



**JASPER COUNTY COUNCIL
COUNCIL CHAMBER
AUGUST 20, 2018
MINUTES**

Officials Present: Chairman D. Thomas Johnson, Vice Chairwoman Barbara Clark, Councilman Henry Etheridge, Councilman Greg Altizer and Councilman L. Martin Sauls, IV

Staff Present: Administrator Andrew Fulghum, Attorney David Tedder, Director of Administrative Services Ronnie Malphrus Planning Director Lisa Wagner, EMS Director Frank Edwards, Project Coordinator Gwen Cooler

Call to Order – Chairman Johnson called the meeting to order at 4:30 p.m.

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:

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 – Detention Center, Finance

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, Avenu Insights & Analytics, Delegation Litigation, Butterfly Kingdom, Solicitor's Office, Magistrate's Office

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, Jasper Ocean Terminal

Return to Open Session- Councilwoman Clark moved and Councilman Sauls seconded the motion to return to open session. The motion carried with all members present voting in favor.

Action from Executive Session: Councilman Sauls moved and Vice Chairwoman Clark seconded the motion for the County Administrator after the review of the County Attorney to authorize and execute a retention agreement with the Law Firm of Stevens and Lee for the terms discussed in our executive session regarding the Jasper Ocean Terminal. The motion carried with all members present voting in favor.

Pledge of Allegiance – Chairman Etheridge led the Pledge of Allegiance.

Invocation – Councilman Altizer gave the invocation.

Approval of Agenda – Councilman Etheridge moved and Vice Chairwoman Clark seconded the motion to approve the Agenda. The motion carried with all members present voting in favor.

Approval of the Minutes – Vice Chairwoman Clark moved and Councilman Sauls seconded the motion to Defer the approval of the Minutes. The motion carried with all members present voting in favor.

Presentations and Proclamations

Swearing-in of Councilman Greg Altizer performed by Mr. Dwayne Swaggert. Reverend Al Hernandez offered a prayer. Councilman Altizer offered words of gratitude.

Sheriff Chris Malphrus – County awarded School Resource Officers for the Polaris Tech School. The County Administrator and Attorney are looking over the standard MOU and we are moving forward in this endeavor.

Sandy Steele – Southern Carolina Alliance Quarterly Report it has been a very busy and productive seven months. Congratulations to Jasper for the Project Rabbit, Spec Building moving forward. Many Marketing missions scheduled and we will continue to tell companies looking to expand about our beautiful region.

Andrew Fulghum – Proclamation Recognizing South Carolina Aviation Week presented to Richard Dean, Volunteer Airport Manager by Chairman Johnson. Mr. Dean is grateful and excited to see his father’s airport dream at this stage. He gave a brief update of the project status.

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.

Chairman Johnson opened the floor to the public. Three names from the list being called out and no one came forward. Chairman Johnson closed the Public Comment Section of the meeting.

Resolutions – None

Ordinances

David Tedder – 2nd Reading, MCIP - Project Peach - 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 Beaufort County (the "Park") such Park to be geographically located in Jasper County; (2) the execution and delivery of a written Park Agreement with Beaufort 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. Chairman Johnson opened the floor to the public for comments. No discussion being brought forward. Chairman Johnson closed Public Comment. Councilman Sauls moved and Vice Chairwoman Clark seconded the motion to approve 2nd Reading of this Ordinance. The motion carried with all members present voting in favor.

David Tedder – 2nd Reading, FILOT - Project Peach - authorizing the execution and delivery of a fee-in-lieu of tax agreement by and between NSC Real Estate LLC (the "Company") 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 Company of certain fees-in-lieu of *ad valorem* taxes; providing for special source revenue credits in connection with such agreement; providing for the location of the Company's property under the Agreement for the establishment of a Multi-County Industrial/Business Park (RiverPort II); and other matters relating thereto. Chairman Johnson opened the floor to the public for comments. No discussion being brought forward. Chairman Johnson closed Public Comment. Councilman Sauls moved and Councilman Altizer seconded the motion to approve 2nd Reading of this Ordinance. The motion carried with all members present voting in favor.

