noble Shields LLC is a veteran-led security firm forged from decades of experience in law enforcement and protective services. With a specialty in courtroom security, corporate safety, and event protection, our team brings unparalleled discipline and a tactical mindset to every assignment.

Our mission is to provide exceptional security services that uphold integrity, transparency, and public trust. We're not just securing spaces—we're creating environments where safety is visible, felt, and trusted by all who enter.

Noble Shields combines traditional security excellence with modern technology. Through our centralized mobile and desktop app, clients can access real-time reports, monitor incidents, and receive transparent updates that ensure total visibility for administrators and stakeholders.

Our approach is collaborative. We work hand-in-hand with law enforcement agencies, court officials, and local leadership to ensure that our services are aligned with community standards, legal protocols, and operational excellence.

From courthouse lobbies to high-profile events, Noble Shields is committed to ensuring that every interaction with the public reflects professionalism, vigilance, and respect.

PROPOSAL

CLIENT

Jasper County
(the "Client")

CONTRACTOR

Noble Shields LLC
(the "Contractor")

PROJECT OVERVIEW

The Client is seeking services for the following: To provide security for court services. This proposal outlines the Contractor's qualifications, services, and estimated costs for completing the proposed project.

TIMELINE

The Contractor can start work on May 1, 2025.

EXPERIENCE AND QUALIFICATIONS

The team at Noble Shields has years of law enforcement and security experience. Each of our team members are licensed and trained to provide security services for all kinds of events and environments.

PROFESSIONAL CERTIFICATIONS

- SLED Armed Security Licensed, Courtroom Security Trained, Conflict Resolution Training, Active Shooter Training

CLIENT TESTIMONIALS

"Excellent work was given and we would definitely use them again." — Crayman Harvey Consulting

"I recommend Noble Shields for employment as a security firm. Noble Shields worked for Story Rentals and Loans, LLC under my supervision for multiple events with no issues. In fact, when some of my events ran over the allotted time they stayed and worked with no issues." — Story Rentals and Loans, LLC

YOUR INVESTMENT

All services and associated costs are outlined in the following pricing table:

Description	Price
-------------	-------

Security Services	\$45.00 per hour
-------------------	------------------

TERMS

The pricing in this proposal is valid for 90 days.

All our workers are insured and bonded.

NEXT STEPS

To discuss your project further and formalize this agreement, please reach out at:

Noble Shields LLC

- (803) 538-8333
- NobleShields00@gmail.com
- NobleShields.com

Would this
not tracking
benefit
your private
security
services?

Moderate

High

Incident Tracking App

New Incident

New

Monday/2022

Time

6:18 AM

Location

Swimming

Officer

Select: twenty

v

Incident Type

Description

Action Taken

Follow up

Browse

Submit

Incident Log

Open

Key Features

 Date/time, location, officer details

 Incident type, severity level

 Description, actions taken, follow up

 Photo/video upload, PDF and Excel

Would this be
useful for
your team?

Low

Moderate

High

The State of South Carolina



Law Enforcement Division

NOBLE SHIELDS, LLC
TYRELL D CATO
BISHOPVILLE, SOUTH CAROLINA

Is Hereby Duly Licensed And Authorized In Accordance With
The Laws of The State of South Carolina To Engage In
THE BUSINESS OF CONTRACT SECURITY

This License To Expire

AUGUST 22, 2025

Wanda Lee

15235

CHIEF, SOUTH CAROLINA LAW ENFORCEMENT DIVISION

4159

CERTIFICATION NUMBER

Story Rentals and Loans, LLC
4145 Hardscrabble Road
Columbia, SC 29223
803-348-6186



To Whom It May Concern:

I recommend Nobile Shield for employment as a security firm.

Nobile Shield worked for Story Rentals and Loans, LLC under my supervision for multiple events with no issues. In fact, when some of my events ran over the allotted time they stayed and worked with no issues. Nobile Shield is agreeable and reliable, both qualities that aren't always easy to find.

They patrolled inside and outside the event space by foot. Occasionally, they were positioned at the front door and by the stage, and were always attentive. They were comfortable interceding when there were security issues, and also interacted positively with local law enforcement.

I fully vetted Nobile Shield, and their record is clean. I foresee no issues with them if you were to bring them on to do any security activity that you may need..

Kind Regards,

Johnnie Story

JSDS_22@YAHOO.COM JOHNNIE STORY

HARVEY CONSULTING LLC

Crayman J Harvey | crayharv@yahoo.com

November 22, 2024

To Whom It May Concern:

I am writing this reference at the request of Noble Shields Inc., with whom I am delighted to continue my partnership for quite some time. I have direct experience with this company and its owner, and I can attest to its professional culture and excellent performance. The owner is dependable and knowledgeable about all security matters, which I believe any company would be grateful for. If you need any further information, please don't hesitate to contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Crayman J Harvey". The signature is written in a cursive, flowing style.

Crayman J Harvey, MS, CCSGB, CJM, CCHP



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/01/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Comalander Insurance Group 7325-F St Andrews Rd Irmo SC 29063		CONTACT NAME: Alan Puckett PHONE (A/C, No, Ext): (803) 732-7907 E-MAIL ADDRESS: alan@comalanderinsurancegroup.com FAX (A/C, No):	
INSURED Noble Shields, LLC 535 Country Club Rd Bishopville SC 29010		INSURER(S) AFFORDING COVERAGE INSURER A: CRUM & FORSTER SPECIALTY INS CO INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 44520	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		GLO-125600	03/07/2025	03/07/2026	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000						
	MED EXP (Any one person) \$ 5,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMPROP AGG \$ 2,000,000
							ASSAULT & BATTERY \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

As required by contract, Certificate Holder is included as an additional insured

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/09/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C No. Ext): (855) 222-5919 E-MAIL ADDRESS: support@nextinsurance.com FAX (A/C No.):														
INSURED Noble Shields 535 Country Club Rd Bishopville, SC 29010	<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: National Specialty Insurance Company</td><td>22608</td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: National Specialty Insurance Company	22608	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES **CERTIFICATE NUMBER:** 245238984 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	NXTPXV3JT9-00-WC	03/08/2025	03/08/2026 X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000.00 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000.00 E.L. DISEASE - POLICY LIMIT \$ 1,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER Noble Shields 535 Country Club Rd Bishopville, SC 29010	LIVE CERTIFICATE  Click or scan to view	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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JASPER COUNTY JUDICIAL BUILDING
RFP 2025-2

APRIL 1, 2025

Noreen McMullin
Owner

3062 Ann Smith Rd.,
Suite 103
Bluffton, SC 29910
844-888-2774

Prepared by David B.

COMMITTED TO PERFORMANCE



BUILT ON EXCELLENCE

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April 1, 2025

Jasper County
Attn: Kimberly Burgess
Director of Administrative Services, Jasper County
358 Third Avenue, Suite 304
P.O. Box 1149
Ridgeland, SC 29936

Dear Kimberly and Jasper County Management Team,

I want to thank you for considering Coastal Security Services Inc. as you search for a partner to help secure the Jasper County Judicial Building. Your team works hard to ensure that the members of your community can enjoy a safe and vibrant life. With that in mind, we understand the importance of ensuring that your community has a safe place from which to enforce laws and administer justice. When it comes to the security of your facilities, guests, employees, and your county's reputation, we understand that no corners can be cut. Even on our worst days, we need to be better than the rest.

Coastal Security Services Inc. (CSSI) was founded on Hilton Head Island in 2006 to address the need for a higher-quality of security officer. Today our company's headquarters is based down the road in Bluffton, SC and our team has grown to over 250 officers serving sites in 3 states. Since the beginning, our goal has been to develop a company and culture that would elevate the standard in the security world through:

Quality Training Programs

CSSI has invested heavily in building our CSSI Training Academy, which features a diverse range of instructors with local and federal experience, as well as backgrounds in customer service and public relations. This has allowed us to create training programs that prepare our officers to navigate dangerous and delicate situations with ease and success.

Higher Standards, Better Oversight, and Engaged Management

From the very beginning, CSSI realized that merely stating a desire for quality was not the same as living out a passion for excellence. That's why we keep our managers' workloads 50-75% lighter than the industry standard, allowing them the time to mentor, train, and oversee our teams more effectively.

Fanatical Commitment to Company Culture

The last piece of our "magic sauce" is our people. CSSI has developed a culture of humility, transparency, and accountability that attracts and retains the



industry's best talent. Today, after 18 years, we are proud to have our first team member still actively engaged.

Over the years, we have successfully built a team and culture that has achieved this goal. Our team is recognized as a gold standard in the security industry, and our training academy frequently helps other companies and sites accomplish their training goals. We have done all of this thanks to a top-down commitment quality.

One of our board members, who has a background in the US Special Forces, often shares with our officers during training that *"Duct Tape and Zip Ties are just as important as Guns and Ammo."* We share this because we believe that the little details, which may seem unimportant, can make the biggest difference.

Today, we proudly protect numerous schools across multiple states, medical facilities, industrial and commercial sites, residential communities, professional athletes, musicians, and world-class events.

While our company is large enough to handle the needs of the Jasper County Judicial Building we still maintain a family-owned feeling. Making sure that we never sacrifice service for temporary sales growth and contract signings. This approach has allowed us to maintain our exceptional attention to detail as we have grown. Today we are ready and able to meet the needs of RFP #2025-2, which we hope to demonstrate in the following pages.

Noreen McMullin

A handwritten signature in black ink that reads "Noreen McMullin". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Please see the below primary contact information.

Primary Contact:

Phone:

Email:

Address:

Certification Participation:

Noreen McMullin

(843)338-4716

Noreen@coastalsecurityservicesinc.com

3062 Ann Smith Rd., Suite 103

Bluffton, South Carolina 29910

Women Owned (WC289618), Veteran Owned

The attached quote is valid for 60 days from RFP 2025-2 submission due date.

Our Qualifications

Executive Summary

Coastal Security Services Inc. was founded in 2006 by John G. McMullin (Jack), a retired task force officer, and his wife, Noreen McMullin. They shared a vision of providing a higher-quality security officer to their local Hilton Head, South Carolina communities.

From the very beginning, Noreen could be heard saying, "First Impressions Say It All." Even though keeping a site secure is the top priority, doing it the right way is the primary priority. Their commitment to providing high-quality officers who are attentive to details, experts in de-escalation, and who know how to be personable without being too personal led to rapid expansion, and the company quickly grew to over 250+ employees covering South Carolina, Georgia, and Florida.

To this day, you will not find a single employee at Coastal Security Services Inc. with the title of sales representative, and that is because we believe the best promotion is a job well done. Thanks to loyal customers and word of mouth, we have grown to now serve various sectors, including public and private institutions, office and residential complexes, communities, churches, industrial, and construction sites, among others. Despite our growth, we are still just as committed today as we were in the beginning to delivering exceptional security services that meet our client's unique needs.

What sets us apart is:

Our Experience

With over 100 years of combined law enforcement and military experience at the management level, we have developed a formula for success that has allowed us to exceed expectations consistently. This is why customers like the Beaufort County School District, Savannah Quarters and Haig Point are happy to recommend us and utilize our services.

Our Culture and Hiring Standards

Our hiring standards are rooted in a strong understanding of who we are and what we do. You won't find our officers working at seedy bars and questionable clubs. Because we only work with clients who want quality service and where we can set both our customers and officers up for success.



To do this, we need officers who care about what they do and how they do it. We know who we are and are proud of what we do, and this attracts some of the best talent in the industry.

Our Training Academy

As our company started to grow, we realized that without top-notch training, our experienced officers might not progress, and our new officers might not reach their full potential. That's why, in 2020, we established the CSSI Training Academy, which proudly provides some of the best training in the industry. With board members and instructors who have backgrounds in the military, law enforcement, special forces, advanced tactical teams, and customer service, we are able to offer our officers a clear path to success, whether within our company or as they pursue greater opportunities for themselves. Our team has found that by building up the person, we can better develop the officer.

Our Officer Support

The success of our officers depends on the support and tools they receive. At Coastal Security, we prioritize providing our officers with high-quality tools that are promptly replaced when needed to ensure optimal performance. Additionally, we make sure our officers are not overworked.

During a recent conversation with a potential client, they inquired about the number of sites our operations managers oversee and informed us that their current provider's manager was responsible for 100-200 accounts and had a 30-day waiting period for meetings. In contrast, at CSSI Ops Managers only oversee 5-10 accounts on average and when asked for a meeting we were able to meet with this client within 5 hours.

Our Oversight and Technology

Thanks to our ownership's unwavering commitment to cutting-edge technology, our 24/7 Security Operations Center (SOC) is capable of monitoring officers' live locations via GPS, checking on officers who have been inactive or aren't checking in, reviewing reports, dispatching support, coordinating emergency responses, and overseeing officers via remote camera viewing.

Our Customer Service Standards

Although our goal is to always provide perfect service, never make a mistake, and never have a problem. We are also realistic and know that no one is perfect. That is why we focus on solving problems and addressing concerns quickly, transparently, and ideally for good.

Our company is still growing, and our team is constantly working to improve ourselves and our operations. We are committed to doing things the right way, which is why we don't take on more than we can handle. We believe in transparency and honesty, which is why we will only onboard new clients for whom we can create a plan that ensures success for both us and them.

We take pride in the team we have built, the culture we have developed, and the customers and relationships we maintain. We are proud to be Coastal Security Services Inc.

Background Experience and Qualifications of Firm

Please find below examples of current customers that demonstrate our ability to meet the needs of this RFP.



Beaufort County School District

CSSI has been working with the Beaufort County School District in a security capacity since 2009. Over the years, we have provided security services for up to 22 elementary, middle, and high schools. CSSI provides armed officers who perform or assist with the following duties: traffic control, crossing guards, interior and exterior patrols, de-escalation, threat prevention and detection, after-hours door checks, and more. Our officers strive to maintain a balance between security and customer service, ensuring ethical and responsible service at all times.

Our experience securing the Beaufort County School District has enabled us to tailor recruitment and training programs that fit the specific needs of

educational facilities. Our Training Academy offers unique training programs, including virtual range simulations, emergency medical first aid training, emergency management, and de-escalation training, to prepare our officers for the various high-risk scenarios they may encounter.

Our HR department has developed recruiting strategies specifically designed for schools. These strategies help us identify armed officer candidates who are passionate about security and performing meaningful work. Our Training and HR staff's efforts result in a highly trained, passionate officer committed to serving the community, staff, and children of their assigned location



RBC Heritage Golf Tournament

Hilton Head Island, SC 29928

Coastal Security Services has provided security services to the RBC Heritage Golf Tournament for the last 10 years. The task requires CSSI to provide more than 115 security officers per day, with 25 or more armed officers present on-site at any given time. Nowhere is our track record for success better seen than at this nationally recognized event held in Hilton Head Island, SC.

Our officers can be seen operating metal detectors at the entrance, patrolling day and night, rescuing party-goers from the harbor depths during after-hour events, protecting VIPs' children and walking alongside the pros to ensure their enjoyment of the tournament.

Savannah
Quarters



Savannah Quarters

Pooler, GA 31322

Coastal Security has been providing security and concierge services to Savannah Quarters since 2020. With the help of Coastal Security, Savannah Quarters has been able to provide exceptional security, access control, gatehouse, and patrol services to its residents, while experiencing rapid growth.

detection and prevention of threats with the daily need for resident customer service. They manage three gates, perform regular patrols, issue HOA citations, handle cash payments, make bank deposits, keep accurate gate revenue records via spreadsheets, review and monitor cameras, and assist with the issuing of gate access fobs.

Additionally, CSSI officers and management have extensive experience working with the Dwelling Live system that is utilized by this community.



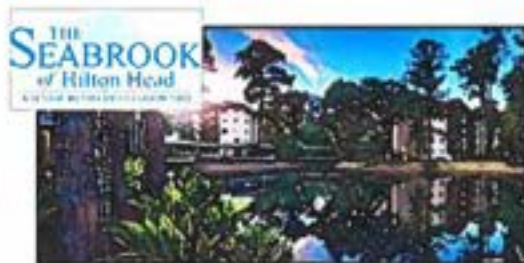
Haig Point

Daufuskie Island, SC 29915

For the past nine years, Coastal Security has been actively patrolling, protecting, and managing the gates of the Haig Point Plantation community. In addition to this, our officers also man the Haig Point Welcome Center and Embarkation Point.

Our success here is measured by the number of years we have spent providing successful protection and service to this local treasure, and as we approach a decade of service, we are proud to continue to serve and safeguard this community.

Tab 2: Our Qualifications



The Seabrook

Hilton Head Island, SC 29928

Coastal Security offers 24-hour on-site security services for The Seabrook of Hilton Head. These services include a gatehouse, patrol officers, and a roving regional supervisor.

Our team is well-trained to handle the various predictable and unpredictable challenges that arise while working with a community like this. We utilize our Training Academy to provide Handle With Care, De-Escalation, Blood-Borne Pathogen, CPR, and AED training to officers as requested by the client.

Today our company's headquarters can be found at:

3062 Ann Smith Drive
Unit 103
Bluffton, SC
29910

We have a proven track record of success with the Beaufort County School District and other complex sites that require close coordination between our security team, law enforcement, and local or federal agencies. This experience has made us experts in collaborating with outside organizations. We also maintain all required local, state, and federal licenses. Below are a few answers to questions in RFP 2025-2

- CSSI is fully capable of servicing the needs of RFP 2025-2 and the Jasper County Judicial Building.
- CSSI is not debarred, suspended or otherwise declared ineligible to contract by any federal, state or local public agency.
- Additional names and types of similar properties available upon request.
- CSSI maintains 150+ full time employees and works with 100+ part time employees.
- Information on our training programs will be provided on pages 17 - 21.

Staff Qualifications

Qualifications of Personnel

The selection of staff members assigned to your site will depend on the available officers at time of contract award. **Our armed officers are selected from a pool of candidates who primarily have military or law enforcement experience and who have completed our CSSI Training Academy Armed Officer courses.**

These officers will be overseen by supervisors and trainers from our Bluffton office, with backgrounds in law enforcement, military, and specialized fields. More details and the specific backgrounds of our supervisory and training personnel can be provided upon contract award. These backgrounds include experience in the US Army, US Marines, US Coast Guard, Sheriff's Office, Police, SWAT, and Task Forces.

Additionally our board members and leadership team have backgrounds in the military, law enforcement and other specialized fields.

Officer Recruitment and Retention

If awarded, our HR team would tailor our recruitment and officer selection process to meet the needs and requirements of the RFP 2025-2 and your community. To fulfill the needs of this RFP we would hire, train and place an Armed Security Officer. Below is a brief description of that position and its description.

Armed Security Officer:

This position prioritizes security and safety. The Armed Security Officer will monitor access to the Jasper County Judicial Building as necessary, operate weapons detection systems, screen for weapons, patrol the property, check identification, and perform any other functions required by RFP 2025-2.

While the primary responsibility of the officer is to protect the facility, employees, and visitors, they will also receive the training and tools necessary to do so in a customer service-oriented way, ensuring that the culture and reputation of Jasper County is also safeguarded.



These officers will be provided with basic and advanced training that will give them the tools to handle the challenges they can encounter daily at your site. They will also be trained to de-escalate situations as needed with delicacy and discretion.

All officers provided by CSSI would meet or exceed all requirements of RFP 2025-2 and our internal armed officer requirements which are outlined below.

In order to meet the needs of Jasper County and ensure that our team provides the highest quality candidates for the position listed above, our HR team would use a variety of hiring techniques designed to attract the best talent. Below is a brief description of our standard 10-step hiring process and employee retention tools utilized by our human resources team:

Hiring Excellence

CSSI's HR team has developed a proprietary combination of hiring techniques, outlets, and outreach programs that allows our team to consistently deliver some of the highest quality officers in the industry. Our internal hiring standards will meet or exceed any requirements and standards requested by this RFP. An abbreviated look at our hiring program is as follows:

10 Step
Hiring
Process



1. Outreach and Candidate Development

CSSI's Human Resources and Operations team ethically and actively develops relationships with active duty, law enforcement and other ideal candidates, in a manner that conforms to our strict no poaching standards. These relationships and connections have allowed us to develop a consistent and predictable pipeline of high quality candidates through referrals and as they transition back to civilian life.

2. Pre-Employment Screening

Once a candidate has been identified either through our candidate development process or through a job posting, our employee pre-screen team reviews and verifies job history and resume claims as necessary for the candidate to be approved for an interview.

3. Interview Process

Once pre-screening is completed, the candidate can be interviewed by our Human Resources and Operations team. This may consist of 1-3 interviews depending on the position and applicant.

4. Secondary Screening and Background Checks

If the team is in agreement that the candidate is a culture and quality fit for our company, they next go through a secondary screening process which includes any applicable background checks, additional reference, job history and ethics checks, as well as applicable drug screenings.

5. CSSI Training Academy Screening

If the applicant passes the Secondary screening and background check, they will be scheduled to meet with a CSSI Training Academy instructor, who will put them through physical, motor skill, and weapons handling tests as applicable to ensure that they have the capability to meet or exceed our basic academy entry requirements.

6. Optional Site Visit

If necessary, CSSI may schedule a supervised site visit for the prospective employee to meet the site supervisors and relevant contacts and see the work location. This will allow us to better ensure that the officer can accommodate all the site needs.

7. Final Interview and Contingent Job Offering

If the candidate has passed all screenings up to this point, they will be invited to attend a final interview in which a member of upper management will typically be present. During this interview we go through an in-depth dive into the position's responsibilities, company culture and CSSI's expectations. This allows us to ensure that we are hiring the right candidate for our culture and expectations of excellence.

If all goes well at the end of this interview or shortly after, the candidate will be offered employment pending graduation from the CSSI Training Academy.



8. CSSI Training Academy Enrollment

Once a candidate has passed the final interview and screening process, they will be sent to the CSSI Training Academy where they will go through all State and Federally mandated training, as well as any additional training required for the role they will be performing.

9. CSSI Academy Graduation and Posting Assignment

If the candidate meets or exceeds all CSSI Training Academy course requirements, the officer will graduate from the academy and be offered a post position.

10. Field Review and Final Approvals

Once officers have been assigned a post, they will go through 90 days of field training and testing. During this time managers will regularly work with them to ensure that they are successfully transitioning into field work and are meeting or exceeding all standards and expectations.

CSSI hiring, training, and screening programs will meet or exceed any requirements of RFP 2025-2. However, the order in which the hiring process is performed may change based on candidate and staffing availability.

Officer Retention

From the very beginning, the management team at Coastal Security Services Inc. knew that without proper training, good people, and a roadmap for employee success, we wouldn't be able to reach our internal goals of excellence. With that realization in mind, our team has carefully curated a culture of continued learning and a focus on bettering the person first and the company second. We are confident that this culture has been achieved, as seen through our officer advancement programs, high rate of internal promotion, and longevity of officers. Below is a brief description of a few of our initiatives that help us retain key employees, develop exceptional leaders, and will ultimately help ensure both CSSI and Jasper County's success if awarded.

Officer Advancement Programs: CSSI offers a select group of high-performing management candidates the chance to participate in both mandatory and voluntary leadership training sessions every quarter. This training provides advanced instruction in areas such as business theory

and practice, customer service and public relations, security and threat detection, de-escalation and medical training, equipping candidates for future advancement opportunities.

Guest Speakers: CSSI offers employees regularly scheduled and high-value leadership and personal development training through guest speakers. These speakers are sourced from both local and national stages, providing immense value to participants.

1:1 Personal and Professional Development: CSSI management is actively involved in assisting employees in their personal and professional growth. Our culture emphasizes one-on-one meetings and goal setting. Our management team meets with employees to help them identify and achieve personal, financial, and career goals.

Flexible Schedules: We understand the importance of maintaining work-life balance for our employees. Our staffing levels are designed to allow employees to work overtime if they choose to, while also providing the flexibility to maintain a healthy balance between work and personal life. Our focus on employee development and balance is a key reason why our turnover rates are among the lowest in the industry.

Formal Training Certifications: Officers who complete training programs hosted by our training academy receive formal frameable training certifications. Allowing them to showcase their training for coworkers, friends and if relevant future employers. Each course completion is an accomplishment that the employee, their peers and management celebrate.

Annual Cost Of Living Raises: All CSSI contracts include an annual COLA allowing us to provide employees with regular raises to perfectly pair with their continual training and professional development.

The above initiatives and programs are just a few of the ways that we have improved employee retention, increased the percentage of managers who are promoted from within and built a culture of excellence. In addition to the above



mentioned programs we also offer competitive pay, 401k, 401k matching, PTO, discount programs and more.

Training and Certifications

Every security company proudly showcases their strong military and law enforcement backgrounds, and we can hold up with the best of them when it comes to that. At Coastal Security Service Inc. we place a strong emphasis on the training and preparedness of our officers, with an exceptionally strong emphasis on the training and preparation of our Armed Security Officers. That is why in 2020, Coastal Security Services officially launched the CSSI Training Academy, the next generation of our already exceptional training services.

