Watch Live In Person or via YouTube at:

https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA

This meeting will be held at the Jasper County Council Chambers which is located at 358 Third St., Ridgeland, SC. 29936.

Citizens may sign up to speak in person at the Council Meeting before the regular meeting starts on the Public Comments Sign-in Sheet located outside of the Council Chambers Doors to address County Services and Operations. Presentations are limited to 3 minutes per person, and total input is limited to 30 minutes. Written comments must be submitted by 1 PM on the meeting date by emailing comments@jaspercountysc.gov .(Ordinance #08-17)

To participate in a Public Hearing for a specific agenda item, email written public comments to comments@jaspercountysc.gov by 1:00 PM on Monday, August 17, 2026, or sign in on the colored Public Hearing Sign-in Sheet located outside of the Council Chambers Doors before the meeting starts. Public Hearing comments are limited to 3 minutes per person.

Agenda support (e-packet) can be found at: https://www.jaspercountysc.gov/government/council/county-council-agendas-e-packets-and-minutes/

For more information, call 843-717-3696. Instructions may also be found at the Jasper County website www.jaspercountysc.gov

JASPER COUNTY COUNCIL
COUNCIL MEETING
Jasper County Clementa C. Pinckney Government Building
Third Ave, Ridgeland, SC 29936
Monday, August 17, 2026
AGENDA

4:00 PM:

- *Please silence your phones during the Meeting.*

1. Call the Council Meeting to Order by Chairman Rowell

Clerk's Report of Compliance with the Freedom of Information Act: *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.*

2. Pledge of Allegiance and Invocation:

3. Approval of the Agenda:

4. Approval of the Consent Agenda:
Approval of the Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless a Councilmember requests it. In the event of such a request, the item is placed at the end of the Public Hearings, Ordinances, and Action Items.

CONSENT AGENDA ITEMS:

A) Approval of the Minutes 01.20.2026, 01.26.2026, 02.02.2026, 02.05.2026, 02.09.2026, 02.17.2026

B) Lisa Wagner – Consideration of the 3rd Reading of Ordinance #O-2026-24 authorizing the grant of a Variable Width Drainage Easement across property owned by Jasper County, South Carolina and located in Cypress Ridge Industrial Park. *(1st Reading 07.20.2026; Public Hearing and 2nd Reading 08.03.2026)*

This is the end of the Consent Agenda Items.

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5. 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:

(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 –
(1) Eric Larson - Potential Purchase of Properties.
(2) Eric Larson - Potential Sale of Properties.
(3) Eric Larson - Briefing on Pending Litigation associated with the Jasper County Ridgeland - Claude Dean Airport
(4) County Agency Legal Representation
(5) Treasurer Litigation

Any Executive Session Matter on Which Discussion Has Not Been Completed May Have Discussion Suspended for the Purpose 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.
Note: Please Be Advised, There May Be Votes Based on Items from the Executive Session.

6:00 PM: Regular Session

- **Come out of Executive Session:**

- **Return to Open Session:**
  - **5.1. Council Action to be taken on items as discussed in Executive Session**

Note: Council may act on any item appearing on the agenda, including items discussed in Executive Session.

6. PRESENTATION:
Mayor Harry Williams – SoLoCo Presentation for a Pilot Project for Daycares.

7. CITIZEN COMMENTS:

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 6:00 PM start time on the Sign-In Sheet on the Podium), to address the 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.

8. RESOLUTIONS:

A) Kimberly Burgess - Consideration of Resolution #R-2026-51, a Resolution to appoint the law firm of Smith Robinson Holler DuBose and Morgan, LLC and specifically H. Thomas Morgan Jr. to act as the Jasper County Business License Appeal Hearing Officer pursuant to the County's duly enacted ordinances as well as other matters as requested.

B) Kimberly Burgess - Consideration of Resolution #R-2026-52, a Resolution approving employment positions and pay grade within Jasper County approved in the Fiscal Year 2027 budget.

C) Eric Larson - Consideration of Resolution #R-2026-53, a Resolution to approve a Professional Services Agreement with Wyche, P.A. to provide Greenbelt Program Manager services for the Jasper County Greenbelt Program and authorize the County Administrator to execute the agreement and related documents and other matters related thereto.

