



JASPER COUNTY COUNCIL COUNCIL WORKSHOP AND MEETING

City of Hardeeville City Hall
205 Main Street, Hardeeville, SC. 29927
Monday, September 15, 2025
MINUTES

5:00PM Workshop

Call the Workshop to Order by Chairman Kemp:

- **Adjustments and Budget Amendments**
- **PubliQ Software Contract for 2025 Printing of Reappraisal Notices**
- **General Discussion**

The workshop was called to order, and attendees were requested to silence their cell phones. Mr. Fulghum introduced the session, noting that the budget amendment was on the regular session agenda for its first reading. The Jasper County Council workshop discussed the 2025 fiscal year. Proposed budget amendments were discussed to carry over unspent "lapsing funds" into the 2026 cycle while reclassifying cost-of-living increases for county employees. Council members expressed significant concerns regarding revenue shortfalls, specifically citing concerns over tax collection and on financial recording. The discussion emphasized the urgent need to prioritize essential spending versus optional projects to avoid further depleting the county's fund balance. Additionally, the session covered the necessity of software upgrades for code enforcement and tax reappraisal notices to improve operational tracking. Detailed preparations for the annual audit were also reviewed to ensure all county accounts are reconciled by the year-end deadline.

Ms. Burgess presented the proposed budget amendments, noting that the detailed documentation previously included in the agenda packet had been replaced with a simplified overview based on prior Council feedback. The FY2025 Revenue and Expenditures as of June 30, 2025, and the Transfers In corrections were also discussed. Lapsing Funds were discussed and it was noted that this was the and Carryover Requests for the unspent appropriations in the budget from the prior fiscal year that may be carried over to the next year with Council approval. The total proposed carryover from FY2025 to FY2026 was also reviewed. The key proposed carryovers included the Detention Center (Dept 58); Planning (Dept 60); Consulting (Dept 62); Parks and Development; Emergency Equipment (Dept 81); and Building Repairs. The following items were also reviewed: FY2026 Budget Adjustments; Software and Contractual Items; Code Enforcement Module; QS1/QPublic Contract; Audit Update; School Board Funding; School Resource Officer Funding; and Revenues

A motion to adjourn the workshop was made, seconded, and approved unanimously.

6:00PM Council Meeting

Officials Present: Chairman John Kemp, Vice Chairman Joey Rowell, Councilman Chris VanGeison, Councilman Joe Arzillo and Councilman Gene Ceccarelli

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

Chairman Kemp called the meeting to order. The Clerk's Report of Compliance with the Freedom of Information Act was read for the record: *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.*

The Pledge of Allegiance to the Flag was given and Councilman Rowell gave the Invocation.

3. 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: Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed

CONSENT AGENDA

4. Approval of the Minutes 05.12.2025

5. **Brittany Ward – Consideration of the 3rd Reading of Ordinance #O-2025-20 of Jasper County Council to amend the Jasper County Code Of Ordinances to Establish Penalties, Authorize the Enforcement of the Code, and other matters related thereto by Amending the Following Chapters: Chapter 1 General Provisions; Chapter 3 Animals; Chapter 4 Alcoholic Beverages; Chapter 6 Buildings And Building Regulations; Chapter 8 Businesses; Chapter 9 Civil Emergencies; Chapter 10 Nuisances, Junkyards, Noise, And Litter; Chapter 18 Offenses And Miscellaneous Provisions; And Chapter 25 Streets, Sidewalks, And Public Places. (1st reading 07.21.2025; Public hearing held 08.18.2025; 2nd reading 09.02.2025)**

6. **Kimberly Burgess – Consideration to Authorize the County Administrator to Execute PubliQ, LLC contract for Printing of 2025 Reappraisal Notices**

7. Taylor Boykin – Consideration of the 3rd Reading of Ordinance #O-2025-27 Authorizing the Execution and Delivery of a Fee-In-Lieu of *Ad Valorem* Taxes by and between Jasper County, South Carolina and CCBC Operations, LLC, to Provide for Payment of a Fee-In-Lieu of Taxes; and other related matters. (1st Reading 08.18.2025; Public Hearing and 2nd Reading 09.02.2025) CCBC Operations, LLC.