Today, our Training Academy features instructors, board members and guest speakers with strong backgrounds in:

- De-Escalation and Non-Lethal Conflict Resolution
- Military and Law Enforcement Investigations
- Military and Law Enforcement Training
- Military and Law Enforcement Culture
- Military and Law Enforcement Veterans
- US Special Forces Backgrounds

But, what truly sets our training academy apart is our attention to detail and ability to take what our tactically-minded experts do and put it into practice in ways that non-tactical community members, visitors and staff will appreciate and benefit from. That is why our training academy also features additional instructors and guest speakers with strong backgrounds from non-tactical backgrounds that elevate our team from tactical to practical.

- Executive Level Management Backgrounds
- Human Resource and Team Engagement Experts
- Luxury Brand Customer Service and Salesmanship Experts
- Experts in Customer Experience Crafting

Combine these backgrounds, and you have the Coastal Security Training Academy, an industry-leading training team. While the academy provides many types of training, in this presentation, we are going to speak specifically about the types of training that an Armed Security Officer would receive.

Armed Security Officer-Specific Training

Below is an outline of the comprehensive training program that Coastal Security Service Inc. administered to Armed Security Officers. The program comprises various essential components, including mandatory state-mandated training, de-escalation training, defense tactics, the use of Oleoresin Capsicum Spray and Electric Pulse Weapon Systems, medical training, advanced firearms courses, and active shooter training. These components ensure that the officers are well-prepared to maintain security in a dynamic and changing environment. CSSI's training program consists of 40 hours of specialized training prior to officer placement and an additional 20-40 hours of training annually after the officer has been assigned to a post.

Mandatory State-Mandated Training

Coastal Security Service Inc. adheres to the regulations set forth by the State Law Enforcement Division (SLED) for armed security officers in South Carolina. The mandatory training, known as Sled Safeguard SC, includes a 12-hour classroom course, three written examinations, and a 50-round pistol qualification course. The officers must achieve a minimum score of 80% on both the written exams and the pistol qualification. This training must be repeated annually to maintain a SLED Security License.

Virtual Weapons and Scenario-Based Training

When an officer is given a weapon, their training needs to prepare them for the additional stress, risks, and responsibility that carrying a weapon entails. That is why our armed officers spend time in our virtual firing range undergoing weapons training, situational training, de-escalation training, and more before being sent to the live fire range for additional training.

Our commitment to prioritizing virtual training for our officers enables them to perfect their skills and improve reaction time. It also allows our instructors to teach decision-making and de-escalation techniques without the pressure of a live-fire scenario. Our company's dedicated focus on

refining the little details and regularly revisiting training is influenced by past and present special forces operators and law enforcement veterans who are part of our training staff and board members.

By the time officers are approved to move to a live fire range, they have the muscle memory and experience to exceed expectations. The end result is a highly trained officer capable of handling even the toughest situations with tact, clarity, and wisdom.

De-Escalation Training

De-escalation training, also known as "Verbal Judo," is crucial for officers to manage emotionally disturbed individuals in crisis situations effectively. This training is conducted annually in the fall. It emphasizes the importance of reducing tension and limiting potential harm to all parties involved, including officers, suspects, and bystanders.

Defense Tactics

Coastal Security Services Incorporated employs Pressure Point Control Techniques (PPCT) as its Defensive Tactics program. This program emphasizes joint lock manipulation, pressure point manipulation, soft empty hand techniques, and hard strikes to control suspects with the least amount of force necessary.

Oleoresin Capsicum Spray

Officers are trained in the use of Oleoresin Capsicum Spray, commonly known as "OC Spray." This chemical agent is used for self-defense and is deployed to irritate a suspect's eyes, mucus membranes, and exposed skin. The training includes a classroom portion and practical exercises, and each officer must demonstrate proficiency before being issued the OC Spray.



Electric Pulse Weapon Systems

The training for Electric Pulse Weapon Systems, commonly known as "Tasers," focuses on causing pain compliance or neuro-muscular incapacitation. Officers are required to complete classroom instruction and practical exercises to demonstrate their knowledge and proficiency with the weapon system before being issued a Taser.

Medical Training

Each officer is provided with instruction on "Stop the Bleed," which includes proper techniques for using bandages and tourniquets to control bleeding in victims and themselves. Officers also receive instruction in CPR and the deployment of NARCAN. Officers are also certified in Pediatric and Adult First Aid/CPR/AED. This medical training is conducted annually to ensure that officers are prepared to provide emergency medical assistance when needed.

Bloodborne Pathogen Training

This training program will equip officers with the knowledge and skills to safely handle emergencies. Participants will learn crucial information about the transmission, prevention, and management of bloodborne diseases, empowering them to respond effectively and safely in real-world scenarios.

Advanced Firearms Course

This course is administered quarterly and focuses on advanced firearms skills. It includes various exercises to enhance officers' accuracy, speed, and ability to handle high-stress situations. The training covers weapon retention, sight alignment, trigger control, immediate action drills, tactical magazine changes, combat magazine changes, shooting while moving, and stress shooting. Officers also engage in room clearing and Close Quarters Combat (CQB).

Active Shooter Training and Scenario-Based Training

The active shooter training, conducted annually, utilizes Ultimate Training Munitions (UTM rounds) for realistic scenarios. These rounds provide immediate feedback when officers or suspects are "shot," inducing stress and enhancing tactical decision-making. The focus of this training is on "stopping the killing" before "stopping the bleeding." The goal is to

inoculate officers to stress and emphasize the effectiveness of proper tactics.

Emergency Preparedness

This training program will provide on-site employees with the tools and training required to prepare them for weather, fire, and blood-based emergencies.

Reporting and Documentation Training

This training program will equip officers with the skills to document and record incidents, observations, and emergencies properly. This helps to ensure that any information provided to the SOC and town point of contact is both comprehensive and accurate.

Public Relations Training

This training program will equip officers with the tools necessary for them to secure the town hall and interact with visitors and employees in a manner that leaves no room for rule-breaking but takes into consideration empathy and public relations.

Security and Threat Detection Training

This training program will equip officers with the skills required to identify, report, and address potential security concerns, suspicious persons, and suspicious activities, as well as ways to protect themselves and others in the event of an emergency.

Equipment Training

Officers will be trained to effectively use the tools provided by CSSI and the Jasper County in a safe and responsible manner, as well as how to troubleshoot any basic problems or challenges relevant to their scope of work.

Additional Training

CSSI will provide officers with any additional training required by the RFP 2025-2.

Quarterly Training

CSSI will provide officers with quarterly and annual training, allowing them

to maintain and improve standards. Additional monthly training will be provided if necessary to meet the standards of CSSI.

Special Event and Guest Speaker Training

The board of directors at CSSI has strong connections to multiple branches of the military and includes both active and former special forces personnel. Thanks to these connections and board members, CSSI offers opportunities for participants to engage in special event training facilitated by guest speakers hosted by CSSI.

While this is not a complete list of every course our training academy offers, it gives a good example of the depth of training available to our officers and customers. A full list of all certification and licensing can be provided upon award. CSSI will meet or exceed all requirements of RFP 2024-34.

Uniforms and Gear

CSSI would provide the following items to Armed Security Officers.

- i. Bulletproof Vest (Outer Carrier) (1)
- ii. Uniform Shirt (Class A) (3)
- iii. Uniform Windbreaker Jacket (1)
- iv. Uniform Hat (1)
- v. Smith and Wesson 21in Baton (1)
- vi. Tru Spec Duty Belt (1)
- vii. High-Speed Double Cuff (1)
- viii. Smith and Wesson M100 Handcuff (2)
- ix. Oparz OC Holder (1)
- x. Condor Molle Baton Pouch (1)
- xi. Defense Technology MK3 OC (1)
- xii. Sig Sauer P320C 9mm (1)
- xiii. Alien Gear Duty Holder (1)
- xiv. Hornady 9mm
- xv. Taser X26p (1)
- xvi. Taser Holster (1)
- xvii. Taser Cartridges (1)*
- xviii. Tactical Flashlight (1)
- xix. Security Badge and Name Tag (1)



Technical Approach

CSSI understands that the Jasper County Judicial Building is looking to contract:

Personal Requested: (1) Armed Officer
Schedule Requested: Monday - Friday
8 am - 4 pm

We understand the purpose of this officer is to provide armed security services at the Jasper County Judicial located at:

967 W. Adams Street,
Ridgeland, SC 29936

The officers assigned to this location will be expected to::

- Provide a visual deterrent
- Perform Pro-active building patrols (*checkpoint based*)
- Assist with the reception of customers
- Protect the county's on-site employees and guests
- Write professional and timely reports
- Assist in times of emergency
- Perform pro-active parking lot patrols (*checkpoint based*)
- Perform access control services
- Enforce Jasper County's rules and regulations
- Be SLED licenses

While we understand that the responsibilities listed above are expected of the officers assigned to your location, we also recognize that success will come not just from what we do—but how we do it. That's why the officers assigned to your site will be equipped with the tools and training necessary to handle the complex and dynamic situations a location like yours can present. These officers will receive specialized training in de-escalation techniques, weapons handling, and customer service—preparing them to respond to incidents professionally, with the safety of the county's customers and employees, as well as the protection of the county's brand, always top of mind.

With those expectations in mind, CSSI will leverage its 10-step Hiring Process (*Pg. 14-16*), CSSI Training Academy (*Pg. 16-21*), and extensive industry experience (*pg. 7-10*) to meet—and exceed—the requirements outlined in this RFP.

Security Quote #1 Start (Page 1:1)

Quote Name: Jasper County RFP 2025-2

Quote #: JC.A.RFP2025-2.032025

Employee Position, Rate, and Billable:

Position	Pay Rate	Bill Rate	Holiday / Emerg.
Armed Security Officer			
On-Site Officer	\$21.50 p/hr	\$39.95 p/hr	\$59.93 p/hr
Mobile Officer	\$21.50 p/hr	\$43.99 p/hr	\$65.99 p/hr

Annual Hours Est.*: 1,992 hours

Annual Billable Est.:** \$79,581

Details:

The above bill rate includes all applicable taxes, fees, and insurance. **Annual billable estimates are based solely on on-site officers and do not account for holiday or emergency rate usage. *The total estimated number of working days per year is 249.

If a mobile officer is required, services can be provided at the "Mobile Officer" rate listed above. Should a dedicated vehicle be necessary on a regular basis, one can be provided at a rate of \$1,000 per month, with fuel costs billed monthly as a pass-through expense.

Security Quote #1 End (Page 1:1)

Please find below a list of references we believe are relevant to this RFP. While not all of these sites align perfectly with your specific location and use case, each represents a site of equal or greater complexity—requiring coordination with local, state, and federal agencies, as well as high standards of customer service, security, and public relations. If additional references are needed, please don't hesitate to reach out.



Beaufort County School District
Beaufort, SC 29403

For over a decade, Coastal Security Services has provided security for the Beaufort County School District, gaining valuable community insight and building strong relationships with local law enforcement.

CSSI delivers armed on-site security, manages school crossings, and is known for professionalism and punctuality. Our officers oversee student drop-off and pick-up, monitor large events like lunch and recess, and respond to emergencies, including after-hours athletic events. We also provide armed security for non-school district events on school grounds.

Reference Information:

David Grissom

843-322-2300

david.grissom@beaufort.k12.sc.us



RBC Heritage Golf Tournament
Hilton Head Island, SC 29928

Coastal Security Services has provided security services to the RBC Heritage Golf Tournament for the last 10 years. The task requires CSSI to provide more than 115 security officers per day, with 25 or more armed officers present on-site at any given time.

Nowhere is our track record for success better seen than at this nationally recognized event held in Hilton Head Island, SC.

Our officers can be seen operating metal detectors at the entrance, patrolling day and night, rescuing party-goers from the harbor depths during after-hour events, protecting VIPs' children and walking alongside the pros to ensure their enjoyment of the tournament.

Reference Information:

Morgan Hyde
(843)671-2448 Ext. 1231
morgan@heritageclassicfoundation.com

**Savannah
Quarters**



Savannah Quarters

Pooler, GA 31322

Coastal Security has been providing security and concierge services to Savannah Quarters since 2020. With the help of Coastal Security, Savannah Quarters has been able to provide exceptional security, access control, gatehouse, and patrol services to its residents, while experiencing rapid growth.

Our onsite officers are trained to balance the detection and prevention of threats with the daily need for resident customer service. They manage three gates, perform regular patrols, issue HOA citations, handle cash payments, make bank deposits, keep accurate gate revenue records via spreadsheets, review and monitor cameras, and assist with the issuing of gate access fobs.



Additionally, CSSI officers and management have extensive experience working with the Dwelling Live system that is utilized by this community.

Reference Information:

Angie Germonprez

(612)450-1175

agermonprez@asihhi.com

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Dear Kimberly and Jasper County Management Team,

Thank you for taking the time to learn about our company and giving your security and customer service needs your full attention. While we know it was a lot of information, we believe that the needs of Jasper County are too important for us to take shortcuts or not provide as comprehensive an overview as possible.

We hope that we have answered any and all questions that you may have about the process used to solve your needs. If, however, some questions still remain, please do not hesitate to reach out, and I will do my best to answer them promptly and accurately. CSSI will meet or exceed all requirements of this RFP.

While we hope to be given the chance to serve your community, we are here to help answer any questions either way.

Sincerely, your local security team at Coastal Security Services Inc. and, in particular, me, Noreen McMullin.

Noreen McMullin

A handwritten signature in black ink that reads "Noreen McMullin". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Noreen McMullin

Primary Contact:	Noreen McMullin
Phone:	(843)338-4716
Email:	Noreen@coastalsecurityservicesinc.com
Address:	3062 Ann Smith Rd., Suite 103 Bluffton, South Carolina 29910

Certification Participation:	Women Owned, Veteran Owned
Certification Numbers:	WC289618

On the following pages, you will find additional information about our company that we believe will be valuable to your team throughout the RFP process.

Reporting and Incident Management

CSSI has pioneered the implementation of one of the most advanced digital reporting, live officer tracking, and geo-coded timesheet programs in the industry. This cutting-edge system sets us apart and enables us to provide the following unparalleled benefits:

Digital Reporting: Our officers perform regular reports via CS Devices, which allows them to record all necessary information and send it to our Security Operations Center (SOC) for review and approval. In case of any additional resource needs or management requirements, our SOC team can dispatch support or notify management immediately.



Custom Alerts: Thanks to our digital nature we can build custom report notifications that alert on-site supervisors or your management team whenever certain events happen and reports are written.

Custom Reports: Our team can build custom reports that fit your team's needs. This can include security-based reports, employee violation reports, site standards reports, light outage reports, gate check reports, maintenance related reports and more.



Incident Records: Thanks to our digital reporting, we can document incidents effectively and accurately with photos, videos, witness reports, officer reports, and more.

Shipment and Truck Log Reports: Thanks to our digital reporting, we can quickly and effectively document the arrival and departure date and time of inbound or outbound trucks. Additionally, our team can document via reports, photos or video the condition and quantity of all received or outbound shipments.

Daily Report Summary: Officers can perform hourly or daily report summaries, providing relevant information and completed duties in a timely and easy to review manner. This report can be sent to CSSI management, SOC supervisors or approved site contacts.

Searchable Records: Our CSSI Dashboard enables our management team and your approved POC (with dashboard access) to search for reports and incidents by using keywords or dates. The digital records are searchable and trackable, making it easier to retrieve the records.

Digital Checkpoint Alerts: With our scannable checkpoints our SOC knows when officers are on patrol and can prevent standards from dropping. Our oversight officers can view real time checkpoint scan reports and adjust patrols to ensure that our team consistently delivers on necessary security KPIs.

Analytics Reports: With your CSSI digital dashboard you have access to analytics and data like never before. This information allows your site managers and our security team to make educated and intelligent decisions based on real-time information.

Oversight and Quality Control

Our team at CSSI believes that the best-laid plans do not work if the team doesn't follow them. That is why we take compliance with the plan very seriously. We've invested heavily in our 24/7 Security Operations Center and management team to ensure that we provide the best service to our clients. Our team of SOC operators and Dispatchers adds an additional layer of oversight to our team.

Here is a general overview of our team's command structure and oversight:

On-Site Officers

Each on-site officer is empowered to take responsibility for and be proud of their work. We expect these officers to always provide a high level of competence and attention to detail because they represent your company and its standards.

Site Supervisor (If Applicable)

Our site supervisors are trained to become leaders, instructors, and inspirations for the team that they lead. They are responsible for the day-to-day site operations, scheduling, employee counseling, and assisting in incident management and conflict resolution. The site supervisor will regularly meet with your team to discuss standards, training and any issues that have arisen.

24/7 SOC Oversight

Our SOC team provides active oversight for the team 24/7 by reviewing camera feeds from our wifi-enabled gatehouse cameras. They ensure that access control specialists wear their uniforms correctly, stay alert, and properly greet employees, guests, vendors, and contractors. They also monitor our SOC, and AI provided lone worker alerts, they review reports and ensure that officers are meeting our internal reporting and patrol targets via our analytics dashboard.

Whenever an issue arises, they would alert an Ops Manager or local law enforcement as needed.

24/7 Dispatch

As a part of our Security and Operations Center services, your employees, guests, vendors, and on-site officers would have access to our 24/7 Dispatching team, which would be able to handle complaints, calls for emergency services, and more.



Senior Operations Manager

This squad-based operations manager is responsible for no more than 10 medium-large accounts. This allows them to be more actively involved in

supporting the account and ensuring compliance with the post orders and standards expected by CSSI and your team.

Regional Operations Manager

This person is responsible for overseeing a team of Senior Ops Managers and focusing on team training, areas for improvement, team culture, and more.

Upper Management and Ownership

While CSSI is large enough to service your account, we are still small enough that upper management and ownership are actively involved in the standards provided to your facility. If needed, they help with site-related issues and concerns. This team reviews all accounts bi-weekly and weekly based on current site needs.

Our program ensures that even if something goes wrong, enough safety checks are in place to prevent it from being noticed by your employees, visitors, or vendors. Our goal is always to make the end-user-facing experience as pristine as possible.

Below is an example of a CSSI Report.

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Tab 8:
Additional Information



Coastal Security Services Inc.
3062 Ann Smith Dr
Suite 103
Bluffton South Carolina 29910
United States of America (the)



CSSI Incident Report	
Report #	1761929
Report Date	02/06/2023
Report Time	09:30am
Created By	
Position	
Client	

Information	
Site Location	Front Desk
Incident Type	DISORDERLY CONDUCT
Time of Incident	09:07am
Date of Incident	02/06/2023
Report rec'd by	Dispatched
Complainant information	
Driver's License	
Full Name Date of Birth DL Number State of DL	
Suspect information	
Driver's License	
[Information if DL unavailable]	
Witness information	
Driver's License	
[Information if DL unavailable]	
Incident information	

Synopsis

On Monday February 6, 2023 at approximately 9:07am I was called to the front office for a disturbance. Upon my arrival I observed [REDACTED] screaming at the office staff.

Officer Actions:

I entered the front desk area where I observed [REDACTED] standing by the front door screaming at the office staff to include [REDACTED], and [REDACTED] was yelling and slapping her hands stating that she can walk through and people at the district told her she could. [REDACTED] continued yelling stating that if her kids go to the school no one can stop her from coming in. I then looked to [REDACTED] who stated, "Please escort her off the property."

I turned to [REDACTED] and instructed her to exit the building. [REDACTED] initially did not make a motion to exit the building and continued yelling then stated to [REDACTED] "Remember your job ends at some point." At that point I moved to physically escort, using the escort position, [REDACTED] out of the building. Once outside [REDACTED] stated, "I'm no criminal I won't touch anyone" I removed the escort position and began interviewing [REDACTED] (see interview of suspect)

Once at her vehicle [REDACTED] provided me her [REDACTED] ID, which I confirmed that is who she was. I instructed [REDACTED] that the school's principal wished she did not return today so she needed to comply with that request. [REDACTED] stated that she understood and would not return.

I proceeded back into the front office area to check on the staff who were involved in the altercation. They all stated that they were fine and did not require any medical attention. I then met with [REDACTED] in her office, who was visibly shaken and crying, and informed her I would be completing a report which she requested a copy of.

Interview of Suspect

[REDACTED] stated she was attempting to enter the building in order to drop off her children and walk them to their class since they are bad. [REDACTED] then stated she didn't know why they stopped her as she has a volunteer badge [REDACTED] then stated that she wasn't going to do anything and that she was just upset.

Interview of Witness ([REDACTED])

[REDACTED] stated that when [REDACTED] entered the building that she requested to walk into the hallway which [REDACTED] informed her she couldn't. [REDACTED] then stated that [REDACTED] began yelling and was upset saying she has a volunteer pass and can go back. [REDACTED] stated that [REDACTED] attempted to intervene which [REDACTED] yelled, "I wasn't talking to you." Then [REDACTED] stated [REDACTED] continued yelling and acting disorderly. [REDACTED] stated at that point she was concerned about the safety of staff and students and notified the campus security.

Interview of Witness ([REDACTED])

[REDACTED] stated that she was listening to [REDACTED] argue with Ms. [REDACTED] and attempted to intervene and explain the school policy. [REDACTED] then stated in order to try and restore order she removed herself from the conversation. [REDACTED] stated even after removing herself [REDACTED] still acted disorderly.

Officer's Actions Continued:

Approximately 15 minutes after the initial incident [REDACTED], School Safety Director, and [REDACTED] County Sheriff's Officer responded to the school. The situation was explained to [REDACTED] who stated he would revoke her volunteer badge and remove her access to the school. After discussing the situation with [REDACTED] County Sheriff's Office [REDACTED] determined the best course of action would be to trespass [REDACTED] from the school property.

I proceeded back to the security officer's desk to complete this report. After completing the report I emailed a copy of the report to [REDACTED]

Agency on site

Sheriff's Office

Case Number

235018499

Depart Time

10:24am

Photos

Attachments

Associated paperwork/See also

None

Add'l info

Trespass notice.

Signature

This is an official report that is accurate to the best of my knowledge.

[REDACTED]



Technology Capabilities

CSSI's ownership has always recognized the importance of providing their officers and team with cutting-edge technology to maximize their effectiveness. As a result, the company continues to heavily invest in new technology to support its officers. Here are some of the technology-based services included or available with our contracts.

24/7 Security Operations Center (SOC): Our Security Operations Center (SOC) is fully equipped to address the challenges of a constantly changing environment. Our SOC oversight officers review camera footage from the CSSI-provided guard house cameras to ensure officers' compliance with uniform and professional standards, as well as their relevant post orders. These SOC officers also collaborate with on-site teams to assist with schedule changes, emergencies, and troubleshooting as needed.

24/7 Dispatching: At Coastal Security Services Inc., we provide 24/7 dispatching services for our officers and customers. This ensures that our team and your residents receive the support they need, whenever they need it. Our dispatch team can assist with coordinating call-offs, scheduling emergencies, service requests, house checks, community complaints, and more.

Live Dashboard: Approved CSSI customers receive access to a virtual dashboard that allows them easy access to reports, message boards, schedules, invoices and more.

Lone Worker: Our officers are held accountable and kept safe thanks to our lone worker alerts. These alerts notify our Security Operations Center (SOC) when an officer has been inactive for too long. Upon receiving a lone worker alert, SOC operators reach out to the site to ensure that everything is okay and that officers are fulfilling their post orders.

Live Officer Tracking: We know where our officers are and what they are doing thanks to our custom built CS Devices and their live officer tracking via GPS. Allowing us to ensure officer safety and post order compliance.

Virtual Guarding and Camera Viewing: Add a valuable layer of oversight and a powerful force multiple to your site thanks to SOC supported Virtual Guarding. Our virtual guarding officers help our officers respond to threats with pin-point

accuracy and clarity. See additional information on our Virtual Guarding programs on the following pages.

Custom Reports: Our digital platform enables our team to create custom reports to fulfill almost any need your community may have. Let our team assist your maintenance, customer relations, and management teams by providing custom reports for light outages, maintenance, equipment damage, customer service, community standards and more.

Automated Alerts: Receive push notification alerts via email based on your pre-determined alert settings. Key points of contact can receive report or incident alerts as soon as a report has been approved and sent. Helping your team save valuable time when it comes to customer service, maintenance or security related issues.

Geo-Fenced Time Sheets: You can trust that our officers are on-site and that you are billed correctly thanks to our geo-coded time sheets and CS Devices. Our officers can only clock in when they are inside your specific geo-coded location, which eliminates any guesswork from your billing and time sheets. Meanwhile, the accuracy of our digital timesheets enables us to save you valuable dollars with a billing policy based on actual usage, minus the guesswork.

Checkpoint Patrol Tours: Build custom patrol routes with your CSSI Site Supervisor or assigned Ops Manager and our scannable patrol checkpoints. This allows us to provide superior oversight and consistency for our patrol routes while targeting specific trouble areas or points of concern.

Message Board: We provide valuable site updates and information about upcoming events to our officers via our dashboard based officer message board.

Mobile Camera Trailers: Provide additional oversight and security to high-risk or event areas thanks to our Mobile Surveillance Units (MSU) that provide solar and plug-in cameras for added security.

While these are some of the technology-based services and solutions that our team provides, this is not an exhaustive list of all the beneficial offerings our team brings to the table.