D) Kimberly Burgess - Consideration of Resolution #R-2026-54, a Resolution of Jasper County Council to Ratify and Approve Special Services Master Service Agreement with UHY Advisors Mid-Atlantic, Inc., a Licensed CPA Firm, that offers Audit and Other Attest Services to Public, Private and Governmental Organizations, to Provide Compilation Services for the Preparation of the Jasper County Annual Comprehensive Financial Report, and Matters Related Thereto.

E) Jim Iwanicki – Consideration of Resolution #R-2026-55, a Resolution Authorizing the Establishment of an Ad Hoc Committee to Evaluate Joint Animal Services Operations Between Beaufort County and Jasper County.

F) Jim Iwanicki – Consideration of Resolution #R-2026-56, a Resolution Authorizing the County Administrator to enter into an Agreement for Legal Services to Review and Amend Chapter 3 of the Jasper County Code of Ordinances, and any Additional Chapters that may need to be Amended to Reflect Animal Control Changes.

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9. PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

A) Hunter Smiley - Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2026-26 to amend Article 9.6 Accessory Structures of the Jasper County Zoning Ordinance to increase the amount of Dwelling Units allowed for real property over One Hundred (100) Acres that is protected under Conservation Easement.*(1st Reading 08.03.2026)*

B) Hunter Smiley – Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2026-27 authorizing amendment to the Official Zoning Map of Jasper County by rezoning that certain parcel of real property located along Mendez Farm Road, bearing Jasper County Tax Map Number 040-00-02-106 and containing 1.0 Acre, from Rural Preservation District to Residential District. *(1st Reading 08.03.2026)*

C) Hunter Smiley - Public Hearing and Consideration of the 2nd Reading of Ordinance #O-2026-28 authorizing amendment to the Official Zoning Map of Jasper County by rezoning that certain parcel of real property located along South Okatie Highway, bearing Jasper County Tax Map Number 039-00-08-190 and containing 37.8 Acres from Rural Preservation District to Resource Conservation District.*(1st Reading 08.03.2026)*

D) Eric Larson - Public Hearing and Consideration of 2nd Reading of an Ordinance #O-2026-29 authorizing Jasper County to enter into a purchase and sale agreement with Boundless Enterprises, LLC for the purchase of improved real property with an address of 21563 Whyte Hardee Boulevard, Hardeeville, South Carolina, (TMS 029-38-03-002) and to approve the purchase of such property for use as a county office building and other matters related thereto. *(1st reading 08.03.2026)*

E) Kimberly Burgess – Consideration of the 2nd Reading of Ordinance #O-2026-30 amending the Fiscal Year 2025 – 2026 Jasper County Budget originally adopted June 30, 2025, by Ordinance No. O-2025-14 in accordance with the Local Government Code of the State of South Carolina and the Ordinances and Rules of the County of Jasper, South Carolina; Where the Total Amount Appropriated is Increased By $321,090 to a Grand Total of $67,576,330, With Revenue and Other Financing Sources Amended to Show an Increase of $321,090 to a Grand Total of $67,576,330, Appropriating the Various Amounts Thereof, and Repealing all Ordinances or parts of Ordinances in conflict therewith, and providing an Effective Date. *(This item was tabled at the 07.20.2026 meeting).*

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10. Administrator's Report:

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11. Councilmember Comments and Discussion

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12. Adjournment:

Special Accommodations Available Upon Request to Individuals with Disabilities, *please contact the Jasper County ADA & Civil Rights Coordinator,* ***Tisha Williams*** *in person at 358 Third Avenue, Ridgeland, South Carolina, by telephone at* ***(843) 717-3690*** *or via email at* ***jcadministrator@jaspercountysc.gov*** *no later than 48 hours prior to the scheduled meeting.*

CONSENT AGENDA

ITEM # 4A

JASPER COUNTY COUNCIL

COUNCIL WORKSHOP AND MEETING

Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936
Tuesday, January 20, 2026

Minutes

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

Staff Present: County Administrator Andrew Fulghum, Interim County Attorney Lawrence Flynn, Clerk to Council Wanda Giles, Kimberly Burgess, Eric Larson, Jim Iwanicki, Nicole Holt, Chief Russell Wells, Susan Waite, and Videographer Jonathan Dunham.

