



A WORKSHOP WILL BE CONDUCTED BY THE JASPER COUNTY COUNCIL.

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Meeting Date: Thursday, October 30, 2025, at 10AM

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

Watch In Person or Live via YouTube at:

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA

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

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JASPER COUNTY COUNCIL
SPECIAL CALLED WORKSHOP
Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936
Thursday, October 30, 2025
Agenda

10:00 AM

❖ *Please silence your phones*

○ **Call 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.

○ **Pledge to the Flag and Invocation**

○ **Approval of Agenda**

○ **Workshop Topics:**

➤ **Capital Improvement Plan and Budget**

➤ **General Discussion**

○ **Adjourn**

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

Jasper County's Buildings

Budgeting, Funding and Asset Management

Jasper County Building Inventory Overview

Over 65 Buildings

Estimated Replacement Value of Over \$85,000,000 *

- **Over 271,000 Square Feet of Building Space**
- **Content value of over \$12,350,000****

Approximately \$100,000,000

In Building and Content Assets ***

Notes:

*** 2022 Insurance replacement value was \$56,648,000 (\$209/sft). Actual replacement values for 2025 1.5 Higher or (\$313/sft) based on experience.**

**** 2022 Insurance content value was \$10,738,000 with an inflation value of 115% for a 2025 value.**

***** Does not include land value.**

Estimated Building and Facilities Heavy Maintenance Needs Over Next 5 Years

Parking Lots	\$ 1,302,000
Roof	\$ 975,000
Painting	\$ 55,000
Flooring	\$ 120,000
Interior Rehab	\$ 3,316,000
Heating and Cooling	\$ 227,000
Septic and Plumbing	\$ 95,000
Grounds	\$ 2,585,000

Total Projected Need \$8,675,000
\$1,735,000 Per Year Over Next 5 Years

Building and Facilities

FY 2026 Budgeted Projects

FY 2026 Building Repair (010-95-3752)

Budgeted	\$400,000
Planned Projects	\$331,000

FY 2026 Parking Lots (010-095-5095)

Budgeted	\$827,000
Planned Projects	\$694,000

FY 2026 Building Repair

Planned Projects \$331,000 (010-95-3752)

- Engineering Services Red Maintenance Shed Rehab - \$66,000
- Council Chambers \$35,000 flooring + 45,000 ceiling walls - \$80,000
- Voters Registration flooring - \$15,000
- Traffic Court flooring - \$10,000
- MGE Meeting Room Rehab - \$80,000
- DSS Roof 10,000 sft - \$80,000

FY 2026 Parking Lot Repair Planned Projects \$694,000 (010-095-5095)

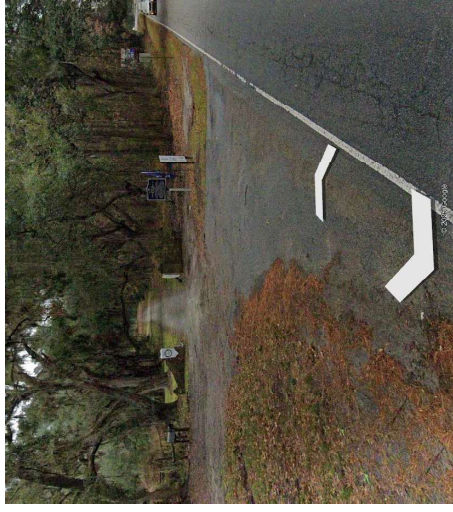
• Juvenile Justice Parking Lot	\$ 53,000
• Technology Services Parking Lot	\$ 50,000
• Coroners Parking Lot	\$ 50,000
• Government Overflow Parking Lot	\$ 70,000
• Jasper Street Overflow Parking	\$ 60,000
• Clementa C Pickney Parking Lot	\$ 110,000
• Detention Center Parking Lot	\$ 160,000
• Levy Limehouse Parking Lot	\$ 141,000

FY 2026 Additional Paving Work (010-095-5095)

