



DUE TO THE COVID-19  
CONSIDERATIONS,

Council Chambers is open with limited accessibility. Council Meetings and Public Meetings are open to public 20% capacity of Council Chambers. 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](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCjIA)

To Participate in Public Comment, please email to [comments@jaspercountysc.gov](mailto: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, March 21, 2022, at 1:00pm.\***

To participate in a **Public Hearing**, you may either email to [comments@jaspercountysc.gov](mailto:comments@jaspercountysc.gov) or request via email or phone by **1:00pm on Monday, March 21, 2022**, to speak via telephone at the Virtual Council Meeting.

Instructions may also be found at the Jasper County website [www.jaspercountysc.gov](http://www.jaspercountysc.gov)

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



JASPER COUNTY COUNCIL  
**COUNCIL MEETING**

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

March 21, 2022

AGENDA

**5:00 P.M.**

**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 – Ridgeland Claude Dean Airport; Appointments to the Accommodations Tax Committee**
- (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 a 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; Marsh Cove Fire Station Project (C. Merrill Construction; Woods Dendy Architectural); Levy Volunteer Fire Department**
- (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 – Project Silverman; Jasper Ocean Terminal (JOT); Prospect Update;**

**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.**

**6:00 P.M.**

**III. Return to Open Session**

- IV. Pledge of Allegiance
- V. Invocation
- VI. Approval of Agenda
- VII. Approval of the minutes of 02.07.2021:
- VIII. Presentation and Proclamations:
- A: **Sandy Steele** - Jasper County Check Presentation - Project Riddler
- 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 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](mailto: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: **Kimberly Burgess** - Resolution # **R-2022-05** to provide preliminary authorisation for the Funding for Capital Improvements at the Ridgeland-Claude Dean Airport; to Declare the Intent of County Council to Reimburse Jasper County for expenditures relating to the Ridgeland-Claude Dean Airport Capital Improvements from Proceeds of Tax-Exempt Obligations; to authorise the County Staff to proceed with structuring the Financing for the Ridgeland-Claude Dean Airport Capital Improvements; and to provide for Other Matters Relating Thereto.
- B: **Andrew Fulghum** - Resolution # **R-2022-06** to declare certain property to be surplus and authorize its sale or disposition - Public Works open top containers and miscellaneous computer and peripheral equipment
- XI: Ordinances:
- A: **Lisa Wagner** - **Public Hearing and consideration of a 2<sup>nd</sup> Reading** of Ordinance # **O-2202-03** to adopt Planned Development District Zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Numbers 041-00-02-010 and 041-00-02-012 and known as 95 Logistics Center.
- B: **David Tedder** - **Public Hearing and consideration of a 2<sup>nd</sup> Reading** of Ordinance # **O-2202-04** approving a Development Agreement for 95 Logistics Center 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.

**C: David Tedder** – Consideration of **1<sup>st</sup> Reading** by **TITLE ONLY** of an Authorizing the execution and delivery of a Fee In Lieu Of Tax and Incentive Agreement By and Between Jasper County, South Carolina (The “County”), SL Hardeeville Industrial Park, LLC, acting for Itself, One Or More Affiliates, and/or Other Project Sponsors (Collectively, The “Company”), whereby The County will enter into a Fee-In-Lieu Of Ad Valorem Tax Agreement with The Company and providing for payment by The Company of Certain Fee-In-Lieu of Ad Valorem Taxes; providing for such Special Source Revenue Credits in connection with such Agreement; providing for allocation of such Fees-In-Lieu of Taxes payable under The Agreement for the establishment of a Multi-County Industrial/Business Park; providing for the establishment and/or expansion of certain facilities in The County (The “Project”) in a Multi-County Industrial/Business Park; the Benefits of a Multi-County Industrial Or Business Park to be made available to The Company and The Project; and (4) Other Matters Relating Thereto.