5:00 PM: Workshop

- ### JASPER COUNTY GREENBELT PROGRAM Presentation by Kate Schaefer, Member of the Greenbelt Committee

The workshop was to provide oversight on the Jasper County Green Belt Program. The program is a result of the 2024 sales tax, which allocated funding for road construction, transportation improvements, and land conservation.

Ms. Kate Schaefer was present to outline the procedural framework for land conservation, emphasizing a competitive, quarterly application process. The discussion focused significantly on conservation easements, which protect private property from development while keeping it on tax rolls, and acquisitions for public assets like boat landings and parks. These involve purchasing the land outright for public use, such as boat landings, passive parks, and WMA (Wildlife Management Area) expansions. Examples were provided such as Meyer Lake was cited as a fee simple acquisition by the DNR that protects a mile of the water canal providing the county's drinking water.

Council members expressed specific interest in ensuring public access, prioritizing projects with matching state or federal funds, and maintaining financial transparency through independent audits. Ultimately, the program aims to strategically offset rapid regional growth by preserving high-priority watersheds and rural landscapes. Ms. Schaefer prepared a presentation (See Attachment "A") covering the following topics:

- Greenbelt Program Flowchart
  - Noting what the applicant was responsible for and what the program is responsible for
  - The Committee was discussed
- Conservation Easements and what they are
- Permitted Rights
- Restricted Rights

- Annual Easement Monitoring
- Simplified Easement Process
- Local Conservation Easement examples
- Simplified Fee Process
- Coosawhatchie WMA
- Meyer Lake

Adjournment
The workshop was adjourned followed by a 10-minute recess before the regular council meeting.

6:00 PM: Council Meeting

- *Please silence your phones during the Meeting.*

1. Call to Order of the Jasper County Council Meeting by Chairman Rowell

Chairman Rowell called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *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.*

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of review, discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA. Closed captions are also available for all of our County Council videos.

2. Pledge of Allegiance and Invocation:

The Pledge of Allegiance was given and Chairman Rowell gave the Invocation.

3. Approval of the Consent Agenda:
Approval of the Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless a Councilmember requests it. 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 the Consent Agenda: Councilman VanGeison
Second: Councilman kemp
Vote: Unanimous
The motion passed.

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4. CONSENT AGENDA ITEMS:
A) Approval of the Minutes 08.18.2025

B) Lisa Wagner – Consideration of the 3rd Reading of Ordinance #O-2026-01 to amend the Official Zoning Map of Jasper County so as to transfer two properties located along Pearlstine Drive, 1) bearing Jasper County Tax Map Number 080-00-03-044 consisting of 4.12 acres from the Mixed Business Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 080-00-03-121 consisting of 0.82 acres from the General Commercial Zone to the Industrial Development Zone on the Jasper County Official Zoning Map:

Re-zoning_Pearlstine Dr

(Ordinance # O-2026-01 - 1st Reading 12.15.2025, Public Hearing and 2nd Reading 1.5.2026)

This is the end of the Consent Agenda Items.

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5. APPROVAL OF THE REGULAR AGENDA:

The request was made to omit Item # 9C and add under Executive Session, Section 2: Item # 2 –Legal representation for Elected Officials.

Motion to approve the agenda with the noted changes: Councilman VanGeison
Second: Councilman Arzillo
Vote: Unanimous
The motion passed.

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6. PRESENTATIONS:
Jim Iwanicki – Update on the Coosawhatchie Community Center Project.

Mr. Iwanicki was present to update Council on the Coosawhatchie Community Center Project. A Request for Qualifications (RFQ) for architectural services was issued, with responses due February 18th. Staff noted that they expected to recommend a firm in March and finalize a contract in April. Discussion ensued regarding "rightsizing" the building to balance community needs with a $3-4 million estimated budget. Council suggested exploring modular/steel construction and public-private partnerships to offset costs.

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7. CITIZEN COMMENTS:

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 6:00 PM start time on the Sign-In Sheet on the Podium), to address the Council on matters pertaining to County Services and Operations. Presentations will be limited to <u>three (3) minutes per person,</u> and total public input will be limited to <u>30 minutes</u>.

John Holloway, Isaac Vigil, Donna K. McIver, Tina NeSmith, Glenn Rivers, and Philip Meech expressed strong opposition to the mine, citing concerns over wetlands degradation, road damage from heavy trucks, noise, dust, and threats to the area's rural character.

