



**JASPER COUNTY COUNCIL
COUNCIL CHAMBERS**

**Jasper County Clementa C. Pinckney Government Bldg
358 Third Avenue Ridgeland, SC 29936**

MAY 6, 2019

COUNTY COUNCIL MEETING MINUTES

The meeting was called to order by Chairman Johnson at approximately 5:30 p.m.

Officials Present: Chairman D. Thomas Johnson, Vice-Chairman Henry Etheridge, Councilwoman Barbara Clark, Councilman L. Martin Sauls, IV and Councilman Curtis Brantley.

Councilman Sauls made a motion and Councilwoman Clark seconded it to go into executive session. The motion passed with all council members present voting.

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. – 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) – Fire Services, Toomerville Transfer Station, Regional Shelter, Dispatch 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 -- Section 30-4-70(a)(5) – Jasper Ocean Terminal (JOT)

Return to Open Session in Council Chambers at approximately 6:35 p.m.

Councilman Sauls made a motion and Councilwoman Clark seconded it to come out of executive session. The motion passed with all Council members present voting.

Chairman Johnson asked if there were any items to be discussed based on the executive session.

Councilman Etheridge moved and Councilman Sauls seconded a motion to award the contract for the Meade Road Fire Station improvement in the amount of \$244,723.00 to D.P. Lowther Construction Company. The motion passed with all council members present voting.

Councilman Etheridge moved and Councilman Sauls seconded a motion to appoint Amanda Steinmeyer as Clerk to Council and have administration process the employment matters associated with this appointment. The motion passed with all Council members present voting.

The Pledge of Allegiance was led by Councilwoman Clark.

The invocation was given by Councilman Brantley.

Councilman Sauls made a motion and Councilwoman Clark seconded it to approve the agenda. The motion passed with all council members present voting.

Councilman Sauls made a motion and Councilwoman Clark seconded it to approve the Minutes of March 19, 2018; June 4, 2018; September 10, 2018; and February 25, 2019. Councilman Etheridge made a motion and Councilman Sauls seconded it to amend the February 25, 2019 minutes to correct a clerical error. The motion passed with all council members present voting.

Chairman Johnson then recognized the Sherriff. The Sheriff reported that they have had a rash of complaints about trash on Snake Road and 462 but they were doing the best they could to remedy the situation. They are answering between 65 – 70 calls a day.

Chairman Johnson then recognized Ms. Nickie Toomes. Ms. Toomes presented a grant on behalf of USDA Rural Development in the amount of \$49,500 to Jasper County for the purchase of a fire truck.

Chairman Johnson next recognized Mr. Mike Bostwick of the Beaufort Jasper YMCA. He explained the kinds of programs they were doing in Jasper County such as Youth Development, Healthy Living, and Social Responsibility. They are also in the process of providing a 25,000 square feet facility. He asked for the Council's support both publicly and financially.

Councilman Brantley asked him when they anticipated this facility to be built. Mr. Bostwick said they hoped to have all the money raised by the end of the year and then have groundbreaking next year.

Councilman Brantley asked if they have any donations so far to which Mr. Bostwick said they did.

Chairman Johnson next opened the 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 first recognized Lynn Boyles with the Jasper Conservation District and Keep Jasper Beautiful. She thanked the City of Hardeeville and the Jasper Public Works Department for all their help.

She said over the last two months, they have collected over 200 bags of trash and covered 40 miles of road.

Councilman Sauls complimented her and said he was also thankful for DOT's contribution.

Chairman Johnson next recognized Flossy Frazier. She lives in Ridgeland and is concerned about the land right off of Morgandollar Road. The owner there has removed all the trees and has been burning on the property for two years or more. It has affected the children and the elderly and the streets are filled with smoke.

Councilman Sauls asked exactly where the property was and Ms. Frazier responded that it is at 1990 Morgandollar Road.

Chief Edwards addressed this concern. He said they met with DHEC last week and DHEC was preparing a remediation letter for the owner of this property.

Chairman Johnson next recognized Rhonda Pierce and Patricia Green. They were there representing the band at the high school. They were following up on their request to raise money to send 45 students to play in Washington D.C. They asked for the Council's support.