3rd Avenue Ridgeland
Parallel Handicapped
Parking – 262 to 306
3rd Ave Ridgeland



Thomas Heyward
Plantation Driveway –
SC 462 and Driveway
Intersection



Capital Road Projects – CTC Grant Projects

\$1,114,919 Budgeted and Funded

• Clear Tree Growth at Entrance of Honey Hill Battlefield	\$ 10,000.00
• Resurface Recycling Centers	\$ 208,650.00
• Resurface Volunteer Park/Old Hospital Road	\$ 596,269.00
• #57 Stone/Rocking Roads 2025	\$ 300,000.00

New Buildings / Facilities

\$134,130,000 In Identified Needs
Depending on Options

Projects to Consider with Current Available Funds

- Airport Purchase Temporary Terminal Building (\$200,000)
- Badgett Property - 0.43 acres (\$538,000 Purchase) (\$112,000 Upfit Public Defender)
- Coosawhatchie Community Center (\$3.0 to \$12 million) (\$100,000 Architect)
- Coosawhatchie Fire Station 31 (\$7.8 million) + (\$650,000 Land)
- DSS – Space Needs (\$3.5 million)
- Government Building Renovations (\$900,000)
- Malphrus Building Upfit – Probation and Parole (\$55,000)
- Sergeant Jasper Park – Pathway Bridges and Parking Lot (\$800,000)
- Voters Registration – Space Needs – ((Phase1 \$250,000)and/or (Phase 2 \$3.500,000)))
- 2nd Avenue Project (\$3.5Million)
 - Additional Court Room Project (Old IT Building/Probation and Parole/Malphurs Building)
- 3rd Avenue Project - Government Building (0.4 acres) (\$4 million)
 - (Remove existing Buildings, Build 50’x130’ Office + 18 parking spaces)

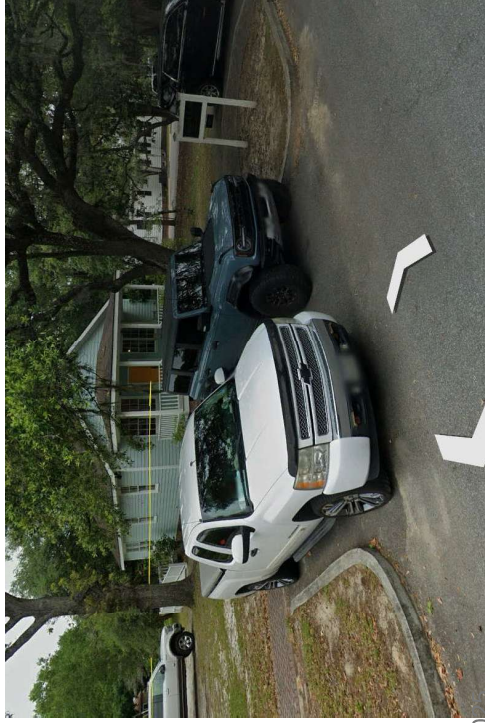
Airport Purchasing Temporary Terminal Building

- Purchase Temp Building and ADA improvements \$200,000
- Funding Source \$400,000 Airport Bond

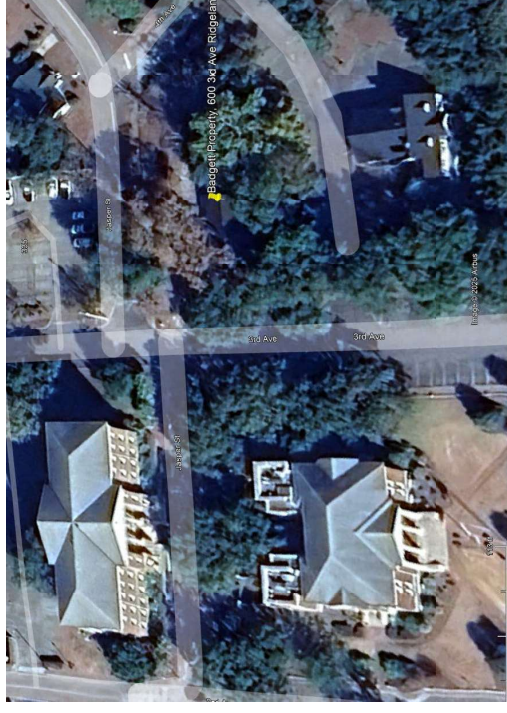


Badgett Property – 600 3rd Ave Purchase Property and Move Public Defender to Location