Tab 8:
Additional Information



Licensing and Insurance

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 3/12/2024		
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. IF SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>						
PRODUCER Arthur J. Gallagher Risk Management Services, LLC 15 South Main Street, Suite 900 Greenville SC 29601		CONTACT Name: Christina Pinder Phone: 843-972-4723 Email: Christina.Pinder@ag.com		TAX AGC No.		
INSURED Coastal Security Services Inc dba Coastal Security 3062 Ans Smith Dr., Suite 103 Bluffton, SC 29910		COVERAGE License: BR-22469 COASSC-04		INSURER Insurer A: Allied World Surplus Lines Insurance Company Insurer B: Progressive Northern Insurance Company Insurer C: W. R. Berkley Insurance AG Svenska Försä Insurer D: Hannover Insurance Company Insurer E: Underwriters at Lloyd's London		
				NAIC # 24319 38028 22292 15792		
COVERAGES CERTIFICATE NUMBER: 937581832 REVISION NUMBER:						
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>						
LINE	TYPE OF INSURANCE	ADD. TO	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIM-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> INC. <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		9230-3702-02	3/1/2024	3/1/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$100,000 VEH. EMP. (Any one person) \$10,000 PERSONAL & ADJ. INJURY \$1,000,000 GENERAL AGGREGATE \$1,000,000 PRODUCTS - COMP. OF AGG. \$1,000,000 \$
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY		97813238-1	3/1/2024	3/1/2025	COMBINED SINGLE LIMIT \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB. <input type="checkbox"/> EXCESS LIAB. <input type="checkbox"/> RETENTION	<input checked="" type="checkbox"/> CLAIM-MADE <input type="checkbox"/> OCCUR	9201-1540-02	3/1/2024	3/1/2025	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 \$
C	PROVIDER COMPENSATION AND EMPLOYERS LIABILITY ANY PROFESSIONAL PARTNER EXECUTIVE OFFICER/SENIOR MANAGER (Excluded in RPL) If RPL, describe and describe operations below.	T/R <input type="checkbox"/> N/A	COWC562324 COWC562373	3/1/2024 3/1/2024	3/1/2025 3/1/2025	PER STATE <input type="checkbox"/> COM. <input type="checkbox"/> E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
D	Inland Marine Property		IHS-H723687-03 AMAN0010435	3/1/2024 3/1/2024	3/1/2025 3/1/2025	Limit (On/Offshore) \$100,000 \$1,000 Limit (On/Offshore) \$50,000 \$2,500
DESCRIBE OF OPERATIONS - LOCATIONS - VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Auto Policy Medical Payment is \$1,000 per person						
CERTIFICATE HOLDER Example COI Only. Actual COI provided upon award.				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 		

ACORD 25 (2016/03)

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The State of South Carolina



Law Enforcement Division

COASTAL SECURITY SERVICES, INC
JONATHAN R. MCMULLIN
BLUFFTON, SOUTH CAROLINA

Is Hereby Duly Licensed And Authorized In Accordance With
The Laws of The State of South Carolina To Engage In

THE BUSINESS OF CONTRACT SECURITY

This License To Expire MARCH 19, 2026

15721

A handwritten signature in black ink, appearing to read "Jonathan R. McMullin".

CYBER, NORTH CAROLINA LAW ENFORCEMENT DIVISION

2381

CERTIFICATION NUMBER

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Tab 8: Additional Information



Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ▶ Go to www.irs.gov/FormW9 for instructions and the latest information.	Give Form to the requester. Do not send to the IRS.
1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Coastal Security Services INC		
2 Business name/Disregarded entity name, if different from above		
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.		
<input type="checkbox"/> Individual sole proprietor or single member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate		
<input type="checkbox"/> Limited liability company. Enter the tax classification (C-Corporation, S-S corporation, Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.		
<input type="checkbox"/> Other (see instructions) ▶ _____		
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3) Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(check to avoid automatic backup withholding (25%))</small>		Requester's name and address (optional)
5 Address (number, street, and apt. or suite no.) See instructions. PO Box 3795		
6 City, state, and ZIP code Bluffton, SC 29910		
7 Last account number(s) here (optional)		
Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.		
Social security number <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-around;"> 20-3840864 </div>		OR Employer identification number <div style="border: 1px solid black; padding: 2px; display: flex; justify-content: space-around;"> 20-3840864 </div>
Part II Certification Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.		
Sign Here	Signature of U.S. person ▶	Date ▶ 01/1/2022
General Instructions Section references are to the Internal Revenue Code unless otherwise noted. Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9 . Purpose of Form An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following: • Form 1099-INT (interest earned or paid) • Form 1099-DIV (dividends, including those from stocks or mutual funds) • Form 1099-MISC (various types of income, prizes, awards, or gross proceeds) • Form 1099-B (stock or mutual fund sales and certain other transactions by brokers) • Form 1099-S (proceeds from real estate transactions) • Form 1099-K (merchant card and third party network transactions) • Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) • Form 1099-C (canceled debt) • Form 1099-A (acquisition or abandonment of secured property) Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN. If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See <i>What is backup withholding</i> , later.		

Cat. No. 10231X

Form W-9 (Rev. 10-2018)



NON-COLLUSION AFFIDAVIT

RFP 2025-2

The undersigned state that they are authorized to make this affidavit for their company, its owner(s), and its officers. I am the individual responsible in my company for the price(s) and amount(s) contained in the Proposal Response and the preparation of the Proposal. I state that:

1. The price(s) and amount(s) of this Proposal Response have been arrived at independently and without consultation, communication, or agreement with any other Provider, potential Provider, Proposal, or potential Proposal.
2. The vendor has not disclosed and will not disclose the price(s) nor the amount(s) of this Proposal Response to any other company or individual who is a Provider, potential Provider, Proposal, or potential Proposal.
3. No attempt has been made nor will be made to induce any company or persons to refrain from submitting a Proposal for this RFP contract, or to submit a price(s) higher than the price(s) in this Proposal, or to submit any intentionally high or non-competitive price(s) or other form of complementary Proposal.
4. My company's proposal response is made in good faith and is not pursuant to any agreement or discussion with, or inducement from, any company, firm, or person to submit a complementary or non-competitive Proposal.
5. That the undersigned is informed of all the relevant facts surrounding the preparation and submission of these qualifications; that the undersigned knows and represents and warrants to South Carolina Legal Services that these qualifications are prepared and submitted without collusion with any other person, business entity, or corporation; and that the company submitting these qualifications is the only person, business entity or corporation with any interest in the resultant contract.
6. Coastal Security Services Inc., its affiliates, subsidiaries, officers, and employees of Coastal Security Services Inc. are not currently under investigation by any government agency and have not in the last three years been convicted or found liable for any act prohibited by state or federal law in any jurisdiction involving conspiracy or collusion concerning this Proposal, or any public contract.

Company Name Coastal Security Services Inc. Date: 04-01-2025

Address/City/State/Zip: 3062 Ann Smith Rd., Suite 103, Bluffton, SC 29910

Authorized Signature: Noreen McMullin Printed Name: Noreen McMullin

Title: Owner

Telephone: (843)338-4716 Email Address: Noreen@coastalsecurityservicesinc.com

Jasper County

RFP# 2025-2



04/09/2025

Submitted To:

Kimberly Burgess

kburgess@jaspercountysc.gov

358 Third Avenue, Suite 304, P O Box 1149, Ridgeland, SC 29936



Submitted By:

Ryan P. Curti

Business Development Specialist
Strategic Security Corp.

Corporate HQ: 19 Bellemeade Avenue, Smithtown, NY 11787

CAGE Code: 436P7 | Unique Entity ID: JJXWMZHDFEN4

This proposal or quotation includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed—in whole or in part—for any purpose other than to evaluate this proposal or quotation. If, however, a contract is awarded to this offeror or quoter as a result of—or in connection with—the submission of this data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting contract. This restriction does not limit the Government's right to use information contained in this data if it is obtained from another source without restriction. This restriction applies to all pages of this proposal. Source Selection Information – See FAR 2.101 and FAR 3.104.

1. Tab 1 - Transmittal Letter

Firm Name: Strategic Security Corp, Corporate HQ: 19 Bellemeade Avenue, Smithtown, NY 11787, info@sscctu.com, 212-509-0547

1.1. Firm Mailing Address

Strategic Security Corporation (SSC) Your Partner for Security Solutions at the Jasper County Judicial Building: SSC is positioned to deliver security services for the Jasper County Judicial Building, leveraging our headquarters, experienced personnel, and management approach to ensure compliance and excellence. Our headquarters are at 19 Bellemeade Avenue, Smithtown, New York (NY) 11787 #2025-2.

Our management approach includes rigorous training programs, continuous performance evaluations, and a commitment to innovation. We invest over 130,000 hours annually in training to ensure our security officers provide top-tier service. Our National Communications Centers maintain communication and collaboration with clients, monitoring all sites and personnel for seamless operations. Our management team oversees all project aspects, ensuring tasks are completed on time and within budget, using technology like Global Security Operations Centers (GSOCs) for real-time situational awareness. This approach aligns with the Statement of Work (SOW) and Task Area requirements, ensuring compliance and excellence.

Key Personnel and Expertise	Value Proposition
Qualifications	Associate degree or higher, three years of security experience, or five years of civilian/military work experience.
Training & Development	Ongoing training in workforce management and behavioral threat pattern awareness.
Expertise	Skilled in handling security challenges, including screening for explosives and weapons.
Commitment	Solutions tailored to client needs, supported by centralized monitoring.

Our key personnel bring expertise and knowledge, ensuring high-quality service. Each team member is selected based on qualifications and experience, with ongoing training to keep them at the forefront of the security industry. Our team handles a range of security challenges and provides solutions that meet client needs. We adapt to changing circumstances and deliver results that exceed expectations, supported by our centralized headquarters for monitoring and responding to security issues.

Resumes of Key Personnel- SSC:

Joseph Sordi, CEO/PRESIDENT: oversees the daily operations of the company. Joseph has 25 years of experience in federal, state, city and special leadership positions and 18 years in commercial / contract development and management which resulted in Strategic Security's growth. Prior to serving in his current role, Joseph was vice president of operations, general manager and program manager where he oversaw 17 federal government contract, designed, implemented and led the largest contingency operation of private sector integrated security solutions firm specializing in Guard Services, Emergency Response, Executive Protection, Integrated Technology, AI and Temporary Life Support Facilities with annual sales of in excess of 26 million operating nationwide and in Mexico. Joseph is a 20-year veteran of the New York Police Department (NYPD). His public service assignments included the Strategic Response Group whereas he was tasked with supervising and responding to Labor/Civil Unrest, Terrorist Acts and Active Shooter Incidents. He was also part of the Reengineering Management Team, Transit Division, Intelligence Division, Weapons of Mass Destruction Team, Detective Bureau and Organized Crime Control Bureau. Joseph is a certified project manager and holds a master's degree from John Jay College of Criminal Justice in Protection Management.

Doug Ruhl, Vice President is responsible for Strategic' business development to include Global Support and Training Operations for Strategic, Doug leads the company's training and mission support lines of business for which he is responsible for all operations and strategy. As a domestic security subject matter expert, Doug also provides operational and financial expertise to business development for use in the design of winning strategies and proposal preparation to secure new federal, local and commercial business. Prior to his current position, Doug worked for Harrah's Entertainment as the Director of Security and Compliance as well as an international security firm for 8 years, rising quickly through the ranks to become the director of operations. In this role, he was responsible for the administration and program management of all company-held federal government and commercial security programs throughout the United States to include the United States Securities and Exchange Commission (SEC), Housing and Urban Development (HUD), and the Department of Homeland Security (DHS). Doug came to the private sector after a distinguished career in law enforcement for the New York Police Department (NYPD) for 10 years that was cut short due to a on the job service-related disability, beginning with The holds a Bachelor of Science in English literature and is distinguished veteran of the United States Navy and New Jersey National Guard.

David Wright, Director of Operations: , is responsible for the day-to-day operations of Strategic's Government and Commercial programs as well as providing insight and advise relative to company operations, infrastructure, and growth initiatives. David has over 15 years of experience in senior leadership roles both in the public and private sectors. Prior to being promoted to Director of Operations, David served as Assistant Director of Operations where he was responsible for overseeing Fortune 500 companies' contracts nationwide requiring approximately 26,000 HPW of service and more than 1250 personnel. His responsibilities included oversight of Service Level Agreements and Key Performance Indicators designed to meet contractual expectations. Prior to his role as Assistant Director of Operations, David served as Senior Manager of Strategic's Global Security Operations Center where he developed

Overwatch Solutions™ a proprietary patented pending technology to provide a holistic security solution that combines command and control with state-of-the-art technology that utilizes high tech intelligence gathering systems. Prior to his role at Strategic Security, David held the rank of Police Officer with the Red Hook Police Department. David is a certified project manager and holds a master's degree from John Jay College of Criminal Justice in Protection Management.

Benito Basile, Assistant Director of Operations and Training Coordinator: is responsible for providing operational continuity and management, emergency response, information management, documentation, training and exercising, strategic consulting services for the coordination, policymaking and integration of business practices and processes in the Strategic Global Security Operations Center (GSOC) that is operated 24 hours, 7 days a week. Through Benito's ingenuity, she drives the further innovation and enhancement of Strategic Security's Overwatch Solutions™ a proprietary patented pending technology to provide a holistic security solution that combines command and control with state of the art technology that utilizes high tech intelligence gathering systems, communications networks and augmented analytics to provide driving transformation in Strategies' analytics, BI, social media and threat matrix machine learning and intelligence driven workforce systems to provide customers with one centralized decision-making tool on potential threats and communicates the related risks to key stakeholders in real time. Her highly diversified executive leadership and management experience in law enforcement and the private sector in emergency operations, cross-echelon integration, training, force integration and artificial intelligence delivers a converged operations/intelligence rhythm through real-time data sharing and collaboration across organizational divides right down to our officers on the ground protecting client assets. Benito holds a master's degree in criminal justice from St. John's University, a master's degree in education from Stony Brook University, a bachelor's degree in criminal justice from St. John's University and is a member of the St. John's University's Homeland Security Association.

Ryan Curti, Business Development Specialist: Ryan is responsible for driving Strategic Security Corp's growth by acquiring new clients, securing high-value contracts, and providing expert security insight. Working closely with the executive team, Ryan plays a key role in contract bidding, negotiations, and long-term relationship building to expand the company's footprint in both government and commercial sectors. Ryan began his career in security through human resources and recruiting, identifying top-tier candidates, conducting background checks, and ensuring only the most qualified personnel were placed in critical roles. His ability to rapidly build teams allowed him to fulfill large-scale contracts, including statewide FEMA security deployments within 48 hours. Transitioning into operations as a Watch Officer, Ryan oversaw security personnel, ensured compliance, and monitored real-time threats to mitigate risks effectively. His experience in tracking security patterns, preventing unauthorized access, and responding to critical incidents provided him with a deep understanding of operational efficiency and intelligence-driven security strategies. Ryan's expertise in compliance extends to state and federal regulations, ensuring all security personnel meet identification, licensing, and client-specific requirements. This knowledge allows him to deliver fully compliant security solutions while minimizing liability for clients. Prior to joining Strategic Security Corp, Ryan spent over five years at Slomin's, honing his skills in contract negotiations for commercial and residential

clients. His background in sales, client relations, and tailored security solutions, combined with his operational expertise, enables him to develop strategic partnerships and drive business growth. Ryan studied Criminal Justice at SUNY Brockport and continues to leverage his industry experience to support Strategic Security Corp's mission of delivering superior security services.

Hamdoon Mahmood, Regulatory Compliance Manager: serves as a compliance resource and SME (subject matter expert) to business units, internal team members, and management providing a range of support across multiple business verticals. Hamdoon ensures that as company, Strategic Security operates or complies with the Federal, State and Local regulations, bylaws, policies, and other legal requirements throughout the United States via internal controls to control and manage risks. Hamdoon reviews and set standards for outside communications for the safety of the employees, company offices and facilities we operate at. Hamdoon builds, designs, or updates internal policies to mitigate the possible breaking of regulations and law while conducting audits of all employees, assets, offices in addition to organizing employee training sessions on a regular basis.

Strategic Security Corporation: SSC is committed to delivering security services tailored to the needs of the Jasper County Judicial Building. Our proposal for Security Guard Services, as outlined in RFP #2025-2, highlights our capabilities and dedication. For inquiries, contact us via email at info@sscctu.com. This email is monitored by our team, ensuring prompt responses. We maintain open communication with the Jasper County Council and stakeholders, providing updates and information through our email system, which handles all necessary documentation and correspondence.

Our leadership and team ensure communication is clear and aligned with the project's goals, including safeguarding the Judicial Building, its staff, visitors, and property. We prioritize the needs of the Jasper County Council by fostering a collaborative environment. By leveraging our expertise and resources, including a diverse management team, we deliver a comprehensive security solution that meets high standards. Our approach integrates technology and communication protocols to address potential issues.

- **Dedicated Communication:** Our email system ensures timely communication, crucial for delivering security services.
- **Leadership Commitment:** Our leadership fosters collaboration, prioritizing the needs of the Jasper County Council.
- **Comprehensive Security Solutions:** We offer services including access controls, security cameras, and 24/7 monitoring.
- **Long-term Partnership:** We aim to build a lasting relationship with Jasper County, focusing on continuous improvement through our Quality Assurance module.

Our commitment to safety extends beyond immediate project needs. We aim to build a long-term partnership with Jasper County by offering a diverse management team that provides a full spectrum of services. By focusing on continuous improvement through our Quality Assurance module, we enhance the security posture of the Judicial Building. Our team is equipped with physical security measures, including access controls, security cameras, and 24/7 monitoring for

further information. We look forward to working with Jasper County and contributing to community safety.

1.2. Firm Telephone Number

SSC Your Partner for Reliable Security Communication at Jasper County Judicial

Building: At SSC, effective communication is key to superior security services. Our dedicated line, 888-772-7475, extension 101, ensuring centralized and professional management. This line, managed by our Client Value Manager, ensures prompt action on all inquiries, facilitating quicker decisions and responses.

Commitment to Communication Excellence: We leverage technology and established protocols for seamless contact, ensuring prompt responses and maintaining high standards. Our dedication to superior security solutions is evident in our readiness to provide support and information anytime.

Partnership and Support for Integration: SSC is a partner committed to integrating our services into the Jasper County Judicial Building's framework. Our approach is collaborative, engaging with local organizations and community leaders to develop effective security strategies. Our leadership team oversees the successful implementation of our solutions.

1. **Comprehensive Succession Strategy:** We ensure continuity and effective management.
2. **Community Engagement:** We foster collaboration by hosting town hall meetings and open forums to address security concerns and gather feedback.
3. **Prioritizing Safety and Security:** Our primary focus is the safety and security of all involved.

By choosing SSC, you select a partner that meets and exceeds the RFP, Performance Work Statement (PWS), and Evaluation Criteria. Our proactive communication strategy, commitment to community engagement, and superior security solutions set us apart. We are dedicated to solving customer challenges immediately and long-term, ensuring the safety and security of the Jasper County Judicial Building.

1.3. Proposed Working Relationship Among Firms (if applicable)

SSC, led by the Project Manager, will oversee all contract aspects to ensure compliance with RFP #2025-2 requirements.

We will deploy a team of trained, licensed security officers with at least six months of experience. These officers are skilled in handling emergencies, enforcing property rules, and maintaining a secure environment. They demonstrate good judgment and tact in public interactions, ensuring a professional presence.

Our officers will undergo continuous training and evaluation, including regular performance assessments and adherence to Judicial Building protocols. This ensures vigilance and responsiveness to security threats.

Our management team will conduct regular site visits and performance reviews to align services with project goals, addressing issues promptly to maintain high security standards.

SSC will maintain communication with Jasper County officials and local law enforcement for coordinated incident responses, enhancing the Judicial Building's security posture.

1.4. Statement of Proposal Validity

SSC affirms that this proposal for providing security services to the Jasper County Judicial Building will remain valid for sixty (60) days from the proposal's due date.

1.5. Authorized Signature



2. Tab 2 - Firm's Qualifications

2.1. Previous Experience and Capability

2.1.1. Overview of SOW 1.0 - 1.5 [SOW 1.0 - 1.5]

SSC Your Partner for Security at Jasper County Judicial Building: SSC is the choice for delivering reliable security services at the Jasper County Judicial Building. Our experience, training programs, and commitment to improvement and accountability position us to meet the requirements outlined in the SOW 1.0 - 1.5.

Security Services and Expertise

In alignment with "1.0 Scope of Services," SSC has a track record of providing security solutions across government and commercial sites. Our expertise in deploying uniformed, trained, and armed officers, equipped with necessary materials and equipment, ensures a secure environment for personnel and property. Our specialization in force protection and access control maintains a strong security presence at the Jasper County Judicial Building, mitigating threats and ensuring safety.

Security Agency and Officer Requirements

Under "1.1 The Security Agency Shall Furnish...", our officers are selected and undergo training to maintain a professional and vigilant presence. Our training enhances these skills, ensuring officers demonstrate good judgment and tact.

Capability to Fulfill Contract Requirements

Addressing "1.3 The Officer Must Be Able to Fulfill...", we ensure all officers meet contract requirements. Our selection process verifies that each officer has at least six months of experience in security roles, particularly in environments requiring interaction with diverse groups. This experience, coupled with our training, equips our officers to handle the challenges of securing the Jasper County Judicial Building effectively.

- **Commitment to Improvement and Accountability:**
- Regular performance reviews with the Director of Administrative Services Division.
- Employee performance appraisal system linking results to goals.
- Development of technologies and training programs, such as our Online e-learning Academy.
- Emphasis on transparency and excellence through performance management processes.

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Source Selection Information - See FAR 2.101 and FAR 3.104

Performance Review and Commitment to Excellence

SSC prioritizes improvement and accountability, as outlined in "1.5 A Regular Review of the Contractor's Performance...". Our commitment to transparency and excellence is operationalized through technologies and training programs, ensuring our officers are equipped with quality skills and knowledge.

2.1.2. Primary Duties [SOW 2.0 - 2.6]

SSC Your Partner in Comprehensive Security Solutions: SSC is committed to delivering security services through a framework of training, strategic deployment, and proactive management. Our approach ensures that our security officers meet the primary duties outlined in SOW 2.0 - 2.6, providing a secure and welcoming environment for all stakeholders.

Our security officers are trained through a program that includes scenario-based drills, covering skills such as patrol procedures, incident handling, and emergency response to situations like fires or bomb threats. This is complemented by their continuous circulation throughout the building, including hallways and stairways, to uphold a secure environment. Officers are assigned to fixed posts or patrol routes based on a plan, ensuring adherence to patrol schedules and maximizing security coverage.

Enforcing Property Rules and Collaboration with Law Enforcement:

1. Our officers enforce property rules and investigate unauthorized activities as outlined in SOW 2.4. They use observational skills and technology, such as closed-circuit television (CCTV) systems, to monitor compliance with property policies.
2. In fulfilling SOW 2.5 and 2.6, our security officers maintain communication and cooperation with local law enforcement.
3. Our officers are authorized to deny entry to individuals who do not comply with county personnel or security directives, ensuring that only authorized individuals access the building includes security best practices and issue escalation, ensuring officers are prepared for routine and emergency communications.
4. The Strategic Police Information Network (SPIN) facilitates information sharing with law enforcement, enhancing our ability to maintain security.

Deployment and Management Strategies: SSC's deployment strategies are designed to optimize coverage and response times. This management style fosters a culture of excellence and ensures that our security services consistently meet the highest standards.

2.1.3. General Duties [SOW 3.0 - 3.3]

SSC Your Partner for Comprehensive, Legally Compliant, and Community-Focused Security Services: SSC is the ideal choice for security services that are comprehensive, legally compliant, and integrated with the community's needs and Jasper County's safety and emergency protocols.

Our **Comprehensive Security Services** address a wide array of scenarios, ensuring our security officers are trained to handle emergencies, manage safety hazards, and control disturbances, crucial for emergency situations and identifying security trends for necessary adjustments, aligning with "3.0 GENERAL DUTIES OF SECURITY SERVICES CONTRACTOR."

Training Focus	Capabilities	Outcome
Emergency Response	Handle emergencies swiftly	Enhanced safety
Safety Hazard Management	Identify and mitigate risks	Reduced incidents
Disturbance Control	Manage conflicts effectively	Maintained order

Specialized Training and Local Integration are core to our operations. In alignment with "3.1 The Security officer should be specifically trained," our officers undergo training for a wide range of scenarios, including patrol procedures, handling security incidents, responding to alarms, and managing emergencies like fires or bomb threats.

Legal Compliance and Community Engagement are fundamental to our service delivery. For "3.3 The Security officer must pay close attention to laws prohibiting the carrying of weapons on public premises," our officers enforce these laws diligently through training modules including Public Relations, Patrol Techniques, and Lock & Key Control.

2.2. Conditions Affecting Performance (e.g., bankruptcy, pending litigation)

We assure Jasper County there are no conditions, such as bankruptcy or pending litigation, that could impede our ability to fulfill the contractual obligations for providing security services at the Jasper County Judicial Building.