Councilwoman Clark asked them if they had notified Congressman Clyburn of this request and they said they had and he donated \$1000.

Councilman Brantley asked when the deadline was to donate money and was informed it is May 15, 2019.

Chairman Johnson then recognized David Spisso from Hardeeville. He complained that he has been unable to find information or documents for items on County Council's agenda. He also asked Council to lower taxes.

Councilwoman Clark responded that Council had hired a clerk tonight and hopefully getting information on the agenda out to the public would change.

Chairman Johnson then called on David Tedder regarding a matter of procurement. Mr. Tedder explained the he was seeking a resolution in regard to the regional shelter the County is providing in conjunction with FEMA.

This procurement ordinance was for a generator. It would allow for the choosing of bids or the seeking of proposals.

Chairman Johnson called a public hearing on the Resolution confirming Authority of the Chief Procurement Officer and finding exigent circumstances pursuant to Section 2-415 of the County Procurement Ordinance.

There were no public comments so Chairman Johnson closed the public hearing.

Councilman Sauls made a motion and Councilman Etheridge seconded the Motion to pass this Resolution. The motion passed with all council members present voting.

Chairman Johnson then called on David Tedder to present another resolution.

Mr. Tedder presented a Resolution Acknowledging a Scrivener's Error in Resolution Number 2018-16 and Consenting to an Amendment Correcting the Scrivener's Error and Clarifying the Intent of Resolution Number 2018-16 and Consenting to Amendment of that Certain Assignment by Ridgeland Pellet Company, LLC to Jasper Pellet Company, LLC of a Fee in Lieu of Ad Valorem Tax and Infrastructure Credit Agreement to Reflect Correction of the Scrivener's Error, and Other Matters Related Thereto.

Councilwoman Clark moved and Councilman Brantley seconded the motion to approve this resolution. The motion passed with all Council members present voting.

Ordinances

Chairman Johnson recused himself on the next two ordinances and Vice Chairman Etheridge took over.

Vice Chairman Etheridge first called on David Tedder who presented the 3rd Reading of an Ordinance Approving a Development Agreement by and between Stever Family LLC, Webb Investments LLC, and Jasper County regarding Tax Map Parcels 080-03-00-003 through 080-03-00-018; 080-03-00-020; 080-03-00-021; 080-03-00-022; 080-03-00-023 and the roads and common areas located in the Argent Business Park Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Chapter 20 of the Code Of Ordinances of Jasper County, and Authorizing the Vice- Chairman or County Administrator of Jasper County Council to Execute Said Development Agreement.

Vice-Chairman Etheridge opened the floor for a second public hearing on this matter.

John Kemp came forward and said they should consider precincts in their community center.

There were no further comments and Vice-Chairman Etheridge closed the public hearing.

Councilman Sauls made a motion and Councilwoman Clark seconded it to approve this ordinance. The motion passed with all council members present voting except Chairman Johnson.

Vice Chairman Etheridge then called on Lisa Wagner for a 3rd Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer properties bearing Jasper County Tax Map Numbers 080-03-00-001; 080-03-00-003; 080-03-00-004; 080-03-00-005; 080-03-00-006; 080-03-00-007; 080-03-00-008; 080-03-00-009; 080-03-00-010; 080-03-00-011; 080-03-00-012; 080-03-00-013; 080-03-00-014; 080-03-00-015; 080-03-00-016; 080-03-00-017; 080-03-00-018; 080-03-00-020; 080-03-00-021 from the Mixed Business Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

Ms. Wagner explained that this involved 18 lots of a 21 lot subdivision and that they had already held a public hearing on this matter.

Councilman Sauls made a motion and Councilwoman Clark seconded it to approve this ordinance. The motion passed with all council members voting except Chairman Johnson.

Chairman Johnson then took over. He called on Lisa Wagner for the 3rd Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property bearing Jasper County Tax Map Number 080-00-03-162 from the General Commercial Zone to the Mixed Business Zone on the Jasper County Official Zoning Map.

Ms. Wagner explained that this involved 2.3 acres on 1631 Red Oaks Lane.

Councilman Brantley asked if the rezoning would yield a greater tax. Ms. Wagner explained that the tax was more dependent on the use than how the property was zoned which Attorney Tedder confirmed.

