



Watch Live via YouTube at:

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA

Citizens may sign up 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 1 PM 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 1:00 PM on Tuesday, January 20, 2026, 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 WORKSHOP AND MEETING

Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936

Tuesday, January 20, 2026

AGENDA

5:00 PM : Workshop

- JASPER COUNTY GREENBELT PROGRAM Presentation by Kate Schaefer, Member of the Greenbelt Committee

6:00 PM: Council Meeting

➤ *Please silence your phones during the Meeting.*

1. Call the Council Meeting to Order by Chairman Rowell

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 Consent Agenda:

Approval of the Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless a Councilmember requests it. In the event of such a request, the item is placed at the end of the Public Hearings, Ordinances, and Action Items.

4. CONSENT AGENDA ITEMS:

A) Approval of the Minutes of 08.18.2025

B) **Lisa Wagner** – Consideration of the **3rd Reading** of Ordinance **#O-2026-01** to amend the Official Zoning Map of Jasper County so as to transfer two properties located along Pearlstine Drive, 1) bearing Jasper County Tax Map Number 080-00-03-044 consisting of 4.12 acres from the Mixed Business Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 080-00-03-121 consisting of 0.82 acres from the General Commercial Zone to the Industrial Development Zone on the Jasper County Official Zoning Map:

☐ **Re-zoning Pearlstine Dr**

(Ordinance # O-2026-01 - 1st Reading 12.15.2025, Public Hearing and 2nd Reading 1.5.2026)

This is the end of the Consent Agenda Items.

5. APPROVAL OF THE REGULAR AGENDA:

6. PRESENTATIONS:

Jim Iwanicki – Update on the Coosawhatchie Community Center Project.

7. 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 6:00 PM start time on the Sign-In Sheet on the Podium), to address the 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.

8. RESOLUTIONS

A) **Eric Larson** - Consideration of Resolution [#R-2026-05](#) a Resolution of Jasper County, South Carolina County Council Appointing a County Council Representative to Serve on the Southern Carolina Regional Development Alliance Board of Directors.

B) **Kimberly Burgess** – Consideration of Resolution [#R-2026-06](#) to Approve the Addition of Two Employees to the Assessor's Office.

C) **Jim Iwanicki and Kimberly Burgess** – Consideration of Resolution [#R-2026-07](#) a Resolution of Jasper County Council to Approve the Procurement of a Jetter and associated accessories for Jasper County Under a State Contract Pursuant to the Jasper County Purchasing and Contracting Ordinance, and Matters Related Thereto.

9. PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

A) **Lisa Wagner** - Consideration of **Public Hearing** and **2nd Reading** of Ordinance [#O-2026-03](#) to amend Article 10 of the Jasper County Land Development Regulations, Stormwater Management, Section 10.2.B, Applicability and Exemptions, to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed; And Other Matters Relating Thereto (*1st reading 01.05.2026*)

B) **Kimberly Burgess** - Consideration and acceptance of bid for the Thomas Heyward, Jr. Homesite Kiosk Cover.

C) **Eric Larson** - Consideration of the **1st Reading** of an Ordinance to Authorize Jasper County to Convey, Through a Donation, Real Estate Owned by Jasper County to Beaufort Jasper Housing Trust, Inc.

D) **Wanda Giles** – Discussion and Update of the Applications Submitted for the Planning Commission Vacant Seat.

E) **Jim Iwanicki** – Consideration of and Selecting an Engineering Firm to Fulfill the Services Required in RFQ #2025 for 2025 CTC Paving and 2025/2026 Parking Lot Repair.

F) **Andrew Fulghum** – Consideration of the **1st Reading** by TITLE ONLY of an Ordinance of Jasper County Council Approving the Transfer of Custody, Management and Operation of the Jasper County Detention Center to the Jasper County Sheriff Pursuant to S.C. Code § Ann. 24-5-12, and Other Matters Related Thereto.

10. Administrator's Report

11. Councilmember Comments and Discussion

12. 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:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body, or the appointment of a person to a public body – (1) **Attorney**; (2) **Detention Center**

(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 – (1) **Exit 3**

Any Executive Session Matter on Which Discussion Has Not Been Completed May Have Discussion Suspended for the Purpose 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.

Note: Please Be Advised, There May Be Votes Based on Items from the Executive Session.

13. Return to Open Session

14. Council Action to be taken on items as discussed in Executive Session

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

15. Adjournment:

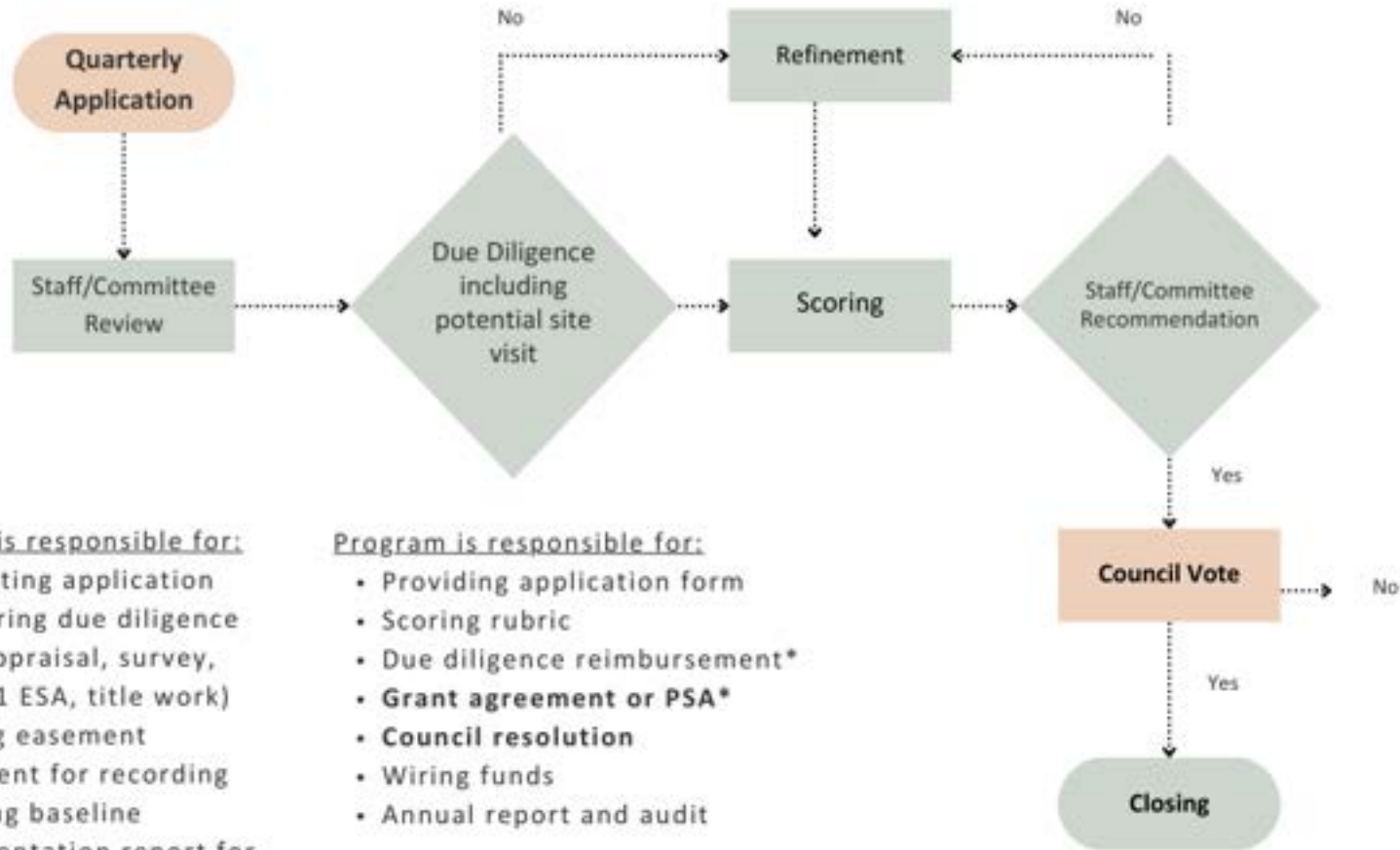
Special Accommodations Available Upon Request to Individuals with Disabilities, please contact the Jasper County ADA & Civil Rights Coordinator, ***Tisha Williams*** in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at ***(843) 717-3690*** or via email at jcadministrator@jaspercountysc.gov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

Jasper County Greenbelt Program

County Council Workshop

Tuesday January 20 2026

GREENBELT PROGRAM FLOWCHART

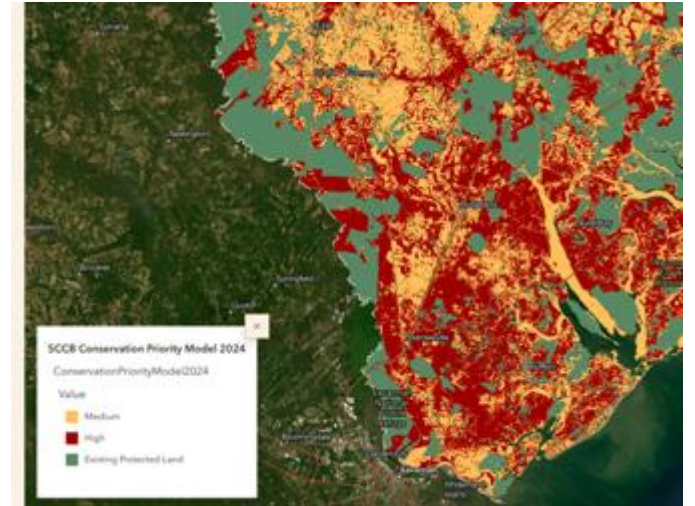


Applicant is responsible for:

- Submitting application
- Procuring due diligence (e.g. appraisal, survey, phase 1 ESA, title work)
- Writing easement document for recording
- Creating baseline documentation report for recording

Program is responsible for:

- Providing application form
- Scoring rubric
- Due diligence reimbursement*
- **Grant agreement or PSA***
- **Council resolution**
- Wiring funds
- Annual report and audit



SOUTH CAROLINA
CONSERVATION
BANK

WHAT IS A CONSERVATION EASEMENT?

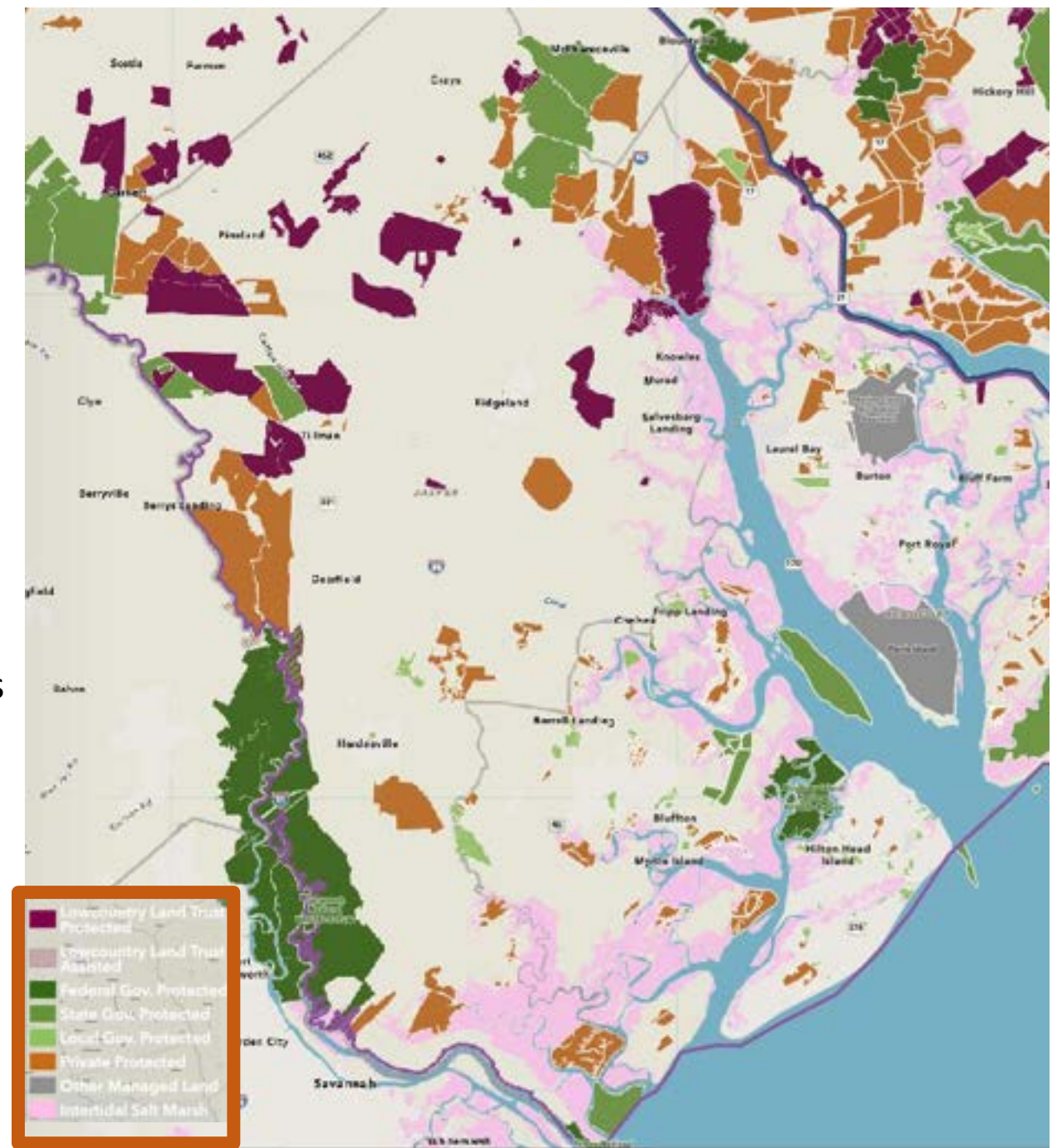
Conservation Easements are:

- voluntary
- permanent
- legally binding agreements between a landowner and a qualified holding organization (land trust)
- recorded at the Register of Deeds Office

Property can be **privately** or **publicly** owned.

The conservation easement limits development or some uses of the property to protect the natural resources — *sometimes called conservation values* — of the property.

Each conservation easement is unique: matched to the property, with terms that reflect a balance between protecting the land and the objectives of the landowners.



PERMITTED RIGHTS

- Every easement document outlines the basic rights the landowner of the conserved property **still keeps**. Examples:
 - the right to build homes, barns, sheds;
 - **right to grow and sell timber**,
 - right to grow and sell crops,
 - right to recreate and **manage for fishing and hunting, and outdoor enjoyment**



Nemours Wildlife Foundation, Beaufort County

RESTRICTED RIGHTS

- Every easement document outlines the basic rights the landowner of the conserved property **gives up**.
 - Examples: **right to sell sand/dirt**, right to commercial uses like storefronts, rights to develop industrial uses.



Riverswamp, Colleton County

ANNUAL EASEMENT MONITORING

- Easement properties are privately owned and remain on the tax rolls.
- Once the easement is recorded, the land trust is legally responsible for ensuring your property's conservation values are protected forever. This is called **Stewardship**.
 - Land trusts monitor and enforce the standards in the conservation easement, provide resources and support to the landowner
 - Properties are monitored once a year
 - Reports are generated to document any issues observed, changes to the property and/or boundary encroachments and to establish an ongoing record of the property's condition and use over time.

SIMPLIFIED EASEMENT PROCESS

1. Interested landowner
2. Site Visit with Land Trust
3. Easement terms mapped out
4. Appraisal
5. **Grant applications**
6. Final easement recorded
7. Stewardship (landowner and land trust) – forever.



LOCAL CONSERVATION EASEMENT EXAMPLES

Glover Plantation

- Protected in 2012
- 2,026.64 acres
- Ducks Unlimited
- Grant award: \$405,328

Good Hope

- Protected in 2008
- 2,000 acres
- Lowcountry Land Trust
- Donated

Huguenin Family (Roseland)

- Protected 2002-2023
- 958 Acres
- Lowcountry Land Trust
- Donated easement

Gregorie Neck

- Protected 2024
- 4,409 Acres
- Open Land Trust
- Grant Award: \$9 million



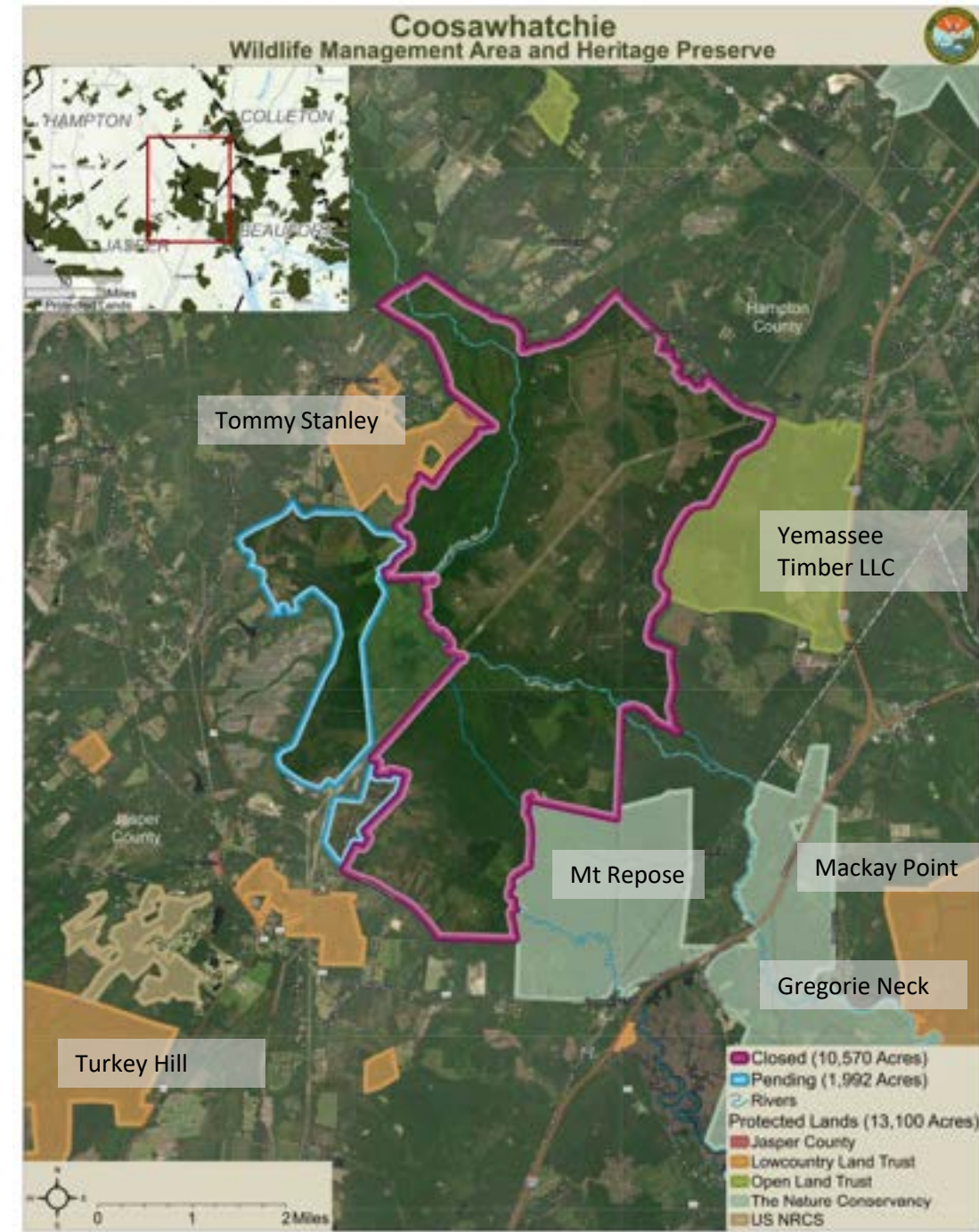
SIMPLIFIED FEE PROCESS

1. Interested landowner
2. Site Visit with Buyer
3. Appraisal + Due Diligence
4. **Grant applications + partner funding secured**
5. Fee purchase
6. Public Entity Stewardship (SCDNR, Jasper County etc) – forever.



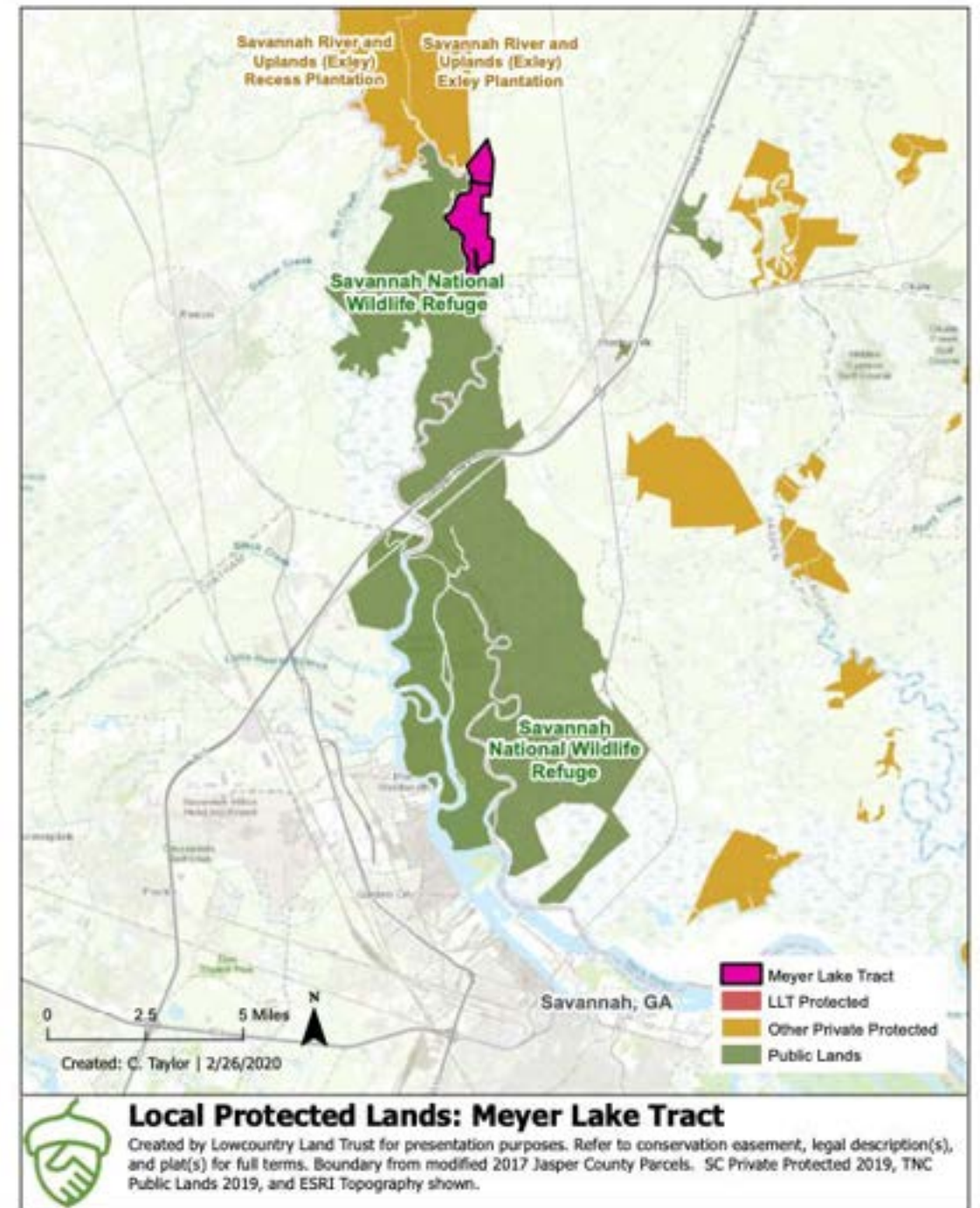
COOSAWHATCHIE WMA

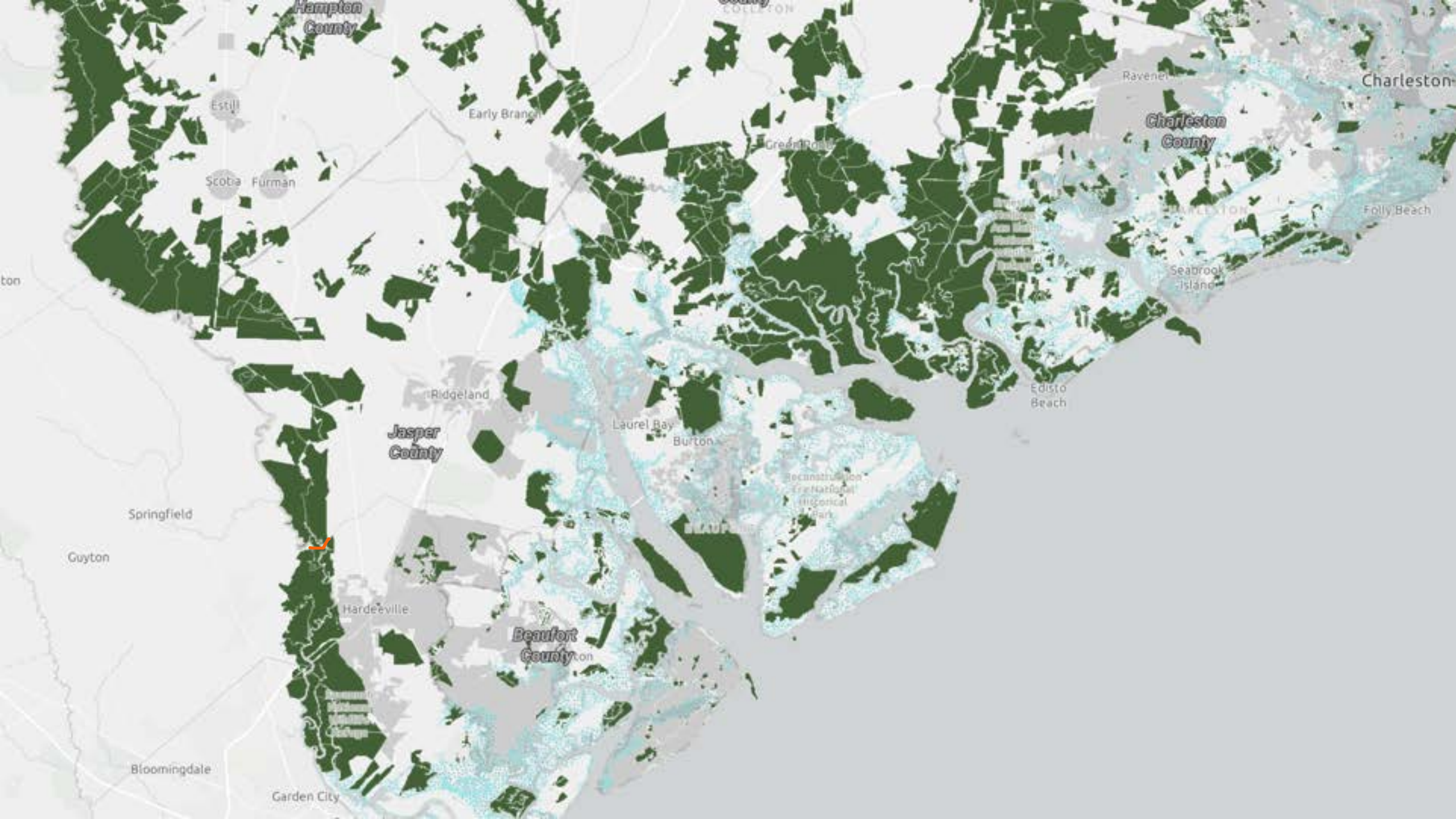
- Purchased by SCDNR in 2023-2024
- Opened to the Public Sept 1 2024
- 10,570 acres
- Grant Awards: \$50m total; \$32.5m (state)



MEYER LAKE

- Purchased by SCDNR in 2024
- Not yet open to the public
- 972 acres
- Grant Awards: \$3.4m





CONSENT AGENDA

ITEM # 4A



JASPER COUNTY COUNCIL COUNCIL MEETING

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

Monday, August 18, 2025

AGENDA

5:00PM Workshop

➤ *Please silence your phones during the Workshop*

Call the Workshop to Order by Chairman Kemp:

- Fire Service Consolidation / Millage Reallocation
- General Discussion

Mr. Lawrence Flynn of Pope Flynn Group, who previously guided the successful consolidation of the Levy Fire District into the county fire service, was introduced to lead the presentation. A background summary on Fire Service Funding in South Carolina was given. The Current Structure and Rationale for Consolidation in Jasper County was reviewed, noting that Jasper County currently contains two incorporated municipalities (Ridgeland and Hardeeville), which have their own fire departments, and five independently operating FSAs created by the county. The Levy Fire District was successfully transitioned into county fire service approximately two years ago. Currently, only the Cherry Point FSA levies a separate tax millage (about 31 mills); other FSAs are funded through a general countywide fire millage. The primary reasons for consolidation included achieving more efficient government service, ensuring constitutional compliance, and addressing challenges related to rising costs, including paid staffing, and difficulties in finding qualified volunteers.

The Financial Proposal of Millage Reallocation was discussed. The consolidation proposal would require the County to create a new fire service area encompassing the entire unincorporated area. Because the County cannot legally levy taxes to provide fire service within incorporated areas (Ridgeland and Hardeeville), those municipalities must be removed from the tax base for fire services. The total Emergency Services budget was discussed and staff estimated what amount was solely dedicated to fire service in the unincorporated areas. The Proposed Millage Changes (Estimated amount) was discussed along with the taxpayer impact. A discussion on Cost Allocation of EMS vs. Fire, shared services, future growth concerns and the next steps and actions were also discussed. was covered and discussed. The recommendation was to proceed toward establishing a consolidated countywide unincorporated area fire district and staff provided the next steps for moving forward from this point. It was mentioned that the goal was to implement the new funding structure aligned with the regular budget process, effective July 1, 2026. *Councilman Rowell* disclosed a conflict of interest due to their position as Deputy Chief for Hardeeville and stated that would recuse himself from future votes on Intergovernmental Agreements with the city. The workshop adjourned.

Council Meeting:

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Chris VanGeison, Councilman Joe Arzillo and Councilman Gene Ceccarelli

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, Kimberly Burgess, Lisa Wagner, James Iwanicki, 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.*

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell

3. Swearing in Ceremony:

Swearing in Ceremony by City of Hardeeville Harry Williams to Councilman Gene Ceccarelli:

Mayor Harry Williams, of the City of Hardeeville gave the Oath of Office to Councilman Gene Ceccarelli. Chairman Kemp asked Councilman Ceccarelli if he would like to say a few words. After Councilman Ceccarelli took his seat on the Dais, Councilman Ceccarelli thanked Mayor Williams. He also noted that about seven years ago he had introduced himself to Harry Williams in this very same Chambers while they were both there regarding a matter of fire service.

4. Approval of the Regular Agenda:

Motion to approve the regular agenda with the changes to move the executive session to Item # 5A; remove Item # 2 on Executive Session; and remove item numbers 7, 17, and 18 from the agenda: Councilman Arzillo

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Chairman Kemp noted that there would be Special Called Meeting at 10AM on August 25th.

Chairman Kemp recused himself from the Executive Session and he turned the meeting over to Vice Chairman Rowell.

