



JASPER COUNTY COUNCIL
COUNCIL MEETING

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

August 15, 2022
MINUTES

Officials Present: Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley
Councilman L. Martin Sauls, Councilman Pastor Alvin Adkins and Councilman John Kemp.

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda H. Simmons,
County Attorney David Tedder, Kimberly Burgess, Russell Wells, Lisa Wagner, and
Videographer Jonathan Dunham.

Also Present:

Chairwoman Clark called the meeting to order at 4:40PM. Chairwoman Clark asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act 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.*

The information below was read for the executive session.

Motion to go into executive session: Vice Chairman Dr. Brantley

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

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 Administrator, County Attorney and Clerk to Council; Coroner

(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; Regional Affordable Housing Trust Fund; Cypress Ridge Spec Building Number 4; Emergency Services

(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; Bailey Park PDD; Development Agreement Extension for Peninsula Tract; Project Silver Star

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 EXECUTIVE SESSION.

Return to Open Session:

Motion to return to regular session: Councilman Adkins

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

Motions from Executive Session:

Chairwoman Clark asked if there were any motions from Executive Session.

Motion to ratify the contract provisionally executed by the Administrator regard the sake of TMP 063-30-03-010 to P & S Properties M, LLC being land owned by Jasper County: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

The Pledge of Allegiance was led by Councilman Kemp and Vice Chairman Dr. Brantley gave the invocation.

Approval of Agenda:

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Approval of the minutes of 06.06.2022:

Motion to approve: Councilman Adkins

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

Presentations and Proclamations:

A: Danny Lucas - Parks & Recreation Interim Report

Mr. Lucas was present to make this presentation. Mr. Lucas noted that in the consideration of time, he had provided all of the details related to this presentation in his packet. He noted that he would hit the highlights in the packet and cover four to five people items they had found when going through the park. Mr. Lucas noted that the New Riverboat Landing was something he had on his interim report for Council. He noted that the boat landing is not owned by Jasper County and since the County does not own it they should not be maintaining the boat landing.

Mr. Lucas then discussed the Coosahatchie Community Center. He noted the building use to be used for the Coosahatchie School. He said most recently the center was being used as a food bank, but that mold had been found in the building. He noted however, the building was not currently being used due to the mold issue. Upon further evaluation, Mr. Lucas continued, and noted that mold had been found in the walls of the building and asbestos on the roof. He said with that in mind, it had been determined that the building itself was not worth saving.

Mr. Lucas then discussed the boat landings. He noted that he had looked at all ten of the boat landings over the previous weekend, and that five of the ten the County has been maintaining is not County owned as per the research done. The five boat landings, he noted that the County does not own are the New River landing, Bowling Hall Landing, Dawson Landing, Becks Ferry Landing, and Myers Lake Landing

He noted that on the Grays High School area and playground the site has a boiler room on the property. He noted it was now boarded up and that the water tanks on the side are being used by the fire department and they are in good condition. He said the County may be able to memorialize this piece of property.

He noted that the County would need to establish a Risk Management Committee, and that he would like to have a masterplan for Parks and Recreation. He said they would also be working on a new contract at a later date for Jasper County Youth Baseball since it is a 20-year-old contract. After Mr. Lucas reviewed all of the information, Vice Chairman Dr. Brantley asked where the information would be found regarding ownership of these properties for the boat landings. Mr. Lucas said it could be found by starting with Q-Public and then if it cannot be found there, they look into other places. He said as a last resort a title search can be done by Mr. Tedder and that the SC DNR can also help with finding information. He noted that as of now they are inspecting the County Facilities. Councilman Kemp asked that the new Parks and Recreation Director be introduced. Mr. Lucas introduced Mr. Devonte Genwright as the new Parks and Recreation Director.

B: M.B. Kahn – Capital Improvements and Investment Plan FY2023

Mr. Ramsey, Director of Pre-Construction introduced Ms. Margaret Rush, and Ms. Maggie Dittmar and noted that Mr. Bill Cram could not be present tonight. Ms. Dittmar noted that she was one of the team members that had worked on this report. Ms. Dittmar gave the introduction which outlined the infrastructure needs in the departments. A booklet of The Capital Improvements and Investment Plan FY2023 was presented and reviewed in detail with the County Council. Due to the length detail of the presentation a copy of the booklet is attached to the minutes as “Attachment A”.

