



JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue, Ridgeland, SC 29936
Monday, May 6, 2024
MINUTES

4:00PM

Budget Workshop:

Beaufort Jasper EOC – James Williams, Executive Director

James Williams, Executive Director of the Beaufort Jasper EOC was in attendance to discuss and present their budget request for this fiscal year. He noted that they are here to help the most vulnerable citizens in the county that live at or below the poverty level. He stated their mission was to advocate for those individuals. He noted that they were located at 1506 Grays Highway in Unit D in Ridgeland, SC. in case anyone needed their assistance. Mr. Williams noted that they serve about 1100 people and also have the Head Start Program for the area.

Beaufort Jasper Hampton Comprehensive Health Services (BJHCHS) – Dr. Faith Polkey

Dr. Faith Polkey, Beaufort Jasper Hampton Comprehensive Health Services (BJHCHS) was in attendance to discuss and present their budget request for this fiscal year. Dr. Polkey shared their history for the organization and noted that they are a Federally Qualified Community Health Center. She also mentioned they are a private and not-for-profit organization that meets all HRSA requirements. She said they have 10 center locations with two of those locations being in Jasper County. She also noted that their annual budget comes with a 25% portion from the HRSA grant. In 2023 she said they saw 16,755 patients and 4528 of those patients were Jasper County residents.

Jasper Animal Rescue Mission (JARM) – Keith Hughes, Director

Keith Hughes, Director of the Jasper Animal Rescue Mission (JARM) was in attendance to discuss and present their budget request for this fiscal year. He noted that he was speaking on behalf of the JARM Board of Directors. He said that JARM now has 10 new people on the Board which will be working closely with the program. He said they have an extremely high intake rate with not enough land, a building that is too small and is falling apart. He presented their budget request which was about an 8% increase and noted that their average intake rate per year was about 1778. He discussed their goal and their plans to turn Mission Impossible into Mission Possible for JARM.

JC School District – Dr. Rechel Anderson, Superintendent

Dr. Rechel Anderson, Superintendent and Mr. Zimmer of the Jasper County School District was in attendance to discuss and present their budget request for this fiscal year. Dr. Anderson gave foundational information and thank everyone for all they had done. She said the enrollment was at 2801 students which had increased from the previous 2700 students she then provided a demographics breakdown. She noted that they have 341 employees and that they were proud of the Dual Enrollment Program. Mr. Zimmerman shared the revenue portion of the budget. He then discussed the bus drivers and teacher's salary increases, The cost of the 11% increase to Health Insurance on the employer side, the cost-of-living increase and other financial information.

AHJ Regional Library – Carolyn Fortson, Director and Julie Mikols

Carolyn Fortson, Director and Julie Mikols of the AHJ Regional Library were in attendance to discuss and present their budget request for this fiscal year. They gave a presentation to the Council and discussed the fact that they had revamped their website to generate more interest in the library.

Workforce/Healthcare Staffing – Nurse Shortage - Bob Elliott, CEO

Bob Elliott, Founder of SC Nurse Retention Initiative Mission was in attendance to discuss and present their budget request for this fiscal year. He noted that there was a nurse shortage and that they were helping to try to get the retention rates for nurses up in our area. He gave the following four reasons why Council should consider their budget request: Jasper County needs nurses right now as there are over 200 position within 25 miles of the Council Chambers; their program is designed to attract and retain nurses for 3 years and has proven workable; people have improved access to quality healthcare; and a regional approach from all entities will be a great approach to solving the shortage. Then he discussed how the program worked and what his request was from Jasper County.

The Regular Council Meeting began after the conclusion of the Budget Workshop.

Officials Present: Chairman L. Martin Sauls IV, Councilman John Kemp Councilman Joey Rowell, and Councilman Coy Garbade. **Absent:** Vice Chairwoman Barbara B. Clark

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Chief Russell Wells, Rose Dobson Elliott and Videographer Jonathan Dunham.