5A: Executive Session SECTION 30-4-70. A public body may hold a meeting closed to the public for one or more of the following reasons:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body – [County Attorney; Legal Advice on a Personnel Matter; Airport Commission Appointment;](#)

Motion to go into Executive Session: Councilman Ceccarelli

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

Return to Open Session:

Motion to return from Executive Session: Councilman VanGeison

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

○ **5A.1 Action coming out of Executive Session**

Motion for a Resolution to appoint Lawrence Flynn as the Interim County Attorney not to exceed 90 days:

Chairman Kemp

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

Vice Chairman Rowell turned the meeting back over to Chairman Kemp.

5. Approval of the minutes of 04.21.2025:

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

6. CHAIRMAN KEMP'S COMMENTS: Chairman Kemp discussed Tickton Hall during his Chairman's Comments.

6A. 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.

Henry Nettles discussed how his road needed to be taken over by the County as a County maintained road.

Hattie Frazier discussed the Coosawhatchie Community Center and her concerns.

Rudy Smith discussed Mr. Henry Nettles' road and his concerns.

Paul Nettles signed up to speak but was not present to speak.

RESOLUTIONS

7. Andrew Fulghum - Consideration of a Resolution [#R-2025-47](#) Adopting Airport Leasing Policy Principles and Directives to County Staff to Incorporate the Policy Directives Into Lease Documents, Appropriate Ordinances and/or Resolutions Regarding the Ridgeland Claude Dean Airport, and Matters Related Thereto. (Tabled at the 07.21.2025 meeting)

This item was removed from the Agenda during the Approval of the Agenda by Council.

8. **Andrew Fulghum** - Consideration of a Resolution [#R-2025-49](#) To Authorize The Jasper County Administrator to Execute a Surrender of Premises, Equipment Use, Transfer and Transition Agreement with its First Addendum by and between Jasper County, Jasper County Sheriff, and Jasper Animal Rescue Mission Regarding Animal Services and Related Matters.

Mr. Fulghum was present to review and discuss Resolution #R-2025-49 authorizing the Jasper County Administrator to Execute a Surrender of Premises, Equipment Use, Transfer and Transition Agreement with its first addendum by and between Jasper County, Jasper County Sheriff, and Jasper Animal Rescue Mission Regarding Animal Services.

Motion to defer to the 25th: Councilman VanGeison

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

9. **Kimberly Burgess** – Consideration Of Resolution [#R-2025-50](#) Resolution of Jasper County Council to approve consideration and approval of the purchase of a 8.5' X 28' Cargo Trailer from Lee Transport Equipment under South Carolina Contract #440031296 as provided by Section 2-445 "Use Of State Contracts", of the Jasper County Purchasing and Contracting Ordinance.

Ms. Burgess was present to review and discuss Resolution #R-2025-50 a resolution to approve consideration and approval of the purchase of a 8.5' X 28' Cargo Trailer from Lee Transport Equipment under South Carolina Contract #440031296 as provided by Section 2-445 "Use Of State Contracts", of the Jasper County Purchasing and Contracting Ordinance.

Motion to approve: Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

10. **Kimberly Burgess** – Consideration Of Resolution [#R-2025-51](#) Finding That Normal Daily Operations of the Jasper County Clerk of Court Are Affected by the Necessity for the Expedient Installation and Replacement of Door Locks and an Alarm System at the Courthouse and that Normal Daily Operations at the Levy-Limehouse Community Center are affected by the necessity for the expedient installation and replacement of a Fire Alarm/Suppression System and pursuant to Section 2-412 of the Jasper County Code of Ordinances which allows for Emergency Procurement where normal daily operations are affected, and authorizing the County Administrator or his Designee to execute the necessary documents to obtain the services on behalf of Jasper County, and matters related thereto.

Ms. Burgess was present to review and discuss Resolution #R-2025-51 a resolution to request approval of the installation and replacement of door locks and an alarm system at the courthouse and that normal daily operations at the Levy-Limehouse Community Center are affected by the necessity for the expedient installation and replacement of a Fire Alarm/Suppression System and pursuant to Section 2-412 of the Jasper County Code of Ordinances which allows for Emergency Procurement where normal daily operations are affected, and authorize the County Administrator or his Designee to execute the necessary documents to obtain the services on behalf of Jasper County. Ms. Burgess reviewed this item and some changes with Council.

Mr. Fulghum noted that Ms. Burgess had mentioned a couple item on building repairs that would change to the building repairs, but the account numbers would stay the same. He also noted that the quote was for \$10,320.00. provided the changes that would need to be made to

Motion to approve with the items being changed to bid repairs and the amount to be \$10,320.00:

Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

11. Jack Casey and Kristy Hogsed of CCBCC – Consideration of Resolution [#R-2025-52](#) Committing to Negotiate a Fee-In-Lieu of *Ad Valorem* Taxes Agreement between Jasper County and CCBCC Operations, LLC; Identifying the Project; and other matters related thereto.

Mr. Taylor Boykin was present to review and discuss Resolution #R-2025-52 a resolution committing to Negotiate a Fee-In-Lieu of *Ad Valorem* Taxes Agreement between Jasper County and CCBCC Operations, LLC; Identifying the Project. He noted that within this FILOT Agreement Coca-Cola will commit to investing \$7.4 million dollars over 2 years. They are expected to finish their investment early completing their 19,000 square foot expansion by the end of this year, he mentioned. He noted that Mr. Casey was also here if there were any questions. Councilman Ceccarelli asked if this was related to Item #24 and Mr. Boykin said that it was related so he covered that information under this item also.

Motion to approve Resolution #R-2025-52: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

12. [Brittany Ward](#) – [Public Hearing](#) and Consideration of the [2nd Reading](#) of Ordinance [#O-2025-20](#) of Jasper County Council to amend the Jasper County Code Of Ordinances to Establish Penalties, Authorize the Enforcement of the Code, and other matters related thereto by Amending the Following Chapters: Chapter 1 General Provisions; Chapter 3 Animals; Chapter 4 Alcoholic Beverages; Chapter 6 Buildings And Building Regulations; Chapter 8 Businesses; Chapter 9 Civil Emergencies; Chapter 10 Nuisances, Junkyards, Noise, And Litter; Chapter 18 Offenses And Miscellaneous Provisions; And Chapter 25 Streets, Sidewalks, And Public Places. (1st reading 07.21.2025)

It was noted that Ms. Ward could not be present for this item. The public hearing was held but there were no comments.

Motion to reschedule to a later date with Ms. Ward and coordination of staff: Councilman Ceccarelli

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

13. Lisa Wagner – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-21 to amend Article 9:6, Accessory Structures, of the Jasper County Zoning Ordinance, to Allow Increased Building Sizes For Accessory Structures in the Residential, Rural Preservation, and Resource Conservation Zoning Districts. (1st Reading 07.21.2025) Link to Documents: ☐ Zoning Text Amendment - Accessory Structures

Ms. Wagner was present to review and address the request for the consideration of the 2nd Reading of Ordinance #O-2025-21 to amend Article 9:6, Accessory Structures, of the Jasper County Zoning Ordinance, to Allow Increased Building Sizes for Accessory Structures in the Residential, Rural Preservation, and Resource Conservation Zoning Districts. The public hearing was opened and Mr. Chad Scott commented on this item. There were no other comments so the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed

14. Lisa Wagner – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-22 to amend the Official Zoning Map of Jasper County so as to Transfer Two Properties Located Along Speedway Boulevard and Purrysburg Road, Bearing Jasper County Tax Map Numbers 039-00-01-040 And 039-00-01-041 from the Community Commercial and Residential Zoning District to the Community Commercial Zoning District on the Jasper County Official Zoning Map. (1st Reading 07.21.2025) Link to Documents: ☐ Zoning Map Amendment - Speedway Blvd. and Purrysburg Rd

Ms. Wagner was present to review and address the request for consideration of the 2nd Reading of Ordinance #O-2025-22 to amend the Official Zoning Map of Jasper County so as to Transfer Two Properties Located Along Speedway Boulevard and Purrysburg Road, Bearing Jasper County Tax Map Numbers 039-00-01-040 And 039-00-01-041 from the Community Commercial and Residential Zoning District to the Community Commercial Zoning District on the Jasper County Official Zoning Map. The public hearing was opened and Mr. Chad Scott noted that he lived in Levy, S.C. and he discussed his concerns. There were no other comments, so the public hearing was closed.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

15. Lisa Wagner – Public Hearing Only of Ordinance #O-2025-23 to amend the Official Zoning Map of Jasper County so as to Transfer a Property Consisting of Approximately 264.53 Acres and Bearing Jasper County Tax Map Number 052-00-03-012, From The Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map. (1st Reading 07.21.2025) Link to Documents: ☐ Zoning Map Amendment - Heritage Road

This item was for Public Hearing Only. Ms. Wagner was present to address and review this item. She read a staff report on this item for the public. The public hearing was opened, three people had signed up to comment, but when they were called none were present to speak.

16. Lisa Wagner – Public Hearing and Consideration of the 2nd Reading Of Ordinance #O-2025-24 to amend the Jasper County Code Of Ordinances, Chapter 25 – Article III, Naming And Addressing Of Roads, Section 123 Definitions, (1) County Road And (2) Private Road, So As To Correct Definitions Due To Scrivener Errors Contained In Ordinance Number #O-2025-12. (1st Reading 07.21.2025) Link to Documents: ☐ Staff Report - Chapter 25, Article III, Naming and Addressing of Roads.scriveners error

Ms. Wagner was present to discuss and review the consideration of the 2nd Reading Of Ordinance #O-2025-24 to amend the Jasper County Code Of Ordinances, Chapter 25 – Article III, Naming And Addressing Of Roads, Section 123 Definitions, (1) County Road And (2) Private Road, So As To Correct Definitions Due To Scrivener Errors Contained In Ordinance Number #O-2025-12.

The public hearing was opened, but there were no public comments, so the public hearing was closed.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

17. Lisa Wagner - Public Hearing and Consideration of the 3rd 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; Public Hearing and 2nd Reading 03,17.2025)

This item was removed from the Agenda during the Approval of the Agenda by Council.

18. Chairman Kemp – Consideration of the 3rd Reading of Ordinance #O-2025-19 to amend and add a New Subsection to the Jasper County SC Code of Ordinances, Chapter 26 Taxation, Article 1 In General. (1st Reading 07.21.2025; Public Hearing and 2nd Reading 07.21.2025)

This item was removed from the Agenda during the Approval of the Agenda by Council.

19. Andrew Hogue of DLA Piper – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-25 Authorizing the Execution and Delivery of Amended and Restated Fee-In-Lieu Of Tax Agreements by and between CP Hardeeville, LLC, CPH Parcel A Owner, LLC, CPH Parcel B Owner, LLC, CPH Parcel C Owner, LLC, and Jasper County, South Carolina With Respect To Certain Economic Development Property in the County, Whereby Such Property Will Be Subject to Certain Payments In Lieu Of Taxes; and other matters relating thereto. (Project Clarius) (1st Reading 07.21.2025)

08.18.2025 Minutes

Mr. Hogue was present to review and discuss the request for the consideration of the 2nd Reading of Ordinance #O-2025-25 authorizing the execution and delivery of amended and restated Fee-In-Lieu of Tax Agreements by and between CP Hardeeville, LLC, CPH Parcel A Owner, LLC, CPH Parcel B Owner, LLC, CPH Parcel C Owner, LLC, and Jasper County, South Carolina With Respect To Certain Economic Development Property in the County, whereby such property will be subject to certain payments in lieu of taxes. The public hearing was opened, but there were no public comments, so the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed

20. Kimberly Burgess – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2025-26 Amending the Business License Ordinance of the County of Jasper to Update the Class Schedule as Required by Act 176 Of 2020. (1st Reading 07.21.2025)

Ms. Burgess was present to review and discuss the consideration of the 2nd Reading of Ordinance #O-2025-26 Amending the Business License Ordinance of the County of Jasper to Update the Class Schedule as Required by Act 176 Of 2020. The public hearing was opened, but there were no public comments, so the public hearing was closed.

Motion to approve: Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

21. Kimberly Burgess – Consideration and Approval of Woods Dendy Architects, LLC Change Order in the Amount Of \$3,910 To Provide Professional Services Related to the Architectural and Engineering Services for the Preparation of Construction Documents for Additional Outlets for Pratt Memorial Library.

Ms. Burgess was present to review and discuss the consideration and approval of Woods Dendy Architects, LLC Change Order in the amount of \$3,910 to provide professional services related to the Architectural and Engineering Services for the preparation of construction documents for additional outlets for Pratt Memorial Library.

Motion to approve: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

22. Kimberly Burgess – Consideration and Approval of the Receipt of a Grant from The South Carolina Department of Public Safety for the School Fiscal Year 2025 – 2026 in the Amount Of \$628,843 for the Period 7/1/2025 – 6/30/2026.

Ms. Burgess was present to review and discuss the consideration and approval of the receipt of a grant from the South Carolina Department of Public Safety for the School Fiscal Year 2025 – 2026 in the amount of \$628,843 for the Period 7/1/2025 – 6/30/2026.

Motion to approve: Councilman Ceccarelli

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

23. Andrew Fulghum – Consideration and Approval of a Request to Name a Public Building and Appointment of Committee to Evaluate the Request and Make Report and Recommendation to Council.

Mr. Fulghum was present to review and discuss the consideration and approval of a request to name a Public Building and the appointment of committee to evaluate the request and make report and recommendation to council. Mr. Fulghum noted that this was an Ad Hoc Committee.

Motion to appoint Councilman Joseph Arzillo to find a committee: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

24. Jack Casey and Kristy Hogsed of CCBCC – Consideration of the 1st Reading of Authorizing the Execution and Delivery of a Fee-In-Lieu of *Ad Valorem* Taxes by and between Jasper County, South Carolina and CCBCC Operations, LLC, to Provide for Payment of a Fee-In-Lieu of Taxes; and other related matters.

Taylor Boykin was present to review and discuss the request for the consideration of the 1st Reading authorizing the execution and delivery of a Fee-In-Lieu of *Ad Valorem* Taxes by and between Jasper County, South Carolina and CCBCC Operations, LLC, to provide for payment of a Fee-In-Lieu of Taxes.

Motion to approve: Councilman Rowell

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

25. Administrator's Report: Mr. Fulghum reviewed the information from his report. There were no Action Items requiring a vote from the Council in the Administrator's Report. Ms. Heather Rath gave an Opioid Settlement Update to Council.

26. For Public Information: (this is an item that County Council voted on previously at the last meeting, but the estimates were not received in time for the e-packet delivery):

Item: Septic Tank Estimates which were received for the Septic Tank Installation at Grays Community Park

27. Councilmember Comments and Discussion: Councilmember Comments were given but there were no comments that required action.

This Executive Session was moved to Item # 5A on this agenda with only Section (1); Section (2) was removed from the agenda completely.

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:
(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body – County Attorney; Legal Advice on a Personnel Matter; Airport Commission Appointment

This section was deleted in its entirety from this agenda: (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 – Personnel: Attorney Position Update; Class Action Regarding Ultra Processed Foods--Litigation; Litigation Update; Southern Health Partners Inc.; Tax Map #s 087-00-05-009, 087-00-05-008, 063-27-02-002, and 063-16-14-001

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.

29. Adjournment:

For more information on this workshop or meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA . There are also Closed Captions available for all of our County Council videos. Just click the "CC" button to follow along.

The motion passed and the meeting adjourned.

Respectfully submitted:

Wanda H. Giles
Clerk to Council

Joey Rowell
Chairman

CONSENT AGENDA

ITEM # 4B



Jasper County Planning and Building Services

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 & Building Services
lwagner@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	January 20, 2026
Project:	Zoning Map Amendment – Industrial Development
Applicant:	Pro Disposal USA, LLC
Tax Map Number:	080-00-03-044 (4.12 acres) and 080-00-03-121 (.82 acres)
Submitted For:	3 rd Reading
Recommendation:	Planning Commission recommends approval

Description: This is a zoning map amendment request to have two properties designated as Industrial Development. The subject properties consist of 4.12 acres and 0.82 acres and are located along Pearlstine Drive. The larger parcel (4.12 acres) also has frontage along Schinger Avenue and is currently zoned, Mixed Business, while the smaller parcel (.82 acre) is zoned General Commercial. Both properties are currently being used for storage and an office building is located on the smaller parcel. The applicant would like to re-zone the properties to allow a material recovery facility (MRF) to be established. This facility would replace the Construction and Demolition transfer station that is currently in use at 156 Pearlstine Drive. The current zoning does not allow a material recovery facility; however, it would be allowed as a conditional use in the Industrial Development District.

Analysis: The Zoning Map Amendment application and request are reviewed by considering the following factors:

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as a “Commercial Center,” which are commercial nodes that are already developing and have a suburban character rather than a rural character. The commercial center encourages mixed use development.
- **Adjacent Zoning:** The adjacent parcels are zoned primarily General Commercial. There is one adjacent parcel that is currently zoned as Industrial Development. This parcel is also owned by the applicant and is the parcel that currently houses the Construction and Demolition transfer station that was previously mentioned.

- ***Adjacent Land Use:*** Adjacent land uses are a mix of commercial and industrial.
- ***Traffic and Access:*** The subject properties are accessed by Pearlstine Drive. Pearlstine Drive is a paved road, maintained by the state and is classified as a limited local road. Pearlstine Drive has direct access to North Okatie Highway (Highway 170), which is a four-lane state-maintained road classified as a principal arterial thoroughfare.

Planning Commission Recommendation: The Planning Commission reviewed this application at their November 18, 2025 Meeting and recommends approval of the request to have both properties designated as Industrial Development.

Attachments:

1. Application
2. Letter from Coastal Waste and Recycling
3. Ordinance
4. Aerial map of property and surrounding area
5. Aerial map with zoning layer
6. Google Maps of surrounding areas

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE: #O-2026-01

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

To amend the Official Zoning Map of Jasper County so as to transfer two properties located along Pearlstine Drive, 1) bearing Jasper County Tax Map Number 080-00-03-044 consisting of 4.12 acres from the Mixed Business Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 080-00-03-121 consisting of 0.82 acres from the General Commercial Zone to the Industrial Development Zone on the Jasper County Official Zoning Map

WHEREAS, A Zoning Map Amendment request was submitted to the Planning Commission to have two parcels bearing Jasper County Tax Map Numbers 080-00-03-044, consisting of approximately 4.12 acres, and 080-00-03-121, consisting of approximately .082 acres, both being located along Pearlstine Drive, changed on the Official Zoning Map of Jasper County from the Mixed Business Zone and the General Commercial Zone, respectively, to the Industrial Development Zone; and

WHEREAS, the request was duly submitted to the Jasper County Planning Commission and Jasper County Council in accordance with the County's rules and procedures for rezoning; and

WHEREAS, the Planning Commission has concurred with the recommendations of the staff report to implement the proposed rezoning and recommends approval by Jasper County Council; and

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

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

1. Jasper County Council finds that in accordance with the staff report and the recommendation of the Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown, approximately 4.12 acres bearing Jasper County Tax Map Number 080-00-03-044 depicted on the Jasper County Official Zoning Map in the Mixed Business Zone and approximately 0.82 acres bearing Jasper County Tax Map Number 080-00-03-121 depicted on the Jasper County Official Zoning Map in the General Commercial Zone, is hereby transferred to the Industrial Development Zone.
2. This ordinance shall take effect upon approval by Jasper County Council.

Joey Rowell
Chairman

ATTEST:

Wanda Giles
Clerk to Council

ORDINANCE: # 2026-01

First Reading: December 15, 2025

Second Reading: January 5, 2026

Public Hearing: January 5, 2026

Enacted: January 20, 2026

Considered by the Jasper County Planning Commission at it's meeting on
November 18, 2025 and recommended for approval.

Reviewed for form and draftsmanship by the interim Jasper County Attorney.

Pope Flynn, LLC

DATE

AGENDA

ITEM # 6

This Presentation is a verbal update.

**There is no document for this item **

AGENDA
ITEM # 7
CITIZEN
COMMENTS

AGENDA

ITEM # 8A



Jasper County Development Services Department

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-4119

Name: Eric W. Larson
Title: Development Services Director
Email address: ewlarson@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	January 20, 2026
Agenda Item:	8.A – Resolution 2026-05
Project:	Boards and Commissions – Southern Carolina Regional Development Alliance
Request:	Consideration of Resolution #R-2026-05 a Resolution of Jasper County, South Carolina County Council Appointing a County Council Representative to Serve on the Southern Carolina Regional Development Alliance Board of Directors.
Action Needed:	Approval of Resolution
Recommendation:	Approval of the appointment of Chairman William Joseph Rowell, III to the Southern Carolina Regional Development Alliance Board of Directors.

Description:

The Southern Carolina Regional Development Alliance (“SCA”) is a non-profit economic development organization for a seven-county region in South Carolina that is focused on creating jobs and improving quality of life by attracting investment to the region. Jasper County is a party to and member of the SCA and is authorized to appoint three (3) representatives to the SCA Board of Directors, as the governing body of SCA. The County has traditionally appointed the Chairman of Council to serve as its representative to the SCA Board.

Staff Recommendation:

Appoint Mr. William Joseph Rowell III to serve on the SCA Board to represent Jasper County for a term to continue until a successor is appointed.

Attachment(s):

Resolution 2026-05

STATE OF SOUTH CAROLINA

COUNTY OF JASPER

RESOLUTION R-2026-05

APPOINTING A COUNTY COUNCIL REPRESENTATIVE TO SERVE ON THE SOUTHERN CAROLINA REGIONAL DEVELOPMENT ALLIANCE BOARD OF DIRECTORS; AND OTHER MATTERS RELATING THERETO

WHEREAS, the Southern Carolina Regional Development Alliance (“SCA”) is a non-profit economic development organization for a seven-county region in South Carolina that is focused on creating jobs and improving quality of life by attracting investment to the region; and

WHEREAS, Jasper County, South Carolina (the “County”) is a party to and member of the SCA, and is authorized to appoint three (3) representatives to the SCA Board of Directors, as the governing body of SCA (the “SCA Board”); and

WHEREAS, it has been the practice of the Jasper County Council, as the governing body of the County (the “Council”), to select one (1) member to the SCA Board, with the remaining two (2) members appointed by the City of Hardeeville, South Carolina and the Town of Ridgeland, respectively; and

WHEREAS, the County has traditionally appointed the Chairman of Council to serve as its representative to the SCA Board; and

WHEREAS, the Council recently elected Mr. William Joseph Rowell III as its Chairman, and has further determined that Mr. Rowell shall be appointed to serve as the County’s representative member on the SCA Board; and

WHEREAS, based on precedence, the Council desires to continue the practice of permitting the City of Hardeeville, South Carolina (“Hardeeville”) and the Town of Ridgeland (“Ridgeland”) to select one (1) member to the SCA Board.

NOW, THEREFORE, BE IT RESOLVED THAT Mr. William Joseph Rowell III is appointed by the Council to serve on the SCA Board to represent Jasper County for a term to continue until a successor is appointed.

NOW, THEREFORE, BE IT FUTHER RESOLVED THAT the

Council hereby assigns its appointment authority for the remaining members of the SCA Board to Hardeeville and Ridgeland, and upon the appointment of the SCA Board members by each such municipality, such member shall serve for a term until a successor is appointed by such municipality or the authority to appoint such member to the SCA Board is revoked by the Council.

NOW, THEREFORE, BE IT FUTHER RESOLVED THAT any member previously appointed or to be appointed by Hardeeville or Ridgeland is approved, ratified and confirmed by Council, and shall be authorized to serve for such period authorized by the foregoing resolution recital.

This Resolution made effective as of the date hereof.

DONE, RATIFIED AND ADOPTED this 20th day of January 2026.

William Joseph Rowell III, Chairman
County Council of Jasper County, South Carolina

(SEAL)

ATTEST:

Wanda H. Giles
Clerk to County Council

Resolution R-2026-05
Adopted: January 20, 2026

Reviewed for form and draftsmanship by the interim Jasper County Attorney.

Name

Date

AGENDA

ITEM # 8B

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

RESOLUTION NUMBER #R-2026-06

RESOLUTION OF JASPER COUNTY COUNCIL

**A RESOLUTION APPROVING THE ADDITION OF TWO EMPLOYEES TO
THE ASSESSOR'S OFFICE**

WHEREAS, the Jasper County Council adopted the Jasper County fiscal year 2026 budget on June 30, 2025 (Ordinance #O-2025-14) and adopted an amended Jasper County fiscal year 2026 budget on October 20, 2025 (Ordinance #O-2025-28); and

WHEREAS, included in the fiscal year 2026 budget were a total of thirteen (13) full-time positions, including the Assessor, in the Assessor Department; and

WHEREAS, four (4) of the thirteen (13) full-time positions are Data Collectors/Real Property Appraisers, the primary duty of which is to locate and appraise real property to assist with the development and documentation of the county tax digest; and

WHEREAS, the Assessor has determined that the actual and expected population growth in Jasper County requires additional Data Collectors/Real Property Appraisers within the Assessor's office to provide timely and accurate appraisals to develop the county tax digest; and

WHEREAS, the Division Head and the County Administrator have approved the new personnel request form completed by the Assessor, Exhibit A, which provides the job

description, an anticipated salary of \$20 per hour, and additional cost of \$600 for uniforms for the position of Data Collector/Real Property Appraiser; and

WHEREAS, the salary for the two additional Data Collector/Real Property Real Property Appraiser employees for the remainder of the fiscal year 2026 will be funded by a budget amendment transfer from the SALARY ADJUSTMENTS (010-062-2012) budget line item in amounts sufficient for the salary and benefits estimated to be \$67,000, depending upon the type of medical benefits chosen by the new employees; and

NOW, THEREFORE, BE IT RESOLVED THAT the Jasper County Council approves the addition of two full-time, permanent employees, with the title Data Collector/Real Property Real Property Appraiser.

ADOPTED THIS THE 20TH DAY OF JANUARY 2026, and effective immediately.

Joseph Rowell, Chairman

ATTEST:

Wanda S. Giles
Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

County Attorney

Date

Jasper County
New Personnel Request Form

EXHIBIT A

Date of Request: 1/9/2026

Department Code and Description: 69 Assessors Office

Position: Data Collector/Real Property Appraiser

Full Time or Part Time: Full Time

Permanent or Temporary: Permanent

Job Description (Brief description and attach job description):

This position is responsible for locating and appraising real property in order to assist with the development and documentation of the county tax digest

Receives building permits and c/o's; maintains files; inspects and measures properties to determine permit completion; sketches building data on property cards; photographs properties; enters data into computer system.

Assists property owners with appeals process.

Assists with the reassessment process by performing field inspections and records changes and improvements to properties.

Corrects tax bills and records changes including land use.

Issues manufactured decals and moving permits.

Maintains department records and files.

Notifies Chief Appraiser of assessment problems.

Assists taxpayers by explaining property valuations, describing potential exemptions, explaining tax assessment rules and regulations and prepares applications for exemption programs.

Assists other office personnel.

Create and maintain excel spreadsheets and formulas.

Assists other county personnel, taxpayers, surveyors, attorneys, appraisers and real estate professionals.

Maintains a certification by attending educational and training sessions as required.

Performs other related duties as assigned.

Proposed Salary Range: \$20.00 per hour

Additional Budget Items: \$ Amount

Computer

Furniture and Fixtures

Uniforms \$ 600.00

Weapons

Training

Vehicles

Other

Other


Other

Other

Other

Name of Supervisor: Susan L Waite

Request has been reviewed and approved by the following:

Department Head/Supervisor	Susan L Waite	1/9/2026
	Signature	Date
Division Head	Kimberly Burgess	1/12/2026
	Signature	Date
County Administrator		1/12/2026
	Signature	Date

AGENDA

ITEM # 8C

**STATE OF SOUTH CAROLINA
JASPER COUNTY**

RESOLUTION NUMBER R-2026-07

**RESOLUTION OF JASPER COUNTY COUNCIL TO APPROVE
THE PROCUREMENT OF A SEWER JETTER AND JETTER
HEADS FOR JASPER COUNTY AND THE JASPER COUNTY
ENGINEERING SERVICES DEPARTMENT UNDER A STATE
CONTRACT PURSUANT TO THE JASPER COUNTY
PURCHASING AND CONTRACTING ORDINANCE, AND
MATTERS RELATED THERETO**

WHEREAS, the Engineering Services Department would like to purchase a Sewer Jetter and associated Jetter Heads to be used to clean sewer lines and road culverts as needed during times of maintenance, sewer backups, and plugged culverts and

WHEREAS, the Jetter and Jetter Heads are described below:

Jet-Vac 747-FR200 ECO Stock Number E006307
3/4" Classic Warthog Nozzle with 4 Fin Centralizer
ENZ 1"OR 3/4" Rotating Turbine Chain Scraper

WHEREAS, Section 2-441, Div. 2, Article V, Purchasing and Contracting Ordinance of Jasper County Code of Ordinances authorizes the chief purchasing officer to participate in a cooperative purchasing agreement for procurement of supplies, services or construction with one or more public procurement units in accordance with an agreement entered into between the participants; and

WHEREAS, Section 2-442, Div. 2, Article V, Purchasing and Contracting Ordinance of Jasper County Code of Ordinance authorizes the chief purchasing officer to sell to, acquire from or use any supplies belonging to another public procurement unit independent of bid process or sales process of this article; and

WHEREAS, Jasper County is a member of Sourcewell, a cooperative purchasing agency (ID #110605); and

WHEREAS, Jet-Vac Equipment Company, LLC in Sumter, South Carolina has contract #101221-SCA with Sourcewell, a cooperative purchasing agency, for the purchase of equipment; and

WHEREAS, the Engineering Services Director has determined that the Jet-Vac Equipment Company, LLC, Sumter South Carolina, Sewer Jetter with the purchase of additional Jetter Heads will meet the Engineering Services Department's requirements; and

WHEREAS, there are sufficient funds in the current fiscal year 2026 Bridges and Roads Department budget in the EQUIPMENT line item (010-081-2430) for the purchase from Jet-Vac Equipment Company, Sumter not to exceed \$127,000 (including applicable sales tax); and

NOW THEREFORE, BE IT RESOLVED by Jasper County Council, in the council duly assembled and by the authority of the same that Jasper County Council hereby is of the belief and finds that the requirements of Article V, Sec. 2-441 are met and hereby approve the purchase of the Sewer Jetter and Jetter Heads described in above and in Exhibit A for use by the Roads and Bridges, Engineering Services Department.

BE IT FURTHER RESOLVED THAT, the County Council authorizes the County Administrator, Mr. Andrew Fulghum, to execute the purchase agreement.

SIGNATURES FOLLOW

This Resolution No. R- 2026-07 made this 20th day of January 2026.

Joey Rowell
Chairman

ATTEST:

Wanda H. Giles
Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.



Date: 01/05/2026

Quoted To:

Jasper County, SC
Attn: Accounts Payable*
jjiwanicki@jaspercountysc.gov
Ridgeland SC 29936

Location: SUMTER

Quote Number: Q01731

Expiry Date: 01/31/2026

Salesperson: CALLIE HODGE

callie@jet-vac.com

Responsible: BRITTANY WINDHAM

brittany@jet-vac.com

Attention: Jim Iwanicki

We propose to furnish the equipment described herein in accord with the specification, terms, and conditions outlined.

