



JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg.
358 3rd Avenue, Ridgeland, SC 29936
Monday, November 4, 2024

Minutes

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

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

1. Call to Order of Council Meeting by Chairman Sauls

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 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. 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:

(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 –[Map # 087-00-05-008 & 087-00-05-009; Detention Center; GIS services contract with GIS Geospatial Solutions, LLC; Exit 3](#)

(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 Salmon](#)

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

Motion to go into Executive Session: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

3: Return to Open Session at 6:30PM

Motion to return to regular session: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

- **3.1 Action coming out of Executive Session**

Motion to move to authorize the County Administrator to execute a GIS Services Contract with Geospatial Solutions LLC., to provide Geographic Information Services as requested by the County on the terms and conditions as discussed in executive session, which provide for an hourly rate of \$75 per hour for a minimum of eight hours per week: Councilman Rowell

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed

4. Pledge of Allegiance and Invocation:

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

5. Approval of the Consent Agenda Items:

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

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

6. Approval of the Regular Agenda:

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PRESENTATIONS

7. Chief Wells – Update on Tillman and Coosawhatchie Fire Department.

Chief Russell Wells was present to review, discuss and provide an update on the Tillman (Station 47) and Coosawhatchie Fire Department (Station 31). He discussed the extent of the damages that were incurred and provided several options of consideration.

PROCLAMATION

8. Chairman Sauls – Proclamation for the Young Marines of the Marine Corps League from the Jasper County Council to show Jasper County’s Support of National Red Ribbon Week from October 23rd – 31st.

This proclamation was read for the record of this Council Meeting for a Proclamation for the Young Marines of the Marine Corps League from the Jasper County Council to show Jasper County’s Support of National Red Ribbon Week from October 23rd – 31st.

RESOLUTIONS

9. Andrew Fulghum – Consideration of Resolution #R-2024-36 Authorizing Donation To Technical College Of The Lowcountry (TCL) For The Arthur E. Brown Regional Workforce Training Center.

Mr. Fulghum was present to review and address the request for the consideration of Resolution #R-2024-36 authorizing a donation to Technical College of the Lowcountry (TCL) for the Arthur E. Brown Regional Workforce Training Center. Mr. Fulghum said this was an effort to memorialize the Council’s desire to commit to the \$1,000,000.00 contribution and allow the County Administrator to prepare a budget amendment for the budget year.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

10. Andrew Fulghum – Consideration of Resolution #R-2024-37 Authorizing The County Council Vice Chairperson To Execute On Behalf Of The County Of Jasper An Intergovernmental Agreement Between The County Of Jasper And The City Of Hardeeville Regarding Contracting For Sewer Infrastructure And Related Improvements To The I-95 Exit 8 Area To Facilitate Economic Development, Providing For The Contribution Of \$500,000.00 To The Costs Of The Improvements To Be Paid Out Of The County’s Commercial Development Fund And Authorizing The County Administrator And County Attorney To Perform Certain Tasks Related Thereto (Exit 8)

Chairman Sauls asked Vice Chairwoman Clark to chair this item since he would be recusing himself.

Mr. Fulghum was present to review and address the request for the consideration of Resolution #R-2024-37 Authorizing The County Council Vice Chairperson To Execute On Behalf Of The County Of Jasper An Intergovernmental Agreement Between The County Of Jasper And The City Of Hardeeville Regarding Contracting For Sewer Infrastructure And Related Improvements To The I-95 Exit 8 Area To Facilitate Economic

Development, Providing For The Contribution Of \$500,000.00 To The Costs Of The Improvements To Be Paid Out Of The County's Commercial Development Fund And Authorizing The County Administrator And County Attorney To Perform Certain Tasks Related Thereto (Exit 8).

Motion to approve: Councilman Kemp

Second: Councilman Rowell

Vote: 3 yes votes and Chairman Sauls recusal

The motion passed.

The meeting was turned back over to Chairman Sauls.

11: Kimberly Burgess – Consideration of Resolution #R-2024-38 Authorizing Emergency Procurement For Renovation Of Portions Of The Detention Center Damaged By Fire.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-38 Authorizing Emergency Procurement for Renovation of Portions Of The Detention Center Damaged By Fire. Ms. Burgess noted that the not to exceed \$199,000.00 amount needed to be changed to not to exceed \$300,000.00, since the estimate on the padded room was higher than Gordian anticipated. This resolution will allow Gordian to move forward on this project.