1. Call to Order:

Chairman Sauls called the meeting to order as soon as the Workshop was over. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

2. 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 – [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 – [Cypress Ridge / Industrial Park Properties; Tax Map # 063-26-14-001 and 063-26-14-002](#)

(5) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by a public body – [Prospect Update; Project Icarus; Project Peaches](#)

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.

Motion to go into Executive Session: Councilman Kemp

Second: Councilman Garbade

Vote: Unanimous

The motion passed.

PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.

3: Return to Open Session at 6:30PM

Motion to return to regular session: Councilman Kemp

Second: Councilman Garbade

Vote: Unanimous

The motion passed.

o 3.1 Action coming out of Executive Session

Motion to request to authorize the administrator to propose add a stipend to Certified Detention Center employees, excluding administrative staff, for those employees working extra shifts, in the amount of \$350.00 per pay period, with the Administration administering the program to assure that all employees have an opportunity to participate in an equitable manner in the program, with funding coming from the already appropriated funds for Detention Center wages; and that the administrator be authorized to discontinue the program once staffing levels are stabilized. : Councilman Rowell

Second: Councilman Garbade

Vote: Unanimous

The motion passed.

4. Pledge of Allegiance and Invocation: The Pledge to the Flag was given and the Invocation was given by Chairman Sauls.

5. Introduction of New Council Member

- **Swearing In Ceremony for Councilman William Joseph Rowell III.**

Councilman William Joseph Rowell III was sworn in as a Jasper County Council Member at his Swearing in Ceremony by his Father-in-Law, Pastor Davis. His family was present with him during his ceremony.

6. Approval of the Consent Agenda Items:

Motion to approve: Councilman Kemp

Second: Councilman Garbade

Vote: Unanimous

The motion passed.

7. Approval of the Regular Agenda:

Motion to approve the agenda with Item # 10 being removed: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PRESENTATIONS AND PROCLAMATIONS

8. Beaufort Council Member and Vice Chairperson, Green Space Advisory Committee Alice Howard and Michael McShane, Chairperson, Green Space Advisory Committee. - The Green Space Committee and its effect on Jasper County.

Beaufort Council Member and Vice Chairperson, Green Space Advisory Committee Alice Howard and Michael McShane, Chairperson, Green Space Advisory Committee were present to discuss the Green Space Committee and its effect on Jasper County. Mr. McShane noted that in May 2022, the General Assembly passed a bill to allow Counties to put forward a referendum on sales tax for Green Space that was not tied to transportation projects. They presented a presentation to the Council (which was a part of the Council e-packet which is available online) and they discussed the Beaufort County Green Space Program. They also noted that what had been done in Beaufort County could be a model for what the County could do. Ms. Howard noted that she was happy to be a resource to the County.

9. Rev. Alan Galloway – Discussion of Late Taxes

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Reverend Galloway discussed late taxes and the delinquent tax sale with Council.

10. Annette Young – Discussion of a Community Center - This item was removed from the agenda.

RESOLUTIONS

11. Kimberly Burgess – Public Hearing and consideration of Resolution #R-2024-15 pursuant to Section 2-415 (a) of the Jasper County Code of Ordinances, finding unusual and extraordinary circumstances exist to justify an exemption for the proposed purchase of goods and/or services required to achieve compliance with certain Minimum Standards for Local Detention Facilities in South Carolina from the bidding and other requirements of the Jasper County Purchasing and Contracting Ordinance, and authorizing the County Administrator to create the contracts and obtain the services on behalf of Jasper County, and matters related thereto.