747-FR2000 ECO

122,518.00

Stock Number: E006307 Machine Serial #: 1S9S22127SD381K51

Engine & Pump:

74 HP Kohler Diesel Tier IV Engine
Giant 40 GPM @ 2000 PSI w/30 Min Run Dry Capability
Lighted Nema 4 Control Panel
Auto Shutdown (High Eng Temp / Low Oil Pressure)
Low Oil Pressure)

Air Purge Valve

Recirculation System

Painted Steel Shroud Enclosure w/Locking Access Doors

Engine Display

Electronic Throttle Control

Hose Reel & Hose:

Rotating Safety Reel w/800' Capacity of 3/4" Hose

Tank & Fill:

700 Gal. Black Super-Poly Water Tank

2.5" Fill System

Trailer:

Tandem Axles 14,000 GVWR

Electric Brakes w/2-5/16" Ball Hitch

(1) Aluminum Toolbox - Fender Mounted

D.O.T. Approved LED Lighting

Drop Leg Jack

Accessories:

10' Leader Hose

BB Hose Guide

Tri-Star (Chisel Point) Nozzle
 DD (High Flow) Nozzle
 Finned Nozzle Extension
 Nozzle Rack
 25' Fill Hose
 Washdown Gun w/25' Ext. Hose
 Upstream Pulley Guide
 Hydrant Wrench
 Paper Operator / Owner Manual

 UPGRADE ELECTRONIC/HYDRAULIC CLUTCH ENGAGE (toggle switch
 in lieu of mechanical engage)
 DRAIN VALVES FOR WATER PUMP (recommended for cold climates)
 WASHDOWN SYSTEM W/ 50FT RETRACTABLE HOSE REEL
 AUTOMATIC LEVELWIND W/ HYDRAULIC UP/DOWN ACTION
 DIGITAL REFERENCE DISTANCE METER ±10% ACCURACY
 500' 3/4" ID X 2,500 PSI OPERATING PRESSURE - PER FT
 FILL HOSE STORAGE RACK
 LED COMPARTMENT LIGHT
 LED FLOOD LIGHT
 LED AMBER STROBE LIGHT
 LED ARROW STICK
 WIRELESS REMOTE PENDANT CONTROL (w/ hose reel
 payout/retrieve, throttle up/down, water on/off, and kill
 switch)
 PENDANT REMOTE PRESSURE DISPLAY (requires wireless pendant
 option)

Additional Charges

EQP SOURCEWELLDISCOUNT	-3,675.54
EQP SHIPPING	4,000.00
JET-VAC DISCOUNT	-6,842.46

Comments

 Sourcewell Contract #101221-SCA
 Sewer Equipment - High Pressure Jetting, Vacuum,
 Hydro-Excavating & Recycling
 Maturity Date: 11/29/2026

 Supplier reserves the right to adjust prices to reflect the
 impact of any tariffs, duties, or similar governmental
 charges imposed after the date of this proposal. These
 adjustments will be calculated to ensure fair allocation of
 the increased costs. Supplier will provide advance notice
 of any such adjustments along with documentation supporting
 the changes.

 PLEASE BUDGET FOR A 3% MINIMUM PRICE INCREASE ON
 PURCHASES MADE AFTER DECEMBER 31, 2025

Selling Price:	116,000.00
Tax:	
Net Selling Price:	116,000.00

Accepted by:

Prepared by:



Please Remit To:
Jet-Vac Equipment Company, LLC
5746 Broad Street
Sumter, SC 29154

www.jet-vac.com

1-844-4JETVAC

Ship To: Jasper County
358 3rd Ave
Ridgeland, SC 29936-8785

Invoice To: Jasper County, SC
Attn: Accounts Payable*
jiwanicki@jaspercountysc.gov
Ridgeland SC 29936

Branch 10 - SUMTER		
Date 12/18/2025	Time 12:54:39 (O)	Page 1
Account No JASPE003	Phone No 8437267740	Est No 01 007353
Ship Via UPS GROUND		Purchase Order NEED
Tax ID No		
		Salesperson BW1

QUOTE EXPIRY DATE: 01/17/2026

PARTS ESTIMATE - NOT AN INVOICE

Price does not include freight - will be charged on final invoice.

<u>Part#</u>	<u>Description</u>	<u>U</u>	<u>Qty</u>	<u>Price</u>	<u>Amount</u>
WH-3/4-PKG	WH 3/4" PKG		1	2060.00	2060.00
3/4" CLASSIC WARTHOG NOZZLE WITH 4-FIN CENTRALIZER					
10.125TR_6-12_SET	ENZ 10.125 6-12		1	4795.00	4795.00
ENZ 1"OR 3/4" ROTATING TURBINE CHAIN					
SCRAPER 6"-12" SET W/ KIT BOX					

Subtotal: 6855.00

JASPER CO EDUCATION CAPITAL IMPROVEMENT.: 68.55

JASPER CO TRANSPORTATION TAX Special: 68.55

RIDGELAND City: 68.55

SC STATE TAX: 411.30

TOTAL: 7471.95

Authorization: _____

Thank You For Your Business!



Sourcewell (formerly National Joint Powers Alliance or NJPA), Sewer Equipment, and Jet-Vac Equipment Company have come together to offer the 30-minute equipment purchasing solution for your government agency.

Sourcewell has solicited bids on behalf of its members in the category of Sewer Jetting, Sewer Vacuum, and Hydro Excavation Equipment with Related Accessories and Supplies. Respondents were graded on a 1000-point scale in categories such as price, local service capabilities, warranty terms, product quality, eco-friendly practices, value added attributes, and product selection. Based on its point total, Sewer Equipment has been awarded contract 101221-SCA which includes all of our products in the following categories:

- Sewer Equipment Co. of America Combination Sewer Cleaners and Catch Basin Cleaners
- Mongoose Jetters and Sewer Equipment Co. of America Truck Jets
- Mongoose Jetters and Sewer Equipment Co. of America Trailer Jets
- Ramvac Hydro Excavators
- Sewer Equipment Co. of America Easement Machines
- Cappellotto Genesis Recycler Combination Sewer Cleaner
- Rental/Rent-to-Own of all equipment above
- Chassis for above equipment
- Sewer Equipment Co. of America High Efficiency Sewer Cleaning Nozzles
- Sewer Equipment parts and accessories
- Nezat Training and Consulting

The most commonly asked question is, “Am I able to use the results of this bid to purchase my equipment?” The answer is YES, and it is based on two important, but simple principles:

1. The joint powers provision, present in every state law, dictates that what two units of government can individually do for themselves, one can do for the other. In essence, Sourcewell has conducted a competitive bid, and your government agency can use the results.
2. Sourcewell is a government entity. All Sourcewell employees are public employees who are required to pay into the Public Employment Retirement Association (PERA) through payroll deduction.

After choosing your desired equipment and receiving a Sourcewell price quotation from Jet-Vac Equipment Company, simply follow these steps:

1. If your municipality or organization is not already a member, sign up for your no cost, no obligation membership by clicking the “Join” icon on the Sourcewell home page: <https://www.sourcewell-mn.gov/>
2. You will receive your membership number within 24 hours.
3. Issue a purchase order to Jet-Vac Equipment Company, referencing Sewer Equipment contract # 101221-SCA and your membership number.
4. Make payment to Jet-Vac Equipment Company, per the terms of their quotation to you.

That’s it! SOURCEWELL, Sewer Equipment, and Jet-Vac Equipment Company, will handle the rest.

SEWER EQUIPMENT CO. of AMERICA

SEWER EQUIPMENT
CO. of AMERICA



MODEL 545 & 747 SERIES

BEST PRODUCTS, BEST LOCAL SUPPORT



545 & 747 Series

Sewer Equipment Company of America built its first 747 Trailer Jet with a rotating hose reel in 1993. Throughout its evolution, the 747 series of jetters has been the industry standard by which others are judged. Whether it is longevity, operator safety, overall value, or available options that you are looking for, the current offering of 747 trailer and truck jets are without peer in the marketplace.



Longevity starts with choosing the proper components and continues with meticulous design and assembly. With diesel engines and triplex plunger run-dry water pumps as standard equipment, users are assured of a vast support network and the utmost performance and reliability for the life of their system. Trailer frames are made of fully welded $\frac{3}{16}$ " x 2" x 6" steel tubing to maximize strength. Additionally, they are corrosion resistant and every trailer is certified by the National Association of Trailer Manufacturers, assuring you of adherence to all Federal D.O.T regulations and safety standards.

Our stout frames limit flex and sway while towing, and our available Duraprolene® water tanks are fully baffled to eliminate surging while stopping and turning with a load of water. Once on the job, our rotating safety reel allows the operator to position the trailer in the safest possible manner while simply rotating the reel to conveniently face the access point. The NEMA 4 control panel swivels with the reel to allow safe access regardless of reel position.

Long term value is also created with design features like a welded, one piece enclosure and components that are painted prior to assembly to eliminate points of corrosion. For increased corrosion resistance, an aluminum enclosure is also available.

Any machine requirements necessary to get your job done, a 747 can be built to meet it. If a truck is more suited to your application, the 747 is offered to mount on your chassis or a factory provided unit with up to 3,000 gallons of water capacity. When truck mounted, power can be delivered by an auxiliary engine or via PTO hydrostatic drive from the chassis' power plant. Budget-minded customers can look to the 545 series, which has the same construction features of the 747, but is without an engine and pump enclosure, or with engine enclosure only. Additional machine options include various pump configurations, wireless remote controls, tool storage, dual reels, safety lighting, integral CCTV system, and more.



TOLL FREE 800.323.1604

MODEL 545 & 747 SERIES

ONE PIECE ENCLOSURE: Our one piece enclosure is designed to maintain its cosmetic and functional integrity throughout the life of your equipment. While some manufacturers bolt individual panels together to achieve its purpose this practice leads to rusting panels, missing fasteners and overall degradation of the equipment. In addition to the structural and cosmetic integrity, these enclosures function to maintain temperatures above freezing in most conditions. With steel or aluminum available as materials of construction, our units are designed for the harshest weather and road conditions.

DURAPROLENE® WATER TANK: Many manufacturers choose to build using rotational molding. However at Sewer Equipment, we offer trademarked Duraprolene® tanks. Unlike typical "poly" materials of construction that are rotational molded and non-repairable, our Duraprolene® material can be repaired long after the warranty has expired. In addition, our design is fully baffled, yielding dramatically improved stopability. It is UV stabilized for protection from the sun and the surface is textured to provide a long lasting finish that will withstand the test of time and keep your unit looking first rate long into the future.



BOX TUBE FRAME: A steel box tube cross section is stronger than a "C" channel cross section and also leads to a stronger and longer lasting frame designed to withstand the strenuous rigors of any application you throw at it. It is for this reason we utilize this concept in all our products and provide our customers with the best value in the market.

NEMA 4 WIRING: Moisture can cause havoc on electrical systems which is why we choose to protect our electrical systems with NEMA rated enclosures. NEMA is an acronym for National Electrical Manufacturers Association and this organization specifies design criteria for electrical enclosures and their sealing abilities. Rather than just run wires to and from various devices, we choose to design our products to resist the rigors of your application by utilizing these enclosures on our products and eliminate the maintenance issues related to moisture intrusion in electrical systems which do not use these methods.

SEWEREQUIPMENT.COM

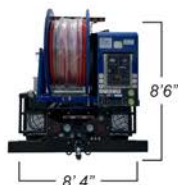
BEST PRODUCTS, BEST LOCAL SUPPORT



MODEL	LENGTH	WIDTH	HEIGHT	STANDARD WATER CAPACITY	AXLE CONFIGURATIONS	MAX HOSE CAPACITY	HOSE SIZE
545	19'6"	7'6"	7'6"	700 Gallon	Tandem Axle	1000'	1/2" - 1"



MODEL	LENGTH	WIDTH	HEIGHT	STANDARD WATER CAPACITY	AXLE CONFIGURATIONS	MAX HOSE CAPACITY	HOSE SIZE
747	19'6"	7'6"	7'6"	700 Gallon	Tandem Axle	1000'	1/2" - 1"



MODEL	LENGTH	WIDTH	HEIGHT	STANDARD WATER CAPACITY	AXLE CONFIGURATIONS	MAX HOSE CAPACITY	HOSE SIZE
747 TK	26'2"	8'4"	8'6"	700 Gallon	Single or Tandem Axle	1000'	1/2" - 1"



MODEL	LENGTH	WIDTH	HEIGHT	STANDARD WATER CAPACITY	AXLE CONFIGURATIONS	MAX HOSE CAPACITY	HOSE SIZE
747 TV	22'	7'6"	8'	700 Gallon	Tandem Axle	1000'	1/2" - 1"



MODEL	LENGTH	WIDTH	HEIGHT	STANDARD WATER CAPACITY	AXLE CONFIGURATIONS	MAX HOSE CAPACITY	HOSE SIZE
747 TK-TV	26'8"	8'4"	8'6"	1500 Gallon	Single or Tandem Axle	1000'	1/2" - 1"

TOLL FREE 800.323.1604

MODEL 545 & 747 SERIES

	747 CLASSIC	747 CLASSIC TK	747 ECO	747 ECO TK	747 ECO TV	747 ECO TV TK	545
Engine & Pump							
56hp Kohler Diesel Engine	S	S					S
74hp Kohler Diesel Engine w/ HD Cooling			S	S	S	S	
Chassis PTO Drive							
Engine Safety Guarding	S	S	S	S	S	S	S
Partial Painted Steel Enclosure							O
Painted Steel Pump & Engine Shroud	S	S	S	S	S	S	
Aluminum Pump & Engine Shroud	O	O	O	O	O	O	
Aluminum Painted Pump & Engine Shroud	O	O	O	O	O	O	
Manual Clutch Engage	S		S		S		S
Hydraulic Clutch Engage	O	S	O	S	O	S	
Fuel Tank - 16 Gallons	S	S	S	S	S	S	S
Chassis Fuel Tank							
Hydraulic Pressure Gauge	O	O	O	O	O	O	O
Hydraulic Tool Circuit	O	O	O	O	O	O	O
Hydraulic Cooler for Continuous Duty	O	O	O	O	O	O	O
Giant 40GPM @ 2000PSI	S	S	S	S	S	S	S
Giant 35GPM @ 3000PSI			O	O	O	O	
Electronic Water On/Off Control	O	O	O	O	O	O	O
Water Midship Manifold							
Water Pump Drain Valves	O	O	O	O	O	O	O
Water Pump Pulsation Valve	O	O	O	O	O	O	
Air Purge	O	O	O	O	O	O	O
Chassis Powered Air Purge (Chassis Dependant)							
Water Tank & Fill							
700 Gallon SuperPoly	S	S	S	S	S	S	S
700 Gallon Duraprolene®	O	O	O	O	O	O	
1000 Gallon Duraprolene®							
1500 Gallon Duraprolene®							
1500 Gallon Duraprolene® Low Profile							
2000 Gallon Duraprolene®							
2500 Gallon Duraprolene®							
3000 Gallon Duraprolene®							
2-½" Fill System	S	S	S	S	S	S	S
Fill Hose Storage Bracket	O	O	O	O	O	O	O
Winterization 26 Gallon Plastic Tank	O	O	O	O	O	O	
Water Tank Access Ladder							
Hose Reel & Hose							
Fixed Reel	O	O	O	O	O	O	O
Swivel Reel	S	S	S	S	S	S	S
800'-¾" Capacity Hose Reel	S	S	S	S			S
1000'-¾" Capacity Hose Reel	O	O	O	O			
800'-1" Capacity Hose Reel							
1000'-1" Capacity Hose Reel							
600'-¾" & 500'-¾" Dual Reel	O	O	O	O			
600'-1" & 500'-¾" Dual Reel							
500' Umbilical Cord & 1000'-¾" Capacity TV Reel					S	S	
600' Umbilical Cord & 1000'-¾" Capacity TV Reel					O	O	
Washdown w/ 25' Detachable Hose	S	S	S	S	S	S	O
Washdown w/ 50' Reel	O	O	O	O	O	O	O
Reference Counter	O	O	O	O			O
Smart Counter	O	O	O	O	S	S	O
Automatic Level Wind	O	O	O	O	O	O	O
Pendant/Electrical							
No Pendant	S	S	S	S	S	S	S
Wireless Pendant w/ Payout/Retrieve	O	O	O	O	O	O	O
Water Pressure Pendant Display	O	O	O	O	O	O	O
12V Outlet	S	S	S	S	S	S	O
LED Strobe Light	O	O	O	O	O	O	O
LED Flood Light	O	O	O	O	O	O	O
LED Wireless Spotlight	O	O	O	O	O	O	O
LED Arrow Stick	O	O	O	O	O	O	O
LED Arrow Board	O	O	O	O	O	O	O
Compartment Lights	O	O	O	O	O	O	

	747 CLASSIC	747 CLASSIC TK	747 ECO	747 ECO TK	747 ECO TV	747 ECO TV TK	545
Trailer Options							
Tandem Torsion 7,000lb Axles	S		S		S		S
Electrical Trailer Brakes	S		S		S		S
Hydraulic Trailer Brakes (Surge Brakes)	O		O		O		
Fixed Jack w/ Footpad	S		S		S		S
Power Jack w/ Footpad	O		O		O		O
Spare Tire Mounted	O		O		O		O
Steel Tandem Round Fenders	S		S		S		S
Tool Storage Options							
Curbside Top Open Aluminum Toolbox	S		S		S		S
Roadside Top Open Aluminum Toolbox	O		O		O		O
Curbside Underbody Aluminum Toolbox		S		S		S	
Roadside Underbody Aluminum Toolbox		O		O		O	
Curbside Front Open Aluminum Toolbox		O		O		O	
Roadside Front Open Aluminum Toolbox		O		O		O	
Root Cutter Maintenance Box	O	O	O	O	O	O	O
Hose Guide/Washdown Gun/Pulley Guide Storage	O	O	O	O	O	O	O
Cone Holder & Cones	O	O	O	O	O	O	O
Long Handled Tool Storage	O	O	O	O	O	O	
Manuals							
USB Manual	S	S	S	S	S	S	S
Paper Manual	O	O	O	O	O	O	O
Training							
Dixon	O	O	O	O	O	O	O
Customer Location	O	O	O	O	O	O	O
Accessories							
Flushing Nozzle	S	S	S	S	S	S	S
Penetrating Nozzle	S	S	S	S	S	S	S
10' Leader Hose	S	S	S	S	S	S	S
Finned Nozzle Extension	S	S	S	S	S	S	S
Manual Levelwind	S	S	S	S	S	S	S
Nozzle Rack	S	S	S	S	S	S	S
BB Hose Guide	S	S	S	S	S	S	S
Upstream Pulley Guide	S	S	S	S	S	S	S
Air Purge Adapter	S	S	S	S	S	S	S
2-½" x 25' Fill Hose	O	O	O	O	O	O	O
½" Lateral Cart	O	O	O	O	O	O	O
TV Options							
Self-Leveling Color TV Camera					S	S	
4" Jet Pod Skid					S	S	
Color Monitor					S	S	
DVR w/ Removable USB Drive					S	S	
Additional Camera Head					O	O	
Additional 4" Jet Pod (Straight View Camera)					O	O	
6" Jet Pod Skid (Straight View Camera)					O	O	
8" Jet Pod Skid (Straight View Camera)					O	O	
10" Jet Pod Skid (Straight View Camera)					O	O	
12" Jet Pod Skid (Straight View Camera)					O	O	
15" Jet Pod Skid (Straight View Camera)					O	O	
18" Jet Pod Skid (Straight View Camera)					O	O	

Legend	
Standard	S
Optional	O



SEWER EQUIPMENT CO. of AMERICA

Revised 03/23

Contents are copyrighted by Sewer Equipment Company of America

Products subject to change without notification.

Actual projects may not be an exact match to product as shown.

800.323.1604
www.sewerequipment.com

AGENDA

ITEM # 9A



Jasper County Planning and Building Services

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 & Building Services
lwagner@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	January 20, 2026
Project:	Text Amendment – Jasper County Land Development Regulations, Article 10, <i>Stormwater Management</i> Section 10.2.B
Submitted For:	Public Hearing and 2 nd Reading
Recommendation:	Planning Commission recommends approval

Description: This agenda item is a proposed amendment to the Jasper County Land Development Regulations, Article 10.2.B, *Stormwater Management*. Article 10.2.B #4 provides an exemption from certain provisions of the current stormwater design standards, stormwater plan review procedures, and stormwater inspection and maintenance agreements for new developments located in existing subdivisions that have a previously approved stormwater master plan.

Presently, the County receives applications for land development in stormwater master planned subdivisions that were approved as far back as 20 to 30 years ago. Due to growth within the County and surrounding areas, several drainage issues have arisen within subdivisions having previously approved stormwater master plans. These drainage issues include high peak water surface elevations in wet ponds and lack of maintenance of subdivision stormwater infrastructure.

Analysis: Jasper County's current stormwater ordinance was adopted in October 2011. The purpose of the stormwater regulations is to protect, maintain, and enhance the public health, safety, and general welfare by establishing requirements and procedures to control the adverse effects of increased stormwater runoff associated with future development, re-development, and existing developed land. The proposed ordinance would amend the following section of Article 10, *Stormwater Management* of the Jasper County Land Development Regulations (new language is shown in red):

Article 10.2.B

B. The following activities are exempt from Sections 10.4, 10.5, 10.6, and 10.7. Exempt activities remain subject to the remaining articles herein and to Section 3 of the Jasper County Stormwater Management Design Manual.

1. New development that involves the creation of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one-half acre of total land disturbing activities.
2. Redevelopment that involves the addition of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one half acre of total land disturbing activities.
3. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above.
4. New development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed **and meets the current stormwater requirements adopted October 3, 2011.**
5. Additions or modifications to existing single-family homes that do not meet any of the applicability criteria listed above. However, soil erosion best management practices shall be used.
6. Land disturbing activities that are undertaken exclusively for agricultural purposes within areas zoned for agricultural land use. Not exempt is the construction of an agricultural structure that creates 5,000 square feet or more of impervious cover or that involves other land disturbing activities of one-half acre or more shall be subject to this article.
7. Land disturbing activities that are undertaken exclusively for silviculture purposes within areas approved for silviculture land use. Federal and State silviculture best management practice must be followed.
8. Maintenance and repairs of stormwater management practices deemed necessary by the DSR.

Planning Commission Recommendation: Planning Commission reviewed this proposed ordinance at their December 16, 2025 Planning Commission Meeting and recommends approval of the proposed amendment to Article 10.2.B of the Jasper County Land Development Regulations as outlined above, which removes the complete exemption, but allows a conditional exemption.

Attachments:

1. Ordinance

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

ORDINANCE #O-2026-03

AN ORDINANCE OF JASPER COUNTY COUNCIL

To amend Article 10 of the Jasper County Land Development Regulations, *Stormwater Management*, Section 10.2.B, *Applicability and Exemptions*, to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed; And Other Matters Relating Thereto

WHEREAS, the Jasper County Land Development Regulations Ordinance, as codified at Appendix B of the Jasper County Code of Ordinances, provides regulations for the harmonious, orderly, and progressive development of land within Jasper County; and

WHEREAS, Article 10 of the Jasper County Land Development Regulations is intended to protect, maintain, and enhance public health, safety, and general welfare by establishing requirements and procedures to control the adverse effects of increased stormwater runoff associated with future development, re-development, and existing developed land; and

WHEREAS, the Jasper County Planning Department has identified the need to amend Article 10:2.B of the Jasper County Land Development Regulations to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed; and

WHEREAS, Jasper County Planning Department prepared a report that recommended certain amendments to Article 10.2.B of the Jasper County Land Development Regulations to address the foregoing stormwater requirements; and

WHEREAS, the Jasper County Planning Commission has concurred with the recommendations of the staff report as reflected in this Ordinance and recommends approval by Jasper County Council; and

WHEREAS, the proposed amendment to the Land Development Regulations is now before the Jasper County Council for determination;

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

- 1. Amend Article 10 of the Jasper County Land Development Regulations, *Stormwater Management*, Section 10.2.B, *Applicability and Exemptions*** to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed (added language is marked in *italics*):

10:2.B Applicability and Exemptions.

1. The following activities are exempt from Sections 10.4, 10.5, 10.6, and 10.7. Exempt activities remain subject to the remaining articles herein and to Section 3 of the Jasper County Stormwater Management Design Manual.
2. New development that involves the creation of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one-half acre of total land disturbing activities.
2. Redevelopment that involves the addition of less than 5,000 square feet of impervious cover and less than 10% total site impervious area or that involves less than one half acre of total land disturbing activities.
3. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above.
4. New development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed “*and meets the current stormwater requirements adopted October 3, 2011.*”
5. Additions or modifications to existing single-family homes that do not meet any of the applicability criteria listed above. However, soil erosion best management practices shall be used.
6. Land disturbing activities that are undertaken exclusively for agricultural purposes within areas zoned for agricultural land use. Not exempt is the construction of an

agricultural structure that creates 5,000 square feet or more of impervious cover or that involves other land disturbing activities of one-half acre or more shall be subject to this article.

7. Land disturbing activities that are undertaken exclusively for silviculture purposes within areas approved for silviculture land use. Federal and State silviculture best management practice must be followed.
8. Maintenance and repairs of stormwater management practices deemed necessary by the DSR.

2. Effective Date. This ordinance shall take effect upon approval by Council.

Joey Rowell, Chairman

ATTEST:

Wanda Giles, Clerk to Council

ORDINANCE 2026 - 03

First Reading: January 5, 2026

Second Reading: January 11, 2026

Public hearing: January 20, 2026

Enacted: _____

Considered by the Jasper County Planning Commission at its meeting on
December 16, 2025 and recommended for approval.

Reviewed for form and draftsmanship by the interim Jasper County Attorney.

Pope Flynn, LLC

Date

AGENDA

ITEM # 9B



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
Director of Administrative Services
kburgessr@jaspercountysc.gov

Jasper County Council Consideration of Bid Recommendation Thomas Heyward Homesite Kiosk and Well Cover

Meeting Date:	January 20, 2026
Subject:	Council acceptance of bid for kiosk and well cover for the Thomas Heyward Homesite
Recommendation:	Jasper County Council accepts the bid from Southern Palmetto Landscapes in the amount of \$14,894.40 for the construction of a kiosk cover and a well cover at the Thomas Heyward homesite and authorizes the County Administrator or his designee to execute all documents necessary to complete the purchase.

Description: Jasper County advertised for sealed bids for the construction of a 12' x 8' kiosk cover and a small plain secondary structure to cover a well at the Thomas Heyward homesite on behalf of the Jasper County 250 Committee. The bids were due December 17, 2025, at 2:00 PM. One (1) bid was received. The only bidder is Southern Palmetto Landscapes with a bid of \$14,894.40 for both structures.

Recommendation: Staff recommend that the County Council accept the bid from Southern Palmetto Landscapes in the amount of \$14,894.40. JC250 grant funds provided by the Jasper County Local Accommodations and Hospitality taxes will be used to pay for the structures. Additionally, staff requests that the Council authorize the County Administrator or his designee to execute all documents necessary to complete the project.

Attachments:

Southern Palmetto Landscapes Bid
Bid Tab Sheet
Invitation to Bid Advertisement
Invitation to Bid



Bid Response: IVTB #2025-17

Thomas Heyward, Jr., Homesite Kiosk Cover

Attn: Kimberly Burgess, Dir., Administrative Services
Jasper County Government Building
358 Third Avenue, Ste 304
Po Box 1194
Ridgeland, SC 29936

1. Brick Paver floor for Kiosk. \$7,116.00
*Secondary well-cover structure - dirt floor
**mortared brick perimeter with sand set infield for Kiosk

2. Kiosk (12'x8' structure) & secondary well cover structure \$14,894.40
*Secondary well structure cover painted dark green Kiosk structure....
*8"x8" timber posts w/ 2x rafters
*All wood painted white
**All wood pressure treated pine
*Corbels in all corners
**Cupola NIC...by others at a later date *asphalt shingled roof
*Decorative molding @ both bottom & top of posts

GRAND TOTAL \$22,010.40

Courtney E. Martin, President 12/12/2025
Email: bud@southernpalmetto.com

5675 Lowcountry Drive Ridgeland, SC 29936 843.726.8733



Jasper County Bid Sheet

IVTB # 2025-17

JC 250 Kiosk & well cover

Dec. 17, 2025

Company Name

Address

Amount of Bid

Remarks/Total

Southern Palmetto Landscapes		\$22,010.40 w/brick \$14,894.40	

From: [Catherine Culbreth](#)
To: [Kimberly Burgess](#)
Subject: FW: SCBO Advertisement Submission
Date: Friday, November 21, 2025 4:17:22 PM

Thank you,

Cathy Culbreth

Staff Accountant

Jasper County Finance Department

(843) 717-3692 Ext: 3697



From: noreply@mmo.sc.gov <noreply@mmo.sc.gov>
Sent: Friday, November 21, 2025 3:42 PM
To: Catherine Culbreth <cculbreth@jaspercountysc.gov>
Subject: SCBO Advertisement Submission

Your SCBO advertisement (**AD# 62000**) has been submitted and will be reviewed by a member of our staff prior to publication. Please retain a copy of this email to serve as a receipt of your ad submission.

Please note that ads submitted after 12:00 pm may not be reviewed/published until the next business day.

The information you submitted for the advertisement is included below:

Category: Minor Construction

Advertisement Date: 2025-11-21 00:00:00

Project Name: Thomas Heyward Jr Homesite Kiosk Cover

Project Number: IVTB #2025-17

Project Location: Jasper County

Description of Project/Services:

Jasper County, SC is seeking sealed bids for a Thomas Heyward, Jr., Homesite Kiosk Cover at

the Thomas Heyward, Jr., Old House Plantation located at 7790 Lowcountry Drive, Ridgeland, SC 29936.

Quote Due Date/Time: 2025-12-17 14:00:00

Construction Cost Range: \$10,000-\$100,000

Agency Project Coordinator: Jim Iwanicki

Email: jiwanicki@jaspercountysc.gov

Telephone:

Project Details: <http://www.jaspercountysc.gov/services/bids-and-solicitations/>

Ad Creation Date: Fri, 11/21/2025 - 15:37



INVITATION TO BID
IVTB #2025-17
THOMAS HEYWARD, JR., HOMESITE KIOSK COVER
JASPER COUNTY, SOUTH CAROLINA
NOVEMBER 24, 2025

Notice is hereby given that sealed bids will be received for the **Thomas Heyward, Jr., Homesite Kiosk Cover** at the Thomas Heyward, Jr., Old House Plantation located at 7790 Lowcountry Drive, Ridgeland, SC 29936, by Jasper County, South Carolina, until Wednesday, December 17, 2025, at 2:00 p.m. at which time all bids will be read aloud in the Jasper County Council Chamber.

To be deemed “received”, the bid may be submitted electronically through the County’s Vendor Registry webpage to ensure that it remains sealed until the scheduled bid reading date and time. A link to the County’s Vendor Registry webpage may be found under Bids & Solicitations, on the County’s website at www.jaspercountysc.gov/services/bids-and-solicitations/.

The bid may also be submitted via mail or hand delivered in a sealed envelope to the address below with “**IVTB #2025-17**” written on the outside of the envelope. It must be received no later than 2:00 p.m. on Wednesday, December 17, 2025. Bidders choosing to submit a hard copy should submit an original and two copies. Any bid submitted or delivered after the above time will **NOT** be accepted under any circumstances.

Bidders should be mailed or hand delivered to:

Kimberly Burgess, Dir., Administrative Services
Jasper County Government Building
358 Third Avenue, Suite 304
PO Box 1194
Ridgeland, SC 29936

The bid reading will take place in Jasper County Council Chamber at the address below:

Clementa C. Pinckney
Jasper County Government Building
358 3rd Avenue, Third Floor
Ridgeland, SC 29936

The County’s point of contact for this project is:

Jim Iwanicki
Engineering Services Director
Jasper Count Government
jiwanicki@jaspercountysc.gov



INVITATION TO BID
IVTB #2025-17
THOMAS HEYWARD, JR., HOMESITE KIOSK COVER
JASPER COUNTY, SOUTH CAROLINA
NOVEMBER 24, 2025

DESCRIPTION

Build an open 12' x 8' kiosk cover with a brick floor as well as a small plain secondary structure to cover a well.