This is the end of the Consent Agenda Items.

8. Approval of the Regular Agenda:

Chairman Kemp noted that they needed to add the Treasurer to Executive Session and to add Item # 12A a resolution to adjust R-2025-49. (this would be R-2025-49A).

Motion to approve the agenda with the changes: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

Chairman Kemp noted that they would be changing the agenda to go into Executive Session now rather than at the end of the meeting. The following Executive Session information was read.

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 – Treasurer

(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 – Baske v Jasper County et. al; Nickel Plate MCIP; Tax Map # 087-00-04-001

Motion to go into Executive Session: Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

Return to Open Session –

Motion to Return to Regular Session: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

- Action coming out of Executive Session – There was no action coming out of the executive session.

PRESENTATION

9. Chief Russell Wells: Award Presentation to Kim Recchia for being selected from Fire News as one of the 2025 Training Officers of the Year.

Chief Wells presented Captain Kimberly Reikia with recognition from *Fire News* as the EMS Trainer/Educator for 2025. Captain Reikia was commended for her 100% pass rate in EMT classes and her dedication to the department.

10. CHAIRMAN KEMP'S COMMENTS: Chairman Kemp wished Vice Chairman Rowell a Happy Birthday. Councilman VanGeison wished Chairman Kemp a Happy Birthday.

CITIZEN COMMENTS:

11. Open Floor to the Public per Ordinance Number #08-17 Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6:00PM 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.

There were no Citizen Comments.

RESOLUTIONS

12. Kimberly Burgess and Sheriff Malphrus - Consideration of a Resolution #R-2025-52 to Reinstate Certain Emergency Services Property Previously Declared as Surplus Pursuant to Section 2-425 of the Jasper County Code of Ordinances in Resolution #R-2025-38 on June 16, 2025, and to Authorize its Transfer to the Jasper County Sheriff's Office. *(Removed from the 09.02.2025 Agenda)*

Ms. Burgess and Sheriff Malphrus were present to review and discuss this item with Council. Ms. Burgess noted that the ambulance was declared surplus under Resolution # R-2025-38. Sheriff Malphrus asked that it be removed from surplus and sent over to the Sheriff's Department for their use.

Motion to approve: Councilman Ceccarelli

Second: Councilman Arzillo

Vote: Unanimous

The motion passed.

12A. Andrew Fulghum – Consideration of Resolution #R-2025-049A to authorize the Jasper County Administrator to execute a surrender of premises, equipment use, Transfer and Transition Agreement with its First Addendum by and between Jasper County, Jasper County Sheriff, and Jasper Animal Rescue Mission regarding animal services and related matters. *(This item was added to the agenda under the Approval of the Agenda as Item # 12A)*

Mr. Fulghum was present to review and address this item with Council. He noted that there had been 2 public hearings already on this item.

Motion to approve: Councilman Rowell

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

13. Kimberly Burgess – Consideration of the 1st Reading of an Ordinance of Jasper County Council to Amend Jasper County Ordinance O-2024-13, the Fiscal Year 2025 Jasper County Budget, to Provide for Amendments to the Budget and to Carryover Approved Lapsing Funds to Fiscal Year 2026; to Amend Jasper County Ordinance O-2025-14, the Fiscal Year 2026 Jasper County Budget, to Provide for amendments to the Budget Resulting From the Carryover of Approved Lapsing Funds From Fiscal Year 2025; to Amend Certain Revenue Items; to Incorporate the Reclassification of Certain Line Items, to Amend for Fiscal Year 2026 Expenditures, the Inclusion of Additional Appropriations, and Matters Related Thereto.

Ms. Burgess was present to review and address this request with the Council. She noted that she was asking them to move forward and that there would be some changes, as she noted in the workshop before the 2nd reading. Chairman Kemp stated that he would like a standalone workshop prior to the next reading on this, rather than at the beginning of the next meeting. The timing of the 3rd reading of this ordinance. Ms. Burgess noted that the public hearing would be held at 10.06.2025 Council Meeting.