Ms. Wagner explained that the community was worried about the owner establishing a brewery there.

Vice Chairman Etheridge confirmed with Ms. Wagner that if the owner changed the use of the property there, he would have to obtain a new business license.

Councilman Sauls made a motion and Councilman Etheridge seconded it to approve the Ordinance. The motion passed with all council members present voting.

Chairman Johnson again called on Lisa Wagner who presented the 3rd Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property bearing Jasper County Tax Map Number 039-00-08-129 from the Residential Zone to the Rural Preservation Zone on the Jasper County Official Zoning Map.

She explained that this involved 10.2 acres off of Freedom Parkway.

Councilman Etheridge made a motion and Councilman Sauls seconded it to approve this Ordinance. The motion passed with all Council members present voting.

Chairman Johnson again recognized Lisa Wagner for the 3rd Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property bearing Jasper County Tax Map Number 063-20-02-001 from the Residential Zone to the General Commercial Zone on the Jasper County Official Zoning Map.

Ms. Wagner explained that this involved 1.4 acres of land at 9797 S. Jacob Blvd. which is on Highway 17 outside the Town of Ridgeland. The building there is a tire shop. The Town of Ridgeland was notified and they are not interested in annexing the property.

Councilman Etheridge made a motion and Councilwoman Clark seconded the motion to approve this ordinance. The motion passed with all council members present voting.

Chairman Johnson again recognized Lisa Wagner for the 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property bearing Jasper County Tax Map Number 038-00-06-045 from the Community Commercial Zone and Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.

Ms. Wagner explained that this Ordinance involved 2.9 acres at 35 McDowell Circle in the Levy area. The land was previously used as a nightclub. It is now vacant and the current applicant would like to use it as an event hall where the community could rent it for events.

Councilman Etheridge noted that they would not be able to serve alcohol.

Councilwoman Clark made a motion and Councilman Sauls seconded it for the 1st reading of this Ordinance. The motion passed with all Council members present voting.

Chairman Johnson next recognized David Tedder for a clean-up ordinance. This was the 1st Reading of an Ordinance to Jasper County Code of Ordinances, Chapter 2, Article II, Division 3, Standing Committees, being codified as Section 2-56 through 2-60.

Councilwoman Clark made a motion and Councilman Etheridge seconded it for the 1st reading of this ordinance. The motion passed with all Council members present voting.

New Business

Chairman Johnson recognized Lisa Wagner for an update on preliminary FIRM Maps (Flood Maps).

Ms. Wagner explained that these were Flood Insurance Rate Maps and that Jasper County has received a final determination letter for the preliminary flood insurance rate and a flood insurance study.

These flood hazard determinations for Jasper County will become effective on October 18, 2019. The assessor's office had helped to add the properties where special flood hazard potential areas were.

Ms. Wagner proposed sending out letters to notify these property owners and encourage them to purchase a preferred risk insurance policy at least 45 days prior to the preliminary maps becoming effective.

Chairman Johnson asked Attorney Tedder to help get the word out to these property owners.

Councilman Brantley asked which agency had made these determinations to which Ms. Wagner answered that it was FEMA.

Chairman Johnson next recognized Administrator Andrew Fulghum to bring forward a Fiscal Impact Analysis (FIA) Proposal from Clemson University Regional Economic Analysis Laboratory.

Administrator Fulghum explained that this would be refreshed every 5 years and the total cost anticipated was not to exceed \$23,000. He asked for Council's approval.

Chairwoman Clark made a motion and Councilman Sauls seconded it to approve this proposal. The motion passed with all Council members present voting.

Councilman Etheridge made sure that the proposal included the school district as well as the Town and City.

Chairman Johnson again recognized County Administrator Andrew Fulghum for a Jasper County Law Enforcement Center Study Update by Moseley Architects. Mr. Fulghum called on Chief Morris and Mr. Benjamin who had assisted him with this study regarding the Detention Center. He explained that the total cost for the study was \$39,000 for the study itself and \$2500 for travel for a total not to exceed \$42,500. He pointed out that Moseley Architects did the original design so it made sense to use them again since they already knew everything so they didn't send this out to bid.

