



**JASPER COUNTY COUNCIL
COUNCIL CHAMBER
JULY 23, 2018
AGENDA**

4:30 P.M.

I. Call to Order

II. Executive Session

SECTION 30-4-70. Meetings which may be closed; procedure; circumvention of chapter; disruption of meeting; executive sessions of General Assembly.

(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; however, if an adversary hearing involving the employee or client is held, the employee or client has the right to demand that the hearing be conducted publicly. Nothing contained in this item shall prevent the public body, in its discretion, from deleting the names of the other employees or clients whose records are submitted for use at the hearing – [Human Resources, Acting Clerk to Council](#)

(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 – [Section 30-4-70\(a\)\(2\) – SLF-III, Fire Contracts/Service Areas](#)

(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 -- [Section 30-4-70\(a\)\(5\) – Prospect Update, Project Peach, Project Rabbit](#)

6:30 P.M.

III. Return to open Session

IV. Pledge of Allegiance

V. Invocation

VI. Approval of Agenda

VII. Approval of the Minutes – Deferred

VIII. Presentations and Proclamations - None

IX. Open Floor to the Public Per Ordinance 08-17 any citizen of the County may sign to speak before the 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.

X. Resolutions

A. Andrew Fulghum and Sandy Steele – Inducement Resolution – Ridgeland Pellet Company, LLC – Providing preliminary approval for certain incentives to induce one or more investors identified for the time being as Project Rabbit, each acting for itself, one or more current or future affiliates, and other project sponsors (collectively, “Company”) to establish facilities in Jasper County, South Carolina (“County”), such incentives to include (1) a negotiated fee in lieu of *ad valorem* tax arrangement; (2) infrastructure credits; (3) multi-county industrial or business park arrangements; and (4) other related matters

B. Andrew Fulghum and Sandy Steele – Inducement Resolution – Project Peach – Providing preliminary approval for certain incentives to induce one or more investors identified for the time being as Project Peach, each acting for itself, one or more current or future affiliates, and other project sponsors (collectively, “Company”) to establish facilities in Jasper County, South Carolina (“County”), such incentives to include (1) a negotiated fee in lieu of *ad valorem* tax arrangement; (2) infrastructure credits; (3) multi-county industrial or business park arrangements; and (4) other related matters

XI. Ordinances

A. Andrew Fulghum – Project Peach – 1st Reading (by title only) of an Ordinance acknowledging the termination of an existing Multi-County Industrial/Business Park (RiverPort) pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended; and 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 Beaufort 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; (3) the

distribution of revenues from the Park within Jasper county; and (4) other matters related thereto.

- B. Andrew Fulghum – 1st Reading (by title only) of an Ordinance authorizing (1) the execution and delivery of a Fee-in-lieu of Tax and Incentive Agreement by and between Jasper County, South Carolina (the “County”) and a company identified for the time being as Project Peach, acting for itself, one or more affiliates, and/or other project sponsors (collectively, the “Company”), pursuant to which the County shall covenant to accept certain negotiated Fees-in-Lieu of *ad valorem* taxes with respect to the establishment and/or expansion of certain facilities in the County (the “Project”); (2) the benefits of a Multi-County Industrial or Business Park to be made available to the Company and the Project; (3) certain special source revenue credits in connection with the Project; and (4) other matters relating thereto.
- C. Andrew Fulghum – Project Rabbit – 1st Reading (by title only) of an Ordinance authorizing the county to execute and deliver a Master Park Agreement for the creation and maintenance of a Multi-County Business or Industrial Park between Jasper County, South Carolina, and one or more other counties; providing for the allocation of Fee-in-Lieu of *ad valorem* tax revenue paid by one or more project sponsors under the Master Park Agreement; and other related matters.
- D. Andrew Fulghum – Project Rabbit – 1st Reading of an Ordinance authorizing the execution and delivery of a Fee-in-lieu of *ad valorem* tax and Infrastructure Credit Agreement by and between Jasper County and Project Rabbit; the inclusion of certain property located in Jasper County in a Multi-County Industrial or Business Park; the provision of credits against Fee-in-lieu of Tax payments; and other related matters.
- E. Lisa Wagner – Zoning Map Amendment – 1st Reading of an Ordinance to Amend the Official Zoning Map of Jasper County so as to zone or rezone portions of property bearing Jasper County Tax Map Number 063-24-02-002 from the General Commercial Zone and the Residential Zone to the General Commercial Zone on the Jasper County Official Zoning Map.
- F. Lisa Wagner – Zoning Map Amendment – 1st Reading of an Ordinance to Amend the Official Zoning Map of Jasper County so as to depict Highway 278 (Independence Boulevard), from the intersection of Highway 17 to the Beaufort County line as a Highway Corridor Overlay District, to depict a portion of Highway 17 (Whyte Hardee Boulevard) just south of the intersection of Highway 278 to the Hardeeville city limits as a Highway Corridor Overlay District, to remove Highway 29 (Smith’s Crossing Road) entirely from the Highway Corridor Overlay District, to remove a portion of Highway 336 (Tillman Road), from the intersection of Highway 336 (Tillman Road) and Highway 29 (Smith’s Crossing) to Tillman from

the Highway Corridor Overlay District, and to remove Highway 321 (Deerfield Road), from Tillman to the Hardeeville city limits from the Highway Corridor Overlay District.

XII. New Business

A. Earl Bostick – Computer Cabling of Law Enforcement Center

B. Johnny Davis – Presentation of Bids – Parks & Recreation Projects in Grays and Robertville

XIII. Old Business

A. Lisa Wagner – Development of Regional Stormwater Model Ordinance and Technical Standards Design Manual and Funding Request

XIV. Council Members' Comments

XV. Administrator's Report

XVI. Adjourn

***Council may take action on any item appearing on the agenda including items discussed in executive session or Administrator's Report.**

Special Accommodations Available Upon Request to Individuals with Disabilities