



DUE TO THE COVID-19 CONSIDERATIONS, The City of Hardeeville City Hall is open with limited accessibility. Council Meetings and Public Meetings are open to the public. All guests will practice physical distancing as recommended. Citizens are encouraged to watch the meetings from home.

Watch Live via YouTube at:

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCjIA

To Participate in Public Comment, please email to comments@jaspercountysc.gov and or mail to Attn: Clerk to Council P.O. Box 1149 Ridgeland, SC 29936. To be called for public Comment, please email at the mentioned email address. ***Public Comments must be submitted by Monday, November 7, 2022, at 1:00PM.***

To participate in a **Public Hearing**, you may either email to comments@jaspercountysc.gov or request via email or phone by **1:00PM on Monday, November 7, 2022**, to speak via telephone at the Virtual Council Meeting.

Instructions may also be found at the Jasper County website www.jaspercountysc.gov

FOR MORE INFORMATION, PLEASE CALL (843) 717-3696



JASPER COUNTY COUNCIL
COUNCIL MEETING

Hardeeville City Hall
205 Main St, Hardeeville, SC 29927

November 7, 2022
AGENDA

4:00 PM

I: Call to Order by Chairperson

Clerk's Report of Compliance with the Freedom of Information Act.

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

II: 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 – Appointment Regional Housing Trust Oversight Board; Detention Center; Tax Collector's Office; Information Technology Department

(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 – Election Matters; Exit 3; Cypress Ridge Spec Building Number 4; Farmers' Market Property Management Agreement; Levy Volunteer Fire Department; Opioid Litigation; Contract Waiver – Project Peach.

(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 Silver Star; Project Refurb

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.

6:00 P.M.

- III. Return to Open Session
- IV. Pledge of Allegiance
- V. Invocation
- VI. Approval of Agenda
- VII. Approval of the minutes 08.08.2022
- VIII. Presentations:

A: **Sheriff Hipp and Chief Deputy Crosby** – Promotion of Lt. Elvin Wright Jr.

- IX. 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 6PM 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.

*Due to Seating Limitations at the Council Meeting, you may also submit your **Public Comments** via email to comments@jaspercountysc.gov or via US Mail at Attention: Clerk to Council P.O. Box 1149 Ridgeland, SC 29936. If you would like to be contacted by phone during Open Floor public comments, please email your name, address and phone number to the email address listed above by 1PM on the date of the meeting.*

- X. Resolutions:

A: **Andrew Fulghum** - A Resolution **#R-2022-27** to Ratify Amendments to Agreement Creating a Regional Council of Governments, Article II, Section 2 – Membership and Representation.

B: **Andrew Fulghum** – A Resolution **#R-2022-28** To Authorize Jasper County To Enter Into A Property Management Agreement With The Jasper County Chamber Of Commerce For Jasper County Farmers’ Market.

- XI: Ordinances:

A: **Lisa Wagner** – **3rd reading** of Ordinance **#O-2022-30** to Amend Article 7:5, Maximum Building Height, of the Jasper County Zoning Ordinance, to allow increased building heights in certain areas where there is a public water distribution system and adequate fire-fighting equipment available in such areas, which is capable of fighting a structure fire safely. (*1st reading 10.03.2022; 2nd reading 10.17.2022*)

B: **Kimberly Burgess** – **Public hearing and 3rd reading** of Ordinance **#O-2022-31** amending the FY22/23 budget to provide for the expenditure not to exceed \$800,000.00 dollars from the Fund Balance for the purpose of renovations to the Jasper County Farmers’ Market. (*1st reading 10.03.2022 - 2nd reading 10.17.2022*)

C: **David Tedder** – **Public hearing and 2nd reading** of Ordinance [#O-2022-28](#) To amend the **Peninsula Tract** Development Agreement as to the C-2 Property to make certain text amendments, extend the Term, and matters related thereto. *(1st reading on 09.06.2022).*