Motion to approve with the increased amount as requested: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

12: Kimberly Burgess – Consideration of Resolution #R-2024-39 To Declare Certain Emergency Services Property to be Surplus and Authorize its Demolition and Disposition Pursuant to Section 2-425 of the Jasper County Code of Ordinances.

Ms. Burgess was present to review and address the request for the consideration of Resolution #R-2024-39 To Declare Certain Emergency Services Property to be Surplus and Authorize its Demolition and Disposition Pursuant to Section 2-425 of the Jasper County Code of Ordinances. She noted this is damaged and needs to be disposed of. Chief Wells discussed the history of this item in question and explained how ownership became theirs.

Motion to approve: Councilman Kemp

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

12A: David Tedder – Consideration of Resolution #R-2024-40 Committing To Negotiate A Fee-In-Lieu Of Ad Valorem Taxes Agreement Between Jasper County And Project Salmon; Identifying The Project; And Other Matters Related Thereto. (Project Salmon)

Mr. Tedder was present to review and address the request for the consideration of the

Resolution #R-2024-40 Committing to Negotiate A Fee-In-Lieu Of *Ad Valorem* Taxes Agreement Between Jasper County And Project Salmon; Identifying The Project. He noted there is an existing FILOT on this property, and this would be a 30 year term and SSRC fees to 50%. He noted there were three small wording changes received today that he provided to Council to be inclusive as changes of this resolution.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

13. Andrew Fulghum – **Public Hearing** and Consideration Of The **3rd Reading** Of Ordinance **#O-2024-23** Authorizing The Sale To S&P Produce, Inc., S2P LLC, Or The Assigns Of Either, Of A 10 Acre Parcel, More Or Less, Being Subdivided Out Of The Original 40.00 Acre Parcel Identified As Parcel B-1A As Shown On A Plat Recorded At Plat Book 23 At Page 345, With Such New 10.00 Acre Parcel Being Shown On An Individual Plat And Being A Portion Of Tax Parcel 048-00-01-005, And To Authorize The Jasper County Administrator To Execute Such Contracts, Amendments, Deeds And Other Documents As May Be Necessary And Appropriate To Effect The Sale To S&P Produce, Inc., S2P LLC, Or The Assigns Of Either, And Matters Related Thereto. *(Project Veggie)*
(1st reading 09.16.2024; Public Hearing only held 10.07.2024); 2nd reading 10.21.2024; Additional Public Hearing to be held at 3rd Reading

Mr. Fulghum was present to review and address the request for the consideration of the 3rd Reading Of Ordinance #O-2024-23 authorizing the sale to S&P Produce, Inc., S2P LLC, or the assigns of either, of a 10 acre parcel, more or less, being subdivided out of the original 40.00 acre parcel identified as parcel B-1A as shown on a plat recorded at plat book 23 at page 345, with such new 10.00 acre parcel being shown on an individual plat and being a portion of Tax Parcel 048-00-01-005, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to S&P Produce, Inc., S2P LLC, or the assigns of either.

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

Motion to approve: Councilman Rowell

Second: Vice Chairwoman Clark

Vote: Unanimous

The motion passed.

14. David Tedder - **Public Hearing** and Consideration Of The **3rd Reading** Of Ordinance **#O-2024-24** 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 S&P Produce, Inc. And S2P, 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 Certain Infrastructure Credits And; And Other Related Matters. (Project Veggie)
(1st reading 10.07.2024; Public Hearing and 2nd reading 10.21.2024)

Mr. Tedder was present to review and address the request for the consideration of the 3rd reading of Ordinance #O-2024-24 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 S&P Produce, Inc. and S2P, 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 certain infrastructure credits.

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

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

15. David Tedder – Public Hearing and Consideration Of The 2nd Reading Of Ordinance #O-2024-26 Authorizing The Execution And Delivery Of A Special Source Revenue Credit Agreement By And Between Jasper County, South Carolina And Project Pilgrimage With Respect To Certain Economic Development Property In The County, Whereby Such Property Will Receive Certain Special Source Credits; And Other Matters Related Thereto. (Project Pilgrimage) *(1st reading 10.21.2024)*

Mr. Tedder was present to review and address the request for the consideration of the 2nd reading of Ordinance #O-2024-26 authorizing the execution and delivery of a Special Source Revenue Credit Agreement by and between Jasper County, South Carolina and Project Pilgrimage with respect to certain economic development property in the County, whereby such property will receive certain Special Source Credits. It was noted that Pilgrimage is down in the Hardeeville area. They've asked for SSRC agreement with a 25% credit for 1-5 years and 10% credit in 6-10 years.