**XII. New Business:**

**A: Dale Terry** – Rock bid for Public Works Dept.

**B: Andrew Fulghum** – Request for Financial Support from the Jasper County Chamber of Commerce for State House Day

**C: Andrew Fulghum** – Proposal from Parker Poe Consulting for FILOT and GASB 77 Compliance

**D: Kimberly Burgess** – Appointments to the Jasper County Accommodations Tax Advisory Committee

**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***

# AGENDA ITEM:

X

Resolution: Item A

**RESOLUTION # R-2022-05**

**TO PROVIDE PRELIMINARY AUTHORISATION FOR THE FUNDING FOR CAPITAL IMPROVEMENTS AT THE RIDGELAND-CLAUDE DEAN AIRPORT; TO DECLARE THE INTENT OF COUNTY COUNCIL TO REIMBURSE JASPER COUNTY FOR EXPENDITURES RELATING TO THE RIDGELAND-CLAUDE DEAN AIRPORT CAPITAL IMPROVEMENTS FROM PROCEEDS OF TAX-EXEMPT OBLIGATIONS; TO AUTHORISE THE COUNTY STAFF TO PROCEED WITH STRUCTURING THE FINANCING FOR THE RIDGELAND-CLAUDE DEAN AIRPORT CAPITAL IMPROVEMENTS; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.**

**WHEREAS**, the County Council of Jasper County, South Carolina (the “County Council”), the governing body of Jasper County, South Carolina (the “County”), a political subdivision of the State of South Carolina, have determined that it is in the County’s best interest to construct and install capital improvements at the Ridgeland-Claude Dean Airport (the “Airport Capital Improvement Projects”) including improvements of the airport terminal, a fuel farm and related equipment and vehicles, and an airport ramp at an expected cost of approximately \$5,000,000; and

**WHEREAS**, the County anticipates that the costs of the Airport Capital Improvement Projects will be paid from a combination of federal grants, State grants, and funding from the County, and reasonably expects to borrow not exceeding \$5,000,000, including amounts necessary to fund reserve funds, pay capitalised interest, and pay costs of issuance, as necessary, to fund a portion of the costs of the Airport Capital Improvement Projects, and desires to authorise the County’s administrative staff to take the necessary steps to proceed in financing the Airport Capital Improvement Projects; and

**WHEREAS**, the County Council have determined that it is in the County’s best interest to authorise its financing team to assist and advise the County with respect to the optimal financing options for the Airport Capital Improvement Projects; and

**WHEREAS**, the County Council desire to reimburse the County for expenditures related to the development of the Airport Capital Improvement Projects (the “Project Costs”) and by this Resolution declare their intent to do so from the proceeds of tax-exempt obligations to be issued to provide financing for the Airport Capital Improvement Project;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF JASPER COUNTY, SOUTH CAROLINA IN MEETING DULY ASSEMBLED:**

Section 1. Recitals and Findings. The facts set forth in the recitals hereof are in all respects true and correct.

Section 2. Preliminary Authorisation for Financing. The County Council hereby give preliminary authorisation for the County Administrator, the Finance Director, the County Attorney, and all other appropriate officers and employees of the County to take any and all

necessary action, upon the advice of the County's Financial Advisor and Bond Counsel, to make preliminary arrangements for the financing of the costs of the Airport Capital Improvement Projects. The County Council hereby direct appropriate County officers and employees to work with Municipal Advisors Group of Boston, Inc. as Financial Advisor and Howell Linkous & Nettles, LLC as Bond Counsel to the County for the purposes of developing the structure and terms of the financing. It is recognised that prior to conclusion of the financing for the Airport Capital Improvement Projects, the County Administrator will present to County Council a definitive financing structure to be approved by ordinance of County Council in accordance with South Carolina law.

Section 3. Declaration of Intent regarding Reimbursement. The County Council hereby declare their intent that the County be reimbursed for any expenditures for Project Costs from the proceeds of the tax-exempt obligations to be issued in the expected maximum principal amount of \$ 5,000,000. It is the intention of the County Council that this Resolution shall constitute an official intent on the part of the County within the meaning of Treasury Regulation Section 1.150-2(d).

Section 4. Governing Law. This Resolution shall be construed and interpreted in accordance with the laws of the State of South Carolina.

Section 5. Effective Date. This Resolution shall become effective immediately upon adoption by the County Council.