Ms. Burgess was present to review and discuss the consideration of Resolution #R-2024-15 pursuant to Section 2-415 (a) of the Jasper County Code of Ordinances, finding unusual and extraordinary circumstances exist to justify an exemption for the proposed purchase of goods and/or services required to achieve compliance with certain Minimum Standards for Local Detention Facilities in South Carolina from the bidding and other requirements of the Jasper County Purchasing and Contracting Ordinance, and authorizing the County Administrator to create the contracts and obtain the services on behalf of Jasper County. The public hearing was called to order but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Garbade

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

12. David Tedder – Consideration of the 2nd reading and a public hearing of Ordinance #O-2024-10 Authorizing An Amendment To That Certain Fee Agreement By And Between Jasper County, South Carolina And Hardeeville Industrial, LLC, As Successor To SDKM COMMERCE, LLC, Relating To The Investment Period Thereunder; And Other Related Matters. (1st reading 04.15.2024)

Mr. Tedder was present to review and discuss consideration of the 2nd reading and a public hearing of Ordinance #O-2024-10 authorizing an amendment to that certain Fee Agreement by and between Jasper County, South Carolina And Hardeeville Industrial, LLC, as successor to SDKM COMMERCE, LLC, relating to the investment period. The public hearing was called to order but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Garbade

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

13. David Tedder - Consideration of the 2nd reading and a public hearing of Ordinance #O-2024-11 Authorizing The Execution And Delivery Of A Fee-In-Lieu Of *Ad Valorem* Taxes And Incentive Agreement By And Between Jasper County, South Carolina And Moffett Solar II, LLC, To Provide For Payment Of A Fee-In-Lieu Of Taxes; Approving The Creation Of A Multicounty Park With Hampton County, South Carolina; Authorizing The Execution And Delivery Of A Multicounty Park Agreement By And Between Jasper County, South Carolina And Hampton County, South Carolina; Authorizing The Execution And Delivery Of A Development Agreement By And Between Jasper County, South Carolina And Moffett Solar II, LLC Authorizing Certain Infrastructure Credits And; And Other Related Matters. (1st reading 04.15.2024)

Mr. Tedder was present to review and discuss consideration of the 2nd reading and a public hearing of Ordinance #O-2024-11 authorizing the execution and delivery of a Fee-In-Lieu Of *Ad Valorem* Taxes and Incentive Agreement by and between Jasper County, South Carolina and Moffett Solar II, LLC, to provide for payment of a Fee-In-Lieu Of Taxes; approving the creation of a Multicounty Park with Hampton County, South Carolina; authorizing the execution and delivery of a Multicounty Park agreement by and between Jasper County, South Carolina and Hampton County, South Carolina; authorizing the execution and delivery of a Development Agreement by and Between Jasper County, South Carolina and Moffett Solar II, LLC authorizing certain infrastructure credits. The public hearing was called to order but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

14. Kim Burgess – Consideration of the 2nd reading of Ordinance #O-2024-12 Authorising the Execution and Delivery of Certain Instruments Relating to the Acquisition, Construction, Renovation, Equipping, Use, and Leasing of Certain County Facilities; Approving the Issuance of St. Peters Parish/Jasper County Public Facilities Corporation Installment Purchase Revenue Bonds and Bond Anticipation Notes; Consenting to the Form of Trust Agreements Between St. Peters Parish/Jasper County Public Facilities Corporation and the Corporate Trustee; The Lease Of Certain Personal Property, Real Property And The Buildings And Other Site Improvements Located Thereon, by Jasper County, South Carolina to St. Peters Parish/Jasper County Public Facilities Corporation, Including Authorising the Execution and Delivery of a Base Lease Agreement, Between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation; Authorising the Execution and Delivery of a Public Facilities Purchase and Occupancy Agreement Between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation; Authorising the Execution and Delivery

of a Lease Agreement Between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation; and Other Matters Relating Thereto. (1st reading 04.01.2024)