LOCATION

Thomas Heyward, Jr., Old House Plantation
7790 Lowcountry Drive
Ridgeland, SC 29936

SCOPE OF WORK

- Supply all pressure-treated lumber, fasteners, hardware, and other construction materials necessary for the project.
- 8" x 8" timber posts
- Corbels for corners
- Decorative molding for posts – top and bottom
- Asphalt shingles
- Brick
- Paint (white (kiosk) and dark green (well))

BIDDER INSTRUCTIONS

Bids should be typed on company letterhead or on a document which provides the Bidder's name, address, phone number, and other pertinent contact information including the bid number "IVTB #2025-17".

The successful Bidder will be required to provide an Internal Revenue Service Form W-9, all appropriate contractors and business licenses, and a certificate of insurance showing evidence of liability and workers compensation coverage in the amounts listed below.

All bids will remain subject to acceptance for sixty (60) days after the day of the bid reading. Jasper County (the Owner) reserves the right to cancel this solicitation, or all bids may be rejected, including without limitation, the right to reject any or all nonconforming, non-responsive, unbalanced, or conditional bids. The Owner 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 bidder.



**INVITATION TO BID
IVTB #2025-17
THOMAS HEYWARD, JR., HOMESITE KIOSK COVER
JASPER COUNTY, SOUTH CAROLINA
NOVEMBER 24, 2025**

INSURANCE REQUIREMENTS

The successful Bidder shall be required to provide proof of insurance in the following amounts.

1. 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 Owner and its agents, employees, and officials.
2. 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.
3. 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.

AGENDA

ITEM # 9C



Jasper County Development Services Department

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-4119

Name: Eric W. Larson
Title: Development Services Director
Email address: ewlarson@jaspercountysc.gov

Jasper County Council Staff Report

Meeting Date:	January 20, 2026
Agenda Item:	9.C – Ordinances
Project:	Special Projects – Beaufort Jasper Housing Trust, Inc.
Request:	Consideration of the 1 st Reading of an Ordinance to Authorize Jasper County to Convey, through a Donation, Real Estate Owned by Jasper County to Beaufort Jasper Housing Trust, Inc.
Action Needed:	Approval of 1 st Reading of Ordinance
Recommendation:	Approval of 1 st Reading

Description:

Jasper County recognizes the need for additional affordable housing throughout the County, including its municipalities and towns. Jasper County is the owner of real property having the Tax Map Number 067-00-01-010, also known as a portion of the Cherry Point Fire Station Tract, located at 2547 Argent Blvd., Hardeeville, South Carolina. Jasper County Council believes that it would be in the best interest of Jasper County citizens as well Jasper County commerce to have the subject property donated to Beaufort Jasper Housing Trust, Inc. for the purposes of providing additional affordable housing in Jasper County.

Staff Recommendation:

Approve 1st Reading of an Ordinance to approve Jasper County Council to convey title for the subject real estate, subject to any and all applicable covenants and restrictions.

Attachment(s):

Draft Ordinance 2026-____
Draft Title to Real Estate
Survey Plat (Tract "B")
Vicinity Map

**STATE OF SOUTH CAROLINA
COUNTY OF JASPER**

Ordinance 2026-__

**AN ORDINANCE
OF JASPER COUNTY COUNCIL**

**To authorize Jasper County to convey, through a donation,
real estate owned by Jasper County to Beaufort Jasper
Housing Trust, Inc.**

WHEREAS, Jasper County is the owner of real property having the Tax Map Number 067-00-01-010, also known as a portion of the Cherry Point Fire Station Tract, located at 2547 Argent Blvd., Hardeeville, South Carolina; and

WHEREAS, Jasper County recognizes the need for additional affordable housing throughout the County, including its municipalities and towns; and

WHEREAS, throughout Jasper County, a shortage of affordable housing remains a pressing issue for local businesses, residents, and governmental organizations creating difficulties in attracting and retraining well trained and highly qualified employees; and

WHEREAS, the donation of the aforementioned land owned by Jasper County would assist in alleviating the affordable housing needs within the County and would greatly benefit the general public, specifically, the citizens of Jasper County; and

WHEREAS, Beaufort Jasper Housing Trust, Inc. is a not for profit organization organized in the State of South Carolina whose mission is to create and preserve workforce and affordable housing in Beaufort and Jasper Counties; and

WHEREAS, Jasper County Council believes that it would be in the best interest of Jasper County citizens as well Jasper County commerce to have the subject property donated to Beaufort Jasper Housing Trust, Inc. for the purposes of providing additional affordable housing in Jasper County;

NOW THEREFORE, BE IT ORDAINED by the Jasper County Council duly assembled and by the authority of same and as provided by the South Carolina Legislature, as follows:

1. Jasper County Council approves the conveyance of title for the subject real estate being further described in that certain Title to Real Estate

attached hereto as "Exhibit A", subject to any and all applicable covenants and restrictions; and

2. That the conveyance is subject to that certain reverter clause contained within the deed attached hereto; and
3. That Jasper County Council authorizes its Administrator to execute any and all documents to facilitate the transfer of title for the purposes stated herein and pursuant to the terms and conditions as outlined in "Exhibit A".

William Joseph Rowell, III
Chairman

Wanda Simmons-Giles
Clerk to Council

Ordinance: 2026-_____

First Reading:

Second Reading:

Public Hearing:

Third Reading:

Adopted:

It is required that the following Exhibit be attached prior to the second reading:

Title to Real Estate
"Exhibit A"

(Please do not write above this line – Reserved for Register of Deeds Office)

Prepared by: Howell Gibson and Hughes PA
Post Office Box 40
Beaufort, SC 29901-0040

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF JASPER)

KNOW ALL MEN BY THESE PRESENTS:

 THAT, JASPER COUNTY, ("GRANTOR"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS to it in hand paid at and before the sealing of these presents BEAUFORT JASPER HOUSING TRUST, INC., a not for profit registered in the State of South Carolina, with an address of 1211 Newcastle Street, Beaufort, South Carolina 29902 ("GRANTEE"), in the State aforesaid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do hereby grant, bargain, sell, and release unto the said BEAUFORT JASPER HOUSING TRUST, INC. in fee simple, the following described real property, to-wit:

 SEE ATTACHED PROPERTY DESCRIPTION AS EXHIBIT "A"

 TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging to or in anywise incident or appertaining.

Notary Public of South Carolina
My Commission Expires:

EXHIBIT "A"

ALL that piece, parcel or lot of land located in the City of Hardeeville, Jasper County, State of South Carolina containing 6.05 acres, more or less, and being shown and designated as "Tract B" on that certain plat prepared by Boyce L. Young, PLS No. 11079 with Thomas & Hutton Engineering Co. dated November 15, 2007 and having been recorded with the Jasper County Office of the Register of Deeds on July 7, 2008 in Plat Book 31 at Page 140-140. For a more complete description as to metes, courses, bounds and distances, reference may be had to said plat.

DMP: 067-00-01-010

This property is conveyed subject to any and all applicable covenants, restrictions, easements, or otherwise, being of record with the Jasper County Office of the Register of Deeds, including, but not limited to, any easements held by Beaufort-Jasper Water & Sewer Authority, Central Electric Power Cooperative, and Santee Cooper Electric as shown on that certain plat or record with the Jasper County Office of the Register of Deeds in Plat Book 31 at Page 140-140.

This property being further conveyed upon the condition and covenant that the Grantee shall use the subject property for public purposes only, including for the purposes of constructing and providing affordable housing to the citizens for which the Grantee serves.

REVERTER:

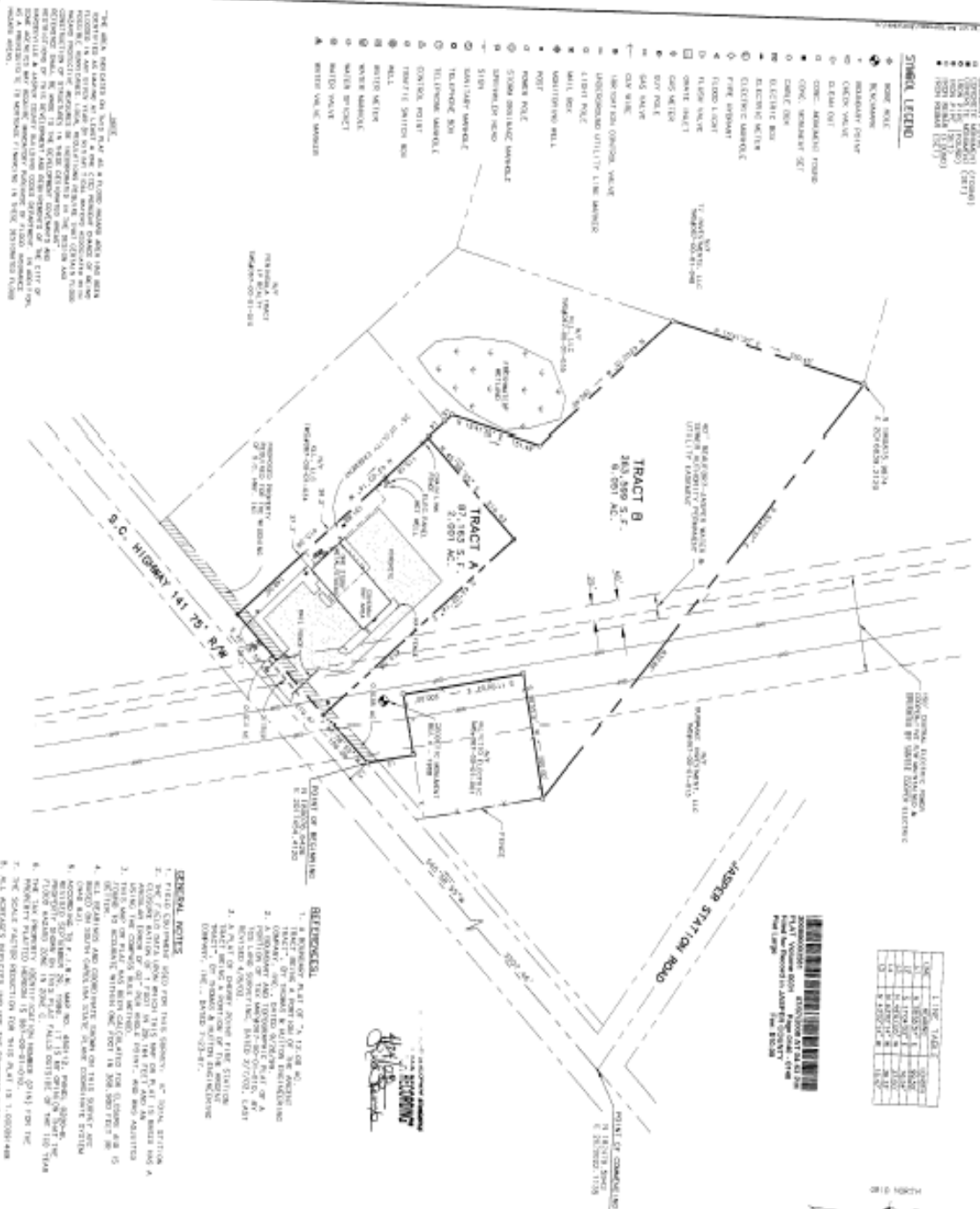
In the event that the Grantee ceases to utilize the subject property for purposes other than for the purpose for which it was donated, and the land no longer provides a benefit of the public or serves a public purpose, including providing affordable housing, then the subject property shall automatically revert to the Grantor.

This deed was prepared by the law offices of Howell, Gibson and Hughes, PA, Post Office Box 40, Beaufort, SC 29901-0040 without a current survey and without title examination or certifications.

[illegible]

Received 29 May 2006
 Accepted 29 May 2006

- [illegible]



LINE TABLE	
LINE	DESCRIPTION
1	1000000000
2	1000000000
3	1000000000
4	1000000000
5	1000000000
6	1000000000
7	1000000000
8	1000000000
9	1000000000
10	1000000000

2006000000000 **876570000 AT SA EL DHI**

PLAT Volume 0000 **Page 0000 - 0740**

Filled the Forecast to ASSET COUNTRY

Paid Large **(see B7C-00)**

[illegible]

- [illegible]

PREPARED BY:

2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987	1986	1985	1984	1983	1982	1981	1980	1979	1978	1977	1976	1975	1974	1973	1972	1971	1970	1969	1968	1967	1966	1965	1964	1963	1962	1961	1960	1959	1958	1957	1956	1955	1954	1953	1952	1951	1950	1949	1948	1947	1946	1945	1944	1943	1942	1941	1940	1939	1938	1937	1936	1935	1934	1933	1932	1931	1930	1929	1928	1927	1926	1925	1924	1923	1922	1921	1920	1919	1918	1917	1916	1915	1914	1913	1912	1911	1910	1909	1908	1907	1906	1905	1904	1903	1902	1901	1900	1899	1898	1897	1896	1895	1894	1893	1892	1891	1890	1889	1888	1887	1886	1885	1884	1883	1882	1881	1880	1879	1878	1877	1876	1875	1874	1873	1872	1871	1870	1869	1868	1867	1866	1865	1864	1863	1862	1861	1860	1859	1858	1857	1856	1855	1854	1853	1852	1851	1850	1849	1848	1847	1846	1845	1844	1843	1842	1841	1840	1839	1838	1837	1836	1835	1834	1833	1832	1831	1830	1829	1828	1827	1826	1825	1824	1823	1822	1821	1820	1819	1818	1817	1816	1815	1814	1813	1812	1811	1810	1809	1808	1807	1806	1805	1804	1803	1802	1801	1800	1799	1798	1797	1796	1795	1794	1793	1792	1791	1790	1789	1788	1787	1786	1785	1784	1783	1782	1781	1780	1779	1778	1777	1776	1775	1774	1773	1772	1771	1770	1769	1768	1767	1766	1765	1764	1763	1762	1761	1760	1759	1758	1757	1756	1755	1754	1753	1752	1751	1750	1749	1748	1747	1746	1745	1744	1743	1742	1741	1740	1739	1738	1737	1736	1735	1734	1733	1732	1731	1730	1729	1728	1727	1726	1725	1724	1723	1722	1721	1720	1719	1718	1717	1716	1715	1714	1713	1712	1711	1710	1709	1708	1707	1706	1705	1704	1703	1702	1701	1700	1699	1698	1697	1696	1695	1694	1693	1692	1691	1690	1689	1688	1687	1686	1685	1684	1683	1682	1681	1680	1679	1678	1677	1676	1675	1674	1673	1672	1671	1670	1669	1668	1667	1666	1665	1664	1663	1662	1661	1660	1659	1658	1657	1656	1655	1654	1653	1652	1651	1650	1649	1648	1647	1646	1645	1644	1643	1642	1641	1640	1639	1638	1637	1636	1635	1634	1633	1632	1631	1630	1629	1628	1627	1626	1625	1624	1623	1622	1621	1620	1619	1618	1617	1616	1615	1614	1613	1612	1611	1610	1609	1608	1607	1606</
------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	--------



Legend
 □ Parcels
 — Roads

Parcel ID	067-00-01-010	Alternate ID	067-00-01-010	Owner Address	JASPER COUNTY PO BOX 1149 RIDGELAND, SC 29936	Last 2 Sales			
Sec/Twp/Rng	n/a					Date	Price	Reason	Qual
Property Address	2547 ARGENT BLVD	Class	County owned exempt			6/25/2008	\$250000	n/a	Q
		Acreage	6.05			n/a	0	n/a	n/a
District	04								
Brief	n/a								
Tax Description									

(Note: Not to be used on legal documents)

Date created: 1/12/2026

Last Data Uploaded: 1/9/2026 8:19:12 PM

Developed by  **SCHNEIDER**
 CONSULTING

AGENDA

ITEM # 9D



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 - Clerk to Council Staff Report

Meeting Date:	01.20.2026
Project:	Planning Commission Appointment Choice
Request:	Discussion of a review and decision by the Council for the applicant for the appointment of a new member to the Planning Commission
New Appointment For:	The former seat held by Mr. Lee Gramling – Seat #07-PC
Recommendation:	To allow time for Council to review and discuss the applicants in preparation for the upcoming Resolution of Appointment to be placed on the 02.02.2026 County Council Meeting Agenda for a new Planning Commission Member.

Description:

We currently have one vacant seat open on the Jasper County Planning Commission. This is for Seat # 07-PC that was held by Mr. Lee Gramling until he stepped down from the Planning Commission. Mr. Gramling had a term end date of 12.31.2028.

Staff would like to have the name of the Council's chosen applicant that will be filling this unexpired term. We had originally 5 applications, but the 5th Applicant has withdrawn her application for the Planning Commission, so there are currently 4 applications for this position. The remaining applicants are:

Aaron Saxon
Morgan Denny
Russell Fredericks
Taylor Lomprez

Attached you will find each of the applicant's submitted applications for your review and consideration for this available seat on the Planning Commission.

Staff Recommendation: For Council to provide staff with the name of the Applicant that Council has chosen as the new member to the Planning Commission.

Staff will then prepare a Resolution to be placed on the 02.02.2026 Agenda for the Official Record of that applicant to serve out the remaining term left by Mr. Lee Gramling for Seat # 07-PC for the term of 02.02.2026 thru the remaining term end date of 12.31.2028. Normally this a 4 year term, however he is only fulfilling the remaining term of Lee Gramling.

Thank you for your consideration.

Date: 01-06-2026

**BOARD, COMMITTEE AND COMMISSION
APPOINTMENT APPLICATION**



CITIZEN BIOGRAPHICAL SKETCH: Request for Appointment (X) or Re-Appointment ()
Please print or type this form

Board/ Committee Name(s): Planning

Referred or Recommended By: John Kemp/Joey Rowell

Name: Aaron. Manning. Saxon
FIRST MIDDLE LAST

Home address: 2618 Levy Road Hardeeville SC 29927

Mailing address (if different)

Telephone: 843-338-4904. 843-783-3690
HOME BUSINESS CELL

Email Address: Aaronsaxon252@yahoo.com

Employer: Jasper county fire rescue

Employer Address: 1509 grays hwy ridgeland sc 29936

Occupation: FF/emt Education: High school

Boards, Committee's, Civic Clubs, Etc. Shiners, Ancient Freemason, Scottish rite,
(use back of sheet, or attach a sheet, if necessary)

Board Experience: Levy volunteer fire dept board of directors (chairman)
(use back of sheet, or attach a sheet, if necessary)

Other Activities: Coaching and mentoring youth.
(use back of sheet, or attach a sheet, if necessary)

County Council District: Hardeeville

Are you a registered voter: Yes In what precinct do you vote: Levy

Do you have an interest in any business that has, is or will do business with the County of Jasper or the Entity for which you have been nominated? (If so, please list on the back of this sheet).

After being appointed you will receive a copy of the Boards and Committee Ordinance # 07-40, the Freedom of Information Act and a copy of the responsibilities and duties related to the Board or Commission that you volunteering to serve on. After appointment you agree to uphold and abide by the responsibilities to the best of your abilities. You acknowledge that you understand that the law and constitution of South Carolina provide for appointments by County Council because it is elected by the People. Council is thus answerable to the people and Boards; Committees and Commissions are answerable to the Council. The American system of checks and balances thus encourages and enables administration while constraining appointees for cross purposes with council. You further agree to be bound by the rules and regulations of Jasper County Council. This also acknowledges your understanding and agreement of all that you have read.

Applicant's Signature:

Return via mail or email to:

Jasper County Council, Attn: Wanda Giles, Clerk to Council -PO Box 1149, Ridgeland, SC. 29936
or Via Email to: Email: wsimmons@jaspercountysc.gov

Date: 1/5/2026

**BOARD, COMMITTEE AND COMMISSION
APPOINTMENT APPLICATION**



CITIZEN BIOGRAPHICAL SKETCH: Request for Appointment ☒ or Re-Appointment ()
Please print or type this form

Board/ Committee Name(s): Planning Commission

Referred or Recommended By: _____

Name: Morgan F. Denny
FIRST MIDDLE LAST

Home address: 302 Dreamscape Dr., Bluffton, SC 29909

Mailing address (if different): _____

Telephone: N/A N/A (803) 422-1514
HOME BUSINESS CELL

Email Address: modenny9965@gmail.com

Employer: N/A

Employer Address: N/A

Occupation: Retired Education: Master's GW Univ

Boards, Committee's, Civic Clubs, Etc. _____

(use back of sheet, or attach a sheet, if necessary)

Board Experience: 4 Yrs Sun City Finance Cmte (2 yrs Chairman)

(use back of sheet, or attach a sheet, if necessary)

Other Activities: Treasurer, Sun City Veteran's Assoc; Treasurer, National Retired Military Golf Classic

(use back of sheet, or attach a sheet, if necessary)

County Council District: Jasper County

Are you a registered voter: Yes In what precinct do you vote: Sun City

Do you have an interest in any business that has, is or will do business with the County of Jasper or the Entity for which you have been nominated? No (If so, please list on the back of this sheet).

After being appointed you will receive a copy of the Boards and Committee Ordinance # 07-40, the Freedom of Information Act and a copy of the responsibilities and duties related to the Board or Commission that you volunteering to serve on. After appointment you agree to uphold and abide by the responsibilities to the best of your abilities. You acknowledge that you understand that the law and constitution of South Carolina provide for appointments by County Council because it is elected by the People. Council is thus answerable to the people and Boards; Committees and Commissions are answerable to the Council. The American system of checks and balances thus encourages and enables administration while constraining appointees for cross purposes with council. You further agree to be bound by the rules and regulations of Jasper County Council. This also acknowledges your understanding and agreement of all that you have read.

Applicant's Signature: [Signature]

Return via mail or email to:

Jasper County Council, Attn: Wanda Giles, Clerk to Council - PO Box 1149, Ridgeland, SC. 29936
or Via Email to: Email: wsimmons@jaspercountysc.gov

Date: 11-8-25

**BOARD, COMMITTEE AND COMMISSION
APPOINTMENT APPLICATION**



CITIZEN BIOGRAPHICAL SKETCH: Request for Appointment ☒ or Re-Appointment ()
Please print or type this form

Board/ Committee Name(s): Planning Commision

Referred or Recommended By: Lisa Wagner

Name: Russell William Fredericks
FIRST MIDDLE LAST

Home address: 111 Rickton Hall Lane Ridgeland, SC

Mailing address (if different): _____

Telephone: 347-229-6141 843-295-2228 347-229-6141
HOME BUSINESS CELL

Email Address: rfredericks23@gmail.com

Employer: Community Services Associates, Inc.

Employer Address: 175 Greenwood Drive Hilton Head ,SC

Occupation: Capital Projects/Operations Education: BS Rutgers University

Boards, Committee's, Civic Clubs, Etc. see resume
(use back of sheet, or attach a sheet, if necessary)

Board Experience: Coastal Discovery Museum

(use back of sheet, or attach a sheet, if necessary)

Other Activities: _____
(use back of sheet, or attach a sheet, if necessary)

County Council District: Coosawhatchie

Are you a registered voter: yes In what precinct do you vote: Grahamville

Do you have an interest in any business that has, is or will do business with the County of Jasper or the Entity for which you have been nominated? ____ (If so, please list on the back of this sheet).

After being appointed you will receive a copy of the Boards and Committee Ordinance # 07-40, the Freedom of Information Act and a copy of the responsibilities and duties related to the Board or Commission that you volunteering to serve on. After appointment you agree to uphold and abide by the responsibilities to the best of your abilities. You acknowledge that you understand that the law and constitution of South Carolina provide for appointments by County Council because it is elected by the People. Council is thus answerable to the people and Boards; Committees and Commissions are answerable to the Council. The American system of checks and balances thus encourages and enables administration while constraining appointees for cross purposes with council. You further agree to be bound by the rules and regulations of Jasper County Council. This also acknowledges your understanding and agreement of all that you have read.

Applicant's Signature: _____

Return via mail or email to:

Jasper County Council, Attn: Wanda Giles, Clerk to Council -PO Box 1149, Ridgeland, SC. 29936
or Via Email to: Email: wsimmons@jaspercountysc.gov

RUSSELL FREDERICKS

111 Tickton Hall Lane Ridgeland, SC

347-229-6141 | RFredericks23@gmail.com

SENIOR MANAGEMENT PROFESSIONAL

DEDICATED & HIGHLY RESPECTED SENIOR MANAGER with a record of success overseeing operations, capital initiatives, and day to day management for Sea Pines.

DEEP BACKGROUND AND PASSION FOR MAXIMIZING PROPERTY MANAGEMENT with a commitment to building and maintaining quality grounds that are appealing, safe, and environmentally friendly.

Committed and Compassionate Leader with a background of being supportive, fair and proactive with a staff and contracted services that are encouraged daily by his vision.

AREAS OF EXPERTISE:

- | | | |
|-------------------------|--------------------------------|-----------------------|
| • Capital Projects | • Payroll Administration | • Community Relations |
| • Operations | • Event Planning and Execution | • Horticulture/IPM |
| • Staff Hiring/Training | • Communications | • MS Office 365 |
| • Budget Management | • Safety & Risk Management | • GIS Database |

PROFESSIONAL EXPERIENCE

Community Services Associates, Inc. | Sea Pines Hilton Head, SC

August 2021 to present.

DIRECTOR OF CAPITAL PROJECTS AND COMMUNITY DEVELOPMENT

- **Responsible for Community Service Associates, Inc (CSA) Capital Projects Infrastructure Program.** Worked closely with Engineers to prioritize \$5 million of projects on an annual basis and project \$50 million over the next 10 years. Developed a project ranking system for CSA infrastructure.
- Partner with various agencies including, Army Corps of Engineers, South Carolina OCRM, SCDOT, South Island Public Service District, The Town of Hilton Head and Sea Pines Architectural Review Board.
- Engage Civil, Structural and Geotechnical Engineers to spearhead major projects in Sea Pines, overseeing planning and construction. Deliver presentations to the Community and CSA Committees as necessary.
- Execute the reconstruction of Sea Pines Drive including storm water drainage replacement, roadway and leisure trail realignment. Including establishing new pedestrian crosswalks and landscape construction. South Beach Village infrastructure enhancements.
- Execute multiple miles of roadway and leisure trail resurfacing projects.
- Execute ongoing re-construction of CSA pedestrian timber bridges and wood beach boardwalks.
- Oversee and coordinate with South Island Public Service District public utility upgrades in Sea Pines including over 3 miles of new potable water line.
- Lead CSA Maintenance Enhancements & Major Repairs Committee.
- Oversee daily grounds maintenance and horticulture operations for CSA contracted services which includes 60 miles of roads, 17 miles of leisure trails, 36 beach access paths, 1,200 acres of common open space and 85 acres of lagoons. Includes annual floral displays.
- Execute ongoing Community landscape construction and enhancements.
- Develop departmental communications, relay to Community and external stakeholders.
- Participate in CSA Board and standing Committee meetings.
- Work closely with the Sea Pines Resort on ongoing concerns.
- Sound knowledge of Covenants, plats, surveys, ARB guidelines and community standards

DIRECTOR OF MAINTANCE**May 2017 to August 2021**

Responsible for the daily ground maintenance of Sea Pines Plantation, a 4,500-acre master planned Resort community. Responsibility includes directing Maintenance Department managers, twenty-three maintenance staff and Contractors performing routine and proactive grounds maintenance; Oversee roadway construction, maintenance and repairs, sign maintenance and installation, yard waste recycling, tree and turf care, waterbody management and storm water maintenance and repairs; Coordinate emergency response with the Director of Security for natural disasters and other security matters.

- Responsible for Community Service Associates, Inc (CSA) capital projects such as roadway construction. Engage Civil and Structural Engineers along with The Town of Hilton Head and other State Agencies to spearhead major projects in Sea Pines, overseeing planning and construction.
- Executed the Greenwood Drive reconstruction project including one mile of roadway, storm water drainage, roadway reconstruction, road widening and landscaping.
- Engaged Engineers to repair pedestrian and vehicular bridges; Engaged State Agencies. Oversaw the repair of Deer Island Bridge, which included installing new timber pilings and decking. Installed structural high-density polyurethane foam to reinforce bulkhead. Designed and constructed five new Leisure Trail Timber Bridges.
- Responsible for the maintenance of 36 beach boardwalks.
- Oversee lagoon management and maintenance, dredging, bank stabilization and aquatic vegetation control.
- Oversee a \$3.2M Department Budget; develop annual business plan, develop a seven-year operating plan.
- Initiated an IPM landscape program; including the control/eradication of invasive species.
- Initiated a stratified tree inventory and consultation service; to determine the care of approximately 150,000 trees.
- Coordinate and consult with the Heritage Classic Foundation for the annual RBC Heritage Golf Tournament held at Harbor Town Golf Course.
- Assured public safety while protecting grounds leading emergency response services for storm events including Tropical Storm Irma 2017, winter Storm Grayson 2018 and Hurricane Florence 2018.
- Oversee the CMMS service request system to track and execute work orders.
- Responsible for Maintenance Department; including payroll, hiring and staff training.

Spearheaded daily operations for Central Park's 843-acres with 21 playgrounds and 40M annual visitors—direct sanitation (2,000 tons of trash per season), tree, turf, soil, and waterbody care, horticulture maintenance, and snow removal activities, as well as core functions including budgets, staff management, and payroll administration. Oversee special events, as well as filming and photography. Partner with various agencies such as NYPD, FDNY, NYC DOT, NYC Parks, NYC Parks Enforcement, NYS DEC, NYC DEP, DSNY, and NYC DOH, and with NYC Parks Revenue Office on concession contracts and compliance. Select and procure vehicles, equipment, and supplies.

Coordinate emergency response and play key roles as Co-Chair of CPC Safety Committee and member of Risk Management Committee—institute protocols and practices to ensure adherence to OSHA regulations and compliance. Develop and deliver training to staff.

- Assured public safety while protecting grounds and controlled damage by leading emergency response services for major storm events including Hurricane Sandy in 2012—mobilized and directed tree contractors in Central Park and additional parks around New York City.
- Ensured success of highly attended Macy's Thanksgiving Day Parade, working with Police Department, NYC Parks, and Macy's special events staff.
- Played key role in safety and success of visits by high-profile guests (including the First Lady, Vice President and Pope Francis in 2015); coordinated directly with U.S. Secret Service teams to secure routes and locations.
- Facilitated high profile Polo/Ralph Lauren fashion show and water projection event at the 72nd St. Lake. A water projection screen was installed on the lake. Consulted with NYS DEC with concerns for public safety, water body impact and wildlife protection.
- Partnered with NYC Parks Office of Special Events and the Mayor's office of City-Wide Special Events to coordinate all aspects of planning and logistics for large-scale events such as Global Citizens Concerts and NYC Marathon. Work with event promoters and security staff to develop safe crowd entry and egress routes. Developed a plan to determine location of event elements, concessions, stages placement, tents, VIP areas, etc.
- Work closely with NYC DOT in initiating permanent Central Park drive closure to vehicle traffic and establishing a dedicated bike lane. Worked with DOT on locating CitiBike Stations throughout the Park's Perimeter
- Coordinate with NYC Parks and DSNY on Sanitation and snow removal.
- Selected and implemented Operations CMMS Operations Management System, Cartegraph.
- Consulted with NYC Parks & Recreation on a routine basis and other Parks Conservancies in all Five Burroughs, including Grace Mansion, Fort Green Park, Van Cortlandt Park, City Hall Park, Washington Square Park Conservancies, on Horticulture and Sports fields best practices.