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

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

16. David Tedder – Public Hearing and Consideration Of The 2nd Reading Of Ordinance #O-2024-27 To Establish, Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended, A Multi-County Industrial/Business Park, In Conjunction With Beaufort County, South Carolina; To Authorize The Execution And Delivery Of A Multicounty Park Agreement By And Between Jasper County, South Carolina And Beaufort County, South Carolina; To Provide For A Written Agreement With Beaufort County As To The

Sharing Of The Revenues And Expenses Of The Park; To Provide For The Distribution Of Revenues From The Park Among Taxing Entities Having Jurisdiction Over The Park; To Provide For A Fee In Lieu Of Ad Valorem Taxation; And Other Matters Related Thereto. (Project Micro) (1st reading 10.21.2024)

Mr. Tedder was present to review and address the request for the consideration of the 2nd reading of Ordinance #O-2024-27 to establish, pursuant to section 4-1-170 of the Code Of Laws Of South Carolina 1976, as amended, a Multi-County Industrial/Business Park, in conjunction with Beaufort County, South Carolina; to authorize the execution and delivery of a Multicounty Park Agreement by and between Jasper County, South Carolina and Beaufort County, South Carolina; to provide for a written agreement with Beaufort County as to the sharing of the revenues and expenses of the park; to provide for the distribution of revenues from the park among taxing entities having jurisdiction over the park; to provide for a Fee In Lieu of Ad Valorem Taxation. He noted that this was a Defense Contractor locating in Beaufort and we will get the standard 1% just for joining.

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

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

17. Lisa Wagner - Consideration Of The 3rd Reading Of Ordinance #O-2024-25 Of An Ordinance To Amend The Official Zoning Map Of Jasper County So As To Transfer Three (3) Parcels Located At 1607, 1613, And 1619 Deerfield Road, Bearing Jasper County Tax Map Numbers 029-00-02-100, 029-00-02-099, And 029-00-02-095 From The Rural Preservation Zone To The Residential Zone On The Official Zoning Map Of Jasper County. (Deerfield Rd) (1st reading 10.07.2024; Public Hearing and 2nd reading 10.21.2024)

Ms. Wagner was present to review and address the request for the consideration of the 3rd Reading Of Ordinance #O-2024-25 Of An Ordinance To Amend The Official Zoning Map Of Jasper County So As To Transfer Three (3) Parcels Located At 1607, 1613, And 1619 Deerfield Road, Bearing Jasper County Tax Map Numbers 029-00-02-100, 029-00-02-099, And 029-00-02-095 From The Rural Preservation Zone To The Residential Zone On The Official Zoning Map Of Jasper County.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

18. Lisa Wagner – Public Hearing ONLY Of An Ordinance To Adopt Planned Development District Zoning For Three Tracts Of Land Consisting Of Approximately 30 Acres, Bearing Jasper County Tax Map Numbers 037-00-02-014, 037-00-02-017, And 037-00-02-018, Located Along Speedway Boulevard (Highway 17), At The Southeast Intersection Of South Okatie Highway (Highway 315) And Known As Jasper Telfair PDD. (Jasper Telfair PDD) Due to the size of this Zoning Ordinance Document please refer to the Jasper County Planning and Zoning Page off of our website at www.jaspercountysc.gov and go to Departments then to

Minutes - 11.04.2024

Planning and Building and then to Ordinances and Regulations for that ordinance in full detail. If you would rather please type in this link: <https://www.jaspercountysc.gov/planning-building/zoning-ordinance-land-development-regulations-and-stormwater-management>

For Item # 18: Here is the link that can be typed in for the PDD document which can be reviewed and downloaded at:

<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:287efdaf-33e1-4c94-87cd-cle9492cd445>

The developer was present to answer any questions. Ms. Wagner said that they need to schedule a workshop, and that the property was posted, and letters were sent out. This item was for public hearing only. The public hearing on this item was opened but there were no comments, so the public hearing was closed.