**DONE IN MEETING DULY ASSEMBLED** this 21st day of March, 2022.

(SEAL)

**JASPER COUNTY, SOUTH CAROLINA**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Clerk

# AGENDA ITEM:

## X

Resolution: Item B



**STATE OF SOUTH CAROLINA  
JASPER COUNTY**

**RESOLUTION # R-2022-06**

**RESOLUTION OF JASPER COUNTY COUNCIL**

To declare certain property to be surplus and authorize its sale or disposition – Public Works open top containers and miscellaneous computer and peripheral equipment

**WHEREAS**, the County Administrator, in consultation with the Jasper County Public Works Department and the Informational Technology Department, has identified the property described in the attached list as no longer necessary or useful to the County for the accomplishment of its mission, and recommends that it be declared surplus and sold or otherwise disposed of; and

**NOW THEREFORE, BE IT RESOLVED** that the property described in the attached list is declared surplus pursuant to the Jasper County Purchasing and Procurement Ordinance, Ordinance #05-04 (as codified in Chapter 2, Article V of the Jasper County Code of Ordinances, Sections 2-401 et seq.), and the chief procurement officer of the County is authorized and directed to sell or otherwise dispose of the property in accordance with that Ordinance, and the Director of Administrative Services authorized to place the proceeds in the “Miscellaneous Revenue” account of the County.

**RESOLUTION CONTINUES ON FOLLOWING PAGES**

This Resolution R-2022-06 made this \_\_\_\_\_ day of March, 2022.

\_\_\_\_\_  
Barbara B. Clark, Chairperson

ATTEST:

\_\_\_\_\_  
Wanda Simmons, Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

\_\_\_\_\_  
David L. Tedder Date

**It is required that the following Exhibit be attached to Resolution  
2022- \_\_\_\_\_ before reading:**

**“LIST”**

- |  |                           |
|--|---------------------------|
| <b>1. Five 25 yard open top containers</b>   |                           |
| <b>2. Adesso Mouse</b>                       | <b>S/N M1611000050</b>    |
| <b>3. Windows Hard Drive</b>                 | <b>S/N MXD5310CK0</b>     |
| <b>4. HP Mouse</b>                           | <b>No SN</b>              |
| <b>5. Cisco Office Phone</b>                 | <b>S/N 1AC13186OU9</b>    |
| <b>6. Cisco Office Phone</b>                 | <b>S/N FCH1386OU9</b>     |
| <b>7. Sharp Calculator</b>                   | <b>No SN</b>              |
| <b>8. Adesso Keyboard</b>                    | <b>S/N K611000050</b>     |
| <b>9. HP Keyboard w/Mouse<br/>Attachment</b> | <b>S/N BC2AA0BVBUK925</b> |
| <b>10. Canon Printer</b>                     | <b>S/N UZH71857</b>       |
| <b>11. HP Color Laserjet Printer</b>         | <b>S/N CNB98558DW</b>     |
| <b>11. Logitech Keyboard</b>                 | <b>S/N 1733SX032W8</b>    |
| <b>12. HP Keyboard</b>                       | <b>S/N BC2AA0ES9WE16E</b> |
| <b>14. Windows Hard Drive</b>                | <b>S/N 2UA84406NQ</b>     |
| <b>15. HP Keyboard</b>                       | <b>S/N 803181001</b>      |
| <b>16. HP Lasertjet 4250 Printer</b>         | <b>S/N CNGXJ47320</b>     |

\* \* \* \* \*

# AGENDA ITEM:

## XI-A

Ordinance item A

**STATE OF SOUTH CAROLINA  
JASPER COUNTY**

**ORDINANCE #0-2022 - 03**

**AN ORDINANCE OF  
JASPER COUNTY COUNCIL**

**To adopt Planned Development District Zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Numbers 041-00-02-010 and 041-00-02-012 and known as 95 Logistics Center.**

**WHEREAS**, The Planned Development District Zoning was adopted by Jasper County to permit and encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare; and

**WHEREAS**, Jasper County has received a request from the owner of two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Number 041-00-02-010 and 041-00-02-012 and known as the 95 Logistics Center to zone such in accordance with submitted Planned Development District Standards prepared for The Silverman Group and accompanying Planned Development District Concept Map (Exhibit A); and

**WHEREAS**, the above mentioned property was duly posed, with public hearings properly noticed and held by the Jasper County Planning Commission on December 14, 2021, which recommended approval and adoption, and by the Jasper County Council on \_\_\_\_\_, 2022 and \_\_\_\_\_, 2022; and

**WHEREAS**, Jasper County council finds the Planned Development District Standards and the Concept Map (Exhibit A) to be in accordance with the statutory requirements of the state, and consistent with the Jasper County Comprehensive Plan, *Jasper's Journey*, as well as the Jasper County Zoning and Land Development Ordinances; and

**NOW THEREFORE, BE IT RESOLVED** by Jasper County Council, in council duly assembled and by the authority of the same:

1. Jasper County Council finds in accordance with the staff report, and the recommendation of Jasper County 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 to approve the applicant's request for Planned Development District Zoning for the Property, and of the Planned Development District Standards and Conceptual Master Plan (Exhibit A), and to amend the Jasper County Official Zoning Map to reflect Planned Development District zoning for two tracts of land consisting of approximately 226.94 acres, bearing Jasper County Tax Map Number 041-00-02-010 and 041-00-02-012 and known as the 95 Logistics Center.