DIRECTOR OF HORTICULTURE (2006-2008)

ASSOCIATE DIRECTOR OF HORTICULTURE (2003-2005)

Oversaw horticulture programs, grounds maintenance, projects, and staff to ensure optimal condition of gardens and ongoing tree and turf care (including IPM/organic programs) of the Historic Harlem Parks. Coordinated tours for park users, donors, city agencies, and international groups, and delivered presentations to university professors and industry professionals. Oversaw special events bordering the park, including large scale parades and NYC marathon, and coordinated logistics for Central Park Conservancy fundraising events.

- Initiated the tree inventory which enabled CPC to develop a record keeping and a work order system for tree care. Developed all procedures and protocols to maximize public safety.
- Selected by NYC Department of Health to serve on the City Interagency Pest Management Committee. Focusing on finding alternatives to regulated pesticides, landscape best practices and management. Assisted DOH in initiating an IPM plan for landscape maintenance for other City parks to follow.
- As Associate Director, brought multiple Capital Projects online and developed management plans, including North Meadow, Heckscher Landscape and East Meadow.

Central Park Conservancy | continued

TURF CARE MANAGER (1997-2002)

Supervised staff in daily turf care maintenance across the park, including the historic Bowling Greens. Collaborated with Capital Projects team to review construction plans and details for landscape renovations.

- Managed the public opening of Great Lawn (1998) and North Meadow (2000). Instituted new rules and regulations. Worked closely with schools, leagues, permit holders and user groups in understanding new usage terms.
- As part of the management plan for the Great Lawn, oversaw the NYC Philharmonic and Metropolitan Opera concert series. Instituted new policies and protocols for event set up to protect investment.
- Work with NYC Parks and industry professionals to develop the Great Lawn Use Guidelines, a City policy for use and event crowd capacity.
- Initiate a technically sophisticated, satellite-controlled irrigation system for major lawn areas. Monitored lawn areas daily for soil moisture and turf disease presence.
- Under my tenure the Great Lawn- received the Briggs and Stratton Top Ten Lawn 1998, Sports Turf Managers Field of the Year Award 1999

ADDITIONAL HISTORY

American Golf Corporation | Bronx, NY

FIRST ASSISTANT SUPERINTENDENT – Pelham and Split Rock 36-hole facility

- **Handled day-to-day turf care and maintenance of greens, tees, and fairways**, and executed monthly and seasonal practices. Oversee day to day course set up, communicated daily with club manager as to course conditions and any closures that were necessary due to weather conditions.
- Removed all existing bunker sand throughout the course, installed drainage and installed new sand.

Benkendorf Landscaping | Mine Hill, NJ

LANDSCAPE DESIGNER & MAINTENANCE MANAGER

- Planned, coordinated landscape design, maintenance for both residential and commercial sites; served as liaison to customers to ensure all maintenance directives were carried out.
- Reconstructed Par 3 15th hole Sunset Valley Golf Course, Pompton Plains, NJ - Work hand in hand with Golf Course Architect on site grading and shaping-Removed all exiting soil, installed new drainage and irrigation systems. Installed new sand-based material for green and tee.

EDUCATION & PROFESSIONAL DEVELOPMENT

Bachelor of Science in Environmental Planning and Design (Minor in Plant Science) | Rutgers University, New Brunswick, NJ
Organic Turf Care Certificate | Cornell University

1/9/2026 | 10:20 CST

Date: _____

**BOARD, COMMITTEE AND COMMISSION
APPOINTMENT APPLICATION**



CITIZEN BIOGRAPHICAL SKETCH: **Request for Appointment () or Re-Appointment ()**
Please print or type this form

Board/ Committee Name(s): Taylor Lomprez

Referred or Recommended By: Joey Rowell

Name: Taylor Christine Lomprez
FIRST MIDDLE LAST

Home address: 80 Delta Pond Road, Hardeeville, Sc 29927

Mailing address (if different): _____

Telephone: 912.412.7989
HOME BUSINESS CELL

Email Address: taylor@homesbytlc.net

Employer: Self Employed

Employer Address: Keller Williams Realty, 36 William Pope Drive, Suite 203, Okatie, SC 29909

Occupation: REALTOR, Team Owner of Homes By TLC Education: Bachelor of Science in Exercise Science
Master of Arts in Communication

Boards, Committee's, Civic Clubs, Etc. ALC (Leadership Committee) with Keller Williams Realty (Top 5% producer within the company)
(use back of sheet, or attach a sheet, if necessary)

Board Experience: _____
(use back of sheet, or attach a sheet, if necessary)

Other Activities: _____
(use back of sheet, or attach a sheet, if necessary)

County Council District: _____

Are you a registered voter: Yes In what precinct do you vote: Levy

Do you have an interest in any business that has, is or will do business with the County of Jasper or the Entity for which you have been nominated? (If so, please list on the back of this sheet).

After being appointed you will receive a copy of the Boards and Committee Ordinance # 07-40, the Freedom of Information Act and a copy of the responsibilities and duties related to the Board or Commission that you volunteering to serve on. After appointment you agree to uphold and abide by the responsibilities to the best of your abilities. You acknowledge that you understand that the law and constitution of South Carolina provide for appointments by County Council because it is elected by the People. Council is thus answerable to the people and Boards; Committees and Commissions are answerable to the Council. The American system of checks and balances thus encourages and enables administration while constraining appointees for cross purposes with council. You further agree to be bound by the rules and regulations of Jasper County Council. This also acknowledges your understanding and agreement of all that you have read.

Applicant's Signature: Taylor Lomprez
B564E71AD07D42D

Return via mail or email to:

Jasper County Council, Attn: Wanda Giles, Clerk to Council -PO Box 1149, Ridgeland, SC. 29936
or Via Email to: Email: wsimmons@jaspercountysc.gov

AGENDA

ITEM # 9E



Jasper County Engineering Services Public Works Department

James M Iwanicki, P.E.
Director of Engineering Services
JIwanicki@jaspercountysc.gov

P.O. BOX 1244 • Ridgeland, South Carolina 29936
Phone (843) 726-7740 • FAX (843) 726-7743

Jasper County Council Selection of Engineering Firm to Fulfill the Engineering Services Required for RFQ #2025-14 for 2025 CTC Paving and 2025/2026 Parking Lot Repair

Meeting Date:	January 20, 2026
Item Number:	9 E
Subject:	Selection of Engineering Firm to Fulfill the Engineering Services Required for RFQ #2025-14 for 2025 CTC Paving and 2025/2026 Parking Lot Repair.
Recommendation:	Council approve J. Bragg Consulting, Inc as the most responsive proposer for RFQ #2025-14 Engineering Services 2025 CTC Paving and 2026/2026 Parking Lot Paving Repair and authorize the County Administrator or his designee to negotiate a contract and fees for Council approval.

Description: Jasper County advertised a Request for Qualifications (RFQ) on October 22, 2025, with a due date of November 20, 2025, for Engineering Services for 2025 CTC Paving and 2025/2026 Parking Lot Paving Repair. Six RFQs were received. The RFQs were scored by a committee consisting of Eric Larson, Director of Development Services, Jeff Crosby, Superintendent of Maintenance, and Jim Iwanicki Engineering Services Director.

The Consultant's also included hourly fee information as part of the proposal. A contract and compensation will be negotiated and brought back for Council's approval.

Recommendation: Based on the scoring of the RFQs, I recommend that the County Council approve J. Bragg Consulting, Inc. of Bluffton, SC as the most qualified proposer.

I also recommend Council direct the County Administrator or his designee to negotiate a contract and fees with J. Bragg Consulting, Inc. for the required services and bring back the contract to Council for approval.

Attachments:

Original RFQ
Scoring Matrix
J Bragg Proposal

**REQUEST FOR QUALIFICATIONS
RFQ #2025-14**

**Engineering Services
2025 CTC Paving and
2025/2026 Parking Lot Repair**



Advertised: October 22, 2025

RFQ Due: November 20, 2025

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

I. GENERAL INFORMATION

Jasper County ("the County") is soliciting Requests for Qualifications ("RFQ") from qualified engineering firms ("Proposers") licensed in South Carolina to provide Civil Engineering related professional services as further described herein.

IMPORTANT DUE DATES

Deadline for Inquiries	November 12, 2025, at 1:00 pm
Response to Inquiries	November 14, 2025
Deadline for Submitting Proposal	November 20, 2025, at 3:00 pm

THE RFQ MUST BE PHYSICALLY RECEIVED BY 3:00 pm on November 20, 2025.

II. INSTRUCTIONS TO BIDDERS

1. Pre-Submittal

Questions regarding this project must be emailed to jiwanicki@jaspercountysc.gov or submitted via vendor registry no later than 1:00 pm on November 12, 2025. All submitted questions will be addressed and posted on Jasper County's Bids and Solicitations Vendor Registry website located at <https://www.jaspercountysc.gov/services/bids-and-solicitations> by November 14, 2025.

2. Proposal Opening Location

The Proposals will be publicly opened on **November 20, 2025, at 3:00 pm** in the Jasper County Council Chamber located at the Clementa Pinckney Government Building, 358 Third Avenue, Third Floor, Ridgeland, SC 29936. ***Only the names of the Proposers will be provided at the opening. No other information will be shared at that time.*** All Proposers or their representatives are invited to attend the Proposal opening.

3. Submittals

Jasper County is hereby issuing this RFQ to Proposers that have the capability and interest in undertaking and performing the Scope of Services described in this RFQ. The RFQ is being publicly advertised in accordance with Jasper County procurement guidelines.

Print size shall be 12 pt. font minimum, on 8½" by 11" paper, and must include all the information required in this RFQ. Charts, graphs, headers,

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

footers, and photo descriptions may use smaller fonts. Provide a cover page that includes Company Name, Address, Point of Contact Email Address and Phone Number, and Date of Submission.

Each Proposer must submit a sealed package containing an original and five (5) copies of the RFQ. The outside of the package should be clearly labeled: **JASPER COUNTY RFQ #2025-14 November 20, 2025, RFQ DOCUMENTS**

A separate sealed package should contain an original and two (2) copies of the Fee Schedule. The outside of the package should be clearly labeled: **JASPER COUNTY RFQ #2025-14 November 20, 2025, FEE SCHEDULE**

All late submittals will be rejected. Jasper County, South Carolina is not responsible for late submissions caused by delays in mail delivery or a delay in any other method of delivery.

RFQs SHALL NOT EXCEED A TOTAL OF 50 PAGES. A page is considered to be one side of a sheet of paper printed. **EXCEEDING THE PAGE LIMIT IS GROUNDS FOR REJECTION OF THE SUBMITTAL.** The following **WILL NOT** be counted as pages:

- a. Front and/or back cover pages of your Qualifications document
- b. Table of Contents for your Qualifications document
- c. Section Dividers for your Qualifications document
- d. AFFIDAVIT OF COMPLIANCE document
- e. Fee Schedule

If you have any questions regarding the page limit information, email iiwanicki@jaspercountysc.gov.

4. Proposed Procurement Timeline

Release date for RFQ	October 22, 2025
Final Date to Receive Written Questions	November 12, 2025
Addenda to Answer Questions	November 14, 2025
Deadline for Submitting Proposal	November 20, 2025

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

Completion of Selection Committee Review	December 4, 2025
Recommendation Jasper County Council	December 15, 2025
Execution of Contract	January 5, 2026

5. Delivery of Proposal

Proposals will **NOT** be accepted by email. The sealed and labeled Proposal and Fee Schedule must be mailed or hand delivered to:

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

It is the Proposer's sole responsibility to mail or hand deliver the Proposal to the Jasper County Administrative Services Office for receipt **prior to the due date and time**. Proposals delivered late due to the mail delivery being delayed shall not be considered and shall be rejected.

All submissions will be logged in and date and time stamped. ***Any Qualifications received after the date and time specified will be date and time stamped as "late" and will remain unopened.***

6. Legal Name and Signature

Proposals shall clearly indicate the legal name, address, and telephone number of the Proposer. The Affidavit of Compliance page shall be manually signed above the printed name and title of the person with authority to submit the Proposal on behalf of the Proposer. An improperly signed Proposal shall invalidate the Proposal, and it be rejected.

7. Clarification and Addenda

Each Proposer shall examine the RFQ documents. All inquiries or suggestions, concerning interpretation, clarification, or additional information pertaining to the Scope of Services shall be made in writing or through email to:

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

Jim Iwanicki
Engineering Services Director
Jasper County
623 Live Oak Drive
P.O. Box 1244
Ridgeland, SC 29936
jiwanicki@jaspercountysc.gov

Any inquiries or suggestions concerning clarification of the RFQ (excluding Scope of Services) shall be made through the Procurement Officer in writing or through email to:

Kimberly Burgess
Procurement Officer
Director of Administrative Services
Jasper County
358 Third Avenue, Suite 304
P.O. Box 1149
Ridgeland, SC 29936
kburgess@jaspercountysc.gov

8. Responsive Proposals

To be responsive, the Proposal shall conform in all material respects to the requirements set forth in the RFQ.

9. Reserved Right

Jasper County reserves the right to make such inquiries as it is deemed necessary to make the determination of the Proposer's responsiveness and responsibility.

10. Applicable Law

All applicable laws and regulations of the United States of America, the State of South Carolina and Jasper County will apply to any resulting agreement, contract, or purchase.

11. Right to Protest

Appeals and remedies are provided for in the Jasper County Purchasing and

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

Contracting Ordinance, Article V, Jasper County Code of Ordinances.

12. Contract Forms

Any agreement, contract, or purchase order resulting from the acceptance of a Proposal shall be on a form either supplied by or approved by the Jasper County Procurement Officer.

13. Forms, Alternates, Variances

Proposals submitted must include the **AFFIDAVIT OF COMPLIANCE** form. The Proposer must indicate any variance from the requested Scope of Services and/or terms and conditions, on the RFQ Affidavit of Compliance. Otherwise, Proposers must fully comply with the requested Scope of Services, and terms and conditions. Alternate Proposals may or may not be considered at the sole discretion of the County.

14. Proposal Prices

In the separate fee schedule, provide an Hourly Rate Schedule for each billable title within the firm, mark-up costs for subconsultants, vendors, and suppliers, etc., and a schedule of reimbursable costs and rates. Each item must be proposed separately, and no attempt is to be made to tie any item in with any other item or items.

15. Descriptive Information

All equipment, materials, and articles incorporated in the product/work covered by this RFQ are to be new and of suitable grade for the purpose intended.

16. Deviations to Scope of Services and Requirements

Any deviation from the Scope of Services as written and accepted by Jasper County may be grounds for termination of the Contract.

Quality

If any work product delivered does not meet applicable Scope of Services, or if the work product does not meet industry standard performance and professionalism, the Contractor shall redo the work at no expense to Jasper County. The Proposer shall refund to the County any money which has been paid to the Proposer for any work not redone to meet industry standards and

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

professionalism. The Proposer shall be responsible for attorney fees in the event the Proposer defaults and court action is required.

The County reserves the right to reject any or all materials or equipment if, in its judgement, the item reflects unsatisfactory workmanship, manufacturing, or shipping damages.

17. Regulations

It shall be the responsibility of the Proposer to ensure compliance with Federal, State of South Carolina, and County laws, rules, regulations, or other requirements, as may apply.

18. Termination of Award

Failure of the Proposer to satisfy the requirements of Jasper County shall be reason for termination of the award. Any Proposal may be rejected in whole or in part for good cause when in the best interest of the County.

19. Royalties and Patents

The successful Proposer shall pay all royalties and license fees for equipment or process in conjunction with the equipment being furnished. Proposer shall defend all suits or claims for infringement of any patent right and shall hold the County harmless from loss on account or cost and attorney's fees incurred.

20. Inspection and Acceptance

No item(s) received by the County pursuant to this contract shall be deemed accepted until the County has had reasonable opportunity to inspect the item(s). Any item(s) discovered defective, or which do not conform to any warranty of the seller upon inspection may be returned at the seller's expense for full credit or replacement.

If later, defects are discovered which were not ascertainable upon the initial inspection, the item(s) may also be returned at the Seller's expense for full credit or replacement. The County's return of defective items shall not exclude any other legal, equitable or contractual remedies the County may have.

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

III. GENERAL TERMS AND CONDITIONS

1. Exceptions to Specification

Proposers taking exception to any part or section of the specifications shall indicate such exceptions on the Affidavit of Compliance Form and continuation page(s), if necessary. Failure to indicate exceptions shall be interpreted as the Proposer's intent to fully comply with the specifications as written.

2. Evaluation of Proposals

Any Purchase Order or Purchase Sales Agreement resulting from this RFQ shall be awarded to the Proposer providing the best Proposal as determined by Jasper County, South Carolina.

AWARD WILL NOT BE MADE ON THE BASIS OF PRICE.

The committee will have representatives from the Engineering Services Division, and the Financial & Administrative Services Division.

Responses will be evaluated using the following criteria:

- A. **Qualifications, Abilities, and Experience of Key Personnel (40%)** - Each Proposer will be evaluated on the experience and qualifications of the key personnel that will be assigned to the Program Management Team.
- B. **Experience of the Proposer and References (40%)** - Each Proposer shall be evaluated on its experience and demonstrated capability to provide the desired services. Review will include, but not be limited to, past performance on similar types of work, quality of work, and adherence to schedules and other related factors. History of work with municipalities and other local governments will also be considered. Evaluation will also include the review of any subcontractors specified in the Proposer's submittal.
- C. **Proposal Quality (20%)** - Each Proposer will be evaluated on how well the RFQ was organized and the readability of the document.

After initial scoring of the above criteria, the County reserves the right to select a short list of finalists for presentation or interview. Results from the presentation or interview shall factor in the final scoring for contract award.

3. Award

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

Each factor of the evaluation will be considered relative to obtaining the most effective plan consistent with the needs of the County.

4. Product Liability Insurance

The successful Proposal will supply proof of professional liability insurance and workers' compensation.

IV. SCOPE OF SERVICES

1. 2025 County Transportation Committee (CTC) Paving Projects:

a. Overview

Jasper County has received CTC funding to address the following:

- i) Resurfacing of Volunteer Park Drive
- ii) Resurfacing of Polaris Road (Old Hospital Road)
- iii) Robertville Convenience Site – 7755 Cotton Hill Road
- iv) Grays Convenience Site – 4055 Heritage Road
- v) Coosawhatchie – 90 Step School Road

b. Design

- i) The intent is to mill & fill or overlay
- ii) Topo survey as needed
- iii) Coordinate with stakeholders
- iv) Utility coordination
- v) Develop a project log set of plans and specifications
 - Project log/schematic plan
 - Develop typical cross section
 - Develop traffic control plans (Signing and Striping)
 - Develop any construction staging and sequencing
 - Develop construction notes
- vi) Develop quantities
- vii) Develop bid documents
- viii) Develop engineer's estimates

c. Construction Engineering

- i) Provide part-time construction engineering services.
 - Coordinate contractor's construction activities and prepare written public information notices to the public and stakeholders
 - Keep Jasper County staff, stakeholders and public informed

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

- Respond to contractor's questions
- Provide enough onsite construction engineering to ensure contractors are following specifications and are following generally accepted construction standards
- Confirm constructed quantities and provide written recommendations for contractors pay estimates

2. 2025/2026 Parking Lot Repair

a. Overview

Jasper County has a need to address parking lot conditions at the following locations:

- i) Detention Center Parking Lot – 12008 N. Jacob Smart Blvd – Ridgeland
- ii) Levy Limehouse Parking Lot – 470 Mitchells Court – Hardeeville
- iii) Juvenile Justice Dept Parking Lot – 1504 Gray's Highway – Ridgeland
- iv) Coroners Parking Lot – 1504 Grays Highway – Ridgeland
- v) IT Department Parking Lot – 198 Second Ave – Ridgeland
- vi) Government Building Parking Lot – 320 Third Ave – Ridgeland
- vii) Government Building Overflow Parking Lot – 320 Third Ave – Ridgeland
- viii) Jasper Street Overflow Parking Lot – 210 Jasper Street – Ridgeland
- ix) Beck's Ferry Landing Parking Lot - 2217 Becks Ferry Road – Hardeeville
- x) Third Avenue Ridgeland Parrell Handicapped Parking – 262 to 306 Third Ave - Ridgeland

b. Design

- i) The intent is to address water problems and to mill & fill or overlay
- ii) Topo survey as needed
- iii) Coordinate with stakeholders
- iv) Utility coordination
- v) Develop a project log set of plans and specifications
 - Project log/schematic plan
 - Develop typical cross section
 - Develop traffic control plans
 - Develop any construction staging and sequencing
 - Develop construction notes
- vi) Develop quantities
- vii) Develop bid documents
- viii) Develop engineer's estimates
- ix) Obtain SCDOT Encroachment Permit for item 2.a.x.

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

c. Construction Engineering

- i) Provide part-time construction engineering services
 - Coordinate contractor's construction activities and prepare written public information notices to the public and stakeholders
 - Keep Jasper County staff, stakeholders and public informed
 - Respond to contractor's questions
 - Provide enough onsite construction engineering to ensure contractors are following specifications and are following generally accepted construction standards
 - Confirm constructed quantities and provide written recommendations for contractors pay estimates

V. PROPOSAL REQUIREMENTS AND FORMATTING

Proposers are REQUIRED to submit all requested information and/or documentation outlined in this section of the solicitation. Any Proposer failing to do so may have their response rejected as being non-responsive and making them ineligible for contract award. Proposers shall submit their responses in a format and sequence that follows the section numbering and layout provided in this solicitation to assist the County in its evaluation of responses.

Proposers shall submit written qualifications which clearly demonstrate their ability to provide quality services in an effective manner.

The County desires a Proposer with a history of meeting or exceeding client expectations, providing effective communication between the client and the Proposer, a record of meeting schedules and deadlines, distinct knowledge of local sales tax programs, permitting requirements, a reputation as an effective steward of natural resources and the environment, prudent contract administration and project accounting, and a quality presentation of project deliverables.

Proposals shall include the following information, and should be arranged in labeled sections as follows:

QUALIFICATIONS: Section A: Personnel Technical Competence/Qualifications

1. Project Team Organizational Chart:

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

Provide an organizational chart identifying team members who would be assigned to this contract (including subconsultants). The organizational chart must include the name, role/position, and office location of each team member and subconsultant. A project team member may be responsible for more than one area. The Proposer shall identify the following, at a minimum:

- Overall Project Manager(s)
 - Key Financial Management Team Members
 - Communication/Public Engagement Team Members
 - Civil Engineering Team Members
 - Construction Administration Team Members
 - Surveying Team Members
2. Professional Resumes: Provide professional resumes of key project personnel proposed for this contract and detailed background information including:
- Education;
 - Professional registrations and certifications, applicable to South Carolina;
 - Experience;
 - Years with firm;
 - Office location;
 - Specific role and responsibilities on past projects of this type;
 - Hourly billing rates (in a separate sealed envelope).
3. Proposer's Reserves: Description of available backup personnel, resources and their location.
4. Primary Point of Contact: Identify the Proposer's Primary Point of Contact.
5. Organization of subconsultants and personnel: Provide the name of any firm(s) and their personnel that will be providing subconsultant services to your firm. Also include the services they will provide, their office location, and a contact name and phone number.

Section B: Background, Capabilities, and Experience

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

1. Range of Services: Provide a description of the full range of services the Proposer provides. Provide the number of years in business and the location of the main office that will service the County's account including the location of any subconsultants.
2. Capabilities: Discuss the Proposer's unique qualifications, capabilities and methodologies that will be used for the 2025 CTC Paving and 2025/2026 Parking Lot Repair programs.
3. Prior Experience: Provide a list with detailed descriptions including dollar value and time frame of the Proposer's experience on similar programs within the past 3 years. Specify the type of work performed, the Proposer's Project Manager and personnel that worked on the referenced projects including their role. Include project photos, budget and schedule. Identify if the project was completed on time and on budget.
4. Project References: Provide at least three (3) references from Item 3 above. The references shall include current e-mail and current phone number.
5. Workload: Provide a summary of current workload and workload projections. Present and anticipated workload of project team (please show in tabular format with each team member's anticipated obligations depicted over the life of the project).
6. List of litigation history of the Proposer and all subconsultants for the past 5 years.

Section C: Scope of Services Work Approach

Discuss and provide insight into the Proposers approach to accomplish the Scope of Services. Please make sure to identify what would set the Proposers approach apart from others in the industry.

Section D: Forms and Information

AFFIDAVIT OF COMPLIANCE must be submitted.

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

Section E: Fees Schedule

THIS SHALL BE SUBMITTED AS A SEPARATE DOCUMENT AND NOT INCLUDED WITH THE RFQ.

Hourly rates will not be used in the evaluation of Proposals but instead will form the basis for contract negotiations with the selected Proposer.

1. The Proposer shall submit a Billable Costs Document for their firm and all other firms listed in the RFQ. At a minimum the document shall have the following:
 - a. An Hourly Rate Schedule for each billable title within the firm.
 - b. Mark Up Costs for subconsultants, vendors, and suppliers, etc.
 - c. A schedule of reimbursable costs and rates. (i.e. travel, copies, mailing, etc.)
2. Once an initial hourly rate schedule is agreed upon, rates shall remain fixed for the first year of the resulting contract. After the first year, the Proposer may request one (1) annual adjustment to the hourly rates to be effective on each anniversary of the contract, but such increase shall not exceed the most recently published Consumer Price Index for All Urban Consumers (CPI-U), before seasonal adjustment as of sixty (60) days prior to the contract anniversary date. Any rate increase shall require a written contract amendment signed by both parties to become effective. If Contractor's request for an increase is made after the applicable contract anniversary date, such increase shall not be retroactive to the anniversary date and instead shall be effective as of the date of the signed contract amendment. Mark up cost and reimbursable cost once established shall not be changed for the life of the contract.

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

AFFIDAVIT OF COMPLIANCE

To be submitted with vendor's Proposal

_____ We Do Not take exception to the RFQ Documents/Requirements.

_____ We take exception to the RFQ Documents/Requirements as follows:

Specific exceptions are as follows:

I have carefully examined the REQUEST FOR QUALIFICATIONS and agree to abide by all submitted pricing, delivery, terms and conditions of this Proposal unless otherwise stipulated herein.

Company Name _____

By _____
(Authorized Signature)

(Print Name and Title)

Company Address _____

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

AFFIDAVIT OF COMPLIANCE (continued)

Telephone Number _____

Email _____

Federal Tax ID No. _____

DBE Vendor (Yes/No)

Minority Owned: _____

Women Owned: _____

Veteran Owned: _____

Date _____

ADDENDA

Proposer acknowledges receipt of the following addendum:

Addendum No. _____

Addendum No. _____

Addendum No. _____

Addendum No. _____

RETURN THIS PAGE

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

STATEMENT OF "NO PROPOSAL"

Return this page only if your company provides the products/services being requested and DECLINES to do so.

We, the undersigned, have declined to respond to the above REQUEST FOR QUALIFICATIONS for Program Manager - Sales Tax Program for the following reasons:

- _____ Specifications too "Narrow", geared to one brand or manufacturer (Please explain below).
- _____ Insufficient Time to Respond to REQUEST FOR QUALIFICATIONS
- _____ Unable to Meet Specifications
- _____ Specifications Unclear (Please explain below)
- _____ Other (Please explain below)

Remarks:

Company Name _____

Address _____

Name and Title _____

Date _____

Signature _____

Telephone Number _____

Email Address _____

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

VI. CONTRACT AWARD

Contract award, as well as contract continuation of the contract in subsequent fiscal periods, is subject to availability of County funds. In the event that contract negotiations with the highest rated Proposer are unsuccessful, the County reserves the right to begin contract negotiations with the next highest rated Proposer.

If a contract is awarded as a result of this solicitation, such award shall be made to the most qualified respondent(s). In the event that contract negotiations with the most qualified respondent(s) are unsuccessful, the County reserves the right to begin contract negotiations with the next most qualified respondent(s).

VII. STANDARD CONTRACT TERMS AND CONDITIONS

Proposer acknowledges that a contract will need to be executed with terms and conditions acceptable to the County and the Proposer.

The Proposer agrees that terms and conditions provided in this RFQ, and in their response to the RFQ either in their entirety or relevant portions thereof, shall be included and become part of any resulting contract.

Please note that if the County determines that key team members identified in this RFQ are no longer available and/or not being used on this project the County reserves the right to terminate the contract.

**REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025**

APPENDIX 1 – Maps

1.a.i - Resurfacing of Volunteer Park Drive

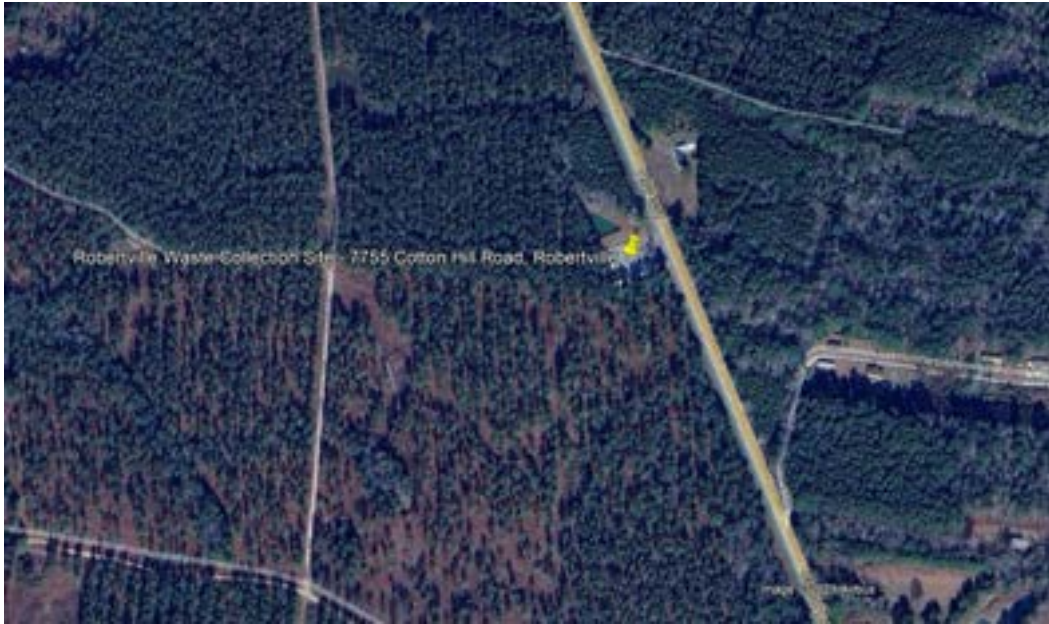


1.a.ii Polaris Road (Old Hospital Road)

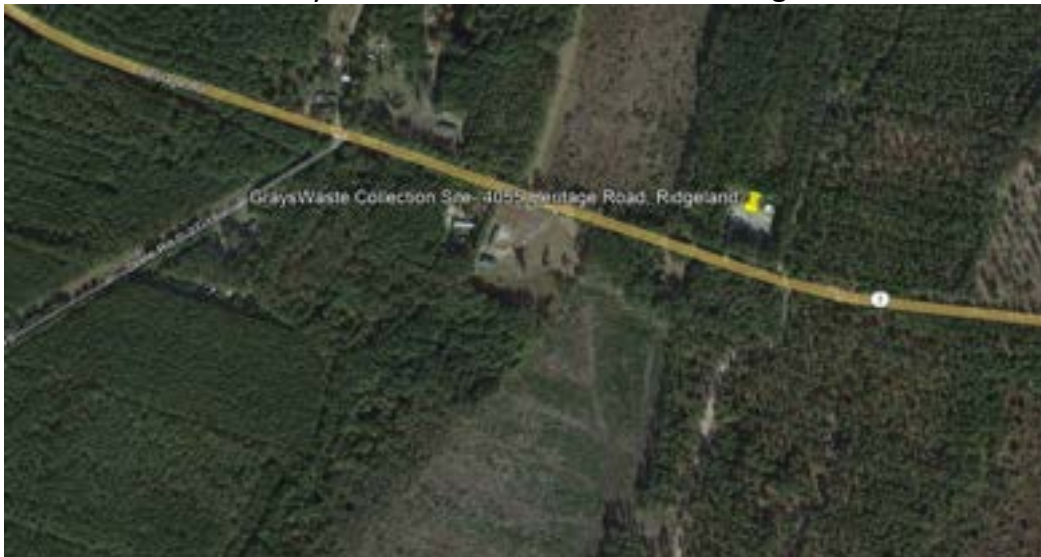


REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

1.a.iii Robertville Convenience Site – 7755 Cotton Hill Road

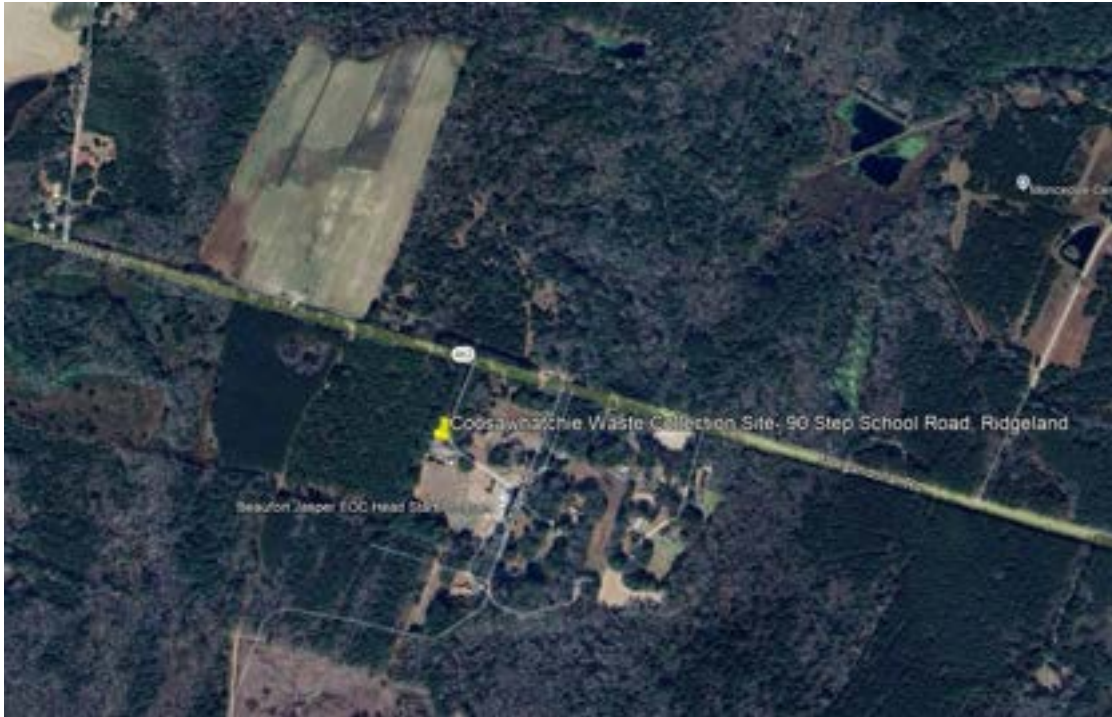


1.a.iv Grays Convenience Site – 4055 Heritage Road

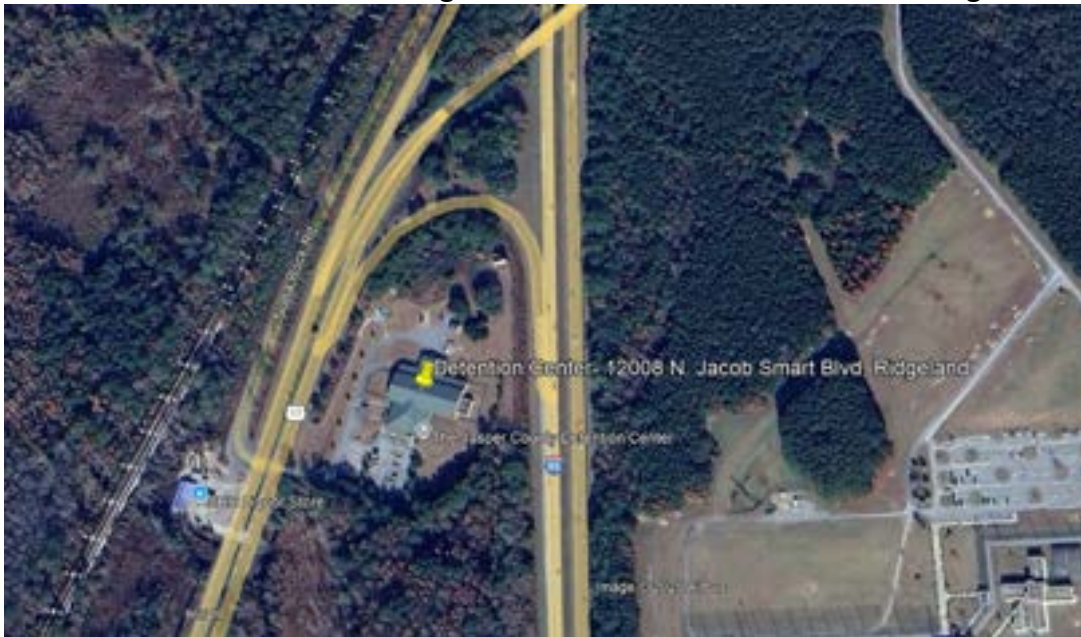


REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

1.a.v Coosawhatchie – 90 Step School Road

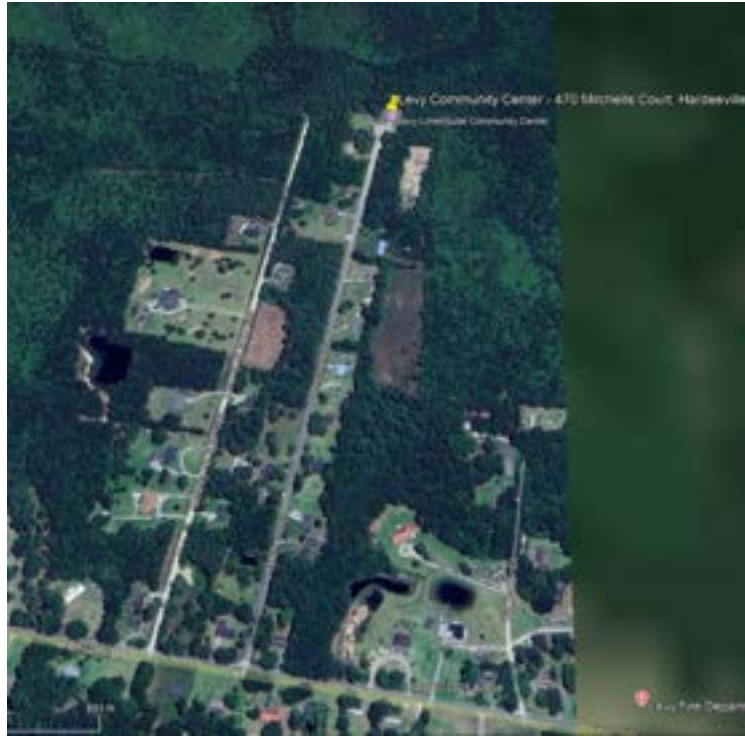


1.b.i Detention Center Parking Lot – 12008 N. Jacob Smart Blvd – Ridgeland



REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

1.b.ii Levy Limehouse Parking Lot – 470 Mitchells Court – Hardeeville



1.b.iii Juvenile Justice Dept Parking Lot – 1504 Gray's Highway – Ridgeland
and

1.b.iv Coroners Parking Lot – 1504 Grays Highway – Ridgeland

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025



REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

1.b.v IT Department Parking Lot – 198 2ond Ave – Ridgeland



1.b.vi Government Building Parking Lot – 320 3rd Ave – Ridgeland

And

1.b.vii Government Building Overflow Parking Lot – 320 3rd Ave – Ridgeland

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025



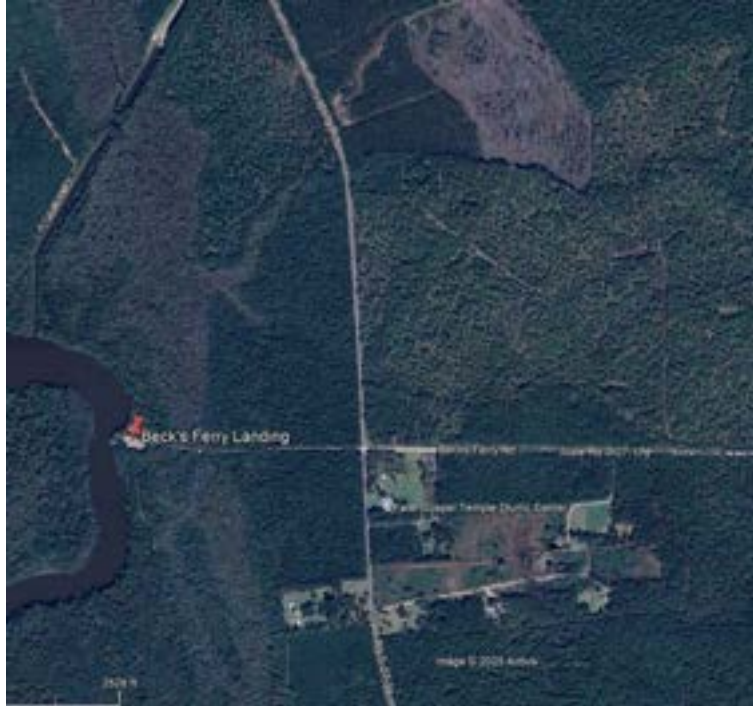
REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

1.b.viii Jasper Street Overflow Parking Lot – 210 Jasper Street – Ridgeland



1.b.ix Beck's Ferry Landing Parking Lot - 2217 Becks Ferry Road – Hardyville

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025



REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

1.b.x 3rd Avenue Ridgeland Parrell Handicapped Parking – 262 to 306 3rd Ave -Ridgeland



RFQ #2025 -14 Engineering Services
2025 CTC Paving and 2025/2026 Parking Lot Repair
RANKING SCORE

Scorer	Bowman	F &ME	Infrastructure Consulting & Engineering	J. Bragg Consulting, Inc.	Nandina	Thomas & Hutton
1	6	3	2	1	5	4
2	5	1	2	3	6	4
3	6	2	3	1	5	4
Total	17	6	7	5	16	12
Rank	6	2	3	1	5	4

Notes:

Each Scorer scored the RFQ and developed a ranking for the proposals 1-6.

1 point for first place	2 points for second place rank
3 points for third place rank	4 points for fourth place rank.
5 points for fifth place rank	6 points for sixth place rank.

Totals - Like golf, the lower the total the number the better your score/place.



STATEMENT OF QUALIFICATIONS

Prepared for



RFQ No. 2025-14

Engineering Services 2025 CTC Paving and 2025/2026 Parking Lot Repair
Jasper County, South Carolina

November 20, 2025

Submitted by



J. Bragg Consulting, Inc.
Jennifer Bragg, PE

18 Daffodil Farm Way,
Bluffton, SC 29910
803-513-3777

jbragg@jbraggconsulting.com

TABLE OF CONTENTS



RFQ No. 2025-14

Engineering Services 2025 CTC Paving and 2025/2026 Parking Lot Repair

A Personnel Technical Competence/Qualifications

1. Project Team	Page 1
2. Professional Resumes	Pages 2-6
3. Proposer's Reserves	Page 7
4. Primary Point of Contact	Page 7
5. Organization of sub-consultants and personnel	Pages 8-9

B Background, Capabilities & Experience and Succession Planning

1. Range of Services	Page 10
2. Capabilities	Pages 11-15
3. Prior Experience	Pages 16-20
4. Project References	Pages 20
5. Workload	Pages 21-22
6. Litigation History	Page 22

C Scope of Work Approach

Pages 23-31

D Forms and Information

Affidavit of Compliance - at end of this document

E Fees Schedules

Hourly Rates/Fee Schedule in a separate sealed envelope




A. Personnel Technical Competence/Qualifications

1. PROJECT TEAM ORGANIZATIONAL CHART




KEY	
JBC	J. Bragg Consulting, Inc.
FME	F&ME Consultants, Inc.
GPS	GeoPoint Surveying, Inc.


Key Team Members are indicated 
 Bolded Names are the Task Lead




PRINCIPAL-IN-CHARGE

Jennifer Bragg, PE (Bluffton, SC) | JBC 

PROJECT MANAGER

Jacob Meetze, PE (Bluffton, SC) | JBC 

Assistant Project Manager

Mike Meetze, PE (Bluffton, SC) | JBC 

FINANCIAL MANAGEMENT


Jennifer Bragg, PE (Bluffton, SC) | JBC

Jacob Meetze, PE (Bluffton, SC) | JBC

Mike Meetze, PE (Bluffton, SC) | JBC

DESIGN/CIVIL ENGINEERING

Design - Paving Projects

Scott Hildebrand, PE (Bluffton, SC) | JBC 

Kevin Ulmer, PE (Bluffton, SC) | JBC

Jacob Meetze, PE (Bluffton, SC) | JBC

Jennifer Bragg, PE (Bluffton, SC) | JBC

Catherine Blackwell, PE (Bluffton, SC) | JBC

Design - Parking Lot Repair

Joey Woody, PE (Bluffton, SC) | JBC 

Scott Hildebrand, PE (Bluffton, SC) | JBC

Jennifer Bragg, PE (Bluffton, SC) | JBC

Jacob Meetze, PE (Bluffton, SC) | JBC

Catherine Blackwell, PE (Bluffton, SC) | JBC

SUPPORT SERVICES

Surveying

Matthew Johannessen (Ridgeland, SC) | JBC

Josh Smith (Ridgeland, SC) | GPS

Broderick Taylor (Ridgeland, SC) | GPS

William Birchfield (Ridgeland, SC) | GPS

Utility Coordination Services

D. Kevin Ulmer, PE (Bluffton, SC) | JBC

Darah Patterson (Bluffton, SC) | JBC

Jacob Meetze, PE (Bluffton, SC) | JBC

Subsurface Utility Engineering

Michael Wolfe (Tampa, FL) | GPS

Josh Smith (Ridgeland, SC) | GPS

Wesley Edwards (Ridgeland, SC) | GPS

Geotechnical Engineering/Pavement Design

Andy Whitfield, PE (Columbia SC) | FME

Construction Administration/Construction Engineering & Inspection

Jacob Meetze, PE (Bluffton, SC) | JBC

Resident Construction Engineer

Michael Berry, PE, CBO, CWI, MSI (Port Royal, SC) | FME

Inspectors

Carson Hendrix (Port Royal, SC) | FME

Kris Consider (Port Royal, SC) | FME

Communication/Public Engagement

Catherine Blackwell, PE (Bluffton, SC) | JBC

Darah Patterson (Bluffton, SC) | JBC

Jennifer Bragg, PE (Bluffton, SC) | JBC

2. PROFESSIONAL RESUMES



Location
Bluffton, SC

President and CEO

ADDITIONAL ROLES

Financial Management,
Design - Paving Projects/
Parking Lot Repair, Public
Involvement

EDUCATION

BS, Civil Engineering
Clemson University

Strategic Transportation Training
for Agency Representatives
(STTAR Program 2004-05),
SCDOT

EXPERIENCE

30 Years
Current firm: 8

PROFESSIONAL REGISTRATIONS

Registered PE: SC #21584
NC #039641
GA #043196

** performed with another firm*

Jennifer Bragg, PE - Principal-in-Charge

Jennifer L. Bragg is a Senior Program Manager/Principal-in-Charge with 30 years of experience across the state including SCDOT's 27/7 Construction Resource and Management (CRM) Program, Dorchester County Sales Tax Transportation Program, Florence County Capital Sales Tax II Program, and Richland County Transportation Penny, and many other counties, municipalities, and federal agencies. Since founding J.Bragg Consulting, Jennifer has performed management/Principal-In-Charge roles for several CTCs and projects such as:

- Patrick Town Hall Rd, a Chesterfield CTC project, managed by Pee Dee Regional COG
- Allendale CTC Pave-in-Place Dirt Road 18-1, 19-1, and 2025/26 projects, Allendale County
- Anderson CTC Stormwater Project, Intersection Project, Road Improvement Preliminary Engineering Report and Widening Project, Anderson County
- Charleston CTC Bicycle & Pedestrian Project and Intersection Project, Charleston County

In addition to her design and program management experience, Jennifer has provided QA/QC on numerous submittals, coordinated USACE permits, MS4/SCDES-OCRM permits, and SCDOT encroachment permits for several projects, provided public involvement/outreach, and provided engineering expertise during right of way acquisition.

RELEVANT EXPERIENCE

Charleston Marine - Berkeley County, SC | Principal-in-Charge. Civil site plans for a commercial site on Clements Ferry Road for boat sales and storage. Prepared conceptual plans for coordination of zoning variances. Responsible for final site plans and permitting package for new building, site improvements, storage for approximately 5 acres. Coordinated water and sewer permits, MS4 permit, SCDHEC permit, CZC approval, SCDOT encroachment permit. Final approval of land disturbance permit is on-going.

Patrick Town Hall Road - Patrick, SC | Project Manager/Lead Roadway and Drainage Engineer to improve approximately 500 LF of dirt road from SC 102 to S-357 (Douglas St). Road was improved to provide two 9-ft travel lanes with improved shoulders, slopes, and swales. Drainage improvements at SC 102 were also designed to eliminate an area of standing water and sidewalk improvements were included at the Town Hall entrance to meet ADA compliance.

Anderson CTC Big Water Road Intersection Improvement - Anderson County, SC | Project Manager and Lead Roadway Engineer responsible for roadway and drainage design; construction cost estimates, SCDHEC Notice of Intent for Land Disturbance, bid package, and coordination of other sub-consultants. J. Bragg Consulting is a major subconsultant for this project to realign Big Water Road at the intersection of US 29 prior to the development of a new marina. Early coordination with SCDOT was required as a segment of Big Water Road and S-180 (Ginn Road) are SCDOT-owned and required an encroachment permit. In addition, right-of-way coordination was required with a church for the relocation of their sign and responded to contractor questions.

Minor Street Drainage Improvements - Williamston, SC | Project Manager and Lead Roadway Engineer responsible for project management, roadway and drainage design, construction cost estimates, coordination of structural design, SCDHEC Notice of Intent for Sites Disturbing < 1 acre, bid package, and coordination of other sub-consultants. J. Bragg Consulting is a major subconsultant to for this project to replace two deficient, undersized crossline pipes that outfall into a tributary, while avoiding/minimizing impacts to utilities and eliminating impacts to wetlands. The project also required coordination with SCDOT as they were developing a sidewalk project for this section as well as the section on their system.

2. PROFESSIONAL RESUMES



Location
Bluffton, SC

Senior Engineer

ADDITIONAL ROLES

Financial Management,
Design - Paving Projects/
Parking Lot Repair, Utility
Coordination, Construction
Administration/Construction
Engineering & Inspection

EDUCATION

BS, Civil Engineering, Clemson
University
Studies, The Citadel

EXPERIENCE

15 Years | Current firm: <1

PROFESSIONAL REGISTRATIONS

Registered PE: SC #32163

** performed with another firm*

Jacob Meetze, PE - Project Manager, Main Point-of-Contact

Over Jacob's 15+ year career, he has garnered both program management and construction experience for the delivery of transportation projects which affords him a unique perspective. Beginning his career in the private sector, Jacob obtained his construction engineering and inspection (CEI) certifications and served as an inspector on various projects. He then transitioned to SCDOT where he continued as an inspector in District 2 managing construction projects such as interstate paving, bridge replacement projects, and primary route widening. After several years as an inspector, Jacob moved to the preliminary engineering side as an Assistant Program Manager (APM). In this role, he was responsible for delivering projects from inception to final construction plans. This included but not limited to oversight of design teams and utility coordination, coordination with the environmental team to secure NEPA documents and permits, performing public involvement, managing project budgets, and securing federal funding. He will be responsible for project oversight of all design efforts, coordinating subconsultants, establishing the project schedule, and providing on-going coordination with the County.

RELEVANT EXPERIENCE

****C* Program Resurfacing Projects - PeeDee Region, SC | SCDOT**** C* Program/Project Manager for this multi-year program/project for 6 counties in the SCDOT PeeDee Regional Production Group. Projects included resurfacing, reclamation and shoulder widening in these counties on local "C" projects. Responsible for coordinating with the SCDOT District/County Construction Offices on the development of the strip map plans, special provisions, and quantities. Developed multi-county letting packages to maximize improved unit pricing for the counties. Oversight of project budget to include securing "C" funds from Counties upon approval of engineer's estimate as well as reviewing change orders which exceeded contingencies and increasing project budget. Responsible for entering "C" projects into letting. Managed the Project Closeout process of "C" Projects.

***S-34 (Sweetwater Road) Resurfacing - Edgefield County, SC | SCDOT** Construction Project Manager for resurfacing six miles of S-34 (Sweetwater Road) in Edgefield County and included safety improvements such as new guardrail, rumble strips, and 1-ft paved shoulders. Jacob was responsible for laying out new guardrail locations on Sweetwater Rd and identifying and resolving utility conflicts between utility owners and the contractor. This also included coordinating with the contractor to identify the quantity of earthwork shoulder widening for each new guardrail location. He also provided construction oversight/construction engineering & inspection to verify the contractor was installing new construction items to meet the plans and specifications. This included performing weekly sediment and erosion control reports, and weekly traffic control reports. It also involved measuring the installation of new construction pay items for verification of the contractor pay applications for monthly construction items installed.

***US 178 Resurfacing -Saluda County, SC | SCDOT** Construction Project Manager for resurfacing six miles of US 178 in Saluda County and included safety improvements such as new guardrail, rumble strips, and 1-ft paved shoulders. Responsible for identifying utility conflicts and resolving utility conflicts between utility owners and the contractor for the guardrail and coordinating with the contractor to identify the quantity of earthwork shoulder widening for each new guardrail location. Jacob provided construction oversight/construction engineering & inspection to verify the contractor was installing new construction items to meet the plans and specifications.

2. PROFESSIONAL RESUMES



Location
Bluffton, SC

Senior Engineer

ADDITIONAL ROLES
Financial Management,

EDUCATION
BS, Civil Engineering
Clemson University

EXPERIENCE
45 Years | Current firm: 6

PROFESSIONAL REGISTRATIONS
Registered PE: SC #10334

Mike Meetze, PE - Assistant Project Manager

Mike has 45 years of experience in providing project management on a multitude of roadway projects and other infrastructure projects. At the start of his career, Mike served as Environmental Engineer – Water Supply Division and Environmental Engineer – Industrial Wastewater Division for SCDHEC. Following SCDHEC, he worked with SCDOT as program manager, resident maintenance engineer, utilities engineer, and assistant to support services engineer for over 20 years before joining the private sector. His experience in the private sector includes serving as project manager, assistant project manager, and program manager on design-build, roadway design, and bridge replacement projects as well as county sales tax programs. Mike also has provided expert testimony on condemnation cases, has prepared Local Public Agency (LPA) agreements for federal funding, and authored the first Intergovernmental Agreement (IGA) in South Carolina.

RELEVANT EXPERIENCE

Beaufort County 2018 Sales Tax Program - Beaufort County, SC | Assistant Program Manager responsible for management of consultant contract, performing QA/QC and public involvement, assisting in construction administration, developing bid packages, and other duties as needed. Beaufort County's One Cent Sales Tax Program was implemented in 2018. J. Bragg Consulting was contracted to provide program management services to the county in September 2020. The program includes improvements to Roadways, Bridges, and Pathways

Charleston County IDC 5389-19C - Charleston, SC | Support Engineer for roadway and drainage design for two Charleston County Transportation Committee projects:

- International Boulevard Intersection Improvements
- Old Towne Road Shared-Use Path

S-13 (Central Avenue) Pedestrian Improvements - Summerville, SC | Senior Project Engineer responsible for QA/QC and public involvement. The project involves constructing a sidewalk from near W. Carolina Ave to near S-22 (Orangeburg Rd) and is separated into three phases for construction. The sidewalk is designed to eliminate/minimize impacts to trees and utilities as well as reduce/eliminate right-of-way acquisition areas.

***Florence County Capital Sales Tax II Program - Florence County, SC** | Program manager responsible for the administration and construction of approximately 474 projects totaling an estimated \$148 million. Projects included roadways, water and sewer facilities, streetscapes, building renovations, recreation complexes, etc. Developed scopes; prepared bid packages; managed contractors; coordinated meetings with client and other stakeholders; provided construction engineering & inspection services; and conducted public meetings. The DCTA Program also included improvements to 260 miles of dirt roads, several of which were state-owned. These were governed by SCDOT through an IGA.

***Dorchester County Sales Tax Transportation Authority Program - Dorchester County, SC** | Project Manager/Assistant Project Manager for various widening and improvement projects. Prepared LPA agreements, coordinated tri-party railroad agreements, oversaw utility coordination, and expert witness testimony for condemnation cases.

** performed with another firm*

2. PROFESSIONAL RESUMES



Location
Bluffton, SC

Scott Hildebrand, PE - Design - Paving Projects Lead

As a Senior Roadway and Hydrology/Hydraulic Engineer, Scott has managed and provided design and permitting services for roadway improvements, widenings, intersection improvements, and design-build projects several of which included bridges and structures. In addition, he is skilled in traffic control, quality assurance, stream restoration, construction management and administration, 401/404, SW3P, erosion control, and performing hydrologic and hydraulic analyses supporting the design of transportation projects and bridges. He has also performed civil/site design for private developers. Scott also is experienced with traffic control; quality assurance; stream restoration; construction management and administration; and 401/404, SW3P, and erosion control permitting; and he is knowledgeable of SCDOT criteria.

Senior Engineer

ADDITIONAL ROLES

Design - Parking Lot Repair

EDUCATION

AS, Auto CADD & Surveying
Certificates
Trident Technical College

BS, Civil & Enviro. Engineering
The Citadel Magna Cum Laude

EXPERIENCE

26 Years | Current firm: 7

PROFESSIONAL REGISTRATIONS

Registered PE: SC #23872

RELEVANT EXPERIENCE

***Golden Jubilee Road Dirt-to-Pave - Gilbert, SC** | Project Manager, Lead Transportation Engineer, and Lead Hydraulic Engineer. Golden Jubilee Road was a Lexington County CTC program dirt-to-pave project. A 0.7-mile portion of Golden Jubilee Road in Gilbert South Carolina between its intersections with US-1 and Windy Road was unpaved. The project included road widening, intersection improvements, drainage improvements and paving of approximately 0.7 miles of dirt roadway.

International Blvd at Tanger Outlet Blvd Intersection Improvements - Charleston, SC | Roadway Engineer, Lead Hydraulic Engineer for the Charleston CTC project that included a new right turn lane from International Blvd. onto Tanger Outlet Blvd. Scott designed the drainage system for avoidance of utilities, and he obtained the permits for the projects. The project is in construction.

Buck Island Road Drainage Project - Bluffton, SC | As Project Manager and Lead Roadway Engineer, Scott performed the overview of the hydrology and hydraulic design and collaborated with the drainage engineer on pipe sizes for Buck Island Road (S-29). He prepared final construction plans and the permit packages. He also performed utility coordination. The project involved analyzing the upstream drainage area and replaced the culverts under Buck Island Road to reduce flooding to this low-lying area during moderate to heavy rain events. The project was designed to replace the existing pipes while remaining inside the present right of way, retaining the existing roadway grade, and avoiding a recently constructed sidewalk/boardwalk.

SC 412 over Tributary to Big Generostee Creek - Anderson County, SC | Roadway Design Engineer responsible for roadway drainage design, erosion and sediment control plans, traffic control plans (detour), etc. for the existing SC 412 (Rainey Road) bridge over Tributary to Big Generostee Creek is a posted, load-restricted bridge located approximately 5 miles west of Starr, SC. The roadway consists of two 9-ft travel lanes and substandard horizontal and vertical curves and is within prescriptive right of way. Scott developed the MS4 Permit package and coordinated with the hydrology & hydraulic design engineer for additional information associated with the FEMA model.

***Sand River Headwaters Green Infrastructure Project - Aiken, SC** | Project Manager and Field Engineer for EPA- and American Recovery and Reinvestment Act (ARRA)-funded green infrastructure project. Components of the project were constructed in downtown Aiken and included Bio-retention cells, bioswales, pervious pavements, and installation of a cistern. Permeable pavements included pervious asphalt, pervious concrete, and pavers used in parking areas. Scott provided daily construction management, construction administration, and field engineering for the project. The project won the 2011 American Public Works Association (APWA) Project of the Year.

** performed with another firm*

2. PROFESSIONAL RESUMES



Location
Bluffton, SC

Senior Engineer

EDUCATION

MS, Engineering Management
University of North Carolina at
Charlotte
BS, Civil Engineering, University
of North Carolina at Charlotte

EXPERIENCE

26 Years | Current firm: 4.5

PROFESSIONAL REGISTRATIONS

Registered PE: SC #23689

Joey Woody, PE - Design - Parking Lot Repair Lead

Joey as a Senior Civil Engineer and Hydraulic Engineer, specializes in project management and site design for various land development and water resource projects. He manages projects that include conceptual planning through final design permitting and construction close out. He has also managed projects that include hydrologic and hydraulic analyses supporting infrastructure projects such as bridge replacements, regional stormwater modeling and construction plan production. His expertise includes site/infrastructure construction project permitting through municipal, state, and federal agencies including FEMA and USACE. He has also developed bid packages, performed QA/QC reviews, developed project scopes and fee estimates, etc. He is experienced working on multidisciplinary development projects with team collaboration.

RELEVANT EXPERIENCE

Bushy Park Road - Berkeley County, SC | Project Manager. The Bushy Park Road project involved the preliminary design and planning of a residential subdivision on a 5.02-acre parcel located along Bushy Park Road in Berkeley County, South Carolina. The scope included subdividing the parent tract into ten residential lots, supported by the design of a new local access road and evaluation of a potential community boat ramp providing water access. The project advanced through the preliminary design phase and included a formal pre-application meeting with Berkeley County Planning and Zoning.

***Southern Color Concrete Facility - Harleyville, SC - | Project Manager.** 100,000 sf concrete facility site design including comprehensive parking and circulation design for employee parking, tractor-trailer staging, and docking areas coordinated with railroad spur operations. Parking layout accommodated multiple vehicle types including WB-67 trucks, semi-trucks, and concrete trucks with design of turning radii, reinforced pavement sections for heavy loads, and optimized circulation patterns based on rail spur configuration and zoning requirements. Joey was responsible for pavement design for standard parking and heavy-duty truck staging zones and land disturbance permitting package with railroad coordination.

***Centre Pointe Commercial Development - Atlanta Bread Company & Buffalo's - North Charleston, SC | 2.5-acre commercial development with 120-space parking lot design incorporating cross-parking agreements and interconnected circulation with adjacent Centre Pointe developments.** Parking layout optimized to balance code requirements, landscaping standards, and site geometry constraints while maximizing parking capacity. Pavement design coordinated between geotechnical recommendations and municipal standards. Responsible for full site design and permitting with stormwater management utilizing inlet inserts for total TSS removal for the 1" storm event. Erosion control design included construction phasing for temporary water quality measures during construction and all associated permitting.