19. David Tedder - Public Hearing ONLY Of An Ordinance Approving A Development Agreement For The Jasper Telfair Tract Pursuant To The South Carolina Local Government Development Agreement Act And Article IV, Title 20 Of The Code Of Ordinances Of Jasper County, And Authorizing The Chairman Of Jasper County Council To Execute Said Development Agreement, And Matters Related Thereto. (Jasper Telfair PDD) *(Chairman to announce 2nd public hearing date at this meeting)*

It was noted that the workshop would be held on 11.18.2024. He said that the Development Agreement requires two public hearings. He noted that the second public hearing would be held on 12.02.2024. This item he noted was for public hearing only. The public hearing on this item was opened but there were no comments, so the public hearing was closed.

20. David Tedder – Public Hearing and Consideration of the 3rd Reading of Ordinance #O-2024-21 Authorizing The Sale To SC Grays LLC Of A 1.19 Acre Parcel Being Subdivided Out Of The Original 258.45 Acre Parcel B, Parcel B Being Shown On A Plat Recorded At Plat Book 22 At Page 233, With Such 1.19 Acre Parcel Being Shown On An Individual Plat, Being A Portion Of Tax Parcel 048-00-01-009, And To Authorize The Jasper County Administrator To Execute Such Contracts, Amendments, Deeds And Other Documents As May Be Necessary And Appropriate To Effect The Sale To SC Grays LLC, Or Its Assigns, And Matters Related Thereto. (S.C. Grays) *(1st reading 07,15.2024; 09.03.2024 Public Hearing and 2nd reading)*

Mr. Tedder was present to review and address the request for the consideration of the 3rd reading of Ordinance #O-2024-21 authorizing the sale to SC Grays LLC of a 1.19 Acre parcel being subdivided out of the original 258.45 Acre Parcel B, Parcel B being shown on a plat recorded at plat book 22 at page 233, with such 1.19 acre parcel being shown on an individual plat, being a portion of tax parcel 048-00-01-009, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to SC Grays LLC, or its assigns. Mr. Tedder noted that this authorizes the sale of 1.19 acres to SC Grays for a purchase price of \$50,000.00. The public hearing on this item was opened but there were no comments, so the public hearing was closed.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

21. Kimberly Burgess – Consideration And Approval Of Acceptance Of Federal Grant From The Office Of Hwy Safety And Justice Programs In The Amount Of \$27,048.00.

Ms. Burgess was present to review and address the request for the consideration and approval of acceptance of Federal grant from the office of Hwy Safety and Justice Programs in the amount of \$27,048.00. It was noted that this would help offset the overtime wages and fringe benefits for the Sheriff's Department and enforcement activities if Sheriff Hipp was authorized to accept the grant.

Motion to approve: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

22. Kimberly Burgess – Consideration And Approval Of Work Authorization For Upfit Of 112 Weatherbee Street, Ridgeland For The Temporary Relocation Of The Pratt Memorial Library.

Ms. Burgess was present to review and address the request for the consideration approval of work authorization for upfit of 112 Weatherbee Street, Ridgeland for the temporary relocation of the Pratt Memorial Library.

Motion to approve: Councilman Rowell

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

CITIZEN COMMENTS

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.

Mark Barineau signed in to speak on Japer Telfair I, but did not speak at this time.

Cathy DeCourcy signed in to speak on Jasper Telfair I, but passed on speaking.

23. 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. The item he passed out he noted was an old EPA Grant in 2020, for the leverage of some of the Transportation Sales Tax Funds to use for a widening project. They are ready to re-obligate the funds back to the Treasury he noted, and it required the signature of the County Administrator. For more information on this item or for clarification please see the video at video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

Motion to grant the County Administrator to sign the document discussed: Vice Chairwoman Clark

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

CONSENT AGENDA

24. Wanda Giles - Consideration of approval for new submissions for a Candidate to the Regional Housing Trust Oversight Board at the next Council Meeting. *This item is for information purposes only.*

25. Wanda Giles - Consideration of approval for new submissions of Candidates to the Parks and Recreation Board at the next Council Meeting. *This item is for information purposes only.*

26. Wanda Giles - Consideration of Re-appointment of Ms. Sandy Vito to the Library Board of Trustees.

27. Approval of the Minutes of 07.22.2024; 07.24.2024; and 08.05.2024

END OF CONSENT AGENDA

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

29. Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA .

30. Adjournment

Motion to adjourn: Vice Chairwoman Clark

Second: Councilman Rowell

Vote: Unanimous

The motion passed and the meeting adjourned.

Respectfully submitted:



Wanda H. Giles
Clerk to Council



Chairman

Minutes - 11.04.2024