- Purchase Property and Upfit for Public Defender's Office
 - Property Purchase \$538,000
 - Upfit for Public Defender \$112,000
- Funding Source GO Bond Series \$650,000



10/24/20



Coosawhatchie Community Center (Phase 1 and Phase 2)

Phase 1 – Architectural Services

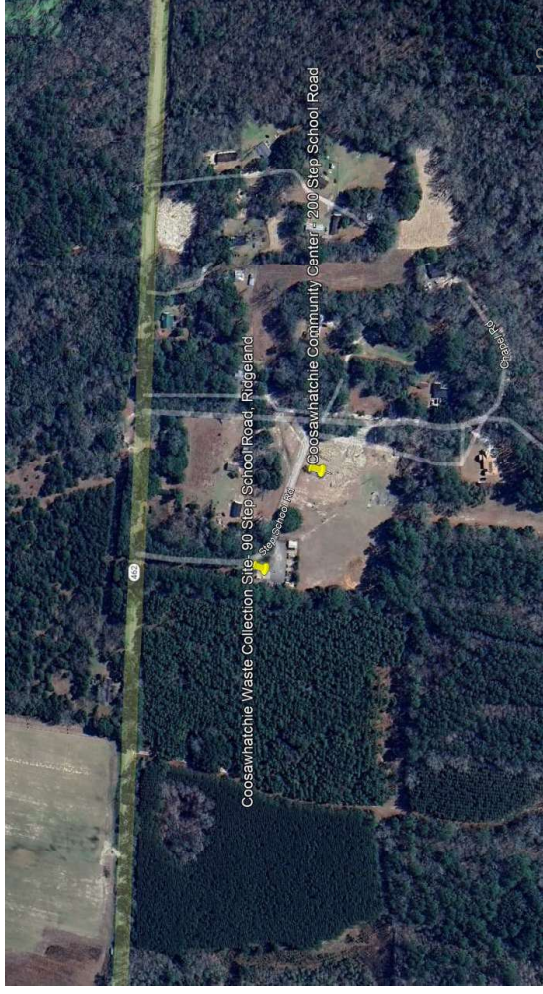
- \$100,000
- Funding Source GO Bond Series \$100,000

Phase 2 – Construction

- Construct Community Center
 - \$3,000,000 - \$12,000,000
- Funding Source CBDG /USDA



10/24/2025



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Coosawhatchie Station 31 Fire Station

Phase 1 - Purchase Land Phase 2 - Build New Fire Station

Phase 1 – Purchase Land

- Land Purchase \$650,000
- Funding Source Future Fire Millage / CBDG /USDA \$650,000

Phase 2 – Build Station

- Station Construction \$7,830,000
- Funding Source Future Fire Millage / CBDG /USDA \$7,830,000



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Department of Social Services (DSS) New Building

- New Building \$3,500,000
- Funding Source GO Bond Series \$3,500,000



Government Building Renovations

- Improve entrance, paint, flooring, signage, doors, etc. \$900,000
- Funding Source GO Bond Series \$900,000

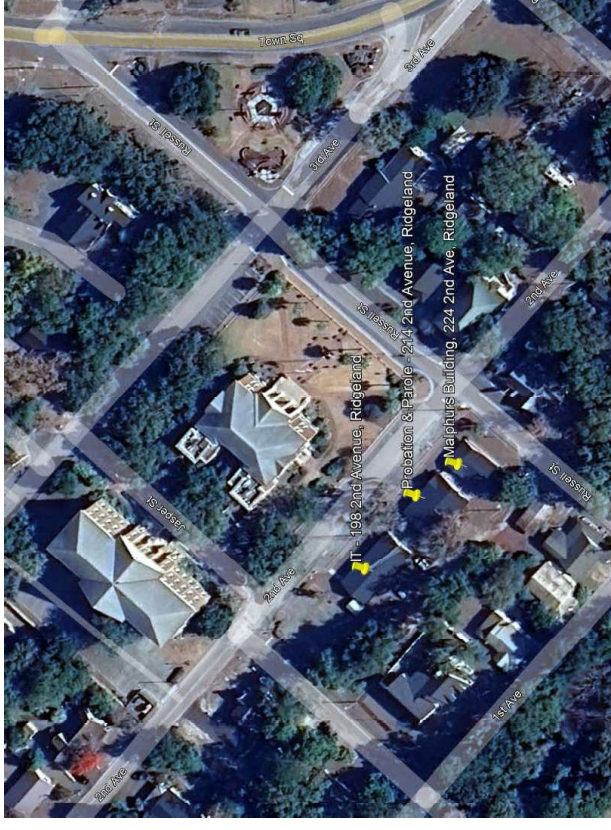


Malphrus Building Upfit – Move Probation and Parole to this Location

- Building Upfit \$55,000
- Funding Source GO Bond Series \$55,000



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Sergeant Jasper Park – Pathway Bridges and Parking Lot