***Centre Pointe Commercial Development - Chili's & Denny's - North Charleston, SC | Commercial development with shared 145-space parking lot design incorporating cross-parking agreements and interconnected circulation with adjacent Centre Pointe developments.** Parking layout optimized to balance dual-restaurant access, code requirements, landscaping standards, and site geometry while maximizing parking capacity. Pavement design coordinated between geotechnical recommendations and municipal standards. Responsible for full site design and permitting with stormwater management utilizing inlet inserts for total TSS removal for the 1" storm event. Erosion control design included construction phasing for temporary water quality measures during construction and all associated permitting.

** performed with another firm*

3. PROPOSER'S RESERVES



In addition to the five senior engineers which will be performing key roles as listed in section A.2. *Professional Resumes*, J. Bragg Consulting, Inc. (JBC) employs two other senior engineers and one graphic designer. Our backup personnel are listed below:

Personnel/Role	Relevant Qualifications (Registrations/Certifications/Education)
Kevin Ulmer, PE Senior Engineer Role: Design - Paving Projects, Utility Coordination Location: Bluffton, SC	Years Experience: 41 Years with Firm: 1 Education: BS, Civil Engineering, Clemson University Professional Registrations/Certifications: Registered PE: SC #14937
Catherine Blackwell, PE Senior Engineer Role: Public Involvement, Design Location: Bluffton, SC	Years Experience: 25 Years with Firm: <1 Education: MS, Civil Engineering, University of South Carolina; BS, Crop and Soil Science, Oregon State University Professional Registrations/Certifications: Registered PE: SC #26140
Darah Patterson Graphic Designer Utility Coordination, Public Involvement Location: Bluffton, SC	Years Experience: 19 Years with Firm: 5 Education: BA, Interdisciplinary Studies: Graphic Design/Communications; University of South Carolina Upstate Magna Cum Laude; Studies (Marketing): College of Charleston Professional Registrations/Certifications: N/A

4. PRIMARY POINT OF CONTACT

The Primary Point of Contact for this contract is:

Jacob Meetze, PE

email: jmeetze@jbraggconsulting.com | phone: 803-597-6645

5. ORGANIZATION OF SUB-CONSULTANTS AND PERSONNEL

J. Bragg Consulting has chosen sub-consultant team members with the resources and capabilities to perform any tasks that Jasper County may require as part of the 2025 CTC Paving and 2025/2026 Parking Lot Repair contract. Brief bios of our partnering firms and their personnel are as follows:

The contact name for each firm is designated by ★



F&ME Consultants (FME) is a South Carolina-owned and operated firm offering a comprehensive range of geotechnical, environmental, materials sampling and testing, and construction services. Established in 1980 and headquartered in Columbia, South Carolina, FME has engineering offices in Columbia and Port Royal, as well as an operations center in Chester County. For over 40 years, FME has built a reputation as a trusted consultant with the technical expertise and resources to implement innovative solutions on a range of projects. FME has a successful history providing quality services to a diverse client base that includes counties, municipalities, state agencies, federal agencies, educational institutions, private developers, as well as industry and design-build contractors. FME has completed numerous projects and worked under multiple on-call contracts for various municipalities, providing services such as geotechnical engineering, environmental consulting, structure foundation testing, pipe inspections, and CE&I.

Andy Whitfield, PE ★ Role: Geotechnical Engineering Location: Columbia, SC Contact #: 803-521-8812	Years Experience: 23 Education: BS, Civil Engineering; Georgia Institute of Technology Professional Registrations/Certifications: <ul style="list-style-type: none"> Registered PE: SC #25934 ACI Concrete Field Testing Technician – Grade I (#01069389) PDCA Dynamic Measurement and Analysis Proficiency - Intermediate SCDOT Concrete Field Technician - Level 1 & 2 (#421-P1-1003) 	Years with Firm: 10
Michael Berry, PE, CBO, CWI, MSI Role: Resident Construction Engineer Location: Port Royal, SC	Years Experience: 12 Education: BS, Civil Engineering, University of South Carolina Professional Registrations/Certifications: <ul style="list-style-type: none"> Registered PE: SC #33625 Building Official SC #2569 Special Inspector SC #994 	Years with Firm: 2
Carson Hendrix Role: Junior Project Inspector Location: Port Royal, SC	Years Experience: 2 Education: N/A Professional Registrations/Certifications: <ul style="list-style-type: none"> ACI Concrete Field Testing Technician - Grade I (#02191714) SCDHEC Certified Erosion Prevention & Sediment Control Inspector (#16299) SCDOT Earthwork, Drainage, and Base Inspector (#SC03879) SCDOT Nuclear Gauge HAZMAT (#SC03879) SCDOT Asphalt Roadway Technician (#SC03879) SCDOT Concrete Field Technician - Level 1 & 2 (#SC03879) 	Years with Firm: 2
Kris Consider Role: Transportation CEI Inspector Location: Port Royal, SC	Years Experience: 1 Education: N/A Professional Registrations/Certifications: <ul style="list-style-type: none"> ACI Concrete Field Testing Technician - Grade I (#02291012) SCDES Certified Erosion Prevention and Sediment Control Inspector (#16684) SCDOT Earthwork and Base Course Technician (#SC04121) SCDOT Concrete Field Technician - Level 1 & 2 (#SC04121) SCDOT Asphalt Roadway Technician (#SC04121) 	Years with Firm: 1

5. ORGANIZATION OF SUB-CONSULTANTS AND PERSONNEL



GeoPoint Surveying's highly specialized crews are on point and continue to raise the standard of service. As a result, we deliver on project deadlines, exceed expectations and meet the demands of a fast-paced industry. Acting as an extra set of eyes for engineers, contractors, and developers, we bring added value to each project with our knowledge of municipal regulations & advanced technologies.

We proudly provide not just the following services, but so much more:

- Construction Staking
- As-Built / Record Surveys
- Interactive Progress As-Builts
- Site Control & Modeling for GPS Operated Machinery
- Subsurface Utility Engineering
- Prepare Record Drawings
- Engineer Coordination Support
- Geodetic Control Surveys
- Photogrammetry & LiDAR

Matthew Johannessen, PLS ★ Role: Survey Lead Location: Ridgeland, SC Contact #: 843-203-0975 (office) 609-540-6545 (mobile)	Years Experience: 26 Education: BS, Surveying and Mapping, East Tennessee State University Professional Registrations/Certifications:	Years with Firm: <1
Josh Smith Role: Survey Chief of Crews Location: Ridgeland, SC	Years Experience: 28 Education: N/A Professional Registrations/Certifications: N/A	Years with Firm: 10
Wesley Edwards Role: Project Surveyor, S.I.T. Location: Ridgeland, SC	Years Experience: 1 Education: BS, Forest Resource Management with emphasis in Land Surveying, Clemson University Professional Registrations/Certifications: <ul style="list-style-type: none"> • South Carolina Registered Forester • SAF Certified Forester 	Years with Firm: 1
Brodrick Taylor Role: Instrument Operator Location: Ridgeland, SC	Years Experience: 2.5 Education: Professional Registrations/Certifications: Certified Welder	Years with Firm: 2.5
William Birchfield Role: Instrument Operator Location: Ridgeland, SC	Years Experience: <1 Education: BS, Geographic Information Systems, University of South Carolina Professional Registrations/Certifications: N/A	Years with Firm: <1
Michael Wolfe Role: SUE Lead Location: Ridgeland, SC	Years Experience: 31 Education: N/A Professional Registrations/Certifications: <ul style="list-style-type: none"> • Principles of Ground • Penetrating Radar • Electric Facility Designating • Utility Designating • Nonconductive Utility • Designating • NULCA Accredited 	Years with Firm: 6

B. Background, Capabilities, & Experience



SECTION B



1. RANGE OF SERVICES



JBC, a woman-owned business, is an engineering consulting firm that specializes in transportation-related projects for counties, municipalities, and state agencies as well as civil/site projects for governmental agencies and private clients. Founded in 2018 by Jennifer Lea Bragg, PE, the JBC team is comprised of qualified, experienced, and technically competent leaders within the industry, and we are providing project management, program management, design services, utility coordination and public involvement for multiple, satisfied clients.

At JBC, we understand that counties, municipalities, and state agencies depend on an efficient transportation network to provide economic sustainability and growth. Our focus is to enhance the transportation system for the public market sector, and as a proven firm, we have provided design services to various counties and consistently perform public outreach, scheduling, reporting, project development phase coordination and monitoring, financial management, design reviews, and other consultant services that meet or exceed clients' expectations. The same consideration will be given to Jasper County to ensure paving and parking lot repair projects stay within budget, on-time, and follow all necessary policies and procedures as dictated by SCDOT and Jasper County Transportation Committee.

Established in **January 2018**, J. Bragg Consulting has been in business for **7 years**.

We are located at:

18 Daffodil Farm Way Bluffton, SC 29910
and will be servicing Jasper County from this location which is only **25 miles** from the Jasper County Government office. The list on the right is the full range of services that our firm provides. →

J. BRAGG CONSULTING, INC. FULL RANGE OF SERVICES

- Program and Financial Management
- Project Management
- Roadway/Bicycle/Pedestrian Design including Maintenance of Traffic and Pavement Marking & Signing plans
- Civil/Site Design (grading, drainage, water & sewer design for the site, etc.)
- Hydraulic/Hydrology Analysis and Design including Roadway Drainage Design, Erosion & Sediment Control Plans, Scour Analysis, and Pond Routing and Outlet Design
- SCDOT and MS4/SC DHEC/OCRM CZC Permit Packages
- Bid Package Development using SCDOT's special provisions, supplemental specifications, and supplemental technical specifications
- Project-specific technical specifications
- Bid Phase Services/Procurement Assistance
- Construction Administration and Oversight
- Project Estimates (Design, R/W, and Construction)
- Public Involvement & Stakeholder Coordination including website management, in person & virtual public meetings, etc.
- Utility Coordination
- QA/QC
- Grant Applications and management
- Constructibility Reviews
- NEPA reviews

2. CAPABILITIES

Unique Qualifications

Although JBC is a small firm, we excel on a variety of projects because of our members. Comprised of seven Project Managers/Senior Engineers and one Marketing Coordinator/Graphic Designer, we are experts in multiple areas as our members have cross trained in other engineering roles as shown on the Organizational Chart, but the chart does not cover all aspects.

As previously mentioned, our Project Manager, **Jacob Meetze, PE**, has performed both program management and construction management for the delivery of projects which affords him a unique perspective. In addition, since joining JBC, Jacob has been cross training in design further enhancing his expertise. Currently, he is developing the strip map plans, quantities, and bid documents for the Allendale CTC 2025/26 Dirt-to-Pave projects which incorporates 3 roads in Fairfax, SC, and he will perform the construction administration and oversight. This project is building upon Jacob's career and using the expertise he gained while with SCDOT.

Our Assistant Project Manager, **Mike Meetze, PE**, has served in a multitude of roles over the course of his career. While with SCDOT, Mike served as Program Manager, Utilities Engineer, assistant to support services engineer, and Resident Maintenance Engineer, and he has continued to utilize the knowledge he gained from these roles for developing projects and managing programs. For Florence County's Capital Sales Tax II Program, Mike was instrumental in delivering the program on time and under budget. This included coordinating with stakeholders such as county council, municipal councils, County Public Works Department, County Parks & Recreation Department, SCDOT, and property owners. For the County's dirt road improvement program, coordination with property owners was crucial for the delivery of these projects. Also, as a Resident Maintenance Engineer, Mike was involved in the "C" Program and assisted with developing project lists.

Other members have cross trained as follows:

Jennifer Bragg, PE: The company was developed on her expertise in program/project management, roadway design, public involvement, permitting, etc. She has also performed utility coordination, QA/QC reviews, and construction administration; developed bid packages including project specifications, grant packages; and other items as needed. Since the company's inception, Jennifer has been involved with "C" Program projects such as Allendale CTC 18-1 involving 5 roads, Allendale CTC 19-1 involving 6 roads, Patrick Town Hall Road, and various Charleston County projects. Likewise, she has also developed civil/site projects with one project using infiltration for stormwater compliance.

Scott Hildebrand, PE: Scott has served as lead roadway engineer, hydrology & hydraulic engineer, and civil/site engineer. In addition, he has also performed utility coordination and construction management, prepared permits and utility plans for water and sewer designs, developed bid packages to include project specifications, etc. For previous employers, he served as a resident maintenance engineer and managed NPDES programs for local governments. This gives him a unique perspective to carry a project from "cradle-to-grave" as he could self-perform most projects, and as a former resident maintenance engineer, he understands what a client may need for final delivery and implementation.

Joey Woody, PE: Joey is an accomplished civil/site engineer, developing projects for private and public clients, and he also is an expert on stormwater projects, having developed multiple master plans. For the civil/site plans, he has performed all services under his purview from conceptual plan development, grading and stormwater plans, roadway/driveway/parking lot design, water and sewer designs, permit packages, etc. This also includes construction oversight for compliance with local ordinances for final plat preparation and as-built plans as well as on-site SWPPP reviews. In addition, he is the lead QA/QC reviewer for two clients performing Third Party Plan reviews.

2. CAPABILITIES



Kevin Ulmer, PE: During his tenure with SCDOT, Kevin has served as the Utilities Engineer, Subsurface Utilities Engineer, Program Manager, and Design Manager. Since his retirement from the state, Kevin has continued to use his knowledge in the private sector and delivers quality designs as he understands what a client expects for a project deliverable. He is an expert in utility coordination and roadway design as well as performing QA/QC.

Catherine Blackwell, PE: A recent retiree from the federal government, Catherine brings her wealth of knowledge and experience having served with FHWA, USACE, and USFS as a Civil Engineer and Environmental Engineer. With JBC, she will continue to prepare environmental documents and permits, and she is enhancing her skills in roadway design. Catherine also understands what a client is expecting for a project delivery and can provide further guidance to the team.

Darah Patterson: Darah has a background in print media which is instrumental in preparing materials for public meetings and developing project webpages. Since joining JBC, she has also assisted in utility coordination, prepared bid packages, developed pedestrian detour plans, created maps and exhibits for reports, assisted in grant packages, and other items as needed.

As shown, our JBC members have a wealth of knowledge, but since we are not a full-service firm, we have included two team members to address other scope items.

Capabilities and Methodologies

As shown by everyone's unique qualifications, multiple JBC members could self-perform all aspects of the program/project management, design, and construction administration, excluding surveys, subsurface utility engineering, geotechnical, and construction testing. For these areas, we have included **GeoPoint Surveying** and **F&ME Consultants**.

The design and permitting for the County's CTC Paving Projects will be similar to two previous Allendale County's CTC projects. While these were "pave-in-place" dirt road improvements, the project approach and implementation could be used for the County's project. The following is a summary of the Allendale CTC projects:

Allendale CTC Program - Contracts 18-1 and 19-1

JBC, through a contract with the County of Allendale, performed design, permitting, and construction administration to pave several local roads, funded by the Allendale CTC

1. Allendale CTC 18-1

The CTC agreed to fund the paving for the following roads: Esther Street, Nix Lane, Graham Street, Stoney Street, Woods Street, Railroad Avenue West, and Addison Road. The County previously had crusher run placed on the roads and proposed to the CTC to "pave-in-place". Due to the roadway locations, two sets of strip map plans were prepared with one set involving the first five (5) roads, and the other set, the last two (2) roads. As two sets of plans were prepared, it required separate SCDHEC Notice of Intent for Sites Disturbing < 1 acre. It also required two separate SCDOT Encroachment Permits as the roads tied to SCDOT-owned roadways.

Although two plan sets were developed, JBC developed one bid package, advertised it as one project and assisted with

SERVICES PROVIDED

- Project Management
- Roadway & drainage design
- SCDOT coordination
- Project specific specifications/Bid document
- Construction cost estimates
- Oversight of internal disciplines
- Construction Administration
- Permitting

Note: F&ME Consultants performed 3rd party testing

2. CAPABILITIES

the bid opening. In addition, we reviewed the bids and prepared a recommendation to award the project to the most responsive, responsible bidder. We also performed construction administration by overseeing contractor's progress, reviewing and approving pay applications, coordinating 3rd party asphalt density tests, etc.

2. Allendale CTC 19-1

The CTC approved a second "pave-in-place" project. This group consists of Apple Street, Platts Street, Claudy Street, Davis Street, Flowers Lane, and Pickrum Street. Although these roads are "pave-in-place" with minimal land disturbance, three plan sets required limb trimming to obtain sight distance at their intersections with SCDOT's roadways. In addition, two roads required pipe extensions to improve radii at the intersections.

Flowers Lane was also designed to realign the road utilizing vacant property. Allendale County Alive approached the County as it wished to convey the property to the County for its use to improve the road. By realigning, it would provide better access to all the properties, and for two homes on Flowers Lane near the Jackson Street intersection, it would provide additional frontage from the existing homes to the road and create an area for their parking. They currently park on the existing dirt road thereby further narrowing the travel way.

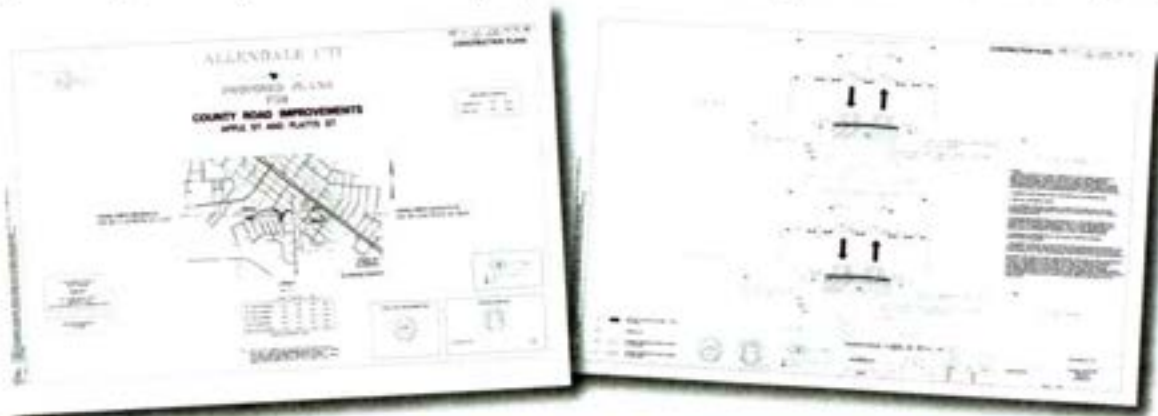
Due to the roadway locations, five sets of strip map plans were prepared with one set involving Apple and Platts Streets; the other roads were individual sets. As five sets of plans were prepared, it required separate SCDHEC Notice of Intent for Sites Disturbing < 1 acre. It also required five separate SCDOT Encroachment Permits as the roads tied to SCDOT-owned roadways.

Although five plan sets were developed, JBC developed one bid package and advertised it as one project and assisted with the bid opening. Bids were reviewed and a recommendation prepared to award the project to the most responsive, responsible bidder. We also performed construction administration by overseeing contractor's progress, reviewing and approving pay applications, coordinating 3rd party asphalt density tests, etc. One change order was approved and involved additional driveway work and seeding on Flowers Lane.

JBC prepared final construction plans with bid documents and received SCDOT Encroachment Permits with SCDHEC NOI automatic coverage in less than 2 months from NTP.

For both projects, the plan sets consisted of title sheet, typical section, general construction notes, reference data sheet, and strip map plan on aerial imagery with intersection details. Since surveys were not performed on these roads, JBC developed the plans from onsite field reviews and measurements.

The following is a sample of the plan sets that were prepared and could be implemented for some of Jasper County's projects:



2. CAPABILITIES



Also, like Allendale County, it is recommended to create one bid package, dependent upon available funds, with multiple plan sets. Although project quantities were included for each plan set, within the bid package, all quantities were combined into one bid schedule which affords the County better unit prices for the economy of scale.

For Jasper County's projects, the following could be combined into one bid package consisting of:

- CTC Paving Projects – five projects
- Parking Lot Repair – existing asphalt parking lots
- Parking Lot Repair – existing pervious pavement parking lots

For the two existing unpaved parking lots - Third Avenue Ridgeland Parallel Handicapped Parking and Levy Limehouse Parking Lot, the proposed design would determine which package they should be included in.

The above recommendation is based on funding sources and potential recommended improvement. Another option would be to develop a package that combines Polaris Road CTC Paving Project with Juvenile Justice Department and Coroners Parking Lot Repairs since these two parking lots are directly connected to Polaris Road. The benefit is all work within the area would be within one contract; however, it would require additional monitoring of contractor pay applications and progress to track quantities and amount per funding source.

As shown above, several parking lots – IT Department, Government Building, Government Building Overflow, and Jasper Street Overflow – are existing pervious concrete pavement. These are recommended for combining into one package as the repair may be different than the asphalt parking lots, requiring specialized contractors. In addition, while the RFQ states *"the intent is to address water problems and to mill & fill or overlay"*, this may not be a possible solution as the pervious pavement would have addressed the stormwater requirements for these sites.

2. CAPABILITIES

JBC has managed and/or designed projects with pervious pavements and other infiltration solutions to meet stormwater requirements. For one of our civil/site projects – Charleston Marine, green infrastructure techniques were implemented as an infiltration study had been performed. Pervious gravel and permeable pavers were designed and installed which allowed the site to exceed Berkeley County's stormwater requirements, eliminating traditional stormwater facilities such as detention/retention ponds and allowing the client to maximize the site's acreage for their business.

For another client, Scott Hildebrand, PE, while with a previous employer, was involved with the Sand River Headwaters Green Infrastructure Project in Aiken, SC. Scott served as the Project Manager and Field Engineer for EPA- and American Recovery and Reinvestment Act (ARRA)-funded green infrastructure project. Components of the project were constructed in downtown Aiken and included Bio-retention cells, bioswales, pervious pavements, and installation of a cistern. Permeable pavements included pervious asphalt, pervious concrete, and pavers used in parking areas. Scott also provided daily construction management, construction administration, and field engineering for the project. The project won the 2011 American Public Works Association (APWA) Project of the Year.

Our team has the expertise to deliver the projects for the County. As shown by our previous experience we are able to expedite projects to meet or exceed schedules while ensuring they meet budgets.

3. PRIOR EXPERIENCE



The following projects highlight JBC Personnel experience on similar programs within the past 3 years.

1. Allendale CTC 2025/2026 Pave-in-Place Project	
Location: Allendale County, SC	Dates: On-going
Budget: TBD	Schedule: Completed in Spring 2026
Scope of Work: Project management, roadway design, SCDOT coordination, permitting, bid documents, construction cost estimates, construction administration	
Staff Involved: Project Manager - Jacob Meetze, PE; Principal-in-Charge - Jennifer Bragg, PE	

Project Description: JBC through a contract with the County of Allendale, is performing design, permitting, and construction administration to pave several local roads in the Town of Fairfax, funded by Allendale CTC. This project is in progress and will be advertised for construction later this year/first of next year with construction to be completed in spring 2026. Based on the schedule, J. Bragg Consulting will complete the design and permitting in less than 2 months.

The CTC agreed to fund the paving for the following roads: Amelia St, Evie St, and Beaufort Ave N. These roads currently have a crusher run base and will have additional crusher run placement prior to being "paved-in-place". Due to the roadway locations, two sets of strip map plans have been prepared with one set involving the first two (2) roads, and the other set, the last road. As two sets of plans were prepared, it will require separate SCDES Notice of Intent for Sites Disturbing < 1 acre. It also will require two separate SCDOT Encroachment Permits as the roads are tied to SCDOT-owned roadways.

Although two plan sets have been developed, J. Bragg Consulting will develop one bid package and cost estimate, advertise it as one project and assist with the bid opening. In addition, we will review the bids and prepare a recommendation to award the project to the most responsive, responsible bidder. We will also perform construction administration by overseeing contractor's progress, reviewing and approving pay applications, and coordinating 3rd party asphalt density tests, etc.

2. US 178 Resurfacing	
Location: Saluda County, SC	Dates: 2023-2024
Budget: Construction Cost - \$6M, Services within budget	Schedule: Schedules met
Scope of Work: Guardrail design, utility coordination, project specific specifications, construction cost estimates, construction oversight/ construction engineering & inspection	
Staff Involved: Project Manager - Jacob Meetze, PE (<i>performed while with SCDOT</i>)	

Project Description: The project involved resurfacing six miles of US 178 in Saluda County and included safety improvements such as new guardrail, rumble strips, and 1-ft paved shoulders.

For the guardrail installation, the existing earthen shoulders were widened to maintain the existing shoulder width from the edge of pavement to the face of the new guardrail. The new guardrail was placed within the widened shoulder. This also required considerable utility coordination and utility relocations for the guardrail posts to be installed.

To further improve safety, the road was widened with hot mix asphalt shoulder material to provide a 1-ft paved shoulder within the existing grass shoulder. After the asphalt shoulder widening, the road was resurfaced, and the rumble strips were installed under the solid white edge line. Prior to resurfacing, the project required significant full depth patching as there was significant base failure of the existing pavement.

These improvements assist with reducing "run-off-the-road" crashes and the new guardrail reduces the number of severe

3. PRIOR EXPERIENCE

crashes in steep drop-off areas. The project was completed within time and budget.

Challenges: Utility coordination was a major challenge as there were several utility conflicts such as internet fiber and water line with the guardrail posts. There were also low shoulders, so careful consideration was given when widening shoulders for installation of new guardrail.

Responsibilities: Responsible for identifying utility conflicts and resolving utility conflicts between utility owners and the contractor for the guardrail and coordinating with the contractor to identify the quantity of earthwork shoulder widening for each new guardrail location.

Provided construction oversight/construction engineering & inspection to verify the contractor was installing new construction items to meet the plans and specifications. This included performing weekly sediment and erosion control reports, and weekly traffic control reports. It also involved measuring the installation of new construction pay items for verification of the contractor pay applications for monthly construction items installed.

3. "C" Program Resurfacing Projects

Location: Chesterfield, Darlington, Kershaw, Lee, Marlboro, & Sumter Counties	Dates: 2016-2022
Budget: Projects remained on-budget or under budget	Schedule: Schedules met
Scope of Work: CTC coordination, project specific specifications, construction cost estimates, financial management, construction administration	
Staff Involved: Project Manager - Jacob Meetze, PE (performed while with SCDOT)	

Project Description: This was a multi-year program/project management role for 6 counties in the SCDOT PeeDee Regional Production Group. Projects included resurfacing, reclamation and shoulder widening in these counties on local "C" projects.

Challenges: Project funding was a significant consideration of "C" Program Resurfacing Projects as each County's program was a fiscally constrained budget. Managing the project budget from preliminary engineering through construction to minimizing change orders was critical to constructing these projects within budget.

Responsibilities: Responsible for coordinating with the SCDOT District/County Construction Offices on the development of the strip map plans, special provisions, and quantities. Developed multi-county letting packages to maximize improved unit pricing for the counties. Oversight of project budget to include securing "C" funds from Counties upon approval of engineer's estimate as well as reviewing change orders which exceeded contingencies and increasing project budget. Responsible for entering "C" projects into letting. Managed the Project Closeout process of "C" Projects.

4. S-34 (Sweetwater Road) Resurfacing

Location: Edgefield County, SC	Dates: 2022-2024
Budget: Construction Cost: \$4M, Due to additional earthwork for shoulder widening for roadway safety concerns, a change order was issued and funding was secured.	Schedule: Schedules met
Scope of Work: Guardrail design, utility coordination, project specific specifications, construction cost estimates, construction oversight/ construction engineering & inspection	
Staff Involved: Project Manager - Jacob Meetze, PE (performed while with SCDOT)	

3. PRIOR EXPERIENCE



Project Description: The project involved resurfacing six miles of S-34 (Sweetwater Road) in Edgefield County and included safety improvements such as new guardrail, rumble strips, and 1-ft paved shoulders.

For the guardrail installation, the existing earthen shoulders were widened to maintain the existing shoulder width from the edge of pavement to the face of the new guardrail. The new guardrail was placed within the widened shoulder. This also required considerable utility coordination and utility relocations for the guardrail posts to be installed.

To further improve safety, the road was widened with hot mix asphalt shoulder material to provide a 1-ft paved shoulder within the existing grass shoulder. After the asphalt shoulder widening, the road was resurfaced, and the rumble strips were installed under the solid white edge line.

These improvements assist with reducing "run-off-the-road" crashes and the new guardrail reduces the number of severe crashes in steep drop-off areas. The project was completed within time and budget.

Challenges: Utility coordination was a major challenge as there were several utility conflicts such as internet fiber and water line with the guardrail posts. There were also low shoulders, so careful consideration was given when widening shoulders for installation of new guardrail. The safety improvements that included earth and shoulder widening and additional guardrail installation required a change order and the need for additional funding. Funding was secured and the project remained on-schedule.

Responsibilities: Responsible for laying out new guardrail locations on Sweetwater Rd and identifying resolving utility conflicts between utility owners and the contractor. This also included coordinating with the contractor to identify the quantity of earthwork shoulder widening for each new guardrail location.

Provided construction oversight/construction engineering & inspection to verify the contractor was installing new construction items to meet the plans and specifications. This included performing weekly sediment and erosion control reports, and weekly traffic control reports. It also involved measuring the installation of new construction pay items for verification of the contractor pay applications for monthly construction items installed

5. International Boulevard Intersection Improvement

Location: North Charleston, SC	Dates: 2020-2022 (Professional Services)
Budget: Design: \$66,771, services have remained in-budget; Construction: approx. \$600,000	Schedule: Schedules met, project is in the construction phase
Scope of Work: Roadway design, SCDOT coordination, project specific specifications, construction cost estimates	
Staff Involved: Project Manager - Jennifer Bragg, PE; Lead Roadway/Drainage - Scott Hildebrand, PE; Assisting Utility Coordinator - Darah Patterson	

Project Description: The project involves a new right turn lane from International Boulevard onto Tanger Outlet Boulevard. New right of way/slope permissions were required from 1 property owner and the right of way (R/W) acquisition has been completed. Final construction plans were submitted to the County along with a City of North Charleston Encroachment Permit.

Responsibilities: JBC was responsible for developing construction plans for the new right turn lane which involved coordinating with the subconsultant for the traffic analysis. Based on the right turn volumes and analysis, a longer right turn was discussed. Two options were presented: 1) 200-ft storage with 180-ft taper and R/W from 1 property, and 2) 250-ft storage with 180-ft taper and R/W from 2 properties while avoiding existing parking spaces. The County selected the

3. PRIOR EXPERIENCE

first option. This required coordinating with the property owner for the closure of one driveway closest to the intersection radius, acquisition of new right of way, slope and drainage structure permissions since the widening affected 2 of their existing catchbasins requiring new ones to be installed. The new drainage was designed to avoid existing utilities. Also, signal plans were developed for the right turn lane and required the installation of a new mast arm since the existing mast arm could not be retained. The design also avoided the Tanger Outlet marque sign.

JBC prepared final construction plans to include plan and profile sheets, pavement marking & sign plans, traffic control plans, signal plans, quantities, etc. Final construction cost estimate and specification package with project specific specifications were developed and submitted. An encroachment permit was obtained from the City of North Charleston.