Ms. Burgess was present to review and discuss the 2nd reading of Ordinance #O-2024-12 authorising the execution and delivery of certain instruments relating to the acquisition, construction, renovation, equipping, use, and leasing of certain county facilities; approving the issuance of St. Peters Parish/Jasper County Public Facilities Corporation Installment Purchase Revenue Bonds and Bond Anticipation Notes; consenting to the form of Trust Agreements between St. Peters Parish/Jasper County Public Facilities Corporation and the Corporate Trustee; the lease of certain personal property, real property and the buildings and other site improvements located thereon, by Jasper County, South Carolina to St. Peters Parish/Jasper County Public Facilities Corporation, including authorising the execution and delivery of a base lease agreement, between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation; authorising the execution and delivery of a public facilities purchase and occupancy agreement between Jasper County and St. Peters Parish/Jasper County public facilities corporation; authorising the execution and delivery of a lease agreement between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation. Ms. Burgess also noted that the public hearing would be held at the first meeting of June.

Motion to approve: Councilman Garbade

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

15. Andrew Fulghum - Consideration of the 1st reading Of An Ordinance To Levy And Impose A One Percent Sales And Use Tax, Subject To A Referendum, Within Jasper County Pursuant To Section 4-37-30 Of The Code Of Laws Of South Carolina 1976, As Amended; To Define The Specific Purposes And Designate The Projects For Which The Proceeds Of The Tax May Be Used; To Provide The Maximum Time For Which Such Tax May Be Imposed; To Provide The Estimated Cost Of The Projects Funded From The Proceeds Of The Tax; To Provide For A County-Wide Referendum On The Imposition Of The Sales And Use Tax And The Issuance Of General Obligation Bonds And To Prescribe The Contents Of The Ballot Questions In The Referendum; To Provide For The Conduct Of The Referendum By The Board Of Voter Registration And Elections Of Jasper County; To Provide For The Administration Of The Tax, If Approved; To Provide For The Payment Of The Tax, If Approved; And To Provide For Other Matters Relating Thereto.

Mr. Fulghum was present to review and discuss the consideration of the 1st reading of an ordinance to levy and impose a one percent sales and use tax, subject to a referendum, within Jasper County pursuant to Section 4-37-30 Of The Code Of Laws Of South Carolina 1976, as amended; to define the specific purposes and designate the projects for which the proceeds of the tax may be used; to provide the maximum time for which such tax may be imposed; to provide the estimated cost of the projects funded from the proceeds of the tax; to provide for a County-Wide Referendum on the imposition of the Sales And Use Tax and the issuance of General Obligation Bonds and to prescribe the contents of the ballot questions in the Referendum; to provide for the conduct of the Referendum by the Board Of Voter Registration And Elections of Jasper County; to provide for the administration of the tax, if approved; to provide for the payment of the tax, if approved.

Motion to approve: Councilman Garbade

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

16. Lisa Wagner – Consideration of the **1st reading** of an Ordinance to amend: (i) Ordinance O-2022-16 to adopt updated standards for the Planned Development District encompassing a 38.84 acre parcel located on U.S. Highway 278 (the “Property”); and (ii) Ordinance O-2022-14 to amend the development agreement (the “Development Agreement”) between Jasper County (the “County”) and Conduit Street Partners, LLC (“CSP” or the “Developer”) that governs CSP’s development of the Property into a 275-unit single-family residential community (the “Project”); in both cases to allow for the possibility that the Project may include not only “for rent” residential dwellings, but also “for sale” residential dwellings; and matters related thereto.

Ms. Wagner reviewed the staff report in the agenda packet. She reviewed and discussed the consideration of the 1st reading of an Ordinance to amend: (i) Ordinance O-2022-16 to adopt updated standards for the Planned Development District encompassing a 38.84 acre parcel located on U.S. Highway 278 (the “Property”); and (ii) Ordinance O-2022-14 to amend the development agreement (the “Development Agreement”) between Jasper County and Conduit Street Partners, LLC (also known as CSP) that governs CSP’s development of the Property into a 275-unit single-family residential community (the Project); in both cases to allow for the possibility that the Project may include not only “for rent” residential dwellings, but also “for sale” residential dwellings.