David Tedder – 2nd Reading and Public Hearing, MCIP - Ridgeland Pellet Company, LLC - an Ordinance authorizing the County to amend the Multi-County Industrial/Business Park Agreement (the "Agreement"), by and between Jasper County, South Carolina and Hampton County, South Carolina, providing for the creation and maintenance of a multi-county business or industrial park; providing for the allocation of fee-in-lieu of *ad valorem* tax revenue paid by one or more project sponsors under the agreement; and other related matters. Chairman Johnson opened the floor to the public for comments. Ms. Anderson, Jasper County School Superintendent spoke during public comments expressing gratefulness to the Town and County for working diligently in bringing projects to increase tax base and create jobs. No further public comments brought forward. No further discussion being brought forward. Chairman Johnson closed Public Comment. Vice Chairwoman Clark moved and Councilman Sauls seconded the motion to approve 2nd Reading of this Ordinance. The motion carried with all members present voting in favor.

David Tedder – 2nd Reading and Public Hearing, FILOT – Ridgeland Pellet Company, LLC - 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 Ridgeland Pellet Company, LLC; the inclusion of certain property located in Jasper County in a multicounty industrial or business park; the provision of credits against fee-in-lieu of tax payments; and other related matters. Chairman Johnson opened the floor to the public for comments. No discussion being brought forward. Chairman Johnson closed the Public Comments. Vice Councilman Sauls moved and Chairwoman Clark seconded the motion to approve 2nd Reading of this Ordinance. The motion carried with all members present voting in favor.

Lisa Wagner – Zoning Map Amendment – Public Hearing and 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. Public notice has been published in the newspaper. Councilman Sauls thanked the Council for tabling this matter at the last meeting. He has since spoken with residents in this area and they are agreeable to this zone change. It was noted that at

present, this parcel has about one-third being zoned Residential and two-thirds' being zoned General Commercial. Discussion ensued regarding the setbacks, minimum noise level of the proposed business and the resident's awareness that other business that may come in under the General Commercial Zone.

Chairman Johnson opened the floor to the public for comments. No discussion being brought forward. Chairman Johnson closed the Public Comments. Vice Councilman Sauls moved and Chairwoman Clark seconded the motion to approve 1st Reading of this Zoning Map Amendment. The motion carried with all members present voting in favor.

New Business

Frank Edwards – Two-year Expenditure Plan for 911 Fund seeking consideration and approval of this plan to upgrade technology in 911 Center and for training. Councilman Sauls moved and Vice Chairwoman Clark seconded the motion to approve this Plan. The motion carried with all members present voting in favor.

Andrew Fulghum – Request to Rename Wagon Branch Community Center has received a request to rename and as directed in the Resolution the next step is to form a committee, we are before Council seeking direction.

Vice Chairwoman Clark moved and Councilman Sauls seconded the motion to form a committee consisting of the County Council as the ex officio Committee and Ms. Jessie Mae Tyler and Ms. Youmans as members on said Committee. The motion carried with all members present voting in favor.

Ronnie Malphrus – Presentation of Bids – Parks & Recreation Projects in Grays and Hardeeville giving an update of the Land Water Conservation Fund (LWCF) Grant received a while back to repair the Tuten's boat landing, which has already been done. The remaining fund was for restrooms and picnic area at the Grays and Robertville Community Centers. The Agenda states "Hardeeville" that is incorrect. The first bidding received two bids over our budget. We put out for a second bid. We received one bid, it was also over budget and it was not broken out like we asked. We are in the process of working with them to break out the cost to find out if we can do a portion of the project. We will update the Council at the next meeting.

Councilman Johnson asked about the Hardeeville Restroom project. Mr. Malphrus responded it is still on our list, it came in way over our budget. We are going to break out the cost of that one as well. Then bid out the building first. In hopes that we can find the funding later for the water, sewer and grinding pump.