Our financial stability is reinforced by an operational framework and a history of successful contract execution across various sectors. SSC has consistently demonstrated the capability to manage and execute large-scale security operations without financial or legal hindrances. This stability is supported by our risk management strategies, ensuring we are prepared to address unforeseen challenges during the contract period.

They ensure all financial and operational practices align with industry's best practices and legal requirements, safeguarding our clients' interests and our company's reputation.

This approach allows us to identify and mitigate potential risks before they impact on our delivery of service.

In addition to our internal safeguards, SSC maintains relationships with legal and financial advisors who provide guidance on compliance and risk management.

2.3. Similar Properties and Locations

Project	Date	Contact Person	Phone No.
Mecklenburg County	7/1/2017-6/30/2025	Michael Nail	704-533-2895 michael.nail@mecklenburgcountync.gov
State of Georgia DOAS	2020-2026	Thomas Nickson	404-463-0218 thomas.nickson@doas.ga.gov
City of Ashville	2018-present	Amanda van Roekel	828-713-9817 avanroekel@ashevillenc.gov
FEMA CT	10/05/2024-present	Stanton Hamlin	202-258-2144 stanton.hamlin@fema.dhs.gov
NY Office of General Services	2020-Present	Matthew Quackenbush	518-488-1769 matthew.quackenbush@ogs.ny.gov
County of Wayne	6/1/2022-5/30/2027	Noelle Woods	919-705-1714 noelle.woods@waynegov.com

2.4. Security Officer Training Requirements

SSC's training regime meets the requirements for the Jasper County Judicial Building, ensuring our officers are prepared for diverse challenges.

Each officer undergoes pre-assignment training, including our Five Step Security Officer Training. These courses equip officers to respond effectively to emergencies, safety hazards, and disturbances.

Officers also receive specialized training in Customer Service Essentials, crucial for assisting with customer reception and enforcing property rules. They are trained in First Aid, Cardiopulmonary Resuscitation (CPR), and Automated External Defibrillator (AED) use for medical emergencies.

Candidates must complete a pre-employment process, including a Security Employment Assessment Tool, ensuring high standards for integrity and reliability.

Our training program is supported by the SSC Online e-Learning Academy, providing ongoing training to keep officers up to date with the latest security techniques and technologies.

SSC's comprehensive training ensures our officers maintain a safe and secure environment for all staff, visitors, and property.

3. Tab 3 - Staff Qualifications

3.1. Specific Training and Certifications

Comprehensive Training Program: Strategic Security Corp is dedicated to providing exceptional security services through a team of highly trained and certified security officers. Our personnel undergo rigorous training programs designed to meet and exceed the requirements outlined in the solicitation for the Jasper County Judicial Building. Each security officer is

equipped with the skills and knowledge necessary to ensure the safety and security of the premises, staff, and visitors. Our security officers are required to complete a comprehensive training program that includes both classroom instruction and practical exercises. This program covers a wide range of topics essential for effective security operations. Officers are trained to be vigilant and responsive to emergencies, safety hazards, complaints, and disturbances, ensuring they can take appropriate action in accordance with our company's operating procedures, rules, and regulations. This training aligns with the requirements specified in the Statement of Work (SOW) 3.1, ensuring our officers are prepared to handle any situation that may jeopardize the security or safety of the property, visitors, or staff.

Specialized Instruction and Certification: In addition to general security training, our officers receive specialized instruction in conflict resolution, de-escalation techniques, and customer service. This training enhances their ability to demonstrate good judgment and tact when interacting with the public and county personnel. Our officers are also trained to pay close attention to laws prohibiting the carrying of weapons on public premises and are instructed to notify proper law enforcement authorities immediately of any violations. To further ensure the highest standards of security, all our officers hold a valid armed Security Officer license, as required by the solicitation. This certification verifies their proficiency in handling firearms safely and responsibly. Additionally, our officers possess excellent oral and written communication skills, enabling them to effectively document incidents and communicate with the law enforcement and other stakeholders. Strategic Security Corp mandates that each officer has a minimum of six months of experience working as a Security Officer with diverse groups and individuals of all ages and backgrounds. This experience is crucial for fostering a professional and inclusive environment at the Jasper County Judicial Building.

Commitment to Continuous Improvement: Our commitment to continuous improvement means that our officers participate in ongoing training and development programs. These programs are designed to keep them updated on the latest security practices and technologies, ensuring they remain at the forefront of the industry. By investing in the training and certification of our security personnel, Strategic Security Corp ensures that our team is fully equipped to provide the highest level of security services to the Jasper County Judicial Building. Our comprehensive approach to training and certification guarantees that we meet and exceed the expectations set forth in the solicitation, delivering peace of mind to all stakeholders involved. This dedication to excellence ensures that our security officers are always prepared to address any challenges that may arise, maintaining a secure and welcoming environment for all.

3.2. Personnel Selection Process

SSC's hiring process starts with rigorous screening to ensure candidates meet our standards. Applicants must be at least 21, possess a high school diploma or General Educational Development (GED), and hold a valid armed Security Officer license. They need a minimum of six months of experience as a Security Officer, demonstrating the ability to work with diverse groups. This experience is crucial for fulfilling contract requirements and ensuring the Judicial Building's safety.

Candidates undergo a pre-employment assessment, including a Security Employment Assessment Tool, evaluating readiness for real-life situations. Designed by our experts, it provides a score to identify candidates with high potential.

Successful candidates proceed to an interview assessing communication skills, judgment, and tact, essential for public interaction and handling sensitive situations. We prioritize strong communication skills for effective incident reporting and collaboration with law enforcement.

SSC mandates a drug-free workplace, with employment contingent on passing a drug screening at a Substance Abuse and Mental Health Services Administration (SAMHSA)-certified lab. Candidates must also pass state and federal background checks, employment, and educational verification.

New hires complete the North Carolina Private Protective Services Board (PPSB) mandated training, including a 16-hour unarmed and a 20-hour armed security guard course, equipping them to respond to emergencies and enforce property rules.

3.3. Training and Development of Staff

SSC's training equips security officers with essential skills for customer service and problem-solving, crucial for maintaining safety at the Jasper County Judicial Building.

Our officers undergo pre-assignment training, including classroom instruction, hands-on exercises, and e-learning. Officers are trained to handle emergencies, safety hazards, and disturbances, aligning with the requirements for alertness and responsiveness.

Officers receive specialized training in communication skills to interact effectively with the public, fostering positive interactions with visitors and staff as required by the solicitation.

Ongoing training, including quarterly refreshers and trending topics, keeps our personnel updated on security practices and technologies, ensuring adaptability to evolving threats.

Our training program includes customer service excellence, focusing on understanding needs and delivering exceptional service. This empowers officers to handle complaints and disturbances professionally, contributing to a secure environment.

All officers are licensed in South Carolina and have completed substantial training, meeting high standards of proficiency. Our commitment to training ensures a team of skilled professionals dedicated to protecting the Jasper County Judicial Building.

3.4. Work Rules Affecting Staffing

SSC's staffing strategy ensures we meet the facility's needs while adhering to work rules and regulations.

Our security officers work shifts aligned with the Judicial Building's operational hours, ensuring continuous coverage. We use a shift rotation system for flexibility, accommodating changes in security needs or absences, reducing fatigue, and maintaining alertness.

SSC offers competitive wages, including overtime and holiday pay, to attract and retain qualified personnel, minimizing turnover and ensuring consistent service.

We adhere to strict hourly reporting to account for all personnel and address staffing gaps. Officers report 15 minutes before shifts for smooth transitions and briefings, enhancing security.

Break schedules are managed to ensure no lapse in coverage, with staggered times allowing officers to rest without compromising security.

We maintain an on-call roster for unforeseen staffing shortages, with personnel ready within two hours of notification, ensuring consistent security for the Judicial Building.

4. Tab 4 - Work Plan/Technical Approach

4.1. Understanding of the County's Objectives and Requirements

The County's primary objective is to maintain a secure environment through the deployment of trained, armed security officers who can deter unauthorized activities and respond to incidents with professionalism and tact.

SSC will deploy uniformed, trained, and armed security officer's adept at handling emergencies, safety hazards, complaints, and disturbances. Our officers will file detailed incident reports for any actions jeopardizing the security or safety of the property, visitors, or staff, forwarding these reports to the Jasper County Administrator as required.

SSC's security personnel will circulate throughout the Judicial Building and parking lot, ensuring a visible presence. This proactive approach deters potential threats and fosters a sense of safety among staff and visitors. Our officers are equipped with the necessary materials, supplies, and equipment to perform their duties effectively, ensuring compliance with all contractual obligations.

Our officers will assist as directed, ensuring integration with local law enforcement and emergency services when necessary. This collaboration is vital for maintaining a cohesive security strategy that aligns with the County's objectives.

Each officer will undergo training to ensure they meet the County's standards, including a minimum of six months of experience as a Security Officer working with diverse groups. Additionally, all officers will hold a valid armed Security Officer license and possess strong communication skills.

4.2. Plan for Accomplishing the Specified Work

SSC Your Partner for Security Services at Jasper County Judicial Building: SSC is committed to delivering security services that align with Jasper County's objectives of maintaining a secure environment at the Judicial Building. Our approach ensures we meet expectations through our professional and responsive security solutions.

Security Solutions Tailored to County Needs: We deploy **uniformed, trained, and armed security officers'** standards. This prepares them to handle emergencies, enforce property rules, and collaborate with local law enforcement. Our commitment is demonstrated through annual Active Shooter training and registration with local emergency alert systems, enhancing readiness and coordination with authorities.

Deployment and Responsibilities: Officers are positioned to cover critical areas of the Judicial Building, including entrances, exits, and high-traffic zones. They assist with customer reception, circulate throughout the building and parking lot, and enforce property rules. Officers detect, deter, and identify unauthorized activities using **CCTV video surveillance and analysis**. Each officer is equipped with a cellular phone for real-time communication with supervisors and the SOC, enhancing operational readiness and rapid response capabilities.

Key Features	Benefits
Five Step Security Officer Training Program	Prepares officers for emergencies and collaboration with law enforcement.
Strategic Officer Deployment	Provides coverage and rapid response to incidents.
Advanced Surveillance Techniques	Enhances detection and deterrence of unauthorized activities.
Real-Time Communication	Facilitates immediate coordination and response.

Training, Communication, and Performance Monitoring: Officers undergo Pre-assignment, Initial OJT, and ongoing refresher training.

Commitment to Continuous Improvement: We maintain high standards through regular reviews of our security operations with the Director of Administrative Services Division. By choosing SSC, Jasper County is assured of a security partner committed to long-term excellence and innovation in security services.

4.3. Exceptions or Deviations from RFP Requirements

SSC is committed to delivering services that align with the RFP specifications and requirements. Our proposal meets all stipulated requirements without exceptions or deviations.

We provide uniformed, trained, and armed security officers to secure the Jasper County Judicial Building. SSC will furnish necessary materials, supplies, and equipment, ensuring integration with the County's safety, security, and emergency plans. Our officers are trained to handle emergencies, safety hazards, complaints, and disturbances, and will file incident reports as required, aligning with the RFP's emphasis on maintaining a professional presence and responding effectively to incidents.

Our officers assist with customer reception, circulate throughout the building, and enforce property rules. They demonstrate good judgment and tact in interactions with the public and county personnel. Our team is familiar with Jasper County's safety, security, and emergency protocols.

We understand the importance of performance reviews by the Director of Administrative Services Division and are prepared to engage in evaluations to ensure continuous improvement and alignment with the County's objectives. Our training programs include scenario-based drills and soft skills development to enhance communication and conflict resolution.

We are prepared to negotiate in good faith and remain flexible to achieve mutually beneficial agreements, recognizing the County's right to modify contractual terms if deemed in its best interest.

5. Tab 5 - Cost Proposal**5.1. Hourly Rates for Regular Work Hours****Hourly Rates - Regular Work Hours**

	Year	Pay Rate	Bill Rate	Annual Hours	Annual Cost
1	Year 1	21.0	29.4	2080	61152.0
2	Year 2	21.63	30.28	2080	62982.4
3	Year 3	22.28	31.19	2080	64875.2

****Table above represents a Per Guard cost****

Total Site Coverage Annual Cost

	Year	Bill Rate (\$/hr)	Annual Hours (Total Site)	Total Annual Cost
1	Year 1	29.4	10816	\$317,990.40
2	Year 2	30.28	10816	\$327,508.48
3	Year 3	31.19	10816	\$337,351.04

fixed on-site security coverage (10,816 hours/year) for the main facility. *

5.2. Hourly Rates for Emergency/Holiday

Holiday/Emergency Rates		
	Year	Bill Rate (\$/hr)
1	Year 1	44.1
2	Year 2	45.42
3	Year 3	46.78

5.3. Hourly Rates for On-Site Security Detail

On-Site Security Detail Rates		
	Year	Bill Rate (\$/hr)
1	Year 1	29.4
2	Year 2	30.28
3	Year 3	31.19

5.4. Hourly Rates for Mobile Units

Mobile Unit Rates		
	Year	Bill Rate (\$/hr)
1	Year 1	34.0
2	Year 2	35.02
3	Year 3	36.07

The total annual cost outlined in this proposal reflects the required regular on-site security coverage of 10,816 hours per year at the Jasper County Judicial Building. This estimate does not include holiday hours or mobile patrol services in the default totals for the following reasons:

- **Holiday Coverage:**
Jasper County has indicated that the facility is closed on County holidays, and therefore, no regular security services are scheduled or billed on these dates. Holiday staffing will only be provided upon explicit request and will be billed at the approved holiday/emergency rate.
- **Mobile Unit Coverage:**
Mobile patrol services are considered as needed and situational, depending on site-specific requirements or expansion of coverage to additional county facilities. For pricing

transparency, the mobile unit rate has been included separately in this proposal, but it is not bundled into the base annual cost unless activated by the County.

5.5. Additional Costs and Description of Services

All costs related to standard operations are included in the hourly rates. Should additional services be requested — such as armed personnel, emergency response vehicles, or off-site reporting systems — those would be billed separately at rates to be mutually agreed upon.

5.6. Invoicing Information

Strategic Security Corporation uses a combination of **Paycom** and **Win Team** systems to ensure accurate and transparent time tracking, payroll, and invoicing.

- **Paycom** is used for individual guard tracking and accountability, allowing for clear visibility of personnel assignments and hours worked.
- **Win Team** is used to monitor all hours, manage scheduling, and uphold strict oversight on overtime — ensuring cost-effectiveness and compliance with contract expectations.
- Our systems provide **state-of-the-art hour tracking** and maintenance, minimizing discrepancies and enabling seamless payroll integration.
- Invoices are generated by our dedicated **payroll and billing team**, designed to be **accurate, timely, and easy to review**.

We pride ourselves on delivering invoices that are:

- Easy to read
- Delivered on time
- Require **no more than 2–3 minutes** of client review

This level of efficiency ensures transparency, supports budget control, and saves administrative time for your team.

6. Tab 6 - References

6.1. Information for Each Of 3 References

Name of Agency: County of Mecklenburg

Contact Info: Michael Nail, 704-533-2895, Michael.nail@mecklenburgcountync.gov:

Beginning/Ending Dates of Contracts: 07/01/2017- Present

Brief Description of Services Provided: Strategic Security Corp provides a comprehensive range of armed and unarmed security services for Mecklenburg County, covering multiple facilities and operational environments. Our responsibilities include:

04/09/2025

16

UEID JJXWMZHDFFEN4/CAGE Code 436P7

Use or disclosure of the information contained on this sheet is subject to the restrictions on the title page of this proposal.

Source Selection Information - See FAR 2.101 and FAR 3.104

- Staffing armed and unarmed security officers across county-owned buildings, public access sites, and critical infrastructure
- Maintaining 24/7 coverage at key locations
- Providing mobile patrols, lobby control, access management, and emergency response
- Ensuring incident reporting, site inspections, and compliance with county-specific safety protocols
- Delivering a professional, uniformed presence that aligns with community-focused public service standards

This contract demonstrates our ability to manage complex, county-wide deployments with diverse security requirements — a model that translates well to similar contracts like the one being proposed.

Strategic Security Corp has extensive experience in providing armed security services to government and commercial clients. Our services include furnishing uniformed, trained, and armed security officers to ensure the safety and security of facilities, personnel, and visitors. Our officers are skilled in customer reception, circulating throughout buildings and parking lots, enforcing property rules, investigating unauthorized activities, and cooperating with local law enforcement. They are trained to handle emergencies, safety hazards, complaints, and disturbances, and are proficient in filing incident reports as required. Our team is familiar with local safety, security, and emergency plans, ensuring a professional presence that deters unauthorized activities and responds effectively to incidents. We emphasize good judgment, tact, and communication skills in all interactions with the public and personnel.

Reference # 2:

Security Services for the City of Asheville

Contact Info: *Amanda Van Roekel*, 828-713-9817, Avanroekel@ashevillenc.gov:

Description of Services Provided:

Strategic Security Corp currently delivers a full range of armed and unarmed security services for the City of Asheville, staffing multiple government-operated facilities across the city and surrounding areas.

Our responsibilities include:

- Staffing armed and unarmed officers across a wide array of city facilities, including courthouses, administrative buildings, public works facilities, transit locations, and community centers.
- Providing static post coverage and mobile patrols, ensuring both facility security and area-wide deterrence with well-coordinated guard presence.
- Conducting regular access control, interior and exterior patrols, visitor screening, and incident response protocols in compliance with local regulations.
- Delivering security at high-sensitivity sites, including courthouses, where professionalism, situational awareness, and tactful public engagement are critical.

- Utilizing state-of-the-art systems for timekeeping, scheduling, incident tracking, and reporting, which ensures transparency and timely updates to city officials.

Why This Matters for Jasper County:

Our successful partnership with the City of Asheville demonstrates our ability to manage complex, multi-site government contracts — including high-security environments like courthouses — while maintaining staffing continuity, professional standards, and community-oriented service. This experience directly aligns with the requirements in the Jasper County RFP and positions us as a capable, ready partner for county-wide coverage.

Reference # 3:

Security Services New York Office of General Services:

Contact Info: *Matthew Quackenbush, 518-488-1769, Matthew.quackenbush@ogs.ny.gov:*

Since 2020, Strategic Security Corp has proudly delivered armed and unarmed guard services under contract with the New York State Office of General Services (OGS), one of the state's largest and most complex security operations.

Our responsibilities span dozens of government-operated locations, including:

- Administrative offices, public service buildings, legislative facilities, and multi-agency state buildings
- Regional offices across Albany, New York City, Buffalo, Syracuse, Rochester, and surrounding counties
- Both high-security sites and general-access facilities, requiring flexible staffing and situational readiness

Key duties include:

- Providing 24/7 coverage, with a mix of stationary posts, roving patrols, and special assignment coverage
- Managing access control, visitor screening, emergency procedures, and incident response
- Maintaining compliance with New York State guard licensing, training, and reporting standards
- Utilizing centralized scheduling and timekeeping systems to ensure efficient deployment and accurate invoicing
- Coordinating with local law enforcement and OGS administrators to respond to site-specific challenges

Relevance to Jasper County RFP:

This contract showcases our ability to manage high-volume, multi-site government security programs — often across a wide geographic area — while upholding state-mandated procedures, public safety expectations, and operational precision. Our proven performance with New York OGS reflects our readiness to bring scalable, responsive, and professional security services to Jasper County, tailored to meet both central and satellite facilities.

7. Appendices

7.1. W-9 Form

W-9
Form (Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see Purpose of Form, below.

1 Name of entity/individual. An entry is required. For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.

Strategic Security Corp

2 Business name/disregarded entity name, if different from above

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☒ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership).
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3).

Exempt payee code (if any): _____

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any): _____

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. ☐

5 Address (number, street, and apt. or suite no.). See instructions.

19 Bellemoade Ave

6 City, state, and ZIP code

Smithtown, NY 11787

7 Last account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN, later.

Note: If the account is in more than one name, see the instructions for line 1. See also What Name and Number To Give the Requester for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and

3. I am a U.S. citizen or other U.S. person (defined below); and

4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part 5, later.

Sign Here Signature of U.S. person *[Signature]* Date *1/13/25*

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3 (Form 1065). See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10251X Form W-9 (Rev. 3-2024)

7.2. Evidence of License to Do Business in South Carolina and the Town of Ridgeland

The State of South Carolina

Law Enforcement Division



STRATEGIC SECURITY CORP
DOUGLAS J RUHL
SMITHTOWN, NEW YORK

Is Hereby Duly Licensed And Authorized In Accordance With
The Laws of The State of South Carolina To Engage In
THE BUSINESS OF CONTRACT SECURITY

This License To Expire SEPTEMBER 26, 2025

W. J. Ruhl

15312

CHEF, SOUTH CAROLINA LAW ENFORCEMENT DIVISION

3464

CERTIFICATION NUMBER

7.3. Certificate of Insurance

CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 12/19/2024													
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.															
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).															
PRODUCER Island Insurance Agency 498 City Island Ave From NY 10464 INSURED Strategic Security Corp 14 Seaboard Avenue Endtown NY 11797	CONTACT Rosemary Canale Phone (718) 885-1000 Fax (718) 885-3419 E-MAIL rosemary@islandinsuranceagency.com <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; font-size: x-small;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left; font-size: x-small;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: EVANSTON INS CO</td> <td>35378</td> </tr> <tr> <td>INSURER B: MARKEL INS CO</td> <td>38930</td> </tr> <tr> <td>INSURER C: PRAETORIAN INS. CO.</td> <td>37237</td> </tr> <tr> <td>INSURER D: FEDERAL INSURANCE CO</td> <td>20281</td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: EVANSTON INS CO	35378	INSURER B: MARKEL INS CO	38930	INSURER C: PRAETORIAN INS. CO.	37237	INSURER D: FEDERAL INSURANCE CO	20281	INSURER E:		INSURER F:	
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INSURER D: FEDERAL INSURANCE CO	20281														
INSURER E:															
INSURER F:															
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.															
CODE LTS	TYPE OF INSURANCE	POLICY NUMBER	POLICY PERIOD (MM/DD/YYYY)	POLICY PERIOD (MM/DD/YYYY)	LIMITS										
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> PROFESSIONAL LIABILITY OTHER:	Y	BMGIG100001-03	12/24/2024	12/24/2025	EACH OCCURRENCE \$ 1,000,000									
	GENERAL AGGREGATE LIMIT APPLIES PER:					EACH OCCURRENCE \$ 100,000									
	POLICY <input checked="" type="checkbox"/> AGG <input checked="" type="checkbox"/> LOC					MED EXP (Any one person) \$ 5,000									
	OTHER:					PERSONAL & ADV INJURY \$ 1,000,000									
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> Hired AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY	BMGTA100002-03	12/24/2024	12/24/2025	GENERAL AGGREGATE \$ 3,000,000										
	PRODUCTS - COMP-OP AGG \$ 1,000,000														
	Professional Liability \$ 1,000,000														
	ADDITIONAL COVERED UNDER LIMIT \$ 1,000,000														
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$	BMGCE100001-03	12/24/2024	12/24/2025	EACH OCCURRENCE \$ 4,000,000										
	AGGREGATE \$ 4,000,000														
	OTHER:				ADDITIONAL COVERED UNDER LIMIT \$ 1,000,000										
	OTHER:				ADDITIONAL COVERED UNDER LIMIT \$ 1,000,000										
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Indicate in box) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> DESCRIPTION OF OPERATIONS below	N/A	P0014-MP23191103ED	12/24/2024	12/24/2025	E.L. EACH ACCIDENT \$ 1,000,000									
	E.L. DISEASE - EA EMPLOYED \$ 1,000,000														
	E.L. DISEASE - POLICY LIMIT \$ 1,000,000														
	E.L. DISEASE - POLICY LIMIT \$ 1,000,000														
D	Crime	8251-7437	07/01/2024	07/01/2025	Employee Dishonesty \$ 1,000,000										
					Theft/Client Property \$ 1,000,000										
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Resources Schedule, may be attached if more space is required) Proof of insurance per licensing codes, requirements, rules and regulations															
CERTIFICATE HOLDER State of South Carolina South Carolina Law Enforcement Div. PO Box 21398 Columbia, SC 29221					CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Rosemary Canale										

ACORD 25 (2018/03)

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Strategic Security Corp has provided all documentation requested within the scope of this solicitation. Should any further information, forms, or supporting materials be required during the evaluation or award process, we are fully prepared to furnish them promptly upon request.\

Conclusion:

Strategic Security Corporation is honored to submit this proposal in response to Jasper County RFP #2025-02 for Security Guard Services. Our team is confident in our ability to provide the County with dependable, professional, and high-quality security coverage that meets and exceeds expectations.

We bring:

- A proven track record with government contracts across county, state, and federal levels
- A well-trained, experienced, and responsive security workforce
- Advanced technology and transparent operations that streamline staffing, reporting, and invoicing
- A deep understanding of courthouse and public facility security operations

From our leadership team to the officers on the ground, Strategic Security Corp is fully committed to supporting Jasper County's safety and operational goals. We look forward to the opportunity to become a trusted partner in protecting the Jasper County Judicial Building.

Thank you for your time and consideration. We are available to answer any questions or provide additional documentation upon request.