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.

The floor was opened for public comments Mr. Grant McClure spoke regarding Item H under the Ordinances section. He discussed his opinion on the project and asked that the County Council as they move forward reach out to Beaufort County Planning Department as it is close to Beaufort County.

Resolutions:

A: David Tedder – Resolution #R-2022-17 authorizing amendments to the County Administrator’s Contract.

Mr. David Tedder was present to review and discuss this resolution which authorizes amendments to the County Administrator’s contract. He noted at budget adoption time the employees were given a 5% raise, but as a contract employee the administrators 5% must come in the form of a resolution. Chairwoman Clark noted that Mr. Fulghum’s, Mr. Tedder’s, and Ms. Simmons’ evaluations were all superb.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

B: David Tedder – Resolution #R-2022-18 delaying the 2022 Tax Sale.

Mr. Tedder was present to review and discuss this resolution. He noted that Ms. Rhonda Mitchell had said that the vendor who prepares the certified mailings could not guarantee delivery by the November 7th date, so as is stated in the resolution the tax sale date for 2022 would be on December 5th.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Ordinances:

A: Lisa Wagner – 3rd reading of Ordinance #O-2022-19 to amend the Official Zoning Map of Jasper County so as to transfer a property located at 9606 Speedway Boulevard, bearing Jasper County Tax Map Number 039-00-06-002 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to address and review the 3rd reading of this ordinance with Council to amend the Official Zoning Map of Jasper County so as to transfer a property located at 9606 Speedway Boulevard, bearing Jasper County Tax Map Number 039-00-06-002 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial

Zone on the Jasper County Official Zoning Map. She noted that a public hearing had previously been held and there were no public comments.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

B: Lisa Wagner – 3rd reading of Ordinance [#0-2022-15](#) to amend the Official Zoning Map of Jasper County so as to transfer a property located at 11964 Speedway Boulevard, bearing Jasper County Tax Map Number 040-00-02-008 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to address and review the 3rd reading of this ordinance with Council to amend the Official Zoning Map of Jasper County so as to transfer a property located at 11964 Speedway Boulevard, bearing Jasper County Tax Map Number 040-00-02-008 from the Community Commercial Zone and the Rural Preservation Zone to the General Commercial Zone on the Jasper County Official Zoning Map. She noted that this area backs up to the Oasis Campground in Hardeeville.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

C: David Tedder – Public Hearing and 3rd reading of Ordinance [#0-2022-20](#) approving a Development Agreement for HCP Partners, LLC (Mcgraw Properties, LLC and Terry R. Lee, Owners) pursuant to the South Carolina Local Government Development Agreement Act and authorizing the Chairman of Jasper County Council to execute said Development Agreement.

Mr. Tedder was present to review and discuss this 3rd reading of this ordinance approving a Development Agreement for HCP Partners, LLC (Mcgraw Properties, LLC and Terry R. Lee, Owners) pursuant to the South Carolina Local Government Development Agreement Act and authorizing the Chairman of Jasper County Council to execute said Development Agreement. He noted that at the last meeting he mentioned that they were adding in buffer requirements and corrected minor errors. He also noted that the applicant and attorney were there for any questions.

The public hearing was opened by Chairwoman Clark but there were no public comments. The public hearing was closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

D: David Tedder – 3rd reading of Ordinance [#0-2022-21](#) by Authorizing and Approving the Development of a Jointly Owned and Operated Multi-County

M – 08.15.2022

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 HCP Partners, 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.

Mr. Tedder was present to review and discuss this 3rd reading of this ordinance 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 HCP Partners, 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. Mr. Tedder noted that the 3rd reading only had changes that inserted the dates.

Motion to approve: Councilman Sauls

Second: Councilman Kemp

Vote: Unanimous

The motion passed

E: [David Tedder](#) – **Public hearing and **3rd reading** of Ordinance [#0-2022-22](#) to amend the Frampton Tract Development Agreement by granting a Second Five Year Renewal, modifying the Developer Fee Section, to make certain text amendments, and matters related thereto.**

Mr. Tedder was present to review and discuss this 3rd reading of this ordinance to amend the Frampton Tract Development Agreement by granting a Second Five Year Renewal, modifying the Developer Fee Section, to make certain text amendments, and matters related thereto. He noted that the changes were minor only issues changing the title, etc. He noted that Mr. Tom Zinn was in the audience. Councilman Kemp presented some questions to Mr. Tedder for clarification.