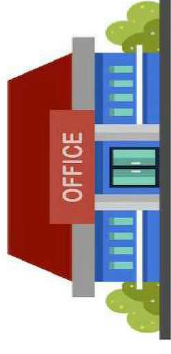
- Replace Pathway Bridges and Parking Lot Improvements \$800,000
- Funding Source Local A/HTax \$800,000



Voters Registration (Phase 1 and/or Phase 2) Relocate and/or Build New 150' x 60' Building

Phase 1 – Relocate

- Move Voters to Temp Library Location
(112 Weathersby Drive) \$250,000 Upfit
- Funding Source GO Bond Series \$250,000



Phase 2 – Permanent Solution

- Remove Existing Building and Build New Building at Old Hospital Campus \$3,500,000
- Funding Source GO Bond Series \$3,500,000

Combining Parcels A, B, and C into one lot is about 1.64 Acres
Remove Existing Building and Build New Offices at Location

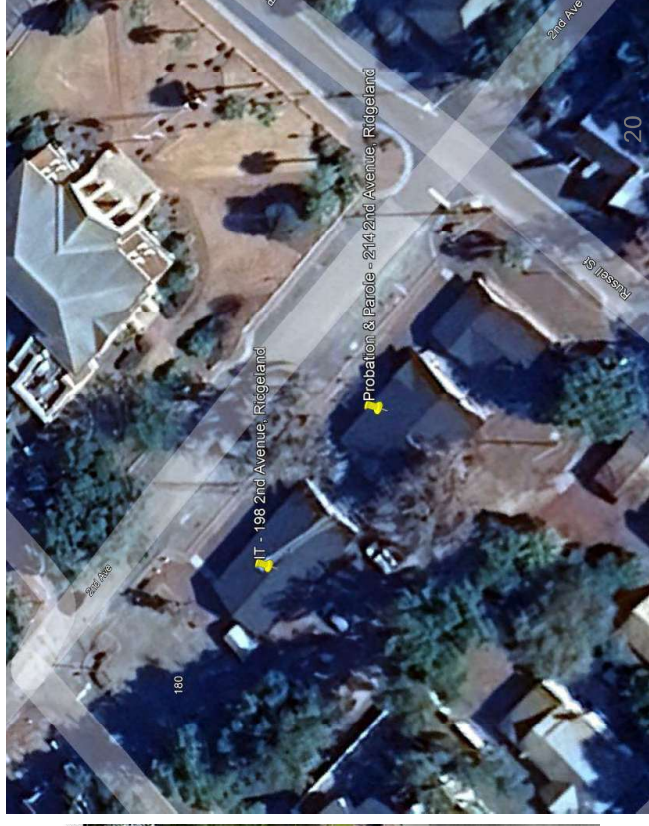
2nd Ave Project

Remove Old IT Bldg. / Renovate and Expand Probation and Parole Bldg. Create
New Court Room and Office for Probate Court

- New Court Room and Probate Offices \$3,500,000
- Funding Source GO Bond Series \$3,500,000