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
66597	644531	Print Legal Ad-IPL02224860 - IPL0222486		2	7L

Attention: Lisa Wagner

Jasper County Planning & Building Services
358 Third Avenue
Ridgeland, South Carolina 29936

kburgess@jaspercountysc.gov

**Jasper County
Request for Proposal (RFP) #2025-2**

Jasper County Council is seeking proposals from qualified security companies for armed security services for the Jasper County Judicial Building, 967 W. Adams Street, Ridgeland, SC 29936. See additional information at www.jaspercountysc.gov, "Services", "Bids and Solicitations."
IPL0222486
Mar 14 2025

STATE OF)

SOUTH CAROLINA) AFFIDAVIT

COUNTY OF BEAUFORT)

I, Mary Castro, makes oath that the advertisement, was published in The Island Packet and The Beaufort Gazette, a newspaper published in Beaufort County, State and County aforesaid, in the issue(s) of

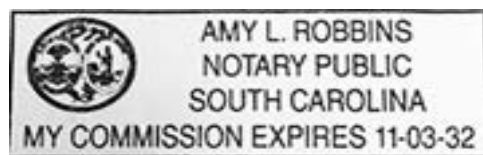
1 insertion(s) published on:
03/14/25

Mary Castro

Mary Castro

Sworn to and subscribed before me this 14th day
of March in the year of 2025

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Jasper County

Request for Proposal (RFP)

#2025-2

SECURITY OFFICER SERVICES

For

Jasper County Judicial Building
967 W. Adams Street, Ridgeland, SC 29936

Proposal Due Date:
April 9, 2025 – 3:00 PM

Jasper County Council is seeking proposals from qualified security companies for armed security services for the Jasper County Judicial Building, 967 W. Adams Street, Ridgeland, SC 29936.

Proposals will be received until 3:00 PM, local time, Wednesday, April 9, 2025. To qualify for consideration, **one (1) original and two (2) duplicates** of the proposal must be received by the procurement officer designated below by **the stated deadline**. It is the sole responsibility of the Proposer to see that the proposal is received before the submission deadline. The Proposer shall bear all risks associated with delays in the U.S. mail or delivery service. Late proposals **will not** be considered. **Proposal shall be accepted in person, by U.S. Mail or by private courier service or online via Vendor Registry.** Proposal shall not be accepted via oral or email communication, telephone, or fax transmission. Only the names of Proposers will be disclosed at the time of opening. A review panel will subsequently review and evaluate the proposals according to the criteria outlined in this Request for Bids.

This solicitation does not commit Jasper County to award a contract, to pay any cost incurred in the preparation of bids submitted, or to procure or contract for the services. Jasper County reserves the right to accept or reject, any, all, or any part of proposals received as a result of this request, or to cancel in part or in its entirety this Request for Proposals if it is in the best interests of Jasper County to do so.

Any requests for clarification or additional information deemed necessary by any Proposer to prepare a complete and accurate proposal must be submitted in writing by 3:00 PM on April 1, 2025.

Written questions or requests for clarification must be received before the question deadline stated above. Any request received **after** the above stated deadline **will not** be considered. All requests received prior to the above deadline will be responded to in writing in the form of an addendum addressed and emailed to all prospective proposers via Vendor Registry.

INTRODUCTION

Jasper County Council (the “County”) is seeking Security Services for its Judicial Building located at 967 W. Adams Street, Ridgeland, SC 29936.

BACKGROUND

The Judicial Building houses magistrate offices and a court room.

SPECIAL INSTRUCTIONS

A. PROPOSAL SUBMITTAL DEADLINE:

Proposals will be received until **3:00 P.M. EST, April 9, 2025**, after which time will be publicly opened, and the name of the proposer read.

B. TIME/TERM OF AGREEMENT:

The agreement resulting from this solicitation will be for a period of twelve (12) months **with** an option for three (3) additional years, pending funding availability, performance satisfaction, and need for services at that time.

C. GENERAL OVERVIEW

Jasper County desires to obtain the services of a professional security agency or organization for the purpose of securing the Jasper County Judicial Building located at 967 W. Adams Street, Ridgeland, SC 29936. The selected agency or organization must demonstrate the ability to provide quality security enforcement, which coincides with the desired end results, required by Jasper County. The security firm and security guards must be licensed to do business in South Carolina and in the Town of Ridgeland, South Carolina.

1.0 SCOPE OF SERVICES

- 1.1 The security agency shall furnish security services consisting of a uniformed, trained, armed security officer to secure the Jasper County Judicial Building. Successful proposer will be responsible for furnishing all materials, supplies, and equipment.
- 1.2 The security officer must have good oral and written communication skills and must demonstrate good judgment and tact in dealing with the public.
- 1.3 The officer must be able to fulfill the requirements of the contract.
- 1.5 A regular review of the contractor’s performance by the Director of Administrative Services Division and the offeror is required.

2.0 PRIMARY DUTIES OF SECURITY SERVICES CONTRACTOR

- 2.1 Security officer will assist with the reception of customers at the designated reception area of the building.
- 2.2 Security officer will circulate throughout the building, including hallways and stairways of the building periodically throughout the day.
- 2.3 Security office will circulate through the parking lot of the building periodically throughout the day.
- 2.4 Security officer will assist with enforcing the property rules/policies and investigate unauthorized persons or any unusual activity.
- 2.5 Security officer will communicate and cooperate with local law enforcement when necessary.
- 2.6 Security officers may deny entry to any individual who does not cooperate with County personnel or the officer.

3.0 GENERAL DUTIES OF SECURITY SERVICES CONTRACTOR

Below is a list of duties, which include, but are not limited to, the tasks which may be requested of the awarded Contractor to be performed in fulfillment of the awarded contract.

- 3.1 The Security officer should be specifically trained to be alert and take appropriate action as instructed by their company's operating procedures, rules, and regulations on the following:
 - Emergencies
 - Safety or hazardous conditions
 - Complaints
 - Disturbances or any other actions that would jeopardize the security or safety to property, visitors, or staff

Note: An incident report must be filed on the above actions and a copy forwarded to Jasper County Administrator.
- 3.2 Contractor shall be familiar with Jasper County's safety, security and emergency plans, procedures, protocols and assist as directed.
- 3.3 The Security officer must pay close attention to laws prohibiting the carrying of weapons on public premises, and as with all crimes and emergencies notify proper law enforcement authorities immediately of any violations.

4.0 NO SOLICITATION POLICY

The distribution of literature from external sources in working areas or in non-working areas during working time is strictly prohibited. Also strictly prohibited is the solicitation of any kind, for any purpose, from any employee of the security agency.

5.0 PERSONNEL/VISITOR CONTROL

Loiterers are not permitted on the premises, most particularly in parking areas and in the vicinity of the reception area. Any person observed loitering will be requested to state his/her business and, if he/she has none with the facility, he/she will be requested to leave the premises.

6.0 COMMUNICATIONS

- 6.1 Telephone: The successful proposer will be provided with access to a telephone at the Jasper County Judicial Building to conduct necessary work-related business. Security officers are prohibited from using Jasper County telephones to make personal calls (local or long distance) and the Security Contractor will be charged for personal calls if they appear on Jasper County telephone bills.
- 6.2 Cellular phones will be provided by the Security Contractor, and the officer must be able to be always reached during business hours.

7.0 GENERAL RULES OF CONDUCT

- 7.1 The Security officer shall not leave their post until properly relieved.
- 7.2 The Security officer shall avoid expressing their opinions to other officers, Jasper County employees or visitors concerning such controversial matters as politics, religion, pay or policies and procedures.
- 7.3 The Security officer shall not sell any form of merchandise to any person while on duty or while on Jasper County property.
- 7.4 The Security officer shall always keep their work area clean and neat.
- 7.5 The Security officer shall not use Jasper County office equipment, supplies, etc., unless authorized by Jasper County personnel.
- 7.6 The Security officer shall always be polite, courteous, respectful, and responsive to the staff and public.

8.0 UNIFORMS AND APPEARANCE

Security officers must present a neat, clean appearance. The security officer must wear a uniform that readily identifies the officer as an employee of the contractor. A security officer must look, speak, and act like a professional. Appearance must meet the standard generally accepted for personnel in the business of providing security.

9.0 HOURS OF SERVICE

Hours of service will be Monday – Friday 8:00 a.m. to 4:00 p.m. Jasper County will not pay overtime rates or any rates different than those specified in the fully executed contract and any subsequent fully executed contract modification, unless agreed upon in writing in advance.

10.0 HOLIDAYS

The facility is closed for statutory Federal, State and Local holidays. Unless otherwise specified, security officer services will not be required on holidays or days when the building is closed, due to weather emergency or other circumstances that requires the building to close to the public.

SOLICITATION AVAILABILITY:

Proposers may obtain a copy of the Request for Proposal document from Vendor Registry via the Jasper County website: www.jaspercountysc.gov under “Services”, then “Bids and Solicitations.”

ADDITIONAL INFORMATION INQUIRIES:

Kimberly Burgess,
Director Administrative Services
Jasper County
358 Third Avenue, Suite 304
P O Box 1149
Ridgeland, SC 29936
(843) 717-3692
kburgess@jaspercountysc.gov

Contact with persons other than those listed shall be grounds for elimination for the procurement process.

INSTRUCTIONS TO BIDDERS

To be considered a valid proposal, each organization submitting a proposal (“Proposer”) must assure receipt by Jasper County of one original proposal and two duplicates at the following address not later than 3:00 p.m. local time, Wednesday, April 9, 2025, at which time all proposals received will be opened. Proposals shall be accepted in person, by U.S. Mail or by private courier service or online via Vendor Registry. A link to County’s Vendor Registry webpage may be found under “What’s New?”, “Bids & Solicitations”, on the County’s website at www.jaspercountysc.gov. Any bids submitted or delivered after the above time will not be accepted under any circumstances. Proposals should be delivered to the Jasper County Procurement Officer:

Kimberly Burgess
Director of Administrative Services
Jasper County
358 Third Avenue, Suite 304
P. O. Box 1149
Ridgeland, SC 29936

Proposal opening will take place in the Jasper County Council Chambers at the address below:

Jasper County Government Building
358 Third Avenue, 3rd Floor
Ridgeland, SC 29936

Proposals, amendments thereto or withdrawal requests must be received by the time advertised for proposal to be timely filed. It is the vendor's sole responsibility to ensure that these documents are received by the procurement officer at the time indicated in the solicitation document.

Proposals should be placed on company letterhead or on a document which provides the Proposer name, address, phone number and other pertinent contact information. The successful Proposer will be required to furnish a W-9, appropriate evidence of license to do business in South Carolina and the town of Ridgeland, evidence of license as a security firm, and a certificate of insurance as evidence of the required insurance coverage.

Right to Cancel or Reject

Jasper County is under no obligation to award this project to the proposed vendor offering the lowest fee. Jasper County is seeking a service solution, not a proposal meeting rigid specification. Jasper County reserves the right to select the vendor and award the contract based on the proposal that is most advantageous to the County.

The County reserves the right to reject any or all Proposals, including without limitation the right to reject any or all nonconforming, non-responsive, unbalanced, or conditional Proposals. The County may cancel or reject any or all proposals in whole or in part when it is in the best interest of the County. The County also reserves the right to waive all informalities not involving price, time, or changes in the Work and to negotiate contract terms with the successful Proposer.

All Proposals will remain subject to acceptance for sixty (60) days after the day of the Proposal opening.

Right of Submitted Materials

All responses, inquiries, and correspondence about this RFP submitted by Proposers shall become property of Jasper County when received. Proposers must clearly mark as "confidential" each part of their proposal which they consider to be proprietary information that could be exempt from disclosure under section 30-4-40, SC Code (2014). If any part is designated as confidential, there must be attached to that part, an explanation of how this information falls within one or more categories listed in section 30-4-40. The County reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the County or its agents for its determination in this regard.

Questions regarding RFP

Any questions concerning the submission of this proposal or any questions regarding Jasper County may be submitted via Vendor Registry, a link to which is on the Jasper County website.

Contract Period

The contract period will be for a twelve (12) month period, with an option to renew after the initial period, for three successive one-year periods, thereafter.

GENERAL PROVISIONS

Jasper County reserves the right to reject any or all bids and to cancel the solicitation.

Proposer must furnish satisfactory evidence of their ability to furnish services in accordance with the terms and conditions of this request for proposal. County reserves the right to make the final determination as to Proposer's ability to provide services requested herein.

All amendments to and interpretations of this solicitation shall be in writing. Jasper County shall not be legally bound by any amendment or interpretation that is not in writing.

Each Proposer shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this request. It is expected that this will sometimes require on-site observation. The failure or omission of a Proposer to acquaint itself with existing conditions shall in no way relieve it of any obligation with respect to this request or to the contract.

The contract will be awarded to the most advantageous proposal from a responsive and responsible security company who meets the minimum criteria requirements and whose proposal is determined to be the most advantageous to Jasper County, taking into consideration the Proposer's experience, staff capacity, references, as well as price. All proposals unless otherwise stated will be assumed to meet all specifications and requirements as set forth in the Request for Proposal. Ambiguous bids which are uncertain as to terms, delivery, or compliance with specifications may be rejected or otherwise disregarded. Proposals will be subject to approval and award by the Jasper County Council.

Selection Committee. A Selection Committee will screen and review all proposals according to the comparative criteria. While price is one basic factor for award, it is not the sole consideration.

- a. The Selection Committee will review each respondent's proposal to determine compliance with the minimum qualifications.
- b. For those proposals that meet the minimum qualifications, the Selection Committee will select the most qualified respondents for interviews using the comparative criteria outlined below. The County will determine the most advantageous proposal from a

responsible and responsive proposer, taking into consideration price and all evaluation criteria set forth in the RFP.

- c. Interviews may be conducted with these “short-listed” respondents.
- d. On the basis of the proposals, references, and interviews, the Selection Committee will rank respondents using the selection criteria.
- e. Award of contract will be subject to approval by the Jasper County Council.

The County reserves the right to reject any bid that contains prices for services that are unreasonable when compared to the same or other bids if such action is in the best interest of Jasper County.

This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested vendor to notify the procurement officer in writing to be received prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

All prices and notations should be printed in ink or type written. Errors should be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of typewriter correction fluid may be cause for rejection. No bid shall be altered or amended after specified time of opening.

INSURANCE REQUIREMENTS

Proposer will maintain public liability insurance policy with respect to the requirements of this contract, naming Jasper County as an additional insured, with a combined single limit of not less than One Million Dollars (\$1,000,000) per occurrence based with respect to both bodily injury and property. The vendor assumes all risks of direct and indirect damage or injury to the property of person(s) used or employed on or in connection with the work contracted for, and all damage or injury to any person or property, wherever located, resulting from any action, omission, commission, or operation under the contract, or in connection in any way with the contracted work.

- Workers’ Compensation—The vendor shall provide coverage for its employees with statutory workers' compensation limits, and no less than \$1,000,000.00 for Employers' Liability. Said coverage shall include a waiver of subrogation in favor of the County and its agents, employees, and officials.
- Commercial General Liability - The vendor shall provide coverage for all operations including, but not limited to Contractual, Products and Completed Operations, and Personal Injury. The limits shall be no less than \$ 1,000,000.00, per occurrence, with a \$2,000,000.00 aggregate.
- Business Automobile Liability - The vendor shall provide coverage for all owned, non-owned and hired vehicles with limits of not less than \$1,000,000.00, per occurrence, Combined Single Limits (CSL) or its equivalent.

- Vendor agrees to protect, defend, indemnify, and hold harmless Jasper County; it's Commissioners, officers, agents, and employees from and against any and all liability incurred as a result of the work performed pursuant to the terms of this RFP.
- Failure to maintain insurance coverage as required will be grounds for immediate termination of the contract.
- Prior to commencing work or services under this contract, the supplier must furnish Jasper County with Certificates of Insurance as evidence that policies provide the required coverage.

MINIMUM CRITERIA

To be eligible, the Respondent must demonstrate the company has sufficient capabilities, resources and experience to provide the services under this Solicitation. Any Respondent that fails to meet all the following minimum qualification requirements may be noted as "NON-RESPONSIVE". Those qualifications are as follows:

- Proposer has included a fully executed Non-Collusive Affidavit with their qualifications proposal.
- Company has been in business under its current name a minimum of 5 years.
- All Officers assigned to County facilities must have a valid armed Security Officer license. The proposer must submit proof of such licenses for each Officer assigned to the County in their qualifications proposal.
- All Officers assigned to County facilities must have a minimum of six (6) months' experience as a Security Officer working with diverse groups, and people of all ages and backgrounds.

PROPOSAL FORMAT

Proposals should follow the outline presented below.

TAB 1 ORGANIZATIONAL PLAN –

- a. Transmittal Letter/Introduction which must, at a minimum, contain the following:
 - Identification of the offering firm(s), including name, mailing address, e-mail address and telephone number of each firm.
 - Proposed working relationship among the offering firms (e.g., prime contractor), if applicable.
 - A statement to the effect that the proposal shall remain valid for a period of not less than sixty (60) days from the proposal due date; and
 - Signature of a person authorized to bind the offering firm to the terms of the proposal.

TAB 2 FIRM'S QUALIFICATIONS

- a. Describe the company's previous experience and capability of providing the requested services described under Section B, Scope of Work.
- b. Disclose any conditions (e.g., bankruptcy, pending litigation, etc.) that may affect the proposer's ability to perform contractually. Certify that the firm is not debarred, suspended or otherwise declared ineligible to contract by any federal, state or local public agency.
- c. Indicate the names and types of similar properties that your company currently services and in what locations.
- d. Provide the number of full-time and part-time employees currently employed with your company.
- e. What type of training do each of your Security Officers need to complete in order to work for your company?

TAB 3. STAFF QUALIFICATIONS

- a. Describe the specific training each staff person has and any additional certifications they may have received.
- b. Personnel Selection Process - What are your requirements for hiring employees? Provide detailed information about the training staff need to complete in order to qualify for employment with your firm.
- c. Training and Development of Staff - Explain how your organization ensures that personnel performing the Services are qualified and proficient. Are staff trained in customer service relations and problem-solving techniques?
- d. List any work rules which may have an effect on your rate of staffing. (i.e. hourly premiums, hourly reporting minimums, break schedules, etc.)

TAB 4. WORK PLAN/TECHNICAL APPROACH

- a. Describe your firm's understanding of the County's objectives and requirements in providing the Scope of Work identified in Section B, demonstrate the proposer's ability to meet those requirements, and outline clearly and concisely the plan for accomplishing the specified work; and
- b. State any exceptions to or deviations from the requirements of this RFP.

TAB 5. COST PROPOSAL

- a. Firm should submit hourly rates for regular work hours and an hourly rate for Emergency/Holiday.

- b. Vendor should provide the hourly rates for on-site security detail as well as the hourly rates for mobile units.
- c. If there are any additional costs, please provide the rates and description of services.
- d. Invoices will be paid within 15 days of receipt and must contain the following information: Name of the officers; locations worked; dates worked and hours worked.

TAB 6. REFERENCES

The Respondent must submit a minimum of at least three (3) references for clients which the Respondent has provided services similar to those requested by this Solicitation. If available, the Respondent should include references for similar services provided to public agencies. References can only be listed for work performed within the last five (5) years. References should include the following information:

- 1. Name of Agency;
- 2. Contact person name, title, and telephone number (email optional);
- 3. Beginning/ending dates of contracts;
- 4. Brief description of services provided

SELECTION PROCESS

The Selection Committee consisting of County staff, will review, analyze and evaluate the proposals received using the comparative criteria to identify the highest ranked proposals. Proposals will be evaluated and rated as "Highly Advantageous" (HA), "Advantageous" (A) or "Not Advantageous" (NA) for each criterion indicated in the table below. At that point, the Panel may conduct interviews and/or conduct contract negotiations with the highest rated proposer(s). The proposal that best serves the interests of the Jasper County, with price and all evaluation factors considered, including proposed revisions, shall be recommended to the County Council for contract award. The County expressly acknowledges that the contract may be awarded to the Proposer who does not submit the lowest Fee Proposal.

The selected firm must have the expertise to carry out such work and have experience working on similar projects. The County requires that the successful bidder demonstrate that it has the requisite skills to complete this endeavor.

COMPARATIVE CRITERIA

The following are the criteria that will be used in evaluating the submitted proposals.

Criteria	Rating
Firm's Experience HA: The proposal demonstrated significant experience with providing similar services for 5 or more years. A: The proposal demonstrated some experience with providing similar services for 3-4 years. NA: The proposal demonstrated experience with providing similar services for less than 3 years	Highly Advantageous: _____ Advantageous: _____ Not Advantageous: _____
STAFF EXPERIENCE/QUALIFICATIONS HA: The respondent's staff are all licensed as security guards in SC; have participated in substantial training programs; and firm has sufficient staff. A: Some respondent's staff are licensed as security guards in SC; have participated in some training programs; and firm has sufficient staff. NA: The respondent's staff are not licensed as security guards in SC; but have participated in some training programs; and some concern whether firm has sufficient staff.	Highly Advantageous: _____ Advantageous: _____ Not Advantageous: _____
WORK PLAN/APPROACH HA: The respondent's proposal very clearly demonstrated the firm's ability to meet the goals and objectives identified in the RFP. A: The respondent's proposal demonstrated some ability to meet the goals and objectives identified in the RFP, but proposal lacked sufficient details. NA: The respondent's proposal lacked details and wasn't very clear about meeting the goals and objectives identified in the RFP.	Highly Advantageous: _____ Advantageous: _____ Not Advantageous: _____
REFERENCES	

HA: The respondent is able to provide three (3) or more references.	Highly Advantageous: _____
A: The respondent is able to provide (1) to (2) references	Advantageous: _____
NA: The respondent is able to provide (0) to (1) references.	Not Advantageous: _____

PRICE PROPOSAL	
HA: The respondent fee proposal is less than the established County internal budget.	Highly Advantageous: _____
A: The respondent fee proposal is equal to, or no greater than 120% of the established County internal budget.	Advantageous: _____
NA: The respondent fee proposal is greater than 120% of the established County internal budget.	Not Advantageous: _____

Payment Requirements

Proposers should be aware Jasper County will only make payments on the contract issued under this RFP after the work being billed has been completed, and within 15 calendar days of receipt of a properly prepared and County approved invoice from the vendor. Compensation to the selected vendor will be on a per hour basis as identified in the Price Proposal. Supporting documentation is required for payment of reimbursable expenses. No advance payments will be made to the vendor, who must have the capacity to meet all project expenses in advance of payments by Jasper County.

Acceptance of RFP and Contract Terms

Respondent's submission of a proposal in response to the RFP shall constitute acceptance by the respondent of the terms and conditions of this RFP. In the event that a proposal is accepted for Contract award, the respondent agrees to enter into a contract with the County in a form agreeable to both parties.

A proposal may be corrected, modified, or withdrawn, provided that the correction, modification, or request for withdrawal is made by the respondent in writing and is received at the place and prior to the date and time designated in the RFP for receipt of proposals. After such date and

time, the respondent may not change the fee proposal or any other provision of its proposal in a manner prejudicial to the interests of the County and/or fair competition.

The County shall waive minor informalities or allow the respondent to correct them. If a mistake and the intended fee proposal is clearly evident on the face of the proposal, the County shall correct the mistake to reflect the intended correct fee proposal and shall so notify the respondent in writing and the respondent may not withdraw its proposal. A respondent may withdraw its proposal if a mistake is clearly evident on the face of the proposal, but the intended fee proposal is not similarly evident.

Term of Contract

The term of this contract will be for a period of twelve (12) months, with the option to renew for three one-year additional terms, at the sole discretion of Jasper County.

A. No Warranty

Respondents shall examine the RFP, specifications, and instructions pertaining to the services. Failure to do so shall be at the respondents own risk. It is assumed that the respondent has made full investigation as to be fully informed as to the extent and character of the services and of the requirements of the specifications. No warranty is made or implied as to the information contained in the RFP, specifications, and/or instructions.

B. Expense of RFP Submission

All expenses incurred in the preparation and submission to the County of proposals in response to this RFP shall be borne by the Respondent.

C. Jasper County Reservation of Rights

The County reserves the right to cancel this RFP, or to reject, in whole or in part, any and all proposals received in response to this RFP, upon its determination that such cancellation or rejection is in the best interests of the County. The County further reserves the right to waive any minor informalities in any proposals received if it be in the public interest to do so. The determination of the criteria and process whereby proposals are evaluated, the decision as to who shall receive a contract award, or whether or not an award shall be made as a result of this RFP, shall be at the sole and absolute discretion of the County. The County will not disclose the status of negotiations until the Jasper County Council has approved the award of a contract for service.

D. Insurance Requirements

The Proposer agrees to indemnify and hold harmless Jasper County against all losses and liabilities arising out of or resulting from all injuries or death or damage to property, including theft, on account of performance of work or services by the proposer or proposer's employees or subcontractors pursuant to this Agreement. Proposers shall maintain liability insurance sufficient to fulfill its obligations under this paragraph, in amounts acceptable to the County and shall provide proof of such insurance to County upon request. Proposer may not change such insurance during the term of this agreement without providing written notice to the County.