Councilman Sauls moved and Councilman Etheridge seconded the motion to hire Moseley Architects to do this study not to exceed \$42,500. The motion passed with all council members present voting.

Chairman Johnson again recognized Administrator Fulghum for an Additional Appropriation for the Allendale, Hampton and Jasper (AHJ) Regional Library System.

Mr. Fulghum explained that the 2019 budget appropriated \$57,000 for the Hardeeville Library and their actual costs were only \$23,000 with a contribution of \$5000 each year as a sinking fund. He proposed using the remaining \$27,000 for the Allendale, Hampton, Jasper Regional Library to help offset costs.

Councilman Brantley asked who controlled the sinking fund to which Mr. Fulghum replied the City.

Councilman Sauls made a motion and Councilwoman Clark seconded the motion for an additional appropriation for the Allendale, Hampton and Jasper Regional Library. The motion passed with all council members voting.

Chairman Johnson next recognized Johnny Davis. He introduced Kim Stalter, one of the founding members of Polaris Tech Charter School. He explained that Polaris Tech was looking for a place to hold some of their athletic events such as soccer and was proposing the use of the old Jaycees Field. Polaris Tech is willing to contribute costs to make the field playable. Mr. Davis asked the county's approval of a Memorandum of Understanding between Jasper County and Polaris Tech Charter School to make this possible.

Councilman Etheridge moved and Councilman Sauls seconded the motion to approve this Memorandum of Understanding. The motion passed with all council members present voting.

Chairman Johnson next called on Dale Terry for the presentation of bids for rock.

Mr. Terry explained that they had put out ads for bids on the furnishing of rock for their road projects. He received four bids and the lowest came from Long Leaf Enterprises of Ehrhardt for \$154,400. They had allocated \$150,000 for this project and Long Leaf Enterprises was willing to make the adjustment.

Councilman Etheridge moved and Councilwoman Clark seconded the motion to approve this bid. The motion passed with all council members present voting.

Chairman Johnson then recognized Chief Frank Edwards for the Amendment of the Professional Services Agreement for the design of Fire Sprinklers for Meade Road, Stiney Road and Marsh Cove Fire Stations. Chief Edwards explained that this was an addendum to the architect's contract in the amount of \$7500 for the sprinkler systems.

Councilman Sauls made a motion and Councilman Etheridge seconded the motion to add this addendum. The motion passed with all council members present voting.

Chairman Johnson again called on Frank Edwards for the presentation of a proposal to add an addendum to the contract of Thomas and Hutton in the amount of \$13,800 for engineering fees for a fire sprinkler system for the design of water sprinkler systems for Stiney Road and Marsh Cove Fire Stations.

Councilman Sauls made a motion and Councilwoman Clark seconded it for the approval of this addendum. The motion passed with all council members present voting.

Chairman Johnson again called on Frank Edwards for the presentation of Bids for the Stiney Road Fire Station.

Chief Edwards asked for the approval of a construction contract to IP Builders in the amount of \$1,398,557 for the construction of the Stiney Road Fire Rescue Station.

Councilman Sauls made a motion and Councilwoman Clark seconded it to approve this contract as presented. The motion passed with all council members present voting.

Chairman Johnson called on Frank Edwards for the presentation of Bids for the Wastewater Generator for the Regional Shelter Project.

Chief Edwards recommended the approval of a contract to Tim Kramer Electric in the amount of \$43,552.70 for the engineering and installment of an emergency generator for the Regional Shelter Project.

Councilman Etheridge made a motion and Councilman Brantley seconded it for the approval of this contract as presented. The motion passed with all council members present voting.

Chairman Johnson recognized Frank Edwards for the presentation of bids for the Hurricane Shutter System at Ridgeland-Hardeeville School Complex Regional Shelter Project.

Chief Edwards recommended that this contract be awarded to Armour Building Solutions in the amount of \$627,347.14.

Councilman Sauls made a motion and Councilwoman Clark seconded it to approve this contract as presented. The motion passed with all council members present voting.

Finally, Chairman Johnson called on Frank Edwards for a request for Approval of an Addendum to an existing Professional Services Agreement with Thomas and Hutton for Engineering fees in the amount of \$4500 to perform a Phase I environmental assessment of the Marsh Cove Fire Station.