Motion to approve: Councilman Arzillo

Second: Councilman Ceccarelli

Vote: Unanimous

The motion passed.

14. Lisa Wagner – Consideration of 1st Reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property located along Smith Manker Road, bearing Jasper County Tax Map Number 051-00-11-003, consisting of 5.09 acres from the Rural Preservation Zone and Residential Zone to the Residential Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to review and discuss this request. She noted that this is a request for a Zoning Map Amendment to have a property designated as Residential. The subject property consists of 5.09 acres and is identified by TMS #051-00-11-003, located along Smith Manker Road in the Grays community. The property is currently split zoned Rural Preservation and Residential. The property owner would like to sell the parcel, but the buyer is apprehensive because the property is split zoned. Although the subject property was previously part of a larger tract, the split zoning of the property was created during the 2007 county wide rezoning project.

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Conservation". The Rural Conservation areas seek to protect and promote the character of Jasper County that largely exists today outside of the municipalities.

- Adjacent Zoning: The adjacent parcels are zoned Rural Preservation and Residential.
- Adjacent Land Use: Adjacent land uses are residential and vacant property.
- Traffic and Access: The subject property is accessed by Smith Manker Road, which is a county-maintained dirt road.

She noted that the Planning Commission recommended approval of the request to have the property designated as Residential.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

15. Lisa Wagner – Consideration of 1st Reading an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer a property located at 398 Mendez Farm Road, bearing Jasper County Tax Map Number 040-00-02-105, consisting of 1 acre from the Rural Preservation Zone to the Residential Zone on the Jasper County Official Zoning Map.

Ms. Wagner was present to address and review this request. She noted that this is a request for a Zoning Map Amendment to have a property designated as Residential. The subject property consists of 1.00 acre and is identified by TMS #040-00-02-105, located along Mendez Farm Road in the Hardeeville area. The property she noted was currently zoned Rural Preservation. The property owner would like to let his son place a mobile home on the property. Both the Residential Zoning District and the Rural Preservation Zoning Districts allows a second mobile home as a conditional use for a family member provided the minimum lot size for each structure can be met. The Residential Zoning District requires 1 acre for two homes (1/2 acre minimum for each home). The Rural Preservation Zoning District requires 2 acres for two homes (1 acre minimum for each home). In addition, each home must have its own septic tank, and the home has to be set up to allow for future subdivision. If the property were zoned Residential, the applicant will be able to meet the conditions required by the Zoning Ordinance.

The Rural Transition areas are located in southern Jasper County and would likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, should be respected and complement the scale and character of the area.

- Adjacent Zoning: The adjacent parcels are zoned Rural Preservation and Residential.
- Adjacent Land Use: Adjacent land uses are residential and vacant property.
- Traffic and Access: The subject property is accessed by Mendez Farm Road, which is a private maintained dirt road.

She noted that the Planning Commission recommends approval of the request to have the property designated as Residential.

Motion to approve: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

16. Lisa Wagner – Consideration of 1st Reading of an Ordinance to Amend the Jasper County Land Development Regulations, Article 2.1.4, Minor Site Plan to add site improvements to the definition of Minor Site Plan.

Ms. Wagner was present to review and address this request. She noted that this proposed ordinance would make a minor amendment to the Jasper County Land Development Regulations, Article 2.1.4, Minor Site Plan for the purpose of including "site improvements" to the definition of a minor site plan. The Land Development Regulations are not applicable to single-family development and only apply to commercial, multi-family, and subdivision developments.

She noted that the proposed amendment if approved, would read as follows (new language in red):

2.1.4. Minor Site Plan - any land development, excluding single family or duplex residential construction, of one (1) parcel for the purpose of expanding an existing conforming use or constructing a new structure for approved use including a small business, multiple occupancy building, commercial building and other approved development as defined by this Ordinance, to include site improvements. All such developments shall meet the following requirements:

- a. Proposed development is not in conflict with the Jasper County Zoning Ordinance and Map, Land Development Regulations and Comprehensive Plan.
- b. Total new building and/or additional construction must be less than 2000 SF of total floor area.
- c. Total new impervious site coverage, not including building coverage, must be less than 2000 SF.
- d. No new streets or roads are created and there is no need for additional off-street parking, lighting or drainage improvements.