Motion to approve: Councilman Garbade

Second: Councilman Rowell

Vote:

Councilman Garbade: Yes

Councilman Rowell: Yes

Chairman Sauls: Yes

Councilman Kemp: No

The motion passed.

17. Kimberly Burgess - Consideration of the **1st reading** of an Ordinance To Provide For The Levy Of Tax For Public Purposes In Jasper County For The Fiscal Year Beginning July 1st, 2024 And Ending June 30th 2025 And To Make Appropriations For Said Purposes; To Adopt And Approve The Jasper County Capital And Operations Budget For Fiscal Year 2024-2025, To Adopt And Approve The Jasper County School District Capital And Operations Budget For Fiscal Year 2024–2025; To Provide For The Levy Of Taxation For Fiscal Year 2024–2025; To Limit The Disbursements By The County Treasurer To Those Appropriated By Law; To Provide That Expenditures Not Exceed Appropriations; To Authorize Tax Anticipation Notes; To Make Authorization Of Certain Transfers; To Provide For Additional Appropriations And Borrowing; To Codify Jasper County Rates And Fees; To Provide For Lapsing Funds And Continuing Appropriations For Subsequent Years; To Require Certain Agencies And Departments To File Accountings; To Require The Treasurer To Sign General Fund Checks; To Provide Special Rules For Travel And Training Disbursements;

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To Provide For Travel Reimbursements; To Provide Compliance With Act No. 317 Of 1990; To Provide Certain Benefits To Council Members; To Provide For County Commission And Committee Stipends; To Provide For Jury Mileage; To Adopt Property Values; And To Provide For Effective Date Of This Ordinance

Ms. Burgess reviewed the budgetary figures with Council. She and was present to discuss this request for the consideration of the 1st reading of an Ordinance to provide for the levy of tax for public purposes in Jasper County for the fiscal year beginning July 1st, 2024 and ending June 30th 2025 and to make appropriations for said purposes; to adopt and approve the Jasper County Capital And Operations Budget For Fiscal Year 2024-2025, to adopt and approve the Jasper County School District Capital And Operations Budget For Fiscal Year 2024–2025; to provide for the levy of taxation for Fiscal Year 2024–2025; to limit the disbursements by the County Treasurer to those appropriated by law; to provide that expenditures not exceed appropriations; to authorize tax anticipation notes; to make authorization of certain transfers; to provide for additional appropriations and borrowing; to codify Jasper County Rates and Fees; to provide for lapsing funds and continuing appropriations for subsequent years; to require certain agencies and departments to file accountings; to require the Treasurer to sign General Fund Checks; to provide special rules for travel and training disbursements; to provide for travel reimbursements; to provide compliance with Act No. 317 Of 1990; to provide certain benefits to Council Members; to provide for County Commission and Committee Stipends; to provide for Jury Mileage; to adopt property values; and to provide for effective date of this ordinance.

Motion to approve: Councilman Kemp

Second: Councilman Garbade

Vote: Unanimous

The motion passed.

CITIZEN COMMENTS

18. Open Floor to the Public per Ordinance 08-17 Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting’s 6:30PM 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.

Pamela Shuregot – Discussed procurement policies as they related to Jasper County based upon her experience.

19. Administrator’s Report: Mr. Fulghum reviewed the information in his report. There were no Action Items requiring a vote from the Council in the Administrator’s Report.

CONSENT AGENDA

20. Approval of the Minutes of 03.04.2024 and 03.12.2024

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END OF CONSENT AGENDA

21. Council Members Comments: Councilmember Comments were given but there were no comments that required action.

22. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. *Council may act on any item appearing on the agenda including items discussed in executive session. There was no need to return to the Executive Session for this meeting. For additional information on this meeting, for any of the presentations visit our website for this meeting's agenda e-Packet or for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA

Adjournment

Motion to adjourn: Councilman Kemp

Second: Councilman Rowell

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:



Wanda H. Giles
Clerk to Council



L. Martin Sauls IV
Chairman