D: **David Tedder** - **Public hearing and 2nd Reading** of Ordinance [#O-2022-34](#) Authorizing The Execution And Delivery Of A Fee-In-Lieu Of Tax Agreement By And Between Freedom Industrial Partners, LLC And Freedom Industrial Partners 2, LLC (The "Sponsors") And Jasper County, Whereby Jasper County Will Enter Into A Fee-In-Lieu Of Tax Agreement With The Company And Providing For Payment By The Sponsors Of Certain Fees-In-Lieu Of *Ad Valorem* Taxes; Providing For Special Source Revenue Credits In Connection With Such Agreement; Authorizing And Approving (1) Development Of A New Joint County Industrial And Business Park Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended, In Conjunction With Hampton County (The "Park") Such Park To Be Geographically Located In Jasper County; (2) The Execution And Delivery Of A Written Park Agreement With Hampton County As To The Requirement Of Payments Of Fee-In-Lieu Of *Ad Valorem* Taxes With Respect To Park Property And The Sharing Of The Revenues And Expenses Of The Park; And (3) The Distribution Of Revenues From The Park Within Jasper County; And Other Matters Relating Thereto. *(1st reading 10.17.2022) - (Project Freedom)*

E: **David Tedder** – **Public hearing only** of Ordinance [#O-2022-29](#) authorizing the sale of TMS 063-30-03-010, approximately 11 acres, to P & S Properties LLC and to authorize the Jasper County Administrator to execute such deeds and other documents as may be necessary and appropriate to effect the sale *(no vote will be taken on this item)*. *(1st reading 09.06.2022; 2nd reading 10.03.2022) - (Project SilverStar)*

F: **David Tedder** – **Public hearing only** of Ordinance [#O-2022-32](#) authorizing the sale of TMS 048-00-01-029, approximately 10.62 acres, a portion of TMS 048-00-01-012, approximately 12.40 acres, and TMS 048-00-01-032, approximately 2 acres, to Gopher Hill Properties, LLC, or its assigns, and to authorize the Jasper County Administrator to execute such contracts, deeds and other documents as may be necessary and appropriate to effect the sale. *(no vote will be taken on this item)*. *(1st reading 10.17.2022) - (Project Refurb)*

G: **David Tedder** – **Public hearing and 2nd reading** of Ordinance [#O-2022-35](#) Authorizing And Approving The Development Of A Jointly Owned And Operated Multi-County Industrial/Business Park In Conjunction With Hampton County (The "Park"), Such Industrial/Business Park To Be Geographically Located In Jasper County (The "County") And Established Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended (The "Act"); Providing For A Written Park Agreement With Hampton County To Provide For The Expenses And The Distribution Of Fees In Lieu Of *Ad Valorem* Taxes For The Park; Providing For The Establishment and/or Expansion Of Certain Facilities By P & S Properties M, LLC, Acting For Itself, One Or More Affiliates, and/or Other Project Sponsors (Collectively, The "Company") In The County (The "Project") To Be Included In The Park; Providing For The Benefits Of A

**Multi-County Industrial Or Business Park To Be Made Available To The Company And The Project; And Other Matters Relating Thereto. (1st reading 10.03.2022)
(Project SilverStar)**

H: David Tedder – Public hearing and 2nd reading of Ordinance #O-2022-36 Authorizing The Execution And Delivery Of An Infrastructure Credit Agreement To Provide For Infrastructure Credits To P & S Properties M, LLC; And Other Related Matters. (1st reading 10.03.2022) - (Project SilverStar)

I: Andrew Fulghum – Consideration of the 1st reading of an Ordinance To Authorize Jasper County To Enter Into A Memorandum Of Understanding/Lease Agreement With The Polaris Tech Charter School For The Lease Of The Athletic Facilities At The Airport Field Complex.

XII. New Business:

A: Andrew Fulghum – Appointment of Representative to Serve on the Regional Housing Trust Oversight Board

B: Kimberly Burgess – Presentation of the Quotation and Lease terms for the Personal Protective Equipment for the Fire Department.

C: Kimberly Burgess – Presentation of Proposals for Copier Leases and / or Rental Agreement.

XIII. Old Business: None

XIV. Council Members Comments

XV. Administrator’s Report

XVI. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.

XVII. Adjourn:

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

In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, notification of the meeting was posted on the County Council Building at a publicly accessible place and on the county website at least 24 hours prior to the meeting. A copy of the agenda was given to the local news media and posted at the meeting location twenty-four hours prior to the meeting.

***Special Accommodations Available Upon Request to Individuals with Disabilities*
(843) 717-3696**