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

---

**Ms. Barbara B. Clark**  
**Chairwoman**

**ATTEST:**

---

**Wanda Simmons**  
**Clerk to Council**

**ORDINANCE: # 2022-\_\_**

**First Reading:** February 7, 2022  
**Public Hearing:** February 22, 2022  
**Second Reading:** March 21, 2022  
**Second Public Hearing:** March 21, 2022  
**Third Reading:** \_\_\_\_\_  
**Adopted:** \_\_\_\_\_

---

Considered by the Jasper County Planning Commission at it's meeting on  
December 14, 2021 and recommended for approval.

---

Reviewed for form and draftsmanship by the Jasper County Attorney.

\_\_\_\_\_  
**David Tedder**

\_\_\_\_\_  
**Date**

# AGENDA ITEM:

## XI-B

Ordinance item B



**STATE OF SOUTH CAROLINA  
COUNTY OF JASPER**

**ORDINANCE O-2022-04**

**AN ORDINANCE  
OF JASPER COUNTY COUNCIL**

**APPROVING A DEVELOPMENT AGREEMENT FOR 95 LOGISTICS CENTER 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**

WHEREAS, the South Carolina Local Government Development Agreement Act, South Carolina Code of Laws, Title 6, Chapter 31 (1976, as amended) (the "Act"), authorizes local governments to enter into development agreements with a developer as therein defined; and

WHEREAS, Jasper County Council ("Council"), the governing body of Jasper County, South Carolina (the "County" has adopted Article IV, Title 20 of the Code of Ordinances of Jasper County governing Jasper County's participation in development agreements (the "Ordinance"); and

WHEREAS, SL Hardeeville Industrial Park LLC, its successors or assigns has an equitable interest in certain lands suitable for development; and

WHEREAS, pursuant to the Act and the Ordinance, the County is authorized to enter into binding development agreements with entities having legal or equitable interest in real property; and

WHEREAS, the County and the Owner have now concluded their negotiations with respect to the terms for a development agreement for the real property subject to the development agreement; and

WHEREAS, the County has provided for and held the statutorily required public hearings, finds that the development agreement is consistent with the Comprehensive Plan for Jasper County, as amended, and that approval of the development agreement would be in the best interests of the County.

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

1. The Development Agreement, in substantially the form attached hereto as Exhibit A, with such minor or grammatical changes as the Chairman of Jasper County Council shall approve upon the advice of the County Attorney and County Administrator, his execution of a definitive Development Agreement to be conclusive evidence of such approval, is hereby approved.

2. The Chairman of Jasper County Council is hereby authorized to execute and deliver, on behalf of Jasper County, the Development Agreement on behalf of the County and the Clerk to Council is authorized to attest the signature of the Chairman of the Jasper County Council.

3. This ordinance shall take effect upon approval by Council.

**JASPER COUNTY COUNCIL**

By: \_\_\_\_\_  
**Barbara Clark, Chairperson**

**ATTEST:**

\_\_\_\_\_  
**Wanda Simmons, Clerk to Council**

**First Reading:** 02.07.2022

**Second Reading:** 03.21.2022

**Public Hearings:** 02.22.2022; 03.07.2022; 03.21.2022

**Third Reading and Adoption:** \_\_\_\_\_

It is required that the Development Agreement be attached as Exhibit A prior to Second Reading.

Reviewed for form and draftsmanship by the Jasper County Attorney:

\_\_\_\_\_  
David Tedder

\_\_\_\_\_  
Date

**EXHIBIT A**  
95 Logistics Center Development Agreement

# AGENDA ITEM:

## XI-C

Ordinance item C

\* \*This Ordinance is for Consideration of 1<sup>st</sup>  
reading by TITLE ONLY\* \*