Lafayette Weber raised concerns regarding historical corruption and civil rights complaints.

Hetty Frazier expressed support for the Coosawhatchie Community Center and requested continued community involvement in its design.

8. RESOLUTIONS

A) Eric Larson - Consideration of Resolution #R-2026-05 a Resolution of Jasper County, South Carolina County Council Appointing a County Council Representative to Serve on the Southern Carolina Regional Development Alliance Board of Directors.

Mr. Larson was present to review, address and discuss the consideration of Resolution #R-2026-05 a Resolution of Jasper County, South Carolina County Council Appointing a County Council Representative to Serve on the Southern Carolina Regional Development Alliance Board of Directors.

Motion to approve: Councilman Kemp
Second: Councilman Arzillo
Vote: The vote was 4 yes and 1 abstained (Councilman Ceccarelli)
The meeting adjourned.

B) Kimberly Burgess – Consideration of Resolution #R-2026-06 to Approve the Addition of Two Employees to the Assessor's Office.

Ms. Burgess was present to review, address and discuss the consideration of Resolution #R-2026-06 to Approve the Addition of Two Employees to the Assessor's Office.

Motion to approve: Councilman Arzillo
Second: Councilman Ceccarelli
Vote: Unanimous
The meeting adjourned.

C) Jim Iwanicki and Kimberly Burgess – Consideration of Resolution #R-2026-07 a Resolution of Jasper County Council to Approve the Procurement of a Jetter and associated accessories for Jasper County Under a State Contract Pursuant to the Jasper County Purchasing and Contracting Ordinance, and Matters Related Thereto.

Mr. Iwanicki and Ms. Burgess was present to review, address and discuss the consideration of Resolution #R-2026-07 a Resolution of Jasper County Council to Approve the Procurement of a Jetter and associated accessories for Jasper County Under a State Contract Pursuant to the Jasper County Purchasing and Contracting Ordinance.

Motion to approve: Councilman Ceccarelli
Second: Councilman Arzillo
Vote: Unanimous
The meeting adjourned.

9. PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

A) Lisa Wagner - Consideration of Public Hearing and 2nd Reading of Ordinance #O-2026-03 to amend Article 10 of the Jasper County Land Development Regulations, Stormwater Management, Section 10.2.B, Applicability and Exemptions, to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed; And Other Matters Relating Thereto*(1st reading 01.05.2026)*

Ms. Wagner was present to review, address and discuss the consideration of Public Hearing and 2nd Reading of Ordinance #O-2026-03 to amend Article 10 of the Jasper County Land Development Regulations, Stormwater Management, Section 10.2.B, Applicability and Exemptions, to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed.

The public hearing was opened but there were no comments so the public hearing was closed.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The meeting adjourned.

B) Kimberly Burgess - Consideration and acceptance of bid for the Thomas Heyward, Jr. Homesite Kiosk Cover.

Ms. Burgess was present to review, address and discuss the Consideration and acceptance of bid for the Thomas Heyward, Jr. Homesite Kiosk Cover.

Motion to approve: Councilman Arzillo
Second: Councilman Ceccarelli
Vote: 4 yes votes and 1 abstaining vote by Councilman Kemp
The meeting adjourned.

C) Eric Larson - Consideration of the 1st Reading of an Ordinance to Authorize Jasper County to Convey, Through a Donation, Real Estate Owned by Jasper County to Beaufort Jasper Housing Trust, Inc. (This item was omitted from the agenda)

D) Wanda Giles – Discussion and Update of the Applications Submitted for the Planning Commission Vacant Seat.

Ms. Giles was present to review, address, and discuss the Applications Submitted for the Planning Commission Vacant Seat. She noted that staff's request was to allow time for Council to review and discuss the applicants in preparation for the upcoming Resolution of Appointment to be placed on the 02.02.2026 County Council Meeting Agenda for a new Planning Commission Member. She noted that they currently had one vacant seat open on the Jasper County Planning Commission. This is for Seat # 07-PC that was held by Mr. Lee Gramling until he stepped down from the Planning Commission. Mr. Gramling had a term end date of 12.31.2028. After consideration and review of the applicants, staff would like to have the name of the Council's chosen applicant that will be filling this unexpired term at the next Council Meeting on 02.022.2026 if possible. She noted that there had originally been 5 applications, but the 5th Applicant had withdrawn her application for the Planning Commission, so there are currently 4 applications for this position. She noted that the remaining applicants were: Aaron Saxon, Morgan Denny, Russell Fredericks and Taylor Lomprez. She noted that she had attached each of the applicant's submitted applications for Council's review and consideration for this available seat on the Planning Commission. There was no motion made and no vote taken on this item.