Andrew Fulghum – Contract with Avenu Insights & Analytics for Business License Discovery Recovery and Administration Services based on discussion in the Executive Session this matter will be deferred until the next meeting.

Lisa Wagner – Approval of Permitting Software for Planning & Building Services and enter into a contract with Schnieder also know as QPublix to provide a web-based portal for permitting which would provide easy access to apply, obtain and check status of zoning and building permits and inspections can be requested on-line. Qpublix already has all of Jasper County's parcel data since they provide service to our Assessor's office. This would allow builders, contractors and the like to apply for building permits electronically. This would provide efficiency for the administration staff such as check list items to make sure: contactors have business license; zoning requirements have been completed; as well as Fire Marshall review where applicable and reports will be more easily generated. Our office will not go totally paperless

at present we fill out carbon forms and keep records in ledger books but it is time for our office to become a little more modern in technology.

The amount of the portal is \$33,750, the money for this service was allocated in the departmental budget. The majority of that amount is a one-time fee \$25,000. The set-up fee is \$3,000 and the first-year hosting and maintenance fee is \$5,750.

Vice Chairwoman Clark moved and Councilman Altizer seconded the motion for approval of Permitting Software for Planning & Building Services and enter into a contract with Schnieder also know was QPublix for the allocated amount. The motion carried with all members present voting in favor.

Old Business

Gwen Cooler – Transportation Sales Tax Program Update gave updates on the current projects: Exits 8; Exit 21; new connector road between Pearlstein Drive and Schinger Avenue; Airport entrance improvements; Hardeeville Commerce Park Road and the repair of James Taylor drive. There was discussion regarding the terrible condition of Highway 17. Mr. Fulghum wanted to mention the interchange at the Airport, turning lanes at the Charter School which will be coming before you in the next few meetings. Take a look at that corridor to see what improvements should be made and we have reached out to Federal Funding agencies about that potential project and we are going to continue to work at that as well hoping to get grants for that instead of as separate projects.

Frank Edwards – Regional Shelter Project Update in the Ridgeland Hardeeville High School building currently can house about 1,500 people, with the improvements proposed it can house anywhere between 3,000 to 5,000 people. At present, it will house general population, with improvements it can house people with special needs as well as folks with pets. There are three main components to the project: improve the outside of the school, basically harden the outside of the school against wind load and install shutters; provide a large back-up generator that will power the entire campus; as well as a back-up generator for the waste lift station for the school. This will be the first regionally designed shelter in the State and it will be used as a model. The first stage, assessment has been done. An Architect has started with the design plan and we are waiting on approval from FEMA for the match grant award before we move into building phase. Under the grant, this shelter can be used by both Beaufort and Jasper County and the preliminary negotiations with Beaufort County have begun.

In response to Councilman Etheridge Mr. Tedder said that he and Mr. Fulghum have met with the Beaufort Administration and the Chairman to alert them to this and the Chairman assigned it to a committee. Their system is that it has to run through a Committee prior to going before the Council. Unfortunately, during the summertime and with the Association of Counties Training the Committee did not have a quorum and had to go before another Committee then to the Council to hopefully get an approval on the skeleton agreement that we put together that states how the funds are to be split based on the use of the shelter and so on. The hard part after that is putting in the operational protocols, which really is not the Council decision but the decision of the Emergency Services and the Red Cross. Mr. Tedder is cautiously optimistic that this will get through Beaufort County in the month of September or early October. Councilwoman Clark said the Council members that toured the facility with us were in favor and thought it was a great idea. She pointed out to them the fact that the last time they were visiting 80% of the people in the Shelter were from Beaufort County. They are excited about this project and we are too. Attorney Tedder said the Beaufort

County Sheriff was also at the Committee meeting and they are also in support of this. Hilton Head Island is also in support of this.

Council Members' Comments

Councilman Sauls welcome Ms. Anderson Superintendent of Education. He spoke at the Southern Carolina Alliance to a global real estate firm at Hilton Head Island last week and received great feedback from the private investors interested in Jasper County. He is still working on Southern Carolina initiative and moving forward.