The public hearing was opened by Chairwoman Clark but there were no public comments. The public hearing was closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed

F: David Tedder - Public hearing and 3rd reading of Ordinance #O-2022-23 to Amend Chapter 26 of the County Code of Ordinances (Taxation) to provide for the Reduction in Value of a Boat and its Motor by Forty-Two and 75/100 Percent of its Fair Market Value for the purpose of Personal Property Taxation (Providing that this Ordinance does not apply to Boats or Watercraft which are used as a Primary or Secondary Residence receiving a 4% Or 6% Tax Rate), and Matters Related Thereto.

Mr. Tedder noted that this was the 3rd reading of this ordinance to amend the County Code of Ordinances Chapter 26 - Taxation to provide for the reduction in value of a boat and its motor by 42.75% percent of its fair market value for the purpose of personal property taxation providing that this ordinance does not apply to boats or watercraft which are used as a primary or secondary residence receiving a 4% or 6% tax rate. The public hearing was opened by Chairwoman Clark but there were no public comments. The public hearing was closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

G: Kimberly Burgess - Public hearing and 2nd reading of Ordinance #O-2022-25 to amend Jasper County Ordinance 2021-17 for fiscal year 2022 Jasper County budget to provide for amendments to the budget and to carryover approved lapsing funds to fiscal year 2023, and to amend Jasper County Ordinance O-2022-17 for fiscal year 2023 Jasper County budget to provide for amendments to the budget resulting from the carryover of approved lapsing funds from fiscal year 2022, and matters related thereto.

Ms. Burgess was present to review and discuss this 2nd reading of the ordinance to amend Jasper County Ordinance 2021-17 for fiscal year 2022 Jasper County budget to provide for amendments to the budget and to carryover approved lapsing funds to fiscal year 2023, and to amend Jasper County Ordinance O-2022-17 for fiscal year 2023 Jasper County budget to provide for amendments to the budget resulting from the carryover of approved lapsing funds from fiscal year 2022. Ms. Burgess noted that at the 3rd reading there may be adjustments as per the auditor's findings, but most likely not. The public hearing was opened by Chairwoman Clark but there were no public comments. The public hearing was closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

H: Lisa Wagner - Consideration of the 1st reading of Ordinance to adopt Planned Development District Zoning for two tracts of land consisting of approximately 26.63 acres, bearing Jasper County Tax Map Numbers 081-00-04-007 and 081-00-04-080, located along N. Okatie Highway (Highway 170), approximately 2 miles east of the intersection of Highway 462, and known as Bailey Park PDD.

Ms. Wagner was present to review and discuss the 1st reading of Ordinance to adopt Planned Development District Zoning for two tracts of land consisting of approximately

26.63 acres, bearing Jasper County Tax Map Numbers 081-00-04-007 and 081-00-04-080, located along N. Okatie Highway (Highway 170), approximately 2 miles east of the intersection of Highway 462, and known as Bailey Park PDD. Ms. Wagner noted that the public hearing was set for the next Council Meeting on September 6th.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: All votes were yes, except Councilman Kemp who voted no.
The motion passed.

New Business:

A: Chief Russell Wells – Approval of the Annual Maintenance Agreement for the 911 center's public safety radio consoles.

Chief Wells was present to review and discuss this request. Chief Wells noted that the Emergency Services Division, 911 Communication had received the annual service and maintenance contract in the amount of \$36,663.38 for the public safety radio system. He noted that this was a budget amount for public safety radio software, service and support of the 911 Center's public safety radios connected to the Palmetto 800 Radio network via fiber optic and wireless backup. He noted that they were requesting that the County Administrator have the authority to enter into and execute the contract.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

B: Kimberly Burgess - Presentation of Quotation from R.S. Andrews of SC for 5 Ton heat pump unit for Robertville Community Center.