E) Jim Iwanicki – Consideration of and Selecting an Engineering Firm to Fulfill the Services Required in RFQ #2025 for 2025 CTC Paving and 2025/2026 Parking Lot Repair.

Mr. Iwanicki was present to review, address and discuss the consideration of and Selecting an Engineering Firm to Fulfill the Services Required in RFQ #2025 for 2025 CTC Paving and 2025/2026 Parking Lot Repair. He noted that Jasper County advertised a Request for Qualifications (RFQ) on October 22, 2025, with a due date of November 20, 2025, for Engineering Services for 2025 CTC Paving and 2025/2026 Parking Lot Paving Repair. He noted that six RFQs had been received. The RFQs were scored by a committee consisting of Eric Larson, Director of Development Services, Jeff Crosby, Superintendent of Maintenance, and Jim Iwanicki Engineering Services Director. The Consultant's also included hourly fee information as part of the proposal. A contract and compensation would be negotiated and brought back for Council's approval. He noted that his recommendation based on the scoring of the RFQs, was that the County Council approve J. Bragg Consulting, Inc. of Bluffton, SC as the most qualified proposer. He also recommended that Council direct the County Administrator or his designee to negotiate a contract and fees with J. Bragg Consulting, Inc. for the required services and bring back the contract to Council for approval.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

F) Andrew Fulghum – Consideration of the 1st Reading by TITLE ONLY of an Ordinance of Jasper County Council Approving the Transfer of Custody, Management and Operation of the Jasper County Detention Center to the Jasper County Sheriff Pursuant to S.C. Code § Ann. 24-5-12, and Other Matters Related Thereto.

Mr. Fulghum was present to review, address and discuss the consideration of the 1st Reading by TITLE ONLY of an Ordinance of Jasper County Council Approving the Transfer of Custody, Management and Operation of the Jasper County Detention Center to the Jasper County Sheriff Pursuant to S.C. Code § Ann. 24-5-12. He noted that this was a follow up to the Emergency Ordinance O-2026-04 and that this would start the process of our permanent ordinance as directed by the County Attorney.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

10. Administrator's Report - Mr. Fulghum reviewed the information from his report that was provided in the agenda e-packet. Mr. Fulghum noted that Mr. Larson needed to discuss an Economic Development Grant. Mr. Larson noted that South Carolina Department of Agriculture had awarded a grant to Project Heat (Daly Organics) for $300,000 with stipulations such as in the expansion of operations that there would be 30 more jobs created. He noted that the SCA had assisted in putting the grant together and they would administer it. He noted that they were asking for a county action which was a signature from the Chairman for the grant. He noted there would be annual reporting required and that the SCA would oversee that. Mr. Fulghum mentioned that M.s Burgess had just mentioned another $100,000 grant for Project Veggie and that Mr. Boykin of the SCA had brought these grants into the county. The request was made for the authorization by council for the Chairman of the County Council to sign the grant documents for both Project Heat and Project Veggie as discussed by Mr. Larson.

Motion to authorize the Chairman to sign the grant documents as discussed by Eric Larson for Project Heat and Project Veggie – Councilman VanGeison
Second – Councilman Kemp
Vote – Unanimous
The motion passed.

11. Councilmember Comments and Discussion -- Councilmember Comments were given but there were no comments that required action.

12. 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 – (1) Attorney; (2) Detention Center

(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 – (1) Exit 3; (2) Legal representation for Elected Officials (as was amended to the agenda).

Motion to into Executive Session: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous

Any Executive Session Matter on Which Discussion Has Not Been Completed May Have Discussion Suspended for the Purpose 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.
Note: Please Be Advised, There May Be Votes Based on Items from the Executive Session.