The Respondent must be willing and able to carry and maintain the required insurance as set forth in the Professional/Technical Services Contract, and to name the following: **“Jasper County Council, its affiliated entities and the entities which manage, Jasper County or its affiliates.”**

RFP #2025-2, Addendum #1, March 31, 2025

Clarification for Questions Submitted

Proposal Due Date: April 9, 2025 – 3:00 PM

Questions:

1. Is there a current security provider for the Jasper County Judicial Building? If so, which company is providing the service? **A. No, there is not a current security provider.**
2. What is the current contract rate for security services, including hourly rates and any additional costs? **A. N/A**
3. Has the county experienced any significant security concerns or incidents that influenced this RFP? **A. No**
4. Are there specific security challenges or concerns at the Judicial Building that the selected contractor should be aware of? **A. Not to our knowledge**
5. Does Jasper County have any preferred or required training certifications beyond state licensing requirements? **A. No**
6. Will security officers be required to undergo additional county-specific training before starting their assignments? **A. No**
7. Are there any expectations regarding the use of security technology, such as surveillance systems, metal detectors, or access control systems? **A. The county uses both a walk-through metal detector and hand-held metal detector, if necessary.**
8. What are the key factors that will weigh most heavily in the selection process? **A. Refer to the RFP**
9. Will there be a pre-bid meeting or site visit available for prospective vendors? **A. No, however, a representative may make an unofficial site visit, however, an appointment should be made by calling the magistrate's office at (843) 726-7717.**
10. Is there an estimated timeline for when the contract will be awarded, and services are expected to begin? **A. The County desires to have the successful proposer in place no later than June 1, 2025.**

11. Are there any specific invoicing requirements or reporting expectations beyond what is listed in the RFP? **A. No**
12. Would the county consider alternative pricing structures, such as bundled service rates or multi-year pricing discounts? **A. Alternative pricing structures will be reviewed by the selection committee.**
13. If the contract is renewed after the initial 12-month period, will pricing adjustments be considered for inflation or other cost increases? **A. Yes**
14. Is there a mandatory pre-bid meeting or site visit required as part of the proposal process? If so, when, and where will it take place? **A. See #9 above.**
15. Does the Security Company need a Business License for the Town of Ridgeland, or will our SLED License suffice? **A. Yes, the security company will need a business license for the Town of Ridgeland and for Jasper County.**
16. Please confirm the due date of the solicitation. I understood it to be April 9th 2025 at 3:00 PM, however March 13th 2025 is also **A. The bid due date is April 9, 2025 at 3:00 PM.**
17. Would you be able to tell me where to find the Non-Collusive Affidavit for this RFP, so that I can fill it out and have it executed. **A. It is included with this addendum.**
18. Can you confirm that this RFP is for (1) officer total per shift? **A. The RFP is for one officer per shift.**
19. Does the County require or prefer a dedicated security vehicle (marked or unmarked) to be used for parking lot patrols during the officer's shift? If so, are there any specific standards or expectations for the vehicle? **A. Currently, parking lot patrols are not required.**
20. Is there currently a company under contract providing armed security services for this location? If so, could you please share the name of the provider? **A. No**
21. If applicable, would the County be willing to disclose the current hourly rate or contract amount being paid to the existing security vendor? **A. N/A**
22. Can you confirm the specific holidays on which security coverage is not required? Additionally, would emergency coverage on holidays be requested or

remain optional? A. The judicial building follows all County holidays, so emergency coverage is not required or anticipated.

23. Will the assigned officer have a designated workstation (e.g., a front desk or reception area), or is the expectation that they remain mobile for the duration of the shift? A. There is an area near the front cashier's window for security.

NON-COLLUSION AFFIDAVIT

(RFP# 2025-2)

The undersigned state that they are authorized to make this affidavit for their company, its owner(s), and its officers. I am the individual responsible in my company for the price(s) and amount(s) contained in the Proposal Response and the preparation of the Proposal. I state that:

1. The price(s) and amount(s) of this Proposal Response have been arrived at independently and without consultation, communication, or agreement with any other Provider, potential Provider, Proposal, or potential Proposal.
 2. The vendor has not disclosed and will not disclose the price(s) nor the amount(s) of this Proposal Response to any other company or individual who is a Provider, potential Provider, Proposal, or potential Proposal.
 3. No attempt has been made nor will be made to induce any company or persons to refrain from submitting a Proposal for this RFP contract, or to submit a price(s) higher than the price(s) in this Proposal, or to submit any intentionally high or non-competitive price(s) or other form of complementary Proposal.
 4. My company's proposal response is made in good faith and is not pursuant to any agreement or discussion with, or inducement from, any company, firm, or person to submit a complementary or non-competitive Proposal.
 5. That the undersigned is informed of all the relevant facts surrounding the preparation and submission of these qualifications; that the undersigned knows and represents and warrants to Jasper County that these qualifications are prepared and submitted without collusion with any other person, business entity, or corporation; and that the company submitting these qualifications is the only person, business entity or corporation with any interest in the resultant contract.
 6. _____, its affiliates, subsidiaries, officers, and employees of _____ are not currently under investigation by any government agency and have not in the last three years been convicted or found liable for any act prohibited by state or federal law in any jurisdiction involving conspiracy or collusion concerning this Proposal, or any public contract.
-

Company Name _____ Date: _____

Address/City/State/Zip: _____

Authorized Signature: _____ Printed Name: _____

Title: _____

Telephone: _____ Email Address: _____

AGENDA

ITEM # 13

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER
ORDINANCE No. O-2025-____
AN ORDINANCE
OF JASPER COUNTY COUNCIL**

**AN ORDINANCE OF THE COUNTY OF JASPER,
AMENDING THE FISCAL YEAR 2024 – 2025 BUDGET AS
ORIGINALLY ADOPTED BY ORDINANCE NO. O-2024-13
ADOPTED JUNE 3, 2024 IN ACCORDANCE WITH THE
LOCAL GOVERNMENT CODE OF THE STATE OF SOUTH
CAROLINA AND THE ORDINANCES AND RULES OF THE
COUNTY OF JASPER, SOUTH CAROLINA; WHERE THE
TOTAL AMOUNT APPROPRIATED IS INCREASED BY
\$2,989,000 TO A TOTAL OF \$63,351,353, WITH REVENUE
AMENDED TO SHOW AN INCREASE OF \$2,989,000 TO A
TOTAL OF \$63,351,353, AND REPEALING ALL
ORDINANCES OR PARTS OF ORDINANCES IN
CONFLICT THEREWITH, AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the County Council of Jasper, South Carolina approved Budget Ordinance No. O-2024-13 for the 2024 – 2025 Fiscal Year on June 3, 2024; and

WHEREAS, the County Administrator of the County of Jasper has submitted to the County Council a proposed budget amendment which codifies Council appropriation decisions made during the fiscal year which increase the budgeted revenue and budgeted expenditures a total of \$2,988,524; and

WHEREAS, the County Council of the County of Jasper, South Carolina desires to amend the approved Budget Ordinance for the 2024 – 2025 Fiscal Year.

NOW THEREFORE, BE IT ORDAINED by the Jasper County Council in council duly assembled and by the authority of the same, that:

SECTION 1. Amendment to the Current Budget

That appropriations and revenue for the Fiscal Year beginning July 1, 2024 and ending June 30, 2025, for support of the general government of the County of Jasper, South Carolina be amended for said term in the manner shown on Exhibit A attached hereto for said form, not to exceed \$2,989,000 for the purposes stated herein.

SECTION 2. Approval of Amendment

That the budget amendment is hereby approved in all aspects and adopted as an amendment to the Jasper County budget for the Fiscal Year beginning July 1, 2024 and ending June 30, 2025.

SECTION 3. Conflict

That all Ordinance or parts of Ordinance in conflict herewith are hereby repealed.

SECTION 4. Effective Date. This ordinance shall take effect from and after the date of its final passage and adoption in accordance with state law.

Jasper County Council

BY: _____
John A. Kemp, Chairman

ATTEST:

**Wanda H. Giles,
Clerk to Council**

First Reading: 5/5/2025

Second Reading:

Public Hearings:

Adopted:

Reviewed for form and draftsmanship by the Jasper County Attorney.

David Tedder

Date

JASPER COUNTY
BUDGET AMENDMENT
ORDINANCE #O-2025-__
FIRST READING

FIRST READING			Budget		Budget		Budget			
Dept.	Account	Account Description	Adopted Budget	Amendments #O-2024-22	Amended Budget	Actual YTD	Budget Balance YTD	Amendments #O-2025-__	Amended Budget	Budget Amendment Explanation
REVENUE										
170- 1503		AUTO TAXES	1,737,600.00	.00	1,737,600.00	2,352,824.54	(615,224.54)	615,300.00	2,352,900.00	Amend to actual
170- 1505		MOTOR CARRIER TAXES	147,000.00	.00	147,000.00	185,961.85	(38,961.85)	39,000.00	186,000.00	Amend to actual
53- 1506		DELINQUENT TAX FEES	115,000.00	.00	115,000.00	211,126.05	(96,126.05)	97,000.00	212,000.00	Amend to actual
63- 1507		CLERK OF COURT FINES	125,000.00	.00	125,000.00	179,695.18	(54,695.18)	55,000.00	180,000.00	Amend to actual
64- 1510		MAGISTRATE FINES	318,000.00	.00	318,000.00	332,255.24	(14,255.24)	14,300.00	332,300.00	Amend to actual
76- 1510		MAGISTRATE FINES	5,000.00	.00	5,000.00	6,831.00	(1,831.00)	1,900.00	6,900.00	Amend to actual
94- 1510		MAGISTRATE FINES	.00	.00	.00	22,239.17	(22,239.17)	22,000.00	22,000.00	Amend to actual
170- 1516		FEE IN LIEU	2,100,000.00	.00	2,100,000.00	2,129,475.67	(29,475.67)	30,000.00	2,130,000.00	Amend to actual
85- 1532		REGISTER OF DEEDS	1,000,000.00	.00	1,000,000.00	1,130,276.42	(130,276.42)	130,000.00	1,130,000.00	Amend to actual
90- 1552		MINI-BOTTLE REVENUE	60,000.00	.00	60,000.00	92,763.35	(32,763.35)	32,800.00	92,800.00	Amend to actual
72- 1566		ELECTION COMMISSION	8,800.00	.00	8,800.00	82,225.17	(73,425.17)	73,400.00	82,200.00	Amend to actual
55- 1600		BUSINESS LICENSE FEES	575,000.00	.00	575,000.00	801,926.01	(226,926.01)	228,000.00	803,000.00	Amend to actual
84- 1601		RECYCLING FEES	75,000.00	.00	75,000.00	120,398.50	(45,398.50)	45,000.00	120,000.00	Amend to actual
103- 1604		RENTS	1,000.00	.00	1,000.00	6,891.20	(5,891.20)	5,900.00	6,900.00	Amend to actual
57- 1609		AIRPORT OFFICER REIMBURSEMENT	140,000.00	.00	140,000.00	.00	140,000.00	(140,000.00)	-	Sheriff Deputy no longer provide security to airport
103- 1725		CATERING SERVICES	.00	.00	.00	11,934.29	(11,934.29)	12,000.00	12,000.00	Amend to actual
								1,261,600.00		
TRANSFERS										
170- 1607		TRANSFER IN	.00	.00	.00	17,194,689.82	(17,194,689.82)	1,000,000.00	1,000,000.00	Resolution #R-2024-36
170- 1590		CASH CARRY FORWARD	3,848,983.00	5,968,620.00	9,817,603.00	727,033.00	9,090,570.00	727,400.00	10,545,003.00	Approved by Council 10/7/2024
								1,727,400.00		
TOTAL INCREASE TO REVENUE & TRANSFERS								\$ 2,989,000.00		
EXPENDITURES										
63- 2000		SALARIES & WAGES	301,500.00	15,500.00	317,000.00	321,367.33	(4,367.33)	60,800.00	377,800.00	Amend to projected actual
67- 2000		SALARIES & WAGES	235,500.00	12,000.00	247,500.00	204,193.40	43,306.60	20,000.00	267,500.00	Amend to projected actual
81- 2000		SALARIES & WAGES	309,400.00	17,900.00	327,300.00	318,128.25	9,171.75	39,000.00	366,300.00	Amend to projected actual
103- 2000		SALARIES & WAGES	181,100.00	9,500.00	190,600.00	100,876.56	89,723.44	(56,000.00)	134,600.00	Amend to projected actual
63- 2001		PART-TIME SALARIES	.00	.00	.00	2,525.65	(2,525.65)	3,500.00	3,500.00	Amend to projected actual
58- 2003		CONTRACT LABOR	.00	350,000.00	350,000.00	7,095.00	342,905.00	(17,700.00)	332,300.00	Amend to projected actual
63- 2003		CONTRACT LABOR	40,000.00	.00	40,000.00	1,800.00	37,059.39	(37,000.00)	3,000.00	Amend to projected actual
62- 2012		SALARY ADJUSTMENTS	197,000.00	.00	197,000.00	.00	197,000.00	(197,000.00)	-	Amend to projected actual
46- 2020		OVERTIME	550,000.00	.00	550,000.00	566,370.98	(16,370.98)	16,400.00	566,400.00	Amend to projected actual
63- 2020		OVERTIME	.00	.00	.00	4,023.74	(4,023.74)	5,500.00	5,500.00	Amend to projected actual
81- 2020		OVERTIME	15,000.00	.00	15,000.00	15,439.82	(439.82)	3,300.00	18,300.00	Amend to projected actual
84- 2020		OVERTIME	25,000.00	.00	25,000.00	56,366.76	(31,366.76)	45,400.00	70,400.00	Amend to projected actual
63- 2030		FICA-EMPLOYER CONTRIB.	24,300.00	.00	24,300.00	25,094.19	(794.19)	6,100.00	30,400.00	Amend to projected actual
81- 2030		FICA-EMPLOYER CONTRIB.	23,700.00	.00	23,700.00	25,992.18	(2,292.18)	7,100.00	30,800.00	Amend to projected actual
103- 2030		FICA-EMPLOYER CONTRIB.	13,900.00	.00	13,900.00	7,789.85	6,110.15	(5,300.00)	8,600.00	Amend to projected actual
63- 2036		S.C. RETIREMENT-EMPLOYER	62,600.00	.00	62,600.00	54,926.64	7,673.36	13,300.00	75,900.00	Amend to projected actual
67- 2036		S.C. RETIREMENT-EMPLOYER	46,600.00	.00	46,600.00	38,118.38	8,481.62	(1,000.00)	45,600.00	Amend to projected actual
81- 2036		S.C. RETIREMENT-EMPLOYER	61,200.00	.00	61,200.00	66,078.83	(4,878.83)	16,900.00	78,100.00	Amend to projected actual
94- 2036		S.C. RETIREMENT-EMPLOYER	7,700.00	.00	7,700.00	13,278.69	(5,578.69)	10,100.00	17,800.00	Amend to projected actual
96- 2036		S.C. RETIREMENT-EMPLOYER	7,200.00	.00	7,200.00	13,644.89	(6,444.89)	10,000.00	17,200.00	Amend to projected actual
103- 2036		S.C. RETIREMENT-EMPLOYER	35,800.00	.00	35,800.00	20,023.76	15,776.24	(11,000.00)	24,800.00	Amend to projected actual
63- 2038		POLICE OFFICER RET.-EMPLOYER	.00	.00	.00	5,379.78	(5,379.78)	8,200.00	8,200.00	Amend to projected actual
94- 2038		POLICE OFFICER RET.-EMPLOYER	10,100.00	.00	10,100.00	.00	10,100.00	(10,100.00)	-	Amend to projected actual
96- 2038		POLICE OFFICER RET.-EMPLOYER	10,000.00	.00	10,000.00	.00	10,000.00	(10,000.00)	-	Amend to projected actual
45- 2040		MEDICAL INSURANCE	120,600.00	.00	120,600.00	102,965.57	17,634.43	4,300.00	124,900.00	Amend to projected actual
46- 2040		MEDICAL INSURANCE	474,000.00	.00	474,000.00	460,734.20	13,265.80	79,100.00	553,100.00	Amend to projected actual
47- 2040		MEDICAL INSURANCE	47,500.00	.00	47,500.00	20,760.56	26,739.44	(22,300.00)	25,200.00	Amend to projected actual
48- 2040		MEDICAL INSURANCE	80,000.00	.00	80,000.00	76,029.31	3,970.69	8,400.00	88,400.00	Amend to projected actual
49- 2040		MEDICAL INSURANCE	48,300.00	.00	48,300.00	55,608.20	(7,308.20)	18,400.00	66,700.00	Amend to projected actual
50- 2040		MEDICAL INSURANCE	51,700.00	.00	51,700.00	35,811.25	15,888.75	(9,400.00)	42,300.00	Amend to projected actual
51- 2040		MEDICAL INSURANCE	25,700.00	.00	25,700.00	21,109.88	4,590.12	(800.00)	24,900.00	Amend to projected actual
53- 2040		MEDICAL INSURANCE	22,000.00	.00	22,000.00	15,582.76	6,417.24	(2,700.00)	19,300.00	Amend to projected actual
54- 2040		MEDICAL INSURANCE	125,500.00	.00	125,500.00	82,164.58	43,335.42	(28,200.00)	97,300.00	Amend to projected actual
55- 2040		MEDICAL INSURANCE	11,100.00	.00	11,100.00	5,118.92	5,981.08	(5,000.00)	6,100.00	Amend to projected actual
56- 2040		MEDICAL INSURANCE	31,700.00	.00	31,700.00	25,077.76	6,622.24	(700.00)	31,000.00	Amend to projected actual
57- 2040		MEDICAL INSURANCE	563,000.00	.00	563,000.00	489,273.56	73,726.44	43,900.00	606,900.00	Amend to projected actual
58- 2040		MEDICAL INSURANCE	251,000.00	.00	251,000.00	120,278.23	130,721.77	(101,300.00)	149,700.00	Amend to projected actual
60- 2040		MEDICAL INSURANCE	32,800.00	.00	32,800.00	18,657.60	14,142.40	(10,400.00)	22,400.00	Amend to projected actual
61- 2040		MEDICAL INSURANCE	27,000.00	.00	27,000.00	18,751.94	8,248.06	(4,600.00)	22,400.00	Amend to projected actual
62- 2040		MEDICAL INSURANCE	476,000.00	.00	476,000.00	410,728.29	65,271.71	(65,300.00)	410,700.00	Amend to projected actual
63- 2040		MEDICAL INSURANCE	37,800.00	.00	37,800.00	40,656.81	(2,856.81)	14,900.00	52,700.00	Amend to projected actual
64- 2040		MEDICAL INSURANCE	35,000.00	.00	35,000.00	18,345.83	16,654.17	(13,200.00)	21,800.00	Amend to projected actual
66- 2040		MEDICAL INSURANCE	12,300.00	.00	12,300.00	10,774.82	1,525.18	1,500.00	13,800.00	Amend to projected actual
67- 2040		MEDICAL INSURANCE	16,000.00	.00	16,000.00	13,675.52	2,324.48	1,400.00	17,400.00	Amend to projected actual

Exhibit A

BEST READING		Budget			Budget			Budget		
Dept.	Account	Account Description	Adopted Budget	Amendments #O-2024-22	Amended Budget	Actual YTD	Budget Balance YTD	Amendments #O-2025--	Amended Budget	Budget Amendment Explanation
68-	2040	MEDICAL INSURANCE	400.00	.00	400.00	1,896.44	(1,496.44)	3,200.00	3,600.00	Amend to projected actual
69-	2040	MEDICAL INSURANCE	86,700.00	.00	86,700.00	84,170.61	2,529.39	15,800.00	102,500.00	Amend to projected actual
72-	2040	MEDICAL INSURANCE	26,500.00	.00	26,500.00	21,009.24	5,490.76	(1,700.00)	24,800.00	Amend to projected actual
74-	2040	MEDICAL INSURANCE	16,000.00	.00	16,000.00	15,577.74	422.26	3,300.00	19,300.00	Amend to projected actual
75-	2040	MEDICAL INSURANCE	6,000.00	.00	6,000.00	8,619.93	(2,619.93)	5,300.00	11,300.00	Amend to projected actual
76-	2040	MEDICAL INSURANCE	27,000.00	.00	27,000.00	13,675.52	13,324.48	(10,600.00)	16,400.00	Amend to projected actual
77-	2040	MEDICAL INSURANCE	28,700.00	.00	28,700.00	5,168.68	23,531.32	(22,500.00)	6,200.00	Amend to projected actual
78-	2040	MEDICAL INSURANCE	22,700.00	.00	22,700.00	4,123.91	18,576.09	(17,600.00)	5,100.00	Amend to projected actual
80-	2040	MEDICAL INSURANCE	12,000.00	.00	12,000.00	6,312.97	5,687.03	(4,700.00)	7,300.00	Amend to projected actual
81-	2040	MEDICAL INSURANCE	36,800.00	.00	36,800.00	43,933.83	(7,133.83)	16,300.00	53,100.00	Amend to projected actual
83-	2040	MEDICAL INSURANCE	45,500.00	.00	45,500.00	29,275.30	16,224.70	(10,500.00)	35,000.00	Amend to projected actual
84-	2040	MEDICAL INSURANCE	6,500.00	.00	6,500.00	8,532.62	(2,032.62)	4,000.00	10,500.00	Amend to projected actual
86-	2040	MEDICAL INSURANCE	40,700.00	.00	40,700.00	29,863.61	10,836.39	(5,000.00)	35,700.00	Amend to projected actual
96-	2040	MEDICAL INSURANCE	7,700.00	.00	7,700.00	6,294.64	1,405.36	(300.00)	7,400.00	Amend to projected actual
101-	2040	MEDICAL INSURANCE	36,900.00	.00	36,900.00	21,136.30	15,763.70	(11,800.00)	25,100.00	Amend to projected actual
103-	2040	MEDICAL INSURANCE	44,100.00	.00	44,100.00	18,751.94	25,348.06	(21,200.00)	22,900.00	Amend to projected actual
63-	2200	OFFICE SUPPLIES	4,500.00	.00	4,500.00	14,093.01	(10,265.16)	10,300.00	14,800.00	Amend to projected actual
58-	2280	MAINTENANCE SUPPLIES	25,100.00	.00	25,100.00	38,413.95	(13,313.95)	20,000.00	45,100.00	Amend to projected actual
103-	2280	MAINTENANCE SUPPLIES	11,000.00	.00	11,000.00	20,152.46	(9,152.46)	9,800.00	20,800.00	Amend to projected actual
58-	2300	GAS, OIL, & GREASE	25,000.00	.00	25,000.00	27,918.78	(2,918.78)	6,500.00	31,500.00	Amend to projected actual
81-	2300	GAS, OIL, & GREASE	70,000.00	.00	70,000.00	80,423.39	(10,423.39)	31,200.00	101,200.00	Amend to projected actual
84-	2300	GAS, OIL, & GREASE	65,000.00	.00	65,000.00	79,010.36	(14,010.36)	31,600.00	96,600.00	Amend to projected actual
45-	2310	VEHICLE INSURANCE	20,000.00	.00	20,000.00	.00	20,000.00	(20,000.00)	-	Amend to projected actual
56-	2310	VEHICLE INSURANCE	187,200.00	.00	187,200.00	300,714.17	(113,514.17)	113,600.00	300,800.00	Amend to projected actual
45-	2320	VEHICLE MAINTENANCE	20,000.00	.00	20,000.00	13,940.30	6,059.70	(4,500.00)	15,500.00	Amend to projected actual
48-	2400	MAINTENANCE CONTRACTS	119,000.00	.00	119,000.00	41,011.51	77,988.49	(15,500.00)	103,500.00	Amend to projected actual
67-	2400	MAINTENANCE CONTRACTS	13,600.00	.00	13,600.00	14,450.59	(850.59)	1,000.00	14,600.00	Amend to projected actual
63-	2405	CONTRACTUAL SERVICES	53,000.00	.00	53,000.00	20,362.08	32,637.92	(4,800.00)	48,200.00	Amend to projected actual
103-	2405	CONTRACTUAL SERVICES	256,000.00	.00	256,000.00	95,909.89	160,090.11	(140,000.00)	116,000.00	Sheriff Office no longer provides security to airport
63-	2430	EQUIPMENT	.00	.00	.00	1,920.00	(1,920.00)	2,000.00	2,000.00	Amend to projected actual
67-	2445	EQUIPMENT, SECURITY	.00	.00	.00	4,527.34	(4,527.34)	6,000.00	6,000.00	Amend to projected actual
80-	2610	TRAVEL & TRAINING	6,900.00	.00	6,900.00	2,307.47	4,592.53	(3,500.00)	3,400.00	Amend to projected actual
80-	2645	UNIFORMS	10,000.00	.00	10,000.00	23,416.39	(13,416.39)	11,000.00	21,000.00	Amend to projected actual
58-	2700	FOOD SERVICE CONTRACT	335,000.00	.00	335,000.00	349,219.28	(14,219.28)	32,000.00	367,000.00	Amend to projected actual
62-	2800	AUDIT SERVICES	120,000.00	.00	120,000.00	180,980.00	(60,980.00)	76,000.00	196,000.00	Amend to projected actual
80-	2820	PUBLIC BUILDING INSURANCE	1,500.00	.00	1,500.00	5,020.38	(3,520.38)	3,500.00	5,000.00	Amend to projected actual
58-	2825	UTILITIES	188,800.00	.00	188,800.00	102,633.11	86,166.89	(66,000.00)	122,800.00	Amend to projected actual
63-	2825	UTILITIES	65,000.00	.00	65,000.00	33,824.26	31,175.74	(25,200.00)	39,800.00	Amend to projected actual
48-	2832	TRANSLATOR SERVICES	.00	.00	.00	14,680.48	(14,680.48)	15,500.00	15,500.00	Amend to projected actual
57-	2832	TRANSLATOR SERVICES	.00	.00	.00	4,025.16	(4,025.16)	5,000.00	5,000.00	Amend to projected actual
96-	2832	TRANSLATOR SERVICES	500.00	.00	500.00	4,941.06	(4,441.06)	5,000.00	5,500.00	Amend to projected actual
56-	2837	DISASTER EXPENSES	.00	.00	.00	33,118.91	(33,118.91)	33,200.00	33,200.00	Tropical Storm and Hurricane expenditures except payroll
58-	2837	DISASTER EXPENSES	.00	.00	.00	742,829.86	(742,829.86)	765,000.00	765,000.00	Expenditures due to Detention Center Fire
69-	2837	DISASTER EXPENSES	.00	.00	.00	304.60	(304.60)	400.00	400.00	Tropical Storm and Hurricane expenditures except payroll
81-	2837	DISASTER EXPENSES	.00	.00	.00	5,967.59	(5,967.59)	6,000.00	6,000.00	Tropical Storm and Hurricane expenditures except payroll
90-	3705	SOLICITOR-14TH JUDICIAL	270,250.00	.00	270,250.00	590,058.00	(319,808.00)	319,900.00	590,150.00	Resolution #R-2024-29
45-	3752	CAPITAL OUTLAY	.00	.00	.00	24,500.00	(24,500.00)	24,500.00	24,500.00	Repairs to Levy FS Council Approved 7/15/224
46-	3752	CAPITAL OUTLAY	.00	566,606.00	566,606.00	.00	566,606.00	(113,600.00)	453,006.00	Amend to projected actual
67-	3765	BANK FEES	.00	.00	.00	998.55	(998.55)	1,000.00	1,000.00	Amend to projected actual
62-	3772	CONSULTING SERVICES	250,000.00	.00	250,000.00	20,650.00	229,350.00	727,400.00	977,400.00	Coosawhatchie FS Architectural Services approved by Council 10/7/20;
84-	4100	LANDFILL EXPENSES	220,000.00	.00	220,000.00	322,885.45	(102,885.45)	178,000.00	398,000.00	Amend to projected actual
90-	4465	NEW LIFE CENTER	62,000.00	.00	62,000.00	169,618.09	(107,618.09)	192,000.00	254,000.00	Amend to projected actual
90-	4515	TECHNICAL COLLEGE OF THE	50,000.00	.00	50,000.00	1,050,000.00	(1,000,000.00)	1,000,000.00	1,050,000.00	Resolution #R-2024-36
58-	4708	VEHICLE/EQUIP. LEASE PAYMENTS	65,000.00	.00	65,000.00	74,211.27	(9,211.27)	25,200.00	90,200.00	Amend to projected actual
80-	4708	VEHICLE/EQUIP. LEASE PAYMENTS	11,000.00	.00	11,000.00	.00	11,000.00	(11,000.00)	-	Amend to projected actual
103-	4708	VEHICLE/EQUIP. LEASE PAYMENTS	30,000.00	.00	30,000.00	.00	30,000.00	(30,000.00)	-	Amend to projected actual
77-	5040	PARK DEVELOPMENT	400,000.00	131,777.00	531,777.00	109,827.55	421,949.45	(135,000.00)	396,777.00	Reclass for Levy Community Center Renovation
78-	5040	PARK DEVELOPMENT	400,000.00	41,663.00	441,663.00	320,635.30	75,145.43	135,000.00	576,663.00	Reclass for Levy Community Center Renovation
TOTAL INCREASE TO EXPENDITURES								\$	2,989,000.00	
TOTAL BUDGETED REVENUE AND TRANSFERS INCL. AMENDMENTS								\$	63,351,353.00	
TOTAL INCREASE TO EXPENDITURES								\$	63,351,353.00	
NET INCREASE/(DECREASE) TO BUDGET									0.00	