Councilman Sauls made a motion and Councilwoman Clark seconded it to approve the addendum as presented. The motion passed with all council members present voting.

Old Business - none

Council Members Comments

Councilman Sauls first reported on the Justin Baker Chamber Scholarship Golf Tournament in which they partnered with Congaree. They raised scholarships of \$1000 for graduating seniors in each of our county's schools.

He next noted that Tyco was having a job fair at the Hampton Inn in Bluffton on Saturday, May 11, 2019 from 10:00 a.m. until 3:00 p.m.

He next noted that the Cypress Ridge Spec Building was moving at a fast pace. They have the frame up.

He also announced that a new company, Safetec USA, an aviation safety equipment company was coming to Ridgeland and locating in Jasper County.

He also thanked the Sheriff and Lynn Boyles for coming and giving an update on litter control. He said it was a disgrace for the trash on Snake Road and 462 to 170 and Glover Road. He was trying to work with waste management to come up with a plan to remedy this.

Councilwoman Clark also stated that they needed to come to Toomerville Road as well.

She stated that she went to represent Jasper County at the State House. The Senate Delegation meeting was ok.

She has also been to a number of functions for the schools.

Councilman Brantley said he attended the Jasper County Legislative Delegation Meeting and the dynamics was not anything to be proud of. He hopes that this government body will serve as a paragon to elected officers.

Councilman Etheridge stated that he attended the Southern Carolina Alliance Business Appreciation Day at Berkley Hall and that it was very nice.

He also went to the State House and was disappointed with how the Senate and House functioned. The House of Representatives went into session from 12:00 p.m. until 2:00 p.m. The Senate had a luncheon committee meeting. So he didn't get to see as many representatives as he should have.

He then inquired about the paved road behind the old hospital and Administrator Fulghum informed him that they were waiting on grants and that Dale Terry was doing what he could to fill in the potholes.

He next inquired about the repairs on the Voting Registration Building. Administrator Fulghum explained that he understood there was some disagreement among council members about whether they wanted to spend money on that building or not and that he needed further guidance from Council.

Chairman Johnson informed everyone that the Jasper County Airport opened about a week ago.

He also announced that General Newton had been given a honorary doctorate for public service.

Chairman Johnson then called upon Administrator Fulghum for his report.

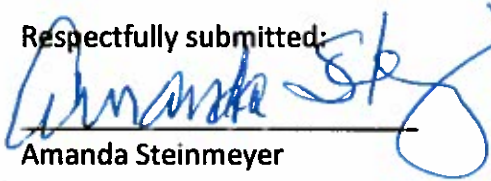
Mr. Fulghum stated that at the Council retreat he had been asked to come up with proposals for the County's goals. He has prepared three basic goals for Council to look at and he would like to have their comments and feedback thereon.

He also reminded and thanked Council for providing their time for two additional meetings next week. The first one would be on Monday, May 13, 2019 at 6:00 p.m. to talk about the grant procedure application for the Marsh Cove Fire Station and for a Resolution for a larger widening project on Highway 278.

The second meeting would be on Tuesday, May 14, 2019 and would be a joint meeting with The Jasper County Planning Commission.

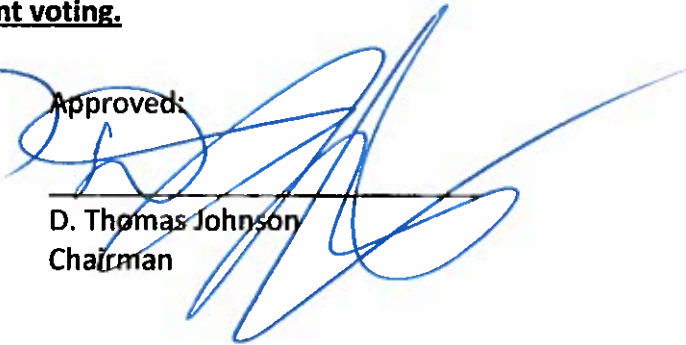
Councilman Sauls made a motion and Councilwoman Clark seconded it to adjourn. The motion passed with all council members present voting.

Respectfully submitted:



Amanda Steinmeyer
Clerk to Council

Approved:



D. Thomas Johnson
Chairman