Ms. Wagner noted that recently, the Planning Department had received two inquiries about making parking lot improvements at two separate commercial establishments in Jasper County. The current ordinance states that a minor site plan is for the purpose of expanding an existing conforming use or constructing a new structure. In both cases, the developer pointed out that site improvements were not included in the definition. However, site improvements are a part of development and in the case of minor improvements, such as parking lots that are re-stripped or replacing asphalt, these types of improvements should be inspected to ensure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian are provided as well as making sure the County's regulations are met. She noted that the staff recommends approval of the proposed amendment to the Land Development Regulations as outlined above.

Motion to approve to amend the Jasper County Land Development Regulations Article 2:14 Minor Site Plan for the purpose of including Site Improvements: Councilman VanGeison

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

17. Kimberly Burgess and Corey Bivens – Consideration and acceptance of Curb Appeal Landscape proposal for lawn and landscape services at Jasper County Community Centers and the Jasper Ridgeland Youth Baseball (JRYB) fields.

Ms. Burgess and Mr. Bivens were present to review and discuss the consideration and acceptance of the Curb Appeal Landscape proposal for lawn and landscape services at Jasper County Community Centers and the Jasper Ridgeland Youth Baseball (JRYB) fields.

Motion to approve: Councilman Ceccarelli

Second: Councilman Rowell

Vote: Unanimous

The motion passed.

18. Kimberly Burgess and Jim Iwanicki – Consideration and acceptance of Blythe Construction bid for #57 Stone purchase and delivery to Jasper County Engineering Services.

Ms. Burgess and Mr. Iwanicki were present to review and discuss the consideration and acceptance of the Blythe Construction bid for #57 Stone purchase and delivery to Jasper County Engineering Services. It was noted that 2 bidders did not provide the \$100,000.00 bid bond. Staff recommended acceptance of the bid from Blythe Construction.

Motion to approve and accept: Councilman Rowell

Second: Councilman VanGeison

Vote: Unanimous

The motion passed.

19. Kimberly Burgess – Consideration to Authorize the County Administrator to Purchase Code Enforcement Software not to Exceed \$45,000.

Ms. Burgess was present to review and address this request. She noted that this was the Parent Company of Tyler Technologies and that this item was already budgeted. She said the Code Enforcement employees had viewed the program and that it would be incorporated into the current accounting software. Ms. Burgess said that a vendor had been selected and that a second demonstration of the software would be conducted for the IT Dept. and the Finance Dept. She noted that the money was in the budget for this item. Ms. Burgess explained that the County already has their software. She said that IT will review this and make sure it will work for the County and meets the criteria of the IT Department. Mr. Fulghum noted that this authorization to approve was based on conditions, such as demonstrations of the item, having the portal, meeting the County's needs, meeting the IT Department's standards, and so on.

Motion to approve: Councilman VanGeison

Second: Councilman Ceccarelli

Vote: There were 4 yes votes, and Councilman Rowell voted no.

The motion passed.

20. 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

21. Councilmember Comments and Discussion: Councilmember Comments were given but there were no comments that required action.

22. *Executive Session SECTION 30-4-70.*

(b) 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 – Treasurer

(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 – Baske v Jasper County et. al; Nickel Plate MCIP; Tax Map # 087-00-04-001

Council went into Executive Session at the beginning of the Meeting before the Presentation section began.

23. Adjournment:

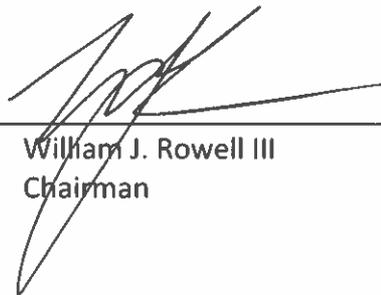
For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA . There are also Closed Captions available for all of our County Council videos. Just click the "CC" button to follow along.

The motion passed and the meeting adjourned.

Respectfully submitted:



Wanda H. Giles
Clerk to Council



William J. Rowell III
Chairman