6. Old Towne Road Shared-use Path

Location: Charleston County, SC	Dates: 2023 (Professional Services)
Budget: Design and R/W Acquisition: \$67,682, Services have remained in-budget; Construction: ~\$350,000	Schedule: Schedules met
Scope of Work: Bike/ped design, drainage design, subconsultant Coordination, cost estimates, R/W plat, agency coordination, permitting	
Staff Involved: Project Manager - Jennifer Bragg, PE; Lead Roadway/Drainage, Utility Coordination - Scott Hildebrand, PE	

Project Description: JBC was selected for the County Transportation On-Call contract #5389-19C IDC. One project assigned to the team was the Old Towne Road Shared-use Path project.

A new 10-ft path is proposed approximately 400 LF south of Old Town Plantation Road to Charlestowne Drive/Donahue Drive intersection, and it will connect to other planned improvements. The wetland and OCRM critical areas were delineated and the project has been designed to eliminate impacts. Construction plans have been revised based on coordination with the neighborhood at Donahue Drive. Final plans and permits have been submitted to the County.

Responsibilities: JBC prepared final construction plans to include plan and profile sheets, pavement marking & sign plans, traffic control plans, quantities, etc. Final construction cost estimate and specification package with project specific specifications were developed and submitted. A MS4/SC DHEC permit was obtained from City of Charleston, and an encroachment permit was obtained from SCDOT.

7. McNulty Street Improvements

Location: Richland, SC	Dates: 2024 (Professional Services)
Budget: Est. \$424,000 (Professional Services), services have remained in-budget; Construction Cost: Approx. \$1.7M	Schedule: Schedules met
Scope of Work: Project management, roadway/drainage design, utility coordination, permitting, construction phase services	
Staff Involved: Project Manager/Engineer-of-Record - Kevin Ulmer, PE (<i>performed while with another firm</i>)	

Project Description: This is an approximate 0.4-mile mixed commercial/institutional corridor located approximately 500 feet from the I-77 interchange. The corridor includes a hotel, restaurants, US Post Office, library, nearby churches, elementary school, and a park with recreation fields. Improvements proposed to address increasing traffic within the Town Center District; travel needs of motorists, pedestrians, and bicyclists will be addressed.

The project is identified as the Town's first priority improvement project based on detailed stakeholder involvement. Public engagement also a key project component with multiple public meetings conducted. Tasks have also included

3. PRIOR EXPERIENCE



alternatives analysis, project concept report, cost estimates, conceptual through final roadway design, pavement marking and signing design, lighting plan, transportation management plan, stormwater/hydraulic design, sediment and erosion control/NPDES permitting, utility coordination assistance, and construction services.

Final roadway typical section includes two 11-foot travel lanes with 4-foot bike lanes and 5-foot sidewalks. Although previously considered, a roundabout was eliminated based on public input.

4. PROJECT REFERENCES

The following references are for the projects listed from Section B. 3.

1. Allendale CTC 2025/26 Pave-in-Place Project	
Allendale County James Pinkney - CTC Chairman (former County Administrator) email: not available 803-584-3438	
2. US 178 Resurfacing	
SCDOT Tom Dorn, PE dornte@scdot.org 864-445-3411	
3. "C" Program Resurfacing Projects	
SCDOT Ken Martin, EIT martinke@scdot.org 803-737-1874	
4. S-34 (Sweetwater Road) Resurfacing	
SCDOT Tom Dorn, PE dornte@scdot.org 864-445-3411	
5. International Boulevard Intersection Improvement	
Charleston County John Martin - Transportation Project Manager JPMartin@charlestoncounty.org 843-202-6139	
6. Old Towne Road Shared-use Path	
Charleston County John Martin - Transportation Project Manager JPMartin@charlestoncounty.org 843-202-6139	
7. McNulty Street Improvements	
Richland County Rasheed Muwwakkil - Manager of Transportation muwwakkil.rasheed@richlandcountysc.gov 803-576-2401	

5. PROJECT WORKLOAD

The following is a summary of current workload and workload projections for the project team.

Firm	Team Member	Role	Current Active Projects	End Date	% Avail.
J. Bragg Consulting	Jennifer Bragg, PE	Program/Financial Manager, Design, Public Involvement	Beaufort County 2018 Sales Tax Program	2027	45%
			SCDOT Lowcountry Rapid Transit	1st qtr 2026	
			Shell Point Drainage Improvements Project	3rd qtr 2026	
			Secondary 12 Black River Rd Widening - Camden	2026	
	Jacob Meetze, PE	Project Manager, Financial Management, Design, Utility Coordination	Allendale CTC 2025/26 Dirt-to-Pave Projects	2026	90%
			SCDOT Lowcountry Rapid Transit	1st qtr 2026	
			Beaufort County 2018 Sales Tax Program	2027	
	Mike Meetze, PE	Assistant Project Manager, Financial Management	Beaufort County 2018 Sales Tax Program	2027	80%
	Catherine Blackwell, PE	Design, Public Involvement	SCDOT Lowcountry Rapid Transit	1st qtr 2026	90%
			Beaufort County 2018 Sales Tax Program	2027	
	Scott Hildebrand, PE	Design	Town of Bluffton Stormwater On-Call	2025	65%
			Beaufort County 2018 Sales Tax Program	2027	
			Shell Point Drainage Improvements Project	3rd qtr 2026	
			Secondary 12 Black River Rd Widening - Camden	2026	
	Joey Woody, PE	Design - Parking Lot	Town of Bluffton Stormwater On-Call	2025	70%
			Beaufort County 2018 Sales Tax Program	2027	
			Shell Point Drainage Improvements Project	3rd qtr 2026	
	Kevin Ulmer, PE	Design - Paving, Utility Coordination	Beaufort County 2018 Sales Tax Program	2027	80%
F&ME Associates	Darah Patterson	Public Involvement	Beaufort County 2018 Sales Tax Program	2027	65%
			Shell Point Drainage Improvements Project	3rd qtr 2026	
	Michael Berry, PE, CBO, CWI, MSI	Resident Construction Engineer	Town of Bluffton Stormwater On-Call	2025	50%
			Beaufort County CM/CEI Services for 2018 One Cent Sales Tax Program	Ongoing	
	Carson Hendrix	Inspector	2023 SCDOT On-Call Construction Engineering and Inspection Services	2026	55%
			Beaufort County 2018 Sales Tax Program	Ongoing	
	Kris Consider	Inspector	2023 SCDOT On-Call Construction Engineering and Inspection Services	2026	60%
			Beaufort County 2018 Sales Tax Program	Ongoing	

5. PROJECT WORKLOAD



Firm	Team Member	Role	Current Active Projects	End Date	% Avail.
F&ME Associates	Andy Whitfield, PE	Geotechnical Engineering/ Pavement Design	Columbia Canal	4th qtr 2026	50%
			I-26 MM 145-172	3rd qtr 2026	
			SCDOT Rideability Specifications and Research	1st qtr 2026	
			Mirror Lake Dam Evaluation	Jul 2026	
GeoPoint Surveying	Matthew Johannessen	Survey Lead	Major Subdivision in Savannah GA	4th qtr 2026	100%
	Josh Smith	Survey Chief of Crews	Latitude Margaritaville	Dec2035	100%
			Riverton Pointe, Hardeeville SC	Aug2026	
			West Argent	Nov2029	
	Michael Wolf, PLS	SUE Lead	No current assigned projects		100%
	Wesley Edwards	Project Surveyor, SIT	No current assigned projects		100%
	Brodrick Taylor	Instrument Operator	No current assigned projects		100%
	William Birchfield	Instrument Operator	No current assigned projects		100%

6. LITIGATION HISTORY

Consultant	Litigation History
J. Bragg Consulting, Inc.	No Litigation history
F&ME Consultants, Inc.	<p>The following is FME's litigation history over the past five years:</p> <ul style="list-style-type: none"> • Parties Involved: Fairfield Commerce Center vs. Wiley Easton Construction Geographical Location: Fairfield County, SC Current Status: Settled in 2022 General Narrative of the Subject of the Lawsuit: Third party defendant in a construction dispute. • Parties Involved: Barnwell vs. SCDOT, Site-Prep, FME, et al Geographical Location: Hampton County, SC Current Status: Settled 2020 General Narrative of the Subject of the Lawsuit: A pedestrian was injured on a project construction site where FME was performing work. • Failed projects – None • Suspensions – None • Debarments – None
GeoPoint Surveying, Inc.	No Litigation history



C. Scope of Services Work Approach



For JBC members, our engineers have performed multiple roles on a project, and we have the knowledge and experience to perform these roles as shown by our resumes. Our Project Manager and others have self-performed multiple projects with limited or no assistance from others; or if needed, several have worked on a project to meet a schedule, specifically if it is expedited. We have also included GeoPoint Survey and F&ME Consultants for items not performed in-house by JBC.

Our team has reviewed each of the project sites with recommendations for potential improvements as noted below:

CTC Paving Projects

Volunteer Park Road



Description: one-lane, one-way road; triple treatment surface in poor condition; minimal/no drainage; minimal R/W based on location of adjacent infrastructure; existing speed bumps in vicinity of new homes; concrete driveways; existing sidewalk across road, in poor condition, and missing detectable warning surface on one side

Recommendation: full-depth patching; potential sidewalk repair and/or removal to be replaced with asphalt and crosswalk markings; potential rebuilding for portions of road, specifically in areas of new homes to not trap water on private property; resurface; install permanent speed bumps; replace signs

Polaris Road



Description: one-lane, one-way road with wider segments or one-lane, two-way road and sections containing a valley gutter; triple treatment surface in poor condition with a small section that was reconstructed when the school was built; minimal/no drainage; minimal R/W based on location of adjacent infrastructure; missing detectable warning surface on sidewalk and crosswalk; signed for wheel chair crossing with no crosswalk; approx. 300 LF of on-street parking; other parking areas immediately adjacent to road

Recommendation: full-depth patching; potential rebuilding for portions road; resurface; install pavement markings; detectable warning surface where needed; replace signs

Robertville Convenience Site



Description: asphalt surface in poor condition with aging concrete pads

Recommendation: full-depth patching; mill and resurface while retaining concrete pads

Grays Convenience Site



Description: asphalt surface in poor condition with aging concrete pads

Recommendation: full-depth patching; mill and resurface while retaining concrete pads

SCOPE OF SERVICES WORK APPROACH

Coosawhatchie Convenience Site



Description: asphalt surface in poor condition with aging concrete pads

Recommendation: full-depth patching; mill and resurface while retaining concrete pads

2025/2026 Parking Lot Repair

Detention Center



Description: asphalt surface in poor condition with some curb & gutter at islands; concrete wheel stops for parking near building

Recommendation: full-depth patching; mill and resurface; replace/reinstall concrete wheel stops; pavement markings

Levy Limehouse



Description: Gravel lot with aging concrete ADA parking, existing ditches for drainage but low area, existing "End Road" area in poor condition

Recommendation: design and construct a new asphalt parking lot, potentially reconstruct "End Road" area for smooth transition into parking area; stripe parking spaces; remove concrete ADA parking and reconstruct

Juvenile Justice



Description: asphalt surface in poor condition and immediately adjacent to Polaris Road with no separation, no pavement markings, single sign designating ADA parking, no drainage

Recommendation: mill and resurface, full depth patch as needed, design parking area and apply pavement markings, determine if separation between road and parking area should be implemented, determine if drainage improvements are warranted

Coroners



Description: asphalt surface in poor condition and separated by a 10-ft +/- grass strip, no pavement markings, ADA parking, no drainage, dirt entrance/exit where vehicles are driving across grass strip versus asphalt

Recommendation: mill and resurface, full depth patch as needed, design parking area and apply pavement markings, determine if second entrance/exit is warranted and/or relocate existing asphalt entrance

SCOPE OF SERVICES WORK APPROACH



IT Department	
	<p>Description: pervious concrete pavement in poor/fair condition</p> <p>Recommendation: retain existing parking area layout, remove and replace pervious pavement with pervious pavers/concrete/asphalt, may require infiltration testing to determine effectiveness of current conditions and dependent on the infiltration testing could require additional improvements or other options</p>
Government Building	
	<p>Description: pervious concrete pavement in poor/fair condition</p> <p>Recommendation: retain existing parking area layout, remove and replace pervious pavement with pervious pavers/concrete/asphalt, may require infiltration testing to determine effectiveness of current conditions and dependent on the infiltration testing could require additional improvements or other options</p>
Government Building Overflow	
	<p>Description: pervious concrete pavement in poor/fair condition</p> <p>Recommendation: retain existing parking area layout, remove and replace pervious pavement with pervious pavers/concrete/asphalt, may require infiltration testing to determine effectiveness of current conditions and dependent on the infiltration testing could require additional improvements or other options</p>
Jasper Street Overflow	
	<p>Description: pervious concrete pavement in poor/fair condition</p> <p>Recommendation: retain existing parking area layout, remove and replace pervious pavement with pervious pavers/concrete/asphalt, may require infiltration testing to determine effectiveness of current conditions and dependent on the infiltration testing could require additional improvements or other options</p>
Beck's Ferry Landing	
	<p>Description: asphalt surface in poor condition with new and old asphalt patches, concrete boat ramp with some erosion, no pavement markings, no drainage</p> <p>Recommendation: mill and resurface, full depth patching, potentially design and layout parking area, improve drainage if needed, correct erosion at boat ramp</p>
Third Avenue Ridgeland Parallel Handicapped Parking Third Avenue Ridgeland Parallel Handicapped Parking	
	<p>Description: unpaved, straight-in parking from road onto former grassed yards, no drainage</p> <p>Recommendation: design parking area for ADA compliance and access to ramps, determine if additional parking is needed since scope states handicapped parking, may require infiltration testing for pervious pavement for stormwater compliance and/or trees</p>

SCOPE OF SERVICES WORK APPROACH

Our Project Manager, **Jacob Meetze, PE**, will work closely with Jasper County and our team throughout the duration of this contract. With Jacob's experience serving as both a Program/Project Manager for design as well as a Construction Project Manager for "C" Program Resurfacing Projects and other projects, he understands the process for delivering programs and will be an instrumental asset for the County. Likewise, he will be assisted by **Mike Meetze, PE**, as the Assistant Program Manager who has 45 years of experience in Program/Project Management, utility coordination, design oversight, QA/QC, as well as having served as a resident maintenance engineer. This is a unique combination for a project management team as they understand all aspects of project delivery.

PROJECT MANAGEMENT

This is a key component for delivery of all projects. Our Project Manager, **Jacob Meetze, PE** will guide this team of experienced engineers/ professionals through the overall process and will serve as the main point of contact for the County, and the approach will be geared for your preference as well as 15+ years of project delivery experience, involving the following:

Communication: Regular contact, at least monthly or more frequently as needed, will be maintained with the County based on your preference and could include project summary emails, conference calls, virtual meetings, and/or in-person meetings. This will involve project status updates and allow for notification of key issues or additional coordination of specific items. Internal team member meetings will be held with key members and others included as needed. Monthly virtual meetings would be scheduled from Project Kick-off through construction plans. During the initial data gathering and design development, more frequent meetings may be required for the successful delivery of a project. Team meetings will be held regularly throughout project delivery, but ongoing informal day-to-day contact will occur for project collaboration.

On-site Meetings: It is recommended to schedule an initial on-site meeting for each location with the Project Manager, Assistant Project Manager, County Representative, Lead Design – Paving Projects, Lead Design – Parking Lot Repair, and Geotechnical/Pavement Design Engineer. This will allow the team to determine areas of full depth patching, milling limits, infiltration testing locations, etc. Additional on-site meetings will be scheduled as needed for the design team and construction management team. The project manager would coordinate with the respective team members and County for their attendance.

Data Sharing: A project folder, utilizing OneDrive, with access for team members will be established and access could be provided to the County. This allows the team to have the latest version of CADD files and other documents.

Schedule: A schedule will be developed to define key milestones and project goals and will be used to determine project progress.

Progress Report & Invoices: The PM will provide a monthly progress report with invoice and other required documentation in a timely manner. It is assumed this information would be used by the County for overall project budget tracking and monthly reporting to others.

Financial Management: The PM and others will provide overall financial management for the two programs and will obtain the available fund balance for both programs. During project development, construction cost estimates will be prepared, and these will be evaluated to determine which projects should be combined into one bid package or if there should be multiple bid packages. This information will be discussed with the County, and if needed, the County Transportation Committee. In addition, and if possible, it may be beneficial to combine CTC Paving and Parking Lot Repair



Projects, such as Polaris Road with Juvenil Justice and Coroners Parking Lots since the two parking lots are accessed from Polaris Road.

Design Review Coordination and QA/QC: JBC will perform reviews, utilizing standard Design Quality documents as well as design and construction experience to ensure a constructible project is delivered. Internal review comments will be incorporated/resolved prior to submittal to the County.

DESIGN SERVICES

DESIGN – PAVING PROJECTS

The design for the paving projects will be like the construction plans prepared for Allendale County's three CTC contracts. The plans will consist of title sheet, typical section, general construction notes, reference data sheet, "strip map" plan on aerial imagery, and other details as required. The following is a summary of the sheets:

- **Title Sheet:** This is standard sheet with project name, location map, project length, sheet index.
- **Typical Section:** This will be developed from field observations and measurements and will include the proposed pavement design. It will show lane width(s), proposed shoulders and slope, existing pavement, milling requirements, cross slope, etc.
- **General Construction Notes:** This will include SC DES standard notes, project quantities, sediment and erosion control sequence, general notes, permanent construction sign scheme and location.
- **Reference Data Sheet:** For the road projects, horizontal alignments will be developed and included on the reference data sheet. This would be used for project control. For the three convenience centers, an alignment or coordinates would be established for project control.
- **Strip Map Plan Sheet:** Aerial imagery and property lines would be obtained from the County or another source to create the plan sheet. For the two roadway projects, the horizontal alignments would be shown along with begin/end construction notes, location of stop bars, signs, etc. For the Allendale County projects, additional intersection details were provided and included on the plan sheet. These would be included as required.

For the three convenience sites, the project control along with other items would be detailed on the plan sheets such as approximate fence locations, concrete pads, buildings, sheds, etc.

- **Other Sheets:** For Volunteer Park Road, a detail for speed bumps, if not reusing the existing speed bumps, would be developed. For Polaris Road, it may require information for tying to the parking lot projects. Other sheets may include detailed traffic control plans and pavement marking and signing plans if not using SCDOT's standard drawings for the two road projects.

The three convenience sites may also require a detailed construction sequence if they cannot be temporarily closed and are required to maintain operations during construction.

It is assumed the paving projects will be developed from field measurements and observations and will not require surveys. During the initial on-site meeting, the team will determine if surveys are needed for specific areas or projects. It is also assumed geotechnical investigations and pavement design analysis will not be required and a standard SCDOT asphalt surface course would be used for each location. Like the survey component, the team will determine this during the initial on-site meeting.

SCOPE OF SERVICES WORK APPROACH

DESIGN – PARKING LOT REPAIR

The parking lot repair projects involve two groups: impervious pavement and pervious pavement. The impervious pavement includes Detention Center, Levy Limehouse, Juvenile Justice Department, Coroners, and Beck's Ferry Landing, with the pervious pavement as IT Department, Government Building, Government Building Overflow, and Jasper Street Overflow. Once the pavement design is selected for "Third Avenue Ridgeland Parallel Handicapped Parking", it will be combined with its respective group.

As stated for the Paving Projects, similar plans for the Parking Lot Repair projects will be developed on aerial imagery and may be supplemented with surveys as determined during the initial on-site meeting. The parking lots may also require detailed construction staging plans if they cannot temporarily be closed for construction. In addition, the pervious pavement projects may require geotechnical investigations such as infiltration testing.

The RFQ states *"the intent is to address water problems and to mill & fill or overlay."* The Detention Center, Juvenile Justice Department, Coroners, and Beck's Ferry Landing parking lots may comply with "mill & fill or overlay" with full depth patching as required. The other locations will involve other design requirements.

Since Levy Limehouse is an existing gravel/crusher-run parking lot which functions as an impervious surface, it is assumed it will be designed for an asphalt surface course, meeting stormwater requirements. For the pervious pavements, if these are to be replaced/overlayed with an asphalt surface, then the stormwater requirements will need to be addressed; otherwise, the existing pervious pavement will need to be removed and replaced with another pervious pavement. As shown by our resumes and in Section B, our team is knowledgeable with implementing multiple impervious and pervious pavement types on projects.

STAKEHOLDER COORDINATION

Each project has a unique group of stakeholders, and the coordination will be tailored to each project. **JBC** members will assist the County with communication to the stakeholders and public which may include implementing social media outreach (i.e. Facebook, Twitter, Instagram, etc.); utilizing traditional media activity (i.e. postcard mailers/flyers, press releases, media interviews, newspaper inserts, public service announcements); and developing project advertisements in the form of newspaper ads, project signage, and website announcements. The following stakeholders are detailed by project:

Location	Stakeholders
Volunteer Park Road	Jasper County School District, citizens using the facilities and adjacent residents
Polaris Road	Polaris Tech Charter School; Jasper County's Voter Registration Office, Board of Disabilities, Juvenile Justice Department, Coroner's Office; Ridgeland Nursing Center; Jayne Gallagher, APRN; and citizens using the facilities
Robertville, Grays, and Coosawhatchie Convenience Sites	Citizens using these facilities
All Parking Lots	Employees and citizens accessing the facilities

For some projects, the stakeholder coordination may be minimal, such as IT Department, Jasper Street Overflow Parking Lot, Beck's Ferry Landing, and Levy Limehouse. For other projects, it may be significant, such as Polaris Road, Government Building, and Government Building Overflow.



UTILITY COORDINATION

Utility coordination will be led by the Utility Coordinator, **Kevin Ulmer, PE**, with information from other team members. Having previously served as SCDOT's State Utilities Engineer, Kevin understands the importance of this effort and will coordinate with the respective utility companies from the initial project development process through final construction plans. Each project would be developed to minimize/eliminate conflicts.

To determine if a utility could be avoided, it may require a more in-depth investigation. If so, **GeoPoint** could perform subsurface utility engineering (SUE). The SUE would be only for the areas where it may be possible to avoid. SUE would not be beneficial if a utility could not be avoided.

SURVEYS

GeoPoint will perform the overall topographic surveys, if needed, and provide a CADD file to the design team based on state plane coordinates. The survey, at a minimum, will include topographic features, utilities from above ground features and utility locates, significant and grand trees based on the County's ordinance, wetland/critical area delineations, etc. Also, if needed, they will perform property research of plats/deeds and utilize the existing road plans to establish property boundaries, present rights of way, and easements.

GEOTECHNICAL INVESTIGATIONS/PAVEMENT DESIGN

F&ME Consultants has performed geotechnical engineering and materials testing for governmental entities and private developments within the Lowcountry as well as for SCDOT. This has afforded them a detailed understanding of SCDOT practices and procedures. As they also perform construction services, they are knowledgeable of requirements within standard specifications that could apply based on a site-specific field condition.

F&ME Consultants will be responsible for geotechnical design and pavement designs. Their efforts will be coordinated by the project manager and design leads. In addition, they are knowledgeable of other applicable standards as they have performed services for local entities.

PERMITS, QUANTITIES, ENGINEER'S ESTIMATES, AND BID DOCUMENTS

For these projects, **JBC** will develop permits, quantities, bid documents, and engineer's estimates. JBC will prepare the SCDOT encroachment permit for the County's signature and coordinate with SCDOT for the approval. Likewise, if it is determined other permits are required, JBC will prepare them for the County's signature and coordinate their approval.

As demonstrated by the Allendale County sample plans and discussed in Design Services, quantities for each project would be incorporated into each plan set. This would allow the County the option to advertise a single project or combine with other projects to potentially yield better unit pricing from contractors. It is recommended to use SCDOT's standard pay items for the quantities which would also reference SCDOT's 2025 Standard Specifications for Highway Construction and their standard drawings.

The Engineer's Estimate will be developed for each project, using unit prices from recent County or SCDOT projects. Should projects be assembled into a single bid document, the Engineer's Estimate would be recalculated based on the combined quantities as typically the larger the quantity yields a better unit price. A few exceptions could apply to the traffic control and mobilization since there would be multiple locations. The PM would coordinate with the County based on his expertise of combining multi-county "C" projects for SCDOT and provide a recommendation of which projects should be incorporated into one bid document.

SCOPE OF SERVICES WORK APPROACH

The PM along with assistance from others will prepare the bid document. The bid document will utilize the County's standard "front end" procurement documents and SCDOT's special provisions and supplemental technical specifications. For items which are not County or SCDOT standards, JBC will develop project-specific specifications for inclusion in the bid document.

CONSTRUCTION ADMINISTRATION/CONSTRUCTION ENGINEERING

The PM and Assistant PM will coordinate with the County prior to beginning the construction process. Both will review the bid packages and discuss with the County and/or other stakeholders prior to advertising. Following approval of the bid package, the team will advertise the project(s) for construction in South Carolina Business Opportunities, County website, and/or local newspapers. In accordance with the "C" Fund Program and County procurement, sealed bids are received at the specified time and location by the PM and County/CTC representatives. Typically, bids are opened, read verbally to the group, and noted on the bid sheet; however, until the bids have been reviewed and compared to the engineer's estimate, the most responsive and responsible low bidder cannot be determined. Once the bids have been reviewed and the most responsive and responsible low bidder has been determined, a recommendation to award will be made to the County; or if no responsive and responsible low bidder, a recommendation to re-advertise will be made.

- Pre-construction Conference – The PM, Assistant PM, Resident Construction Manager (RCM), and other required team members will conduct a pre-construction conference once the contract has been executed with the responsive and responsible low bidder. The PM and RCM will provide guidance to the contractor for receipt of invoices, product certifications, traffic control plan, and other items necessary prior to starting construction activities. The PM will also provide an overview of the project and answer questions pertaining to the plans. The Pre-construction Conference could be held in-person and virtually (i.e. TEAMS meeting).
- Construction Management and CEI – The PM, RCM, and SCDOT certified inspectors will monitor construction activities, and this will be tailored for each project. During construction, weekly/bi-weekly construction meeting will be conducted by the PM/RCM and would include representatives from the contractor, County, and other stakeholders as needed/warranted. The PM and RCM would also:
 - ♦ Manage construction contract and resolve construction and billing issues
 - ♦ Prepare/review contractor's pay request as well as schedule and submit pay request to the county for payment
 - ♦ Certify payrolls and obtain Certificate of Compliance as required by the South Carolina Illegal Immigration Reform Act
 - ♦ Review and provide recommendation for change orders
 - ♦ Coordinate shop drawing review and approval, if needed

In addition, the RCM and inspectors would perform, but not limited to, the following:

- ♦ Provide construction stormwater management inspections (CEPSCI)
- ♦ Manage daily work quantities and sign-off sheets
- ♦ Record daily activities, equipment used, weather, construction issues and delays
- ♦ Resolve field problems with the contractor and coordinate with PM as needed
- ♦ Provide materials testing
- ♦ Review requests for contract time extensions
- ♦ Schedule and perform punch list inspection with contractor and others



- Prepare as-built (red-line) drawings for County
- Schedule and perform final inspection for acceptance with contractor and others
- Quality Control – The PM will review the submittals performed by the design team prior to submitting the County. Likewise, during construction, the PM, RCM, and inspectors will adhere to the quality control standards established by SCDOT and in accordance with SCDOT's Construction Manual.

The above items showcase the team's experience for guiding a project from its initial conception through to construction. The PM, Assistant PM, and other team members have performed multiple projects for counties, municipalities, and "C" fund programs and understand differences and similarities exist for projects developed on local roads and on SCDOT roads. The PM along with the team will utilize their expertise to deliver these projects for Jasper County.

SECTION D



D. Forms and Information

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

AFFIDAVIT OF COMPLIANCE

To be submitted with vendor's Proposal

✓ We Do Not take exception to the RFQ Documents/Requirements.
 We take exception to the RFQ Documents/Requirements as follows:
Specific exceptions are as follows:

I have carefully examined the REQUEST FOR QUALIFICATIONS and agree to abide by all submitted pricing, delivery, terms and conditions of this Proposal unless otherwise stipulated herein.

Company Name J. Bragg Consulting, Inc.

By 
(Authorized Signature)

Jennifer L. Bragg, PE | President & CEO
(Print Name and Title)

Company Address 18 Daffodil Farm Way, Bluffton, SC 29910

REQUEST FOR QUALIFICATIONS
RFQ #2025-14
2025 CTC PAVING AND 2025/2026 PARKING LOT REPAIR
JASPER COUNTY
OCTOBER 22, 2025

AFFIDAVIT OF COMPLIANCE (continued)

Telephone Number 803-513-3777

Email jbragg@jbraggconsulting.com

Federal Tax ID No. 82-3376820

DBE Vendor (Yes/No)

Minority Owned: No

Women Owned: Yes

Veteran Owned: No

Date November 19, 2025

ADDENDA

Proposer acknowledges receipt of the following addendum:

Addendum No. n/a

Addendum No. _____

Addendum No. _____

Addendum No. _____

RETURN THIS PAGE

AGENDA

ITEM # 9F

This Ordinance is for approval by Title Only:

**Consideration of the 1st Reading by
TITLE ONLY of an Ordinance of Jasper
County Council Approving the Transfer
of Custody, Management and
Operation of the Jasper County
Detention Center to the Jasper County
Sheriff Pursuant to S.C. Code § Ann. 24-
5-12, and Other Matters Related
Thereto.**

****There is no document in the agenda e-packet
for this item since it is for approval by Title
Only****

AGENDA

ITEM # 10

ADMINISTRATORS

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 January 20, 2026

1. Special County Council Meetings and Workshops for 2026:

Financial Retreat:

Chairman Rowell has set a partial day retreat to review multiple items related to finance, audits, and the FY-2027 budget. The session is to be held on January 26. An agenda will be circulated as soon as it is finalized.

Economic Development 101 Workshop:

As part of our discussions about joint services, staff is working on assembling multiple presentations to review the economic development incentive process, cooperative efforts, and a review of all existing fee-in-lieu of tax (FILOT) and special source revenue credit (SSRC) agreements between Jasper County and various businesses.

2. Exit 3:

I will report on the latest status.

3. Conversion from Credit Cards to Procurement Cards:

The Finance Department is completing the transition, and I will ask Ms. Burgess to provide a brief report on the process and progress.

The County Administrator's Progress Report and any miscellaneous correspondence, agendas, and minutes follow this 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

Progress Report January 6, 2026 - January 20, 2026

1. BJWSA Capacity Credits:

Met with staff on Jan. 6 to review available funds and credits and discuss current financial obligations for utility projects.

2. Exit 3:

Reviewed draft letter to SC Infrastructure Bank Board (STIB) and grant request information. Will update Council on the latest news during the administrator's report section of the Jan. 20 County Council meeting.

3. Economic Development Projects:

Various meetings with Mr. Larson who is working with the SCA, economic development consultant, and outside counsel on presentations for a future joint meeting with County Council, City of Hardeeville Council, and Town of Ridgeland Council.

Scheduled to meet with Messrs. Larson, Boykin, and Romano on Jan. 14 for our weekly review of economic development projects.

4. Red Dam Road, Brickyard Road, and Road "A":

Scheduled to meet with SCDOT, County staff, City staff, and consulting engineers on Jan. 15 to discuss improvements in this area related to Hilton Head Lakes development.

5. JH Hiers Construction, LLC., Hiers Pine Level, LLC Proposed Mining Operation:

Met with staff and concerned citizens on Jan. 9. Reviewed processes for zoning changes and the adoption of development agreements (DA), restrictions, and requirements for development at the local and state levels, and public comment and input opportunities.

6. One on One Meetings:

Met individually with all direct reports on Jan. 7 to listen and review projects, issues, and strategies.

7. Other Meetings/Events Attended or Scheduled to Attend:

None.

AGENDA

ITEM # 11

COUNCILMEMBER
COMMENTS AND
DISCUSSION