13. Return to Open Session:

Motion to return to open session: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

14. Council Action to be taken on items as discussed in Executive Session
Note: Council may act on any item appearing on the agenda, including items discussed in executive session.

15. Adjournment

Motion to adjourn: Councilman Kemp
Second: Councilman VanGeison
Vote: Unanimous
The meeting adjourned.

For more information on this meeting please go to our YouTube Channel for the video. During meetings and / or workshops periods of review, discussion, presentation, comments, and other sections the minutes are typically condensed and paraphrased. The recorded version is available online at our YouTube Channel video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA. Closed captions are also available for all of our County Council videos. Just click the "CC" button to follow along.

Respectfully submitted:

____
Wanda Giles, Clerk to Council

____
W.J. Rowell III, Chairman

JASPER COUNTY COUNCIL

SPECIAL CALLED COUNCIL MEETING AND WORKSHOP

Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936
Monday, January 26, 2026
Minutes

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

Staff Present: County Administrator Andrew Fulghum, Interim County Attorney Lawrence Flynn, Clerk to Council Wanda Giles, Kimberly Burgess, Eric Larson, Jim Iwanicki, Chief Russell Wells, Susan Waite, and Videographer Jonathan Dunham.

1. Call to Order of the Jasper County Council Meeting by Chairman Rowell

Chairman Rowell called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *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.*

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of review, discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA. Closed captions are also available for all of our County Council videos.

Pledge to the Flag and Invocation:

The Pledge to the Flag was led by the Chairman and the Invocation was given by Chairman Rowell.

Chairman's Opening Remarks:

Chairman Rowell noted that they were here for a short meeting to address a couple of items and then would transition into a workshop. He noted that the last group that was there would have an abbreviated presentation because due to inclement weather, their firm members are stuck up in the north part of the state. He said if they became able to be there they would, due to weather permitting, would do so. The Chairman also noted that he would be leaving early (mid meeting) and passing the gavel to the Vice Chairman.

RESOLUTION:

Andrew Fulghum – Consideration of Resolution #R-2026-08 A Resolution of the County Council for Jasper County, South Carolina Expressing the County's Support for an additional local contribution in an amount not to exceed eight million dollars ($8,000,000) in connection with the Exit 3 and Parkway North Projects; authorizing the pursuit of a Rural Infrastructure Authority loan or other lawful financing mechanisms; and providing that any such financing shall be repaid solely from future tax increment financing revenues.

Mr. Fulghum was present to review, discuss and address the consideration of Resolution #R-2026-08 a Resolution of the County Council for Jasper County, South Carolina Expressing the County's Support for an additional local contribution in an amount not to exceed eight million dollars ($8,000,000) in connection with the Exit 3 and Parkway North Projects; authorizing the pursuit of a Rural Infrastructure Authority loan or other lawful financing mechanisms; and providing that any such financing shall be repaid solely from future tax increment financing revenues.

He noted that he had some bad news on this matter. He noted that they had received a second letter from Mr. White, the Chairperson of the South Carolina Transportation Infrastructure Bank who said the bank would not entertain the subsequent requests as had been discussed in Council's prior executive session.

He noted that he had gotten together with the Development Group and the City and they are trying to figure out how to fund the gap. The gap has been put back on the Developer to try to find those funds from the private sector. He said there would be more to come on that, but he wanted to give them that update.

He noted that he thought it was still proper to take up the resolution. The resolution had the letter behind it he noted, as they had discussed he mentioned. The resolution authorized the advancement of the letter, although they know that funding scenario noted prior would not work. It also authorized the County Administrator to work in good faith with the city to explore in this resolution alone the Rural infrastructure authority that was help to defray some of the costs. He suggested that due to this situation currently, the recommendation was made for Council to adopt Resolution # R-2026-08 with an amendment to Section 3, granting the Administrator license to pursue "any other funding sources" to fund the gap. Council discussed other funding sources and what that meant.

The recommendation was made for Council to adopt Resolution # R-2026-08 with an amendment to Section 3, granting the Administrator license to pursue "any other funding sources" to address the gap.

Motion to approve the resolution with the changes: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

Kim Burgess and Jim Iwanicki – Consideration of Resolution #R-2026-09 for Emergency Procurement of a Replacement Heating and Air Conditioning Unit for the Mary Gordon Ellis Building not to exceed $38,000.00 to include any applicable Sales Tax for a 10-Ton Commercial Unit.