AGENDA

ITEM # 14



Jasper County Clerk to Council

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-3696

Wanda Giles
Clerk to County Council
wsimmons@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	05.05.2025
Project:	Revisions to the County Council Meeting Calendar
Request:	For Council to amend the 2025 Meeting Calendar
	for the Jasper County Council Meetings
Submitted For:	Review and Approval
Recommendation:	Staff recommends approval

Description:

Attached you will find the draft of the revised 2025 County Council Meeting Calendar that is being submitted for your approval.

Please note the requested amendments to the 2025 County Council Meeting Calendar as shown below:

- Please note the following
 - During the month of June, a second meeting will be held on Monday, June 16, 2025.
 - During the month of December, a second meeting will be held on Monday, December 15, 2025.

Recommendation: Staff recommends approval of the Revised 2025 County Council Meeting Calendar.

DUE TO THE COVID-19 CONSIDERATIONS, ALL **IN-PERSON COUNCIL MEETINGS** MAY BE REPLACED WITH EITHER **ELECTRONIC OR HYBRID ELECTRONIC/PHYSICAL MEETINGS**

Watch Live via YouTube at:

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCjIA

OFFICIAL **2025 County Council Meeting Schedule**

THE JASPER COUNTY COUNCIL MEETS ON THE FIRST MONDAY OF EACH MONTH AND THE THIRD MONDAY OF EACH MONTH FOR THE REGULAR COUNTY COUNCIL MEETING SESSION. IF THE FIRST OR THIRD MONDAY FALLS ON A HOLIDAY, THE COUNCIL WILL MEET ON **TUESDAY** OF THAT WEEK.

Regular Session Council Meeting Date and Time Schedule

- JANUARY 6, 2025 – 6:00PM
- JANUARY 21, 2025 – 6:00PM (Tuesday)
- FEBRUARY 3, 2025 – 6:00PM
- FEBRUARY 18, 2025 – 6:00PM (Tuesday)
- MARCH 3, 2025 – 6:00PM – Hardeeville City Hall Location
- MARCH 17, 2025 – 6:00PM
- APRIL 7, 2025 – 6:00PM
- APRIL 21, 2025 – 6:00PM
- MAY 5, 2025 – 6:00PM
- MAY 19, 2025 – 6:00PM
- JUNE 2, 2025 – 6:00PM – Hardeeville City Hall Location
- JUNE 16, 2025 – 6:00PM
- JULY 21, 2025 – 6:00PM
- AUGUST 18, 2025 – 6:00PM
- SEPTEMBER 2, 2025 – 6:00PM (Tuesday)
- SEPTEMBER 15, 2025 – 6:00PM – Hardeeville City Hall Location
- OCTOBER 6, 2025 – 6:00PM
- OCTOBER 20, 2025 – 6:00PM
- NOVEMBER 3, 2025 – 6:00PM
- NOVEMBER 17, 2025 – 6:00PM – Hardeeville City Hall Location
- DECEMBER 1, 2025 – 6:00PM
- DECEMBER 15, 2025 – 6:00PM

Revised 05.05.2025 - DATES AND TIMES ARE SUBJECT TO CHANGE
SPECIAL MEETINGS CAN BE CALLED WITH 24 HOURS PUBLIC NOTICE
FOR ADDITIONAL INFORMATION CONTACT: 843-717-3696
EQUAL OPPORTUNITY EMPLOYER –

Special Accommodations Available Upon Request to Individuals with Disabilities, please contact the Jasper County ADA & Civil Rights Coordinator, **Tisha Williams** in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at **(843) 717-3690** or via email at jcadministrator@jaspercountysc.gov no later than 48 hours prior to the scheduled meeting.

AGENDA

ITEM # 15

Administrator's Report



OFFICE OF THE JASPER COUNTY ADMINISTRATOR

*Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 1149
Ridgeland, South Carolina 29936 - 843-717-3690 – Fax: 843-726-7800*

Andrew P. Fulghum
County Administrator

afulghum@jaspercountysc.gov

Tisha L. Williams
Executive Assistant

tlwilliams@jaspercountysc.gov

Administrator's Report May 5, 2025

1. Master Solid Waste Host and Disposal Service Agreement:

As discussed at your last Council meeting, Mr. Iwanicki has requested an extension of the master solid waste host and disposal agreement between Jasper County and Waste Management. Waste Management has acknowledged the request, and we will let you know their response as soon as we know it.

2. County Council General Workshops and Budget Workshops:

Staff will review the lists of workshops through August 2025.

3. Towne Park Development in the City of Hardeeville:

This development is located in the City and abuts County property (Sergeant Jasper Park and Medical Center Drive extended). County issues include requests for encroachment permits, easements, and to allow drainage into County-owned ponds at the park. County and City staff have met to work through the issues, and I will provide a brief report on our progress.

The County Administrator's Progress Report and any miscellaneous correspondence, agendas, and minutes follow this report.





Lisa Wagner
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Planning Department

358 Third Avenue
Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

August 25, 2022

City of Hardeeville
Ms. Brana Snowden, Planning Director
205 Main Street
Hardeeville, SC 29927

Re: Towne Park Development by Forino Co, L.P.

Dear Ms. Snowden,

Jasper County had the opportunity to review the Towne Park development proposed by Forino Co, L.P. Jasper County has two primary concerns. One is the road in which the development will gain access from and the other is their stormwater management plan, which are both discussed below along with recommendations by Jasper County.

According to the Towne Park development plans, access to their property is shown from Medical Center Drive. The portion of Medical Center Drive north of the intersection of Red Dam Road is owned by Jasper County. An encroachment permit has not been issued for the Towne Park project nor has Jasper County received an application for an encroachment permit. Medical Center Drive is located within the City of Hardeeville and the road is not being used by Jasper County to serve any unincorporated Jasper County properties, so the County Administration would propose the County deed the road to the City of Hardeeville, which would eliminate the need for a Jasper County encroachment permit for this project and any future development that may be permitted through the City of Hardeeville.

Additionally, Jasper County understands that the stormwater from the Towne Park project will ultimately discharge into a pond at Jasper Sergeant Park, a public recreational asset. Given the exceptional natural resource value of the Park and its water amenities, Jasper County respectfully requests that the City of Hardeeville require the Stormwater Management Plan for this project to be designed at a minimum to conform to Jasper County's Stormwater Ordinance dated August 17, 2020, which we understand to contain stricter standards in important areas. Jasper County's Stormwater Ordinance and general requirements can be found here:

<https://www.jaspercountysc.gov/pdfs/LandDevelopmentRegulations.pdf> (See Chapter 10),

Jasper County's Stormwater Design Requirements are:

- Control the post-development peak runoff discharge rate for the 2-, 10-, and 25-year, 24-hour design storm events to pre-development discharge rates. The 100-year, 24-hour

storm event shall be accommodated through the development without causing damage to on-site and offsite structures.

- Engineered stormwater collection, conveyance, and storage systems shall be designed using criteria established in the Jasper County Stormwater Management Design Manual; and

Jasper County's Water Quality Requirements for Development includes:

- Storm Water Runoff Volume - the development shall maintain the pre-development hydrology of the site for the 85th percentile storm event.
- A stormwater management system is presumed to comply with this criteria if it includes practices that provide for the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the Stormwater Design Manual, sound engineering practice, and other information as approved by the DSR; and it is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the stormwater Design Manual.

Jasper County's Stormwater Design Manual can be found here:

<https://www.jaspercountysc.gov/pdfs/StormwaterManual10311.pdf>

Ideally, the storm water standards developed by SOLOCO would be applied to provide better protection to the receiving waters of the Park; is there an opportunity to incorporate those standards and Best Management Practices into the plan and agreements for this project?

Please let me know if the City of Hardeeville will favorably consider these recommendations.

Respectfully,

Lisa Wagner

Lisa Wagner, CFM
Director of Planning and Building Services



OFFICE OF THE JASPER COUNTY ADMINISTRATOR

Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 1149
Ridgeland, South Carolina 29936 - 843-717-3690 – Fax: 843-726-7800

Andrew P. Fulghum
County Administrator

afulghum@jaspercountysc.gov

Tisha L. Williams
Executive Assistant

tlwilliams@jaspercountysc.gov

Progress Report April 21, 2025 – May 5, 2025

1. Nickel Plate MCIP Settlement:

Several meetings and telephone conversations reviewing the proposed settlement agreement, escrow holdings, and tax amounts. Will advise when all parties have agreed as to the amounts to be distributed.

2. Economic Development Projects:

Met with SCA staff, outside counsel, and the County Attorney on April 23 and scheduled to meet again on April 30 to review active economic development projects.

3. Cypress Ridge Industrial Park:

Met with Mr. Iwanicki on April 24 to discuss these items:

- 1) The proposed new road in the park to facilitate additional development as discussed with the County Council. Mr. Iwanicki will be working with Mr. Boykin from the SCA to discuss funding of that proposed road with the Jasper County Transportation Committee.
- 2) Proposed thinning of trees on the park property. Mr. Iwanicki will be working with Ms. Burgess on developing a request for proposals (RFP) for that effort.

4. Animal Shelter:

Met again with Mr. Hance, Mr. Iwanicki, and representatives of Jasper Animal Rescue Mission (JARM) and Palmetto Animal League (PAL) on April 25 to review short-term and long-term projects. Lease to be discussed with the County Council in executive session at the May 5 County Council meeting.

5. SC Ports Authority Port Ambassador Program:

Scheduled to attend the final session of training for this program May 1-2 in Charleston, SC.

6. Other Meetings/Events Attended or Scheduled to Attend:

Rededication Ceremony for the Tomb of Thomas Heyward, Jr. on May 3.

AGENDA

ITEM # 16



JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue, Ridgeland, SC 29936

Monday, March 17, 2025

MINUTES

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Chris VanGeison and Councilman Joe Arzillo

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Lisa Wagner, Danny Lucas, Chief Russell Wells, and Videographer Jonathan Dunham.

1. Call to Order of the Jasper County Council Meeting by Chairman Kemp

Chairman Kemp called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.*

5:00 PM – Workshop:

• Airport Leases and FAA Compliance Matters

Mr. Fulghum introduced this item for discussion and review. Mr. Fulghum noted that Mr. Tedder had prepared packets for Council that he felt would give Council some guidance and some structure for discussion today. He also mentioned that this was for discussion only and no action this evening.

Mr. Tedder noted that back in January that he had provided some guidance for Council with a memo with some attachments from the FAA regarding lease compliance issues and a corrective action plan that we were asked to move forward with. It revolved he noted around expired and expiring lease, future lease and the term and the compensation that would be provided for those replacement lease or new leases.

He said that he had provided them with some information that brought out in this memo about Council's responsibilities when dealing with public trust properties. Normally he noted, we can only deal with public property in a way that it benefits the public. The example he gave was from when we sell property, that we need to get close to fair market value or be able to explain why we are taking less money for the property. In explanation if a County owned property price is sold and the price is reduced, then the price received for said property must provide an adequate reason to avoid issues. The example he used was from Cypress Ridge Industrial Park. In those cases, it is usually done as a request to incentivize jobs and tax base when it comes through. This is the most relevant and most often used incentive he noted. Mr. Tedder also mentioned that is

done to bring businesses into the area and mentioned that the courts have established a test to ensure certain requirements are met. He noted that the constitution has provisions that says we can't just let property go unless there is a benefit to the public. Then we get into what is an allowable reduction and generally if there is a finding of an incidental or indirect benefit such as creation of job, creation of tax base and other such types of things. The courts he noted, have developed a 4-part test when looking at these matters to determine the incidental benefits and to determine if what is being done in these matters valid. He noted what was supposed to be reviewed, as to what the intended or ultimate goal or benefit to the public would be, or to the public or private parties. The primary beneficiary is the benefit to the public speculative and what's the probability that the public interests will ultimately be served and to what degree. He noted that it gets down to the release of the property when there is not an equivalent value or incidental benefit to identify to a private ownership, without receiving in return some consideration of reasonably equivalent value which would amount to a palpable breach of trust upon which is held. He also mentioned in the original creation of the airport hangar system leases and the original lease term period, as well as the end of lease information. He mentioned what the new value would be brought forth to the public. He discussed transfer of leases to other hangar owners and what that meant. He discussed further the information that staff had provided previously to Council. He also discussed expired leases and that according to the FAA concerns requesting compliance, that if the county did not take control of the property that the county is in violation of the grant requirements. He noted that on the fuel tank on the property that had no lease for 10 years that we had to take court action to get it off the property, as mandated by the FAA, and it ended up costing the County's General Fund (because Airport revenue can't for a remediation) a little over \$5,000.00 to clean up the property and get it cleared. Staff has brought a basic lease structure for 5 years and at the end of the term an option to extend another 5 years at a cost. He gave an overview of the breakdown of the lease and how it could be determined on the basis as provided to Council in the information. He also noted that all the leases he had examined had anti-assignment clauses in them.

Public Comments: There was some other discussion of dissatisfaction from the public regarding hangar leases, hangar leases versus ground leases, that all leases should be treated with good faith and longer lease terms. It was noted that in 2016 the hangars generated revenue (42 hangars), the budget for the Airport was discussed; the authority of the Airport Commission; the Airport Commission's role was discussed; the length of time that the Airport Commission has existed; and the communication with the Airport Commission and Airport Manager was also mentioned. For more information on this workshop and further information please visit our YouTube Channel for the video of this workshop at:

<https://www.jaspercountysc.gov/government/council/council-recorded-meetings/> .

Chapter 28 Utilities Ordinance Modification

This item did not get addressed since there was not enough time remaining after the first workshop item.

The workshop adjourned.

6:00 PM – Meeting:

1. Call the Meeting to Order by Chairman Kemp

Chairman Kemp called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting and the meeting agenda were posted at least 24 hours prior to the meeting on the County Council Building at a publicly accessible place, on the county*

website, and a copy of the agenda was provided to the local news media and all person's or organizations requesting notification.

2. Pledge of Allegiance and Invocation:

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell.

3. Approval of the Consent Agenda Items:

Approval of Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless any Councilmember so requests. In the event of such a request the item is placed at the end of the Public Hearings, Ordinances and Action Items.

Motion to approve: Councilman VanGeison

Second: Vice Chairman Rowell

Vote: Unanimous

The motion passed.

4. Approval of the Regular Agenda:

It was discussed to remove item numbers 19 and 24; place items 21 as 8A and Item 22 as 8B.

Motion to approve the regular agenda with changes as noted: Vice Chairman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

PRESENTATION

5. [Corey Bevins](#) – Introduction of Parks and Recreation Director.

Chairman Kemp introduced Corey Bevins the Jasper County Parks and Recreation Director. Mr. Bevins discussed the landings, and what he has been wanting to implement. The repairs he was looking into making as well as the improvements to be made. He noted that they were currently registering for NFL Football, MLS Soccer.

6. [Chairman Kemp's comments](#): He wished a Happy Birthday to Administrator Fulghum.

CITIZEN COMMENTS

7. Open Floor to the Public per Ordinance Number #08-17 Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6:00PM start time on the Sign-In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.

Mark Albritton signed up but was not present to speak.

[Minutes - 03.17.2025](#)

Julie Mikols was present to introduce Sena Loyd as the new AHJ Library Director. Ms. Loyd gave some background information to Council and noted the work that Jasper County had been doing on the Library renovations. She shared her passion for the library and the future for Jasper County's library.

Vicky Pinegar was present to discuss the hanger lease and discussed her 13-year lease said it could not be changed unless it was done by both parties.

RESOLUTIONS

8. Chairman Kemp - Consideration of Resolution [#R-2025-21](#) to assign Councilman Joseph Arzillo to the (EOC) Equal Opportunity Commission Board.

Motion to approve: Vice Chairman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

8A. Keith Horton, Clerk of Court – Consideration of the request to add additional personnel. (formerly item # 21)

Keith Horton, Jasper County Clerk of Court was present to review and discuss the consideration of the request to add additional personnel. He explained the situation regarding his staff and explained that he was present to take up the issue partly that handled and agreed to by the previous Council when he took office. He said they had 8 positions when he came into office, and he requested to add four more positions when he took office which the previous Council agreed to. He noted that a formal decision needed to be on record for the 4 positions he was given by the previous Council and that he was also requesting to add one additional position at this time.

Motion to approve the 5 additional positions: Councilman VanGeison

Second: Vice Chairman Rowell

Vote: Unanimous

The motion passed.

8B. Jeremiah Vaigneur, Coroner – Consideration of the request to change classification of two Deputy Coroners from part time to full time employees. (formerly item # 22)

Jeremiah Vaigneur, Jasper County Coroner was present to review and discuss the consideration of the request to change classification of two Deputy Coroners from part time to full time employees and to do away with the part time Administrative Assistant position.

Motion to approve the Coroner's request as presented: Councilman Arzillo

Second: Vice Chairman Rowell

Vote: Unanimous

The motion passed.

9. Kimberly Burgess – Consideration of Resolution [#R-2025-22](#) of the Jasper County Council Pursuant to Section 2-445 of the Jasper County Code of Ordinances Regarding Jasper County Purchase Card Procurement and Authorizing the County Administrator to Execute the Necessary Agreements, and Matters Related Thereto. (Bank of America Merrill Lynch through the SC State Contract)

Ms. Burgess was present to review and address the request for the consideration of Resolution [#R-2025-22](#) of the Jasper County Council pursuant to Section 2-445 of the Jasper County Code of Ordinances regarding Jasper County Purchase Card Procurement and staff requested to have the County Administrator authorized to execute the necessary agreements.

Motion to approve: Vice Chairman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

10. Kimberly Burgess – [Public Hearing](#) and Consideration of Resolution [#R-2025-23](#) of Jasper County Council Pursuant to Section 2-415 of the Jasper County Code of Ordinances Regarding Jasper County SC 250 Committee's Request to for an Arborist and for Landscaping Services Related to Improvements at the Thomas Heyward Cemetery Site, Authorizing the County Administration to accept the Submitted Bids for Such Improvements, and Matters Related Thereto.

Ms. Burgess was present to review and address the request for the consideration of Public Hearing and Consideration of Resolution [#R-2025-23](#) of Jasper County Council Pursuant to Section 2-415 of the Jasper County Code of Ordinances Regarding Jasper County SC 250 Committee's Request to for an Arborist and for Landscaping Services Related to Improvements at the Thomas Heyward Cemetery Site, Authorizing the County Administration to accept the Submitted Bids for Such Improvements.

The public hearing for this item was called to order, the only comment was from Eleanor Hazel but it was regarding Ms. Wagner's Item # 17. Since there were no other comments, the public hearing was closed. Vice Chairman Rowell stepped away before the vote was taken.

Motion to approve: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous)

The motion passed.

11. Kimberly Burgess – Consideration of Resolution [#R-2025-24](#) of Jasper County Council to Ratify and Approve Special Services Contract with Davis & Floyd, an Engineering Firm, for Surveying, Engineering, and Limited Construction Inspection Services for the installation of a Conex Container at the Animal Shelter, and Matters Related Thereto.

Ms. Burgess was present to review and address the request for the consideration of Consideration of Resolution [#R-2025-24](#) of Jasper County Council to Ratify and Approve Special Services Contract with Davis & Floyd, an Engineering Firm, for Surveying, Engineering, and Limited Construction Inspection Services for the installation of a Conex Container at the Animal Shelter.

Motion to approve: Councilman VanGeison

Second: Vice Chairman Rowell

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

12. Lisa Wagner – Consideration of the 3rd Reading of Ordinance #O-2025-02 to adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, and known as Daly Organics PDD. (1st reading 12.02.2024; Public hearing 01.06.2025; 2nd reading 02.18.2025) (Daly Organics PDD)

Ms. Wagner was present to review and address the request for the consideration of the 3rd Reading of Ordinance #O-2025-02 to adopt Planned Development District Zoning, Planned Development District Standards, and Conceptual Master Plan for a tract of land consisting of approximately 223.70 acres, bearing Jasper County Tax Map Numbers 038-00-08-044, located along Bellinger Hill Road, and known as Daly Organics PDD.

Ms. Wagner noted that the applicant is requesting approval of a Planned Development District (PDD) zoning designation for a commercial project, and if approved, will be known as Daly Organics PDD. Included with the Zoning Map Amendment application is a Concept Plan and PDD Standards. The project site consists of a 223.7-acre parcel located along Bellinger Hill Road. The property is currently zoned Rural Preservation and is developed as an existing farm, that includes organic composting and mulching operation. The applicant would like to add a bagging facility, which according to the Zoning Ordinance, requires an Industrial zoning designation or a PDD that will allow this type of land use.

She mentioned that in accordance with Article 8:1 of the Jasper County Zoning Ordinance, the intent of a PDD is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. The PDD regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

Ms. Wagner noted that according to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Transition.” The rural transition areas are located in southern Jasper County and will likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, such as Levy-Limehouse, should be respectful and complement the scale and character of the area.