10/24/2025



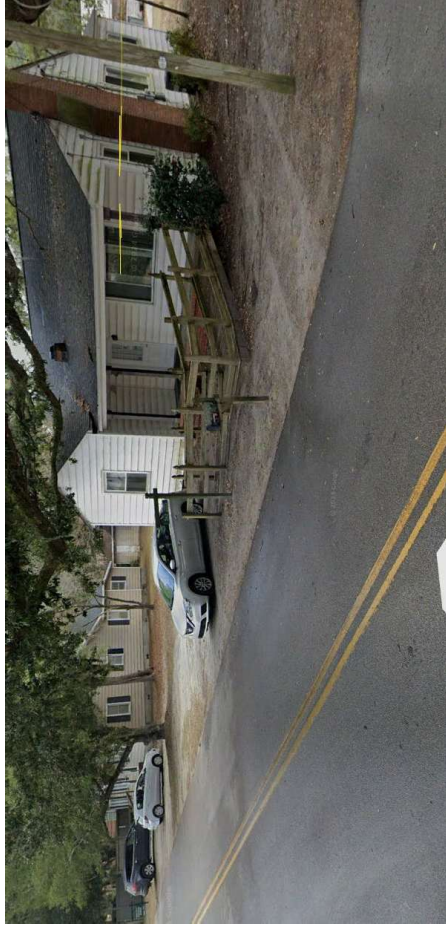
3rd Ave Project – Government Office Bldg.

Remove Probate and Public Defenders Buildings

Build New (130' x 50' Office Building with Parking)

Potential Assessor's Office

- Potential Assessor's Office \$4,000,000
- Funding Source GO Bond Series \$4,000,000



LARGE PROJECTS

DETENTION CENTER – Miscellaneous Renovations	\$ 8,000,000
SHERIFF OFFICE – Law Enforcement Center	\$20,000,000
RIDGELAND GRADE SCHOOL – Office Center	\$ 9,000,000
DETENTION CENTER - Additions and Renovations	\$34,000,000
AIRPORT TERMINAL – New Terminal	\$ 9,000,000
ANIMAL RESCUE – New Facility	\$ 12,000,000

OTHER LARGE PROJECTS

REGIONAL DETENTION CENTER	TBA
EMERGENCY SERVICES CENTER	TBA
HARDEEVILLE SATELLITE FACILITY	TBA

Boat Ramp Projects

Beck's Ferry Landing

- \$120,000 Dock Repair
- \$100,000 Parking Upgrade

Funding Source South Carolina PRT Grant \$220,000

FY 2026 Capital Projects Selection - Staff Recommendations										
Project	Description	Cost	Staff Recommendation	Funding Source / Available Funds						
				GO Bond Series	Airport Bond	Local A/Htax	Future Fire Millage	CBDG	USDA	SC PRT Grant
Airport Purchasing Temporary Terminal Bldg	Purchase Facility	\$ 200,000.00	\$ 200,000.00	\$ 4,900,000.00	\$ 400,000.00	\$ 1,000,000.00				\$ 750,000.00
Badgett Property Purchase	Purchase Property & Upfit	\$ 650,000.00	\$ 650,000.00	\$ 650,000.00	\$ 200,000.00					
Coosawhatchie Community Center - Phase 1	Architectural Services	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00						
Coosawhatchie Community Center - Phase 2	Construction	\$3,000,000.00 - \$12,000,000.00								
Coosawhatchie Fire Station - Phase 1	Land Purchase	\$ 650,000.00	\$ 850,000.00				\$ 650,000.00			
Coosawhatchie Fire Station - Phase 2	Construction	\$ 7,830,000.00	\$ 7,830,000.00					\$ 750,000.00	\$ 7,080,000.00	
Dept of Social Services(DSS)	New Building	\$ 3,500,000.00								
Government Building	Renovations	\$ 900,000.00	\$ 900,000.00	\$ 900,000.00						
Malphurs Building Upfit	Probation & Poral Upfit	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00						
Sergeant Jasper Park	Pathway Bridges/Parking	\$ 800,000.00				\$ 800,000.00				
Voters Registration - Phase 1	Move to Weathersby Upfit	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00						
Voters Registration - Phase 2	Build New Building	\$ 3,500,000.00								
2nd Ave Project	New Court Room Facility	\$ 3,500,000.00	\$ 2,945,000.00	\$ 2,945,000.00						
3rd Ave Project	Demo and New Office Bldg	\$ 4,000,000.00								
Boat Ramps	Dock and Parking Lot	\$ 270,000.00	\$ 270,000.00							\$ 270,000.00
Totals				\$ 26,205,000.00	\$ 14,050,000.00	\$ 200,000.00	\$ 200,000.00	\$ 750,000.00	\$ (7,080,000.00)	\$ 480,000.00

NOTE: Funded projects will require more than one fiscal year to complete.

KEY
Staff Recommendation