Ms. Burgess and Mr. Iwanicki were present to review, address and discuss this request with council for the Consideration of Resolution #R-2026-09 for Emergency Procurement of a Replacement Heating and Air Conditioning Unit for the Mary Gordon Ellis Building not to exceed $38,000.00 to include any applicable Sales Tax for a 10-Ton Commercial Unit. Ms. Burgess noted that this was an emergency procurement situation. Mr. Iwanicki discussed the unit and the need for replacement. He noted that the existing unit (from 2014) is no longer functional, leaving the building without heat during the extreme cold weather.

Motion to approve the resolution with the changes: Councilman Arzillo
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

Adjourn into the Workshop:

Motion to adjourn the meeting and go into the workshop: Councilman VanGeison
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed. The Council moved into the workshop.

WORKSHOP:

Presentations:

Allen W. Thompson, CPA / Thomas, Price, Scott, Adams & Co, PA – Presentation of Fiscal Year ended 2025 Annual Comprehensive Financial Report (ACFR):

Mr. Alan Thompson of Thompson Price Scott & Adams presented the County's audit for the fiscal year ended June 30, 2025. He reported that the County received an unmodified and clean audit opinion, with no findings identified.

Mr. Thompson reviewed the financial highlights of the audit, including the General Fund's total fund balance and the available fund balance, which provides approximately four months of operating reserves. He also discussed the County's outstanding debt, noting that revenue bonds represent a significant portion of the total debt.

As part of the auditors' recommendations, Mr. Thompson advised strengthening internal controls over wire transfers by implementing dual authorization for approvals. He also recommended conducting a comprehensive review of lease agreements to ensure compliance with Governmental Accounting Standards Board (GASB) Statement No. 87.

Susan Waite, Jasper County Assessor – Reassessment Procedures:

Susan Waite, Assessor and Deanie Hall, Deputy Assessor provided an update on the mandatory five-year property reassessment. They noted that the Reassessment is required by state law every five years to equalize property values. Taxable value increases are generally capped over a five-year period, though additions and improvements are exempt from this cap. The Assessor's office noted 830 new parcels added since 2025, primarily in the City of Hardeeville.

They also noted that the current real property assessment was up 17.9% from the previous year. They noted that while the market was booming from 2021–2023, data from 2024 suggests values may be starting to plateau in certain high-growth communities in the County. Please see Attachment "A" for more information.

Lawrence E. Flynn, III / Pope Flynn Group – Fire Service Consolidation in Jasper County:

Lawrence Flynn presented a plan to consolidate several fire taxing districts into a single consolidated unincorporated area fire tax district. The move aims to bring fire service funding into constitutional compliance with Home Rule and simplify procurement and administration.

The impact to the situation was discussed. Municipal residents (Hardeeville and Ridgeland) would see a reduction in county millage (estimated 13 mills) because they provide their own fire services. Unincorporated residents would see a dedicated fire millage (estimated 25 mills based on current dollars) to fund rural fire service.

Staff recommended maintaining the USDA debt on the Cherry Point facility because its 1.11% interest rate is exceptionally low and it provides federal protection against curtailment of service territory during municipal annexations. Please see Attachment "B" for more information.

Kimberly Burgess – Fiscal Year 2027 Budget:

Ms. Burgess outlined the timeline for the **upcoming Fiscal Year 2027** budget cycle. She provided the key dates for the Council and staff:

- February: Departments must submit budgets to Finance.
- May 4: Presentation of the first draft of expenditures.
- June 1: First reading of the complete budget ordinance.
- June 30**:** Deadline for budget adoption.

For FY2027, Council would now review new personnel requests separately and upfront to ensure they are vetted before being embedded into departmental line items.

Greene Finney Cauley LLP – Agreed Upon Procedures Engagement:

George Kennedy of Green Finny Collie discussed the scope of a three-year financial review (FY2023–2025). He noted that this was a targeted review, not a forensic audit, focusing on internal controls, procurement card usage, airport financial matters, and grant compliance. He noted that the firm expected to begin on-site work in April 2026, with a completion goal of approximately three months.

Adjourn:

Motion to adjourn: Councilman Kemp
Second: Councilman