The subject property is accessed by Bellinger Hill Road and Bellinger Hill Run. Bellinger Hill Road is a 2-lane state-maintained road, classified as a limited local road. Bellinger Hill Run is a private dirt road

Adjacent Land Uses and Zoning Designations are as follows:

Adjacent Property	Existing Uses	Zoning
North	Residential	Residential
South	Mining Operation	Resource Extraction
West	Residential and Vacant	Residential and PDD
East	Residential, Small Campground and Mining Operation	Residential, Rural Preservation and Resource Extraction

The Daly Organics Concept Plan illustrates the proposed land use, the general layout, and access point. A Master Plan will be submitted separately and will provide additional information regarding the proposed layout of the development.

She noted that the proposed PDD would establish the following:

- **Access Points** – the main access point exists and is located on Bellinger Hill Road.
- **Allowed Land Uses** – rural preservation, general commercial and industrial.
- **Density** – 166 acres is designated to remain Rural Preservation, 36 acres is designated as General Commercial, and 21 acres is designated as Industrial.
- **Open Space** – a minimum of 10% open space based on overall commercial highlands will be provided.
- **Stormwater Management** – best management practices will be used in the development to ensure runoff leaving the site meets SC Department of Environmental Services Office of Ocean and Coastal Resource Management and Jasper County standards for water quality.
- **Setbacks and Buffers** – The concept map shows the commercial areas are setback 400' + from Bellinger Hill Road.
- **Landscaping Standards** – A landscape road-side buffer will be provided along Bellinger Hill as required by the Jasper County Zoning Ordinance.

Ms. Wagner noted that at the January 6, 2025 County Council Meeting, a public hearing was held and a community meeting was held on January 28, 2025 at the Bellinger Hill Fire Department. The PDD Standards have been revised to prohibit additional uses, such as, public utility facilities, call centers, research and laboratories, regional malls, outlet centers, supermarkets, convenience stores, department stores, entertainment centers, medical and health facilities and a note was added to state the allowed uses are limited to the existing farm, including the composting and mulching operation, the proposed bagging facility, and other uses in support of the Daly Organic operations (see pages 13 and 14 of the PDD document).

She noted that the Daly Organics PDD and Concept Plan meets all of the requirements for a PDD Application and Concept Plan as outlined in Article 8:1.7 of the Jasper County Zoning Ordinance. Hussey Gay Bell, engineering firm determined that the current use produces 40 trips a day, which is made up of 30 trucks/day (customers) and 10 cars/day (employees). The future conditions is predicted to produce 40 trucks/day (customers) and 20

cars/day (employees). The Daly Organic property is currently served by well and septic tank. Electric is provided by Palmetto Electric. Telecommunication and fiber are not currently available to serve the subject property.

A zoning designation of PDD does not entitle an applicant or owner of the affected property the right to develop or engage in any land use or land disturbing activity, other than the rights in existence at the time of the Concept Plan approval. To engage in development or any land use or land disturbing activity, a Master Plan and subsequent Development Plan(s) must be approved for the areas to be developed. While the Concept Plan is very generalized, a Master Plan is a more refined document which will be reassessed by the Planning Commission at a future date. Ms. Wagner noted that the Planning Commission recommended approval of the PDD designation and Concept Map, provided that the PDD Standards limit the uses to only allow commercial and industrial uses that support the Daly Organic Farm, including the existing composting and mulching operation, and the proposed bagging facility. She noted that since the 2nd reading no changes had been made.

Motion to approve: Councilman Arzillo

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

13. David Tedder – Consideration of the 3rd Reading of Ordinance #O-2025-03 Approving a Development Agreement for the Daly Organics Development Property consisting of approximately 223 acres, more or less, owned by Bellinger Hill Properties, LLC in the Bellinger Hill Area of Jasper County, South Carolina, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper county, Authorizing the Chairperson of the Jasper County Council to execute he Development Agreement, and Matters Related Thereto. (This document is included in the agenda e-packet) (Daly Organics DA) – (1st reading 12.02.2024 and Public hearing 01.06.2025; 2nd Public hearing 02.03.2025; 2nd reading 03.03.2025)

Mr. Tedder was present to review and address the request for the consideration of the 3rd Reading of Ordinance #O-2025-03 Approving a Development Agreement for the Daly Organics Development Property consisting of approximately 223 acres, more or less, owned by Bellinger Hill Properties, LLC in the Bellinger Hill Area of Jasper County, South Carolina, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper county, Authorizing the Chairperson of the Jasper County Council to execute he Development Agreement. He also noted that there had been 2 public hearings on this item.

Motion to approve: Vice Chairman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

14. David Tedder – Public Hearing and Consideration of the 3rd Reading of Ordinance #O-2025-05 Authorizing the Execution and Delivery of a Fee-In-Lieu of Ad Valorem Tax Agreement By and Between Jasper County, South Carolina and TS Conductor Corp., also known as Project Salmon, With Respect to Certain Economic Development Property in the County, Providing for the Payment of Fee-In-Lieu of Ad Valorem Taxes; Providing for Special Source Revenue Credits; and Other Matters Related Thereto. (Project Salmon) – (1st reading 02.18.2025; Public hearing and 2nd reading 03.03.2025)

Mr. Tedder was present to review and address the request for the consideration of the Public Hearing and Consideration of the 3rd Reading of Ordinance #O-2025-05 Authorizing the Execution and Delivery of a Fee-In-Lieu of Ad Valorem Tax Agreement By and Between Jasper County, South Carolina and TS Conductor Corp., also known as Project Salmon, With Respect to Certain Economic Development Property in the County, Providing for the Payment of Fee-In-Lieu of Ad Valorem Taxes; Providing for Special Source Revenue Credits. He noted that this project was in Hardeeville. He noted that this project would bring about 500 well-paying jobs with a good base salary. He noted that this was a large project that would come in through 3 phases. He explained the specifics of the Special Source Revenue Credit and noted that we did an IGA/MOU with the City of Hardeeville, but we don't have the written confirmation yet that we are awaiting.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to move to approve the 3rd reading of Ordinance #O-2025-05 regarding the approval of the Fee-In-Lieu Agreement with such ordinance to be effective upon receiving written confirmation that the change to the SSRC credit percentage on the building from 40% to 50% is either approved or does not require consent of the city persuaded to the existing Memorandum of Understanding between the County and the City of Hardeeville with such confirmation to be provided to the County within 30 days of the passage for this 3rd reading:

Councilman Arzillo

Second: Vice Chairman Rowell

Vote: Unanimous

The motion passed.

15. Lisa Wagner – Public hearing and 2nd Reading of Ordinance #O-2025-06 to amend the Official Zoning Map of Jasper County so as to transfer two properties located at 345 Gassie Orr Road, bearing Jasper County Tax Map Numbers 020-00-03-006 and 020-00-03-102 from the Rural Preservation Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map. (1st reading 03.03.2025)

Ms. Wagner was present to review and address the request for the consideration of Public hearing and 2nd Reading of Ordinance #O-2025-06 to amend the Official Zoning Map of Jasper County so as to transfer two properties located at 345 Gassie Orr Road, bearing Jasper County Tax Map Numbers 020-00-03-006 and 020-00-03-102 from the Rural Preservation Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map.

The public hearing on this item was opened. Dexter Farmer representing Gladys Farmer of 652 Gassie Orr Rd. was present to speak. He noted that they received no advance notice of this first hearing and said that knew nothing about this until the sign was put up, so the public hearing was closed.

Motion to approve 2nd Reading of Ordinance #O-2025-06: Vice Chairman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

16. Lisa Wagner – Public hearing and 2nd Reading of Ordinance #O-2025-07 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 139 Hartwell Avenue, bearing Jasper County Tax Map Number 080-03-00-019 from the Mixed Business Zoning District to the General Commercial Zoning District on the Jasper County Official Zoning Map. (1st reading 03.03.2025)

Ms. Wagner was present to review and address the request for the consideration of Public hearing and 2nd Reading of Ordinance #O-2025-07 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 139 Hartwell Avenue, bearing Jasper County Tax Map Number 080-03-00-019 from the Mixed Business Zoning District to the General Commercial Zoning District on the Jasper County Official Zoning Map.

She noted that this is a zoning map amendment request to have a property designated as General Commercial. The subject property consists of .96 acres and is located at 139 Hartwell Avenue. The property is currently zoned Mixed Business and is part of a commercial subdivision known as Argent Business Park. The property is developed with a commercial building that was built for flex space. The end user intends to use the space as an event center, which is not allowed in Mixed Business. However, an event center is allowed in General Commercial. The property was originally zoned General Commercial, and the zoning was changed to Mixed Business at the end of 2016.

Ms. Wagner mentioned that at the March 3, 2025, Council Meeting, there were concerns about whether or not there is enough parking for an event center. Currently, there are 10 parking spaces in front of the building and available parking behind the building. Although the parking spaces behind the building need to be clearly delineated, the space behind the building will provide an additional 10 – 12 parking spaces. The property owner has spoken to the business next door to see if they can utilize their additional parking spaces behind their building since most events will not be held during regular business hours.

Article 12:1.3 of the Jasper County Zoning Ordinance allows Shared Parking as outlined below:

Article 2:1.3 Shared Parking: Shared use of required nonresidential parking spaces may occur where two (2) or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Shared use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing with the building and zoning permit application:

- 1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;*
- 2. The location and number of parking spaces that are being shared;*
- 3. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.*

While staff is working with the property owner to address the individual use of the proposed event center, the re-zoning request should be considered based on whether or not the zoning designations is supported by the Comprehensive Plan, whether or not the zoning designation is a compatible zoning district based on the built environment, are the allowed uses in General Commercial compatible with the area. According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as a Commercial Node, which is appropriate for businesses, offices, retail, and multi-family use. The adjacent parcels are zoned General Commercial, Mixed Business and Rural Preservation. Adjacent land uses are commercial development and vacant property. Multi-family apartments are nearby. The subject property is accessed by Hartwell Avenue, which is a privately maintained road serving Argent Business Park. Hartwell Avenue is located off of Argent Blvd, which is a minor arterial road and is maintained by the state.

She noted that the Planning Commission reviewed this application at their meeting on February 11, 2025, and recommends approval to have the property designated as General Commercial.

The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve 2nd Reading of Ordinance #O-2025-07: Vice Chairman Rowell

Second: Councilman Arzillo

Vote: 3 yes votes and Chairman Kemp voted no

The motion passed.

17. Lisa Wagner – Public hearing and 2nd Reading of Ordinance #O-2025-08 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 594 Stokes Bluff Landing Road, bearing Jasper County Tax Map Number 003-00-01-009 from the Rural Preservation and Residential Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map. (1st reading 03.03.2025)

Ms. Wagner was present to review and address the request for the consideration of the Public hearing and 2nd Reading of Ordinance #O-2025-08 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 594 Stokes Bluff Landing Road, bearing Jasper County Tax Map Number 003-00-01-009 from the Rural Preservation and Residential Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map.

Ms. Wagner said that this was a request for a Zoning Map Amendment to have a property designated as Residential. The subject properties consist of 11.35 acres and are identified by TMS #s 020-00-03-006 & 020-00-03-102. The property is located at 345 Gassie Orr Road in Pineland. Both parcels are currently zoned Rural Preservation. The intent is to combine the subject properties with two adjacent parcels and then reconfigure the four (4) original parcels to five (5) parcels. The adjacent parcels are owned by the applicant and are zoned Residential. The Jasper County Land Development Regulations prohibit creating new parcels in different zoning districts to prevent additional properties from being split-zoned.

She noted that according to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation”. The Rural Conservation areas seek to protect and promote the character of Jasper County that largely exists today outside of the municipalities. The adjacent parcels are zoned Rural Preservation and Residential. The adjacent land uses are residential and vacant property. The subject property is accessed by Gassie Orr Road, which is a county-maintained dirt road. She noted that the Planning Commission reviewed this application at their meeting on February 11, 2025, and recommends approval to have the property designated as Residential.

The public hearing on this item was opened. Ms. Eleanor Hazel spoke on this matter noting that she wanted to know the procedure for notifying neighboring property owners of issues like this. Ms. Wagner explained the procedure and noted the public hearing tonight that was posted. Ms. Hazel asked about what could be done on the property and Ms. Wagner explained the uses for that zoning.

Mr. Larry Polite of Stokes Bluff Rd. questioned the taxes and how this change would affect his taxes. He was told by the Chairman that this rezoning would not affect his taxes. The public hearing was closed. There were written comments that are attached to the minutes as “Attachment A” for this item.

Motion to approve: Vice Chairman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

18. David Tedder – Consideration of the 1st Reading of an Ordinance to amend the Jasper County Code of Ordinances, Chapter 2 *Administration*, Article II *County Council*, Division 1, *Generally*, being codified as Sections 2-31 through Section 2-33C.

Mr. Tedder was present to review and address the request for the consideration of the 1st Reading of an Ordinance to amend the Jasper County Code of Ordinances, Chapter 2 *Administration*, Article II *County Council*, Division 1, *Generally*, being codified as Sections 2-31 through Section 2-33C.

Motion to approve: Vice Chairman Rowell

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

19. David Tedder – Consideration of the 1st Reading of an Ordinance authorizing the sale to 719 Holdings, LLC of 1.139 acre parcel, more or less, being subdivided out of the original 19.09 acre Parcel identified as Parcel B as shown on a Plat recorded at Plat Book 27 at Page 80, being a portion of tax parcel 048-00-01-005, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to 719 Holdings, LLC, or its assigns, and matters related thereto.

This item was removed from the agenda for this meeting.

20. Jim Iwanicki – Presentation of the proposals and recommendation for selection of the Consultant to provide the Countywide Plan for Storm Water Management.

Mr. Iwanicki was present to review and discuss the proposals and the recommendation for selection of the Consultant to provide the Countywide Plan for Storm Water Management. He noted that in April 2024, Jasper County was awarded a Building Resilient Infrastructure and Communities (BRIC) grant in the amount of \$1,250,000 to prepare a Stormwater Management Masterplan for the county. This study will be the basis for implementing a living stormwater masterplan, adopt ordinances to ensure compliance and enforcement, identify mechanical and operational infrastructure, create a comprehensive list of potential construction projects, and offer mitigation strategies. The County published a request for qualifications (RFQ #2025-01) on January 21, 2025, with a due date of February 26, 2025. The County's Procurement Officer received seven (7) submissions. An evaluation committee consisting of the Director of Engineering Services (designee for the County Administrator), the Director of Emergency Services, and the Director of Administrative Services reviewed the submissions based on the criteria outlined in RFQ #2025-01 and have ranked the submissions.

He noted that staff recommended that the Jasper County Council accept the submission of W. K. Dickson to provide the services required to prepare a Stormwater Management Masterplan for Jasper County in accordance with the BRIC-FEMA-2022-BR-012-0007 grant and to authorize the County Administrator to execute contract and/or purchase documents as are customary and usual to effectuate the services of W. K. Dickson.

Motion to approve: Councilman VanGeison

Second: Vice Chairman Rowell

Vote: Unanimous

The motion passed.

21. *Keith Horton, Clerk of Court* – Consideration of the request to add additional personnel.
This item was moved to item 8A.

22. *Jeremiah Vaigneur, Coroner* – Consideration of the request to change classification of two Deputy Coroners from part time to full time employees.
This item was moved to item 8B.

23. Chief Russell Wells – Consideration of proposal and contract award of a Third-Party EMS Billing Service with Jasper County for the Emergency Service Department.

Chief Wells was present to review and discuss the consideration of proposal and contract award of a Third-Party EMS Billing Service with Jasper County for the Emergency Service Department. Chief Wells noted that Jasper County Emergency Services in coordination with our Chief Procurement Officer published request for proposals for third party billing services for their agency. Our internal team received and reviewed all proposals. Based on their review he noted that the top 3 contenders were narrowed down.

Chief Wells then gave the following summary of information:

Executive Summary:

- QMC, Digitech & EMS/MC all have very similar processes
- Cost wise: QMC (4.1%); EMS/MC (5.6%); Digitech (5.95%)
- All vendors presented discussion of collections; However, only one provided collection cost:
 - EMS/MC provided for a 20% collection fee
 - EMS/MC appears to be a straightforward pricing guide. No hidden fees were known to us after review.

He noted that the committee's recommendation is to grant the County Administrator, the authority to enter into contractual services for EMS Billing and collection services. The past couple of years we have encountered diminishing revenues from internal billing processes. Additionally, neighboring governmental entities have advised us of increased revenues. This contract does not require any software changes from our current electronic patient care reporting system.

He noted that as the County has sought to streamline transparency and reduce the amount of banking accounts; This affords the opportunity to have monthly income from EMS services be distributed to the county and deposited, recorded, and audited in a manner conducive to the current treasurer. He mentioned that refunds are addressed by the contractor for insurance payments, over payment, or other needs for funds distribution. Chief Wells also mentioned that the company as known to us at the present accounts for the services in auto-deduction (5.6%) and assume all challenges with working through collections processes. See Attachment "B" for more information on this item.

Motion to approve the contract for third party EMS Billing Software: Vice Chairman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

24. *Heather Rath* – Presentation of the proposals and recommendation for selection of the Consultant to provide the Jasper County Opioid Education Campaign.

This item was removed from the agenda for this meeting.

25. Administrator's Report: Mr. Fulghum reviewed the information from his report.

Mr. Fulghum noted that they had another grant opportunity related to an Economic Development project. He noted that he had discussed this with Council before and they are grants that come from the Department of Commerce for upfits of businesses that are run through the County and the administration of those grants was the County's responsibility. He said that Mr. Taylor Boykin of Southern Carolina Alliance handles that for the County. He noted that this concerned Palmetto Plastics Innovation (Project Pilgrimage) in the amount of \$100,000.00 from the Department of Commerce. He said that he needed to ask for the Council's official approval of the grant award and ask for Council's authority for the Chairman, County Administrator, County Attorney to sign any grant award agreement or performance agreement associated with receiving and administering the grant.

Motion to approve the being of the recipient of the grant funding as discussed by the County Administrator:

Vice Chairman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

CONSENT AGENDA

26. Approval of the Minutes of January 29, 2025

27. Councilmember Comments and Discussion: Councilmember Comments were given but there were no comments that required action.

28. Executive Session SECTION 30-4-70.

(a) A public body may hold a meeting closed to the public for one or more of the following reasons:

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – [Sheriff Malphrus; Stephen Baske v Jasper County et. al.](#)

Motion to go into Executive Session: Councilman VanGeison

Second: Vice Chairman Rowell

Vote: Unanimous

The motion passed.

Return to Open Session:

Motion to return to regular session: Councilman Arzillo

Second: Vice Chairman Rowell

Vote: Unanimous

The motion passed.

- **28.1 Action coming from Executive Session** – No motions came out of executive session.

29. Adjournment:

Motion to adjourn: Vice Chairman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA

The meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

John A. Kemp
Chairman

Attachment "A"

March 12, 2025

**Jasper County Council
358 Third Avenue
Ridgeland, SC 29936**

Dear Council Board Members:

We are writing to formally express our opposition to Tax Map #003-00-01-009, the proposed rezoning located at 594 Stokes Bluff Landing Road.

As property owners in this area, we have concerns. We believe the proposed changes will have potential negative impacts on the community. What does this re-zoning entail? Will there be an environmental impact which could lead to the loss of precious green space and exacerbate pollution and noise levels in the area. Will the strain on existing infrastructure such as roads and utilities become insufficient to support the proposed changes.

We do believe that whether the land is developed or not, it is crucial to prioritize the long-term interests of the community to ensure the preservation of residential areas and maintain the quality of life for current and future generations.

Sincerely,

James & Cynthia Thompson-183 Snow Branch Rd, Clayton DE 19938

Berdie Richardson -6606 N Opal St, Philadelphia PA 19138

Shirley(Ulysses) Thompson – 1155 Pennsylvania Ave Apt4B, Brooklyn NY 11239

March 15, 2025

To Whom it May Concern:

This letter is in regards to the recent February 27, 2025 letter addressed to Land Owners.

I, Brenda Pinckney-Lockridge, elected against the ordinance in having the property located, at 594 Stokes Bluff Landing Road re-zoned from Rural Preservation and Residential Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map.

The land was founded and purchased by Mr. Eugene Pinckney, my great grandfather in the late 1800's through determination, hard work, paying taxes (along with his sister) and unselfish love to preserve the land so that their children and descendants could live in unity and peace without it being commercialized.

Best regards,

Brenda Pinckney-Lockridge

518 Stokes Bluff Road

Garnett, SC 29922

Lisa Wagner

From: gprincel@aol.com
Sent: Monday, March 17, 2025 11:29 AM
To: Lisa Wagner
Cc: Brenda Pinckney-Lockridge
Subject: Fw: Zoning Planning Dept.

[Sent from AOL on Android](#)

— Forwarded Message —

From: "gprincel@aol.com" <gprincel@aol.com>
To: "Jwagner@jaspercountysc.gov" <Jwagner@jaspercountysc.gov>
Cc: "Brenda Pinckney-Lockridge" <bpinckneylockridge@yahoo.com>
Sent: Tue, Mar 4, 2025 at 5:09 PM
Subject: Re: Zoning Planning Dept.

To whom it may concern,

I recently received a notice about zoning changes for Stokes Bluff Rd. I am a property owner at 432 Stokes Bluff Rd.

Garnett, SC 29922.

Map# 003-00-01-016

Map# 003-00-01-027

I am totally against any zoning change. My family was born on that land. This land has been in the Pinckney family more than 200 yrs. I have no desire to many any changes now. My greatgrand father was born in 1879 on that land. Eugene Pinckney Sr. was the first non-slave born on the property. That property means everything to me. My greatgrand father worked night and day to keep the property. He took on several jobs to pay the tax on the property.

I hold that property in the highest regard. I want the property to remain a Rural Preservation.

Thank You,

Gwendolyn Pinckney Prince
Robert U. Prince



Jasper County Planning Department

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

February 27, 2025

Dear Land Owner

This letter serves as notice that the Jasper County Council will be holding a Public Hearing on **March 17, 2025 at 6:00 PM** in the Jasper County Council Chambers at the Clementa C. Pinckney Government Building located at 358 Third Avenue, Ridgeland, South Carolina. The purpose of this Public Hearing is to receive comments on an Ordinance to have a property re-zoned from the Rural Preservation and Residential Zoning District to the Residential Zoning District on the Jasper County Official Zoning Map. The property is identified by Jasper County Tax Map #003-00-01-009 consisting of 40 acres, located at 594 Stokes Bluff Landing Road.

At the public hearing all taxpayers and residents of Jasper County and other interested persons who appear will be given an opportunity to express their views for or against the ordinance. Anyone wishing to comment on this proposed ordinance is encouraged to attend the public hearing. Written comments may also be mailed or emailed in advance of the meeting to:

Lisa Wagner
Director of Planning and Building Services
Jasper County
P.O. Box 1659
Ridgeland, SC 29936
lwagner@jaspercountysc.gov

All written comments must be submitted by 1:00 p.m. on March 17, 2025.

3/17/2025

To: Lisa Wayner.

We Are Voting NO To The Above Letter

Thank You. Angela Stokes And

Marva Jean Stokes Burroughs

540 Stokes Bluff Rd.



Jasper County Emergency Services

1509 Grays Hwy (P.O.B. 1509)

Ridgeland, SC 29936

Office: 843-726-7607 Fax: 843-726-7966



Chief Russell W. Wells, Director

Deputy Chief Darran Vaughn

11, March 2025

Attachment "B"

To: Honorable County Council

Cc: Andrew Fulghum, Administrator
Kimberly Burgess, Chief Finance Officer

Re: Third Party Billing Software

Dear Council,

Jasper County Emergency Services in coordination with our Chief Procurement Officer published request for proposals. These proposals are for third party billing services for our agency. Our internal team received and reviewed all proposals. Based on our review. The top contenders were narrowed to three. Below is the executive summary:

- QMC, Digitech & EMS/MC all have very similar processes
- Cost wise: QMC (4.1%); EMS/MC (5.6%); Digitech (5.95%)
- All vendors presented discussion of collections; However, only one provided collection cost:
- EMS/MC provided for a 20% collection fee
- EMS/MC appears to be a straightforward pricing guide. No hidden fees were known to us after review.

The committee's recommendation is to grant the County Administrator, the authority to enter into contractual services for EMS Billing and collection services. The past couple of years we have encountered diminishing revenues from internal billing processes. Additionally, neighboring governmental entities have advised us of increased revenues. This contract does not require any software changes from our current electronic patient care reporting system.

As the county has sought to streamline transparency and reduce the amount of banking accounts; This affords the opportunity to have monthly income from EMS services be distributed to the county and deposited, recorded, and audited in a manner conducive to the current treasurer. Refunds are addressed by the contractor for insurance payments, over payment, or other needs for funds distribution. The company as known to us at the present accounts for the services in auto-deduction (5.6%) and assume all challenges with working through collections processes. Thank you for your consideration and approval of the contract for services.

Sincerely,

Russell W. Wells

AGENDA

ITEM # 17:

Council Member Comments and Discussion

AGENDA

ITEM # 18:

Executive Session