Councilwoman Clark said she attended meetings with the South Carolina Association of Counties, the School Board, joined the Chief in the School walk through, and the awesome school convocation. She encourages support for the School and staff and she challenges all parents to visit your child's school once a month and post it on Facebook that you did a walk through today and I support the Jasper County School System, Superintendent and the School Board. Stay with the positive our children deserve to be educated in order to have a good work force and bring business here. Spoke with heartfelt words to the Family of Colonel Theo Drayton and to the Family who lost the two-year-old baby to gun cross fire.

Councilman Altizer invited to Robertville Senior Citizen Center for lunch and a tour and found out some of the needs they have. Visited the Jasper County Animal Shelter and would like to ask folks to go and adopt an animal because they have a lot of animals.

Councilman Etheridge attended the Hardeeville meet and greet with the School and Superintendent Anderson. He added that he is very impressed with her. Ms. Anderson said she is no nonsense and he prays that there is no nonsense and that the parents will get behind her and if he can help her in any way, she is to let him know. He attended the South Carolina Association of Counties Conference. In one class he learned that blight and trash can increase crime because they have a lot of places to hide and go to that no one will expect them to be. We definitely need to work on the blight especially with the Keep America Beautiful funds we can use on trash along the highways. He attended a Comprehensive Plan Public meeting and the Planning Commission meeting. He is very impressed with the company working on this plan and with the public surveys and public meetings. He believes we are going to have the best Comprehensive plan thus far.

Chairman Johnson said if he does not attend a meeting it is not a slight just consider that he is in court, with family or at a hunt. He encourages everyone to attend the Pocatigo Festival. It is not put on by a chamber but by individuals that decided to take on the job and they got it done and I commend that kind of initiative. His interest is mostly on the port and hopefully we will see some things that are no longer confidential in moving forward with the Port.

Administrator's Report updated regarding the Old Hardeeville Library, the property was donated to Jasper County by Palmetto Advertising and Development Company in June of 1979, with the stipulation that the property revert back to that company should it no longer be operating as a Library. He seeks permission from Council to allow him to write a letter to Palmetto Advertising and Development Company stating that the property no longer operates as a Library. Chairman Johnson abstains because the company is composed of friends and clients. Vice Chairwoman Clark calls for a motion.

Councilman Sauls moves and Councilman Altizer seconds the motion directing the Administrator to write a letter to Palmetto Advertising and Development Company stating that the property no longer operates as a Library. Motion passes with Council members other than Chairman Johnson voting.

Mr. Fulghum asked Ms. Wagner to go over the schedule of adoption of the Comprehensive Master Plan and time line so we are all on the same page with the timing of that. Ms. Wagner said I sent a memo a few weeks ago with a proposed schedule. We had a community open house on August 9th. a week before. Last Tuesday, the Planning Commission spent a couple of hours reviewing it. The State Law requires that the Planning Commission pass a Resolution before the Council can take action on the Comp Plan. We prepared that Resolution but we are in the comment period for the Comp Plan until after August 31, 2018. The proposed Comp Plan is available on the County Website and you can make your comments on line as well. The Planning Commission and Staff would like to introduce the proposed Comp Plan to you at the Council meeting on September 4th, 2018. Council of would have the option to accept first reading or not. On September 11th we would like to take the comments to the Planning Commission and ask them to review the land use a little bit longer and we would meet with the Planning Commission again on September 11th, 2018. The Public Hearing for the Comp Plan is scheduled for September 17th, 2018, at the Council Meeting in Hardeeville.

Adjourn

Councilwoman Clark moved and Councilman Etheridge seconds the Motion to adjourn. The Motion passes with all Councilmembers present voting.

Meeting adjourned at approximately 8:00 P.M.

Respectfully submitted:

Approved:

Bonnie Lawson
Acting Clerk to Council

D. Thomas Johnson, Jr.
Chairman