Kimberly Burgess was present to review and discuss this request. Ms. Burgess noted that the County had advertised for sealed bids to replace the HVAC unit at Robertville Community Center but noted that no bids were received. She said they two quotations had been received prior to the determination that the HVAC replacement required a formal sealed bid process. The quotations were from R.S. Andrews of SC for two different brands of heat pump units, a Carrier 5 Ton for \$21,000 and a lead time of 18-22 weeks and the other was for a York 5 Ton for \$16,450. Staff recommended that the Council accept the quotation from R.S. Andrews of SC for the York 5 Ton heat pump for \$16,450 and allow the County Administrator to enter into an agreement for purchase and delivery of the equipment.

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

Old Business: There was no old business for this meeting.

Administrator's Report:

Mr. Fulghum gave a synopsis of his Administrator's Report for the Council. He noted that Chief Wells and Ms. Burgess would also assist in providing the Fire Update that the Chairwoman had asked for as to what the Council had done in the last budget cycle to improve fire service in the County. Mr. Fulghum noted that the Council had well-funded 11 new positions with a new Fire Inspector who proposed 9 additional positions to assist with the Levy transition and for an ambulance to be placed there; 2 positions over at Grays; 2 positions over at Point South and 6 positions over at Tillman where another ambulance would be placed. He noted that this was a tremendous effort of funding rural fire in Jasper County as he had not seen before. He noted that they would quick update of the Marsh Cove Fire Station, noting that all in all they had gotten a good purchase price on this station. He also noted that they anticipated that station opening in October. Chief Wells noted that the staffing at Marsh Cove would be 2 positions and Mr. Fulghum noted that this was in addition to the numbers he had provided. Coosahatchee Fire Station you received an introduction from MB Kahn where they presented information about the problems to the existing station to the Council and personnel had been moved to other locations. Mr. Fulghum noted since he had been here the County had built 4 new fire stations that are fully staffed and were now working on the 5th one. He said that this equated to about building one new fire station every 4 years or so and have fully staffed it. Councilman Sauls said they could not have done it without Mr. Fulghum.

Mr. Fulghum noted that they had received funding requests that were not made a part of the FY2023 budget after the budget had been approved. He said they received budget request he wanted to respond but needed direction as to whether Council wanted to fund them, how to find a way to fund them, or to not fund them at all.

- Friends of Honey Hill Battlefield requested \$1,000. Through miscommunication they did not apply through ATAX effort for funding or as for appropriation through the budget cycle. He did not that the staff felt they may come to Council with a later request.
- Family in Transition (FIT) had requested consideration of funding for the homeless in the amount of \$5,000
- JC Volunteers in Medicine, are doing a fund-raising campaign and want sponsorship of Council ranging from \$500 to \$5,000
- Mr. Pinckney had made a request for assistance for a private community center. They are a not a non- profit and he noted staff would work with them and brainstorm ways to help them with Rivers Hill.

Vice Chairman Dr. Brantley offered up that Council should fund those requests as the County has those funds available, and Councilman Sauls agreed. Mr. Fulghum said if Council was inclined to fund these, he would have staff bring a funding scenario to Council. Councilman Sauls noted that the JC Volunteers in Medicine do many things for the County and are very important to the area. They are an important resource to the County. He said he was greatly familiar with them as he had served on the fundraising board in years past. He asked that whatever can be done and if we can reach the max for them and it would be greatly appreciated and a benefit to the County and the citizens.

He noted that Councilman Adkins had an idea for the need for a sidewalk on S. Logan Street to be able to safely travel to Main Street and to the park. He noted that Councilman Adkins had successfully lobbied the town and that they are making a grant application. He noted that the town would like the County's support and has asked for Mr. Fulghum's help with the Transportation Committee asking for matching funds for that grant for this project.

Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. There was no reason to return to executive session for this meeting.

Council Members Comments:

Vice Chairman Dr. Brantley:

Vice Chairman Dr. Brantley extended Council's condolences to the Lasko Family.

Councilman John Kemp:

Councilman John Kemp thanked Susan Waite for her talk in Hardeeville and to Chief Wells.

Adjourn:

Motion to adjourn: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

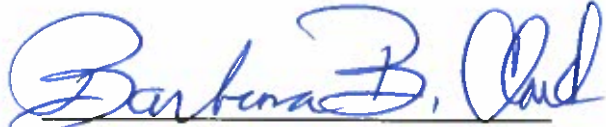
The motion passed.

The meeting adjourned at 7:33pm.

Respectfully submitted:



Wanda H. Simmons
Clerk to Council



Barbara B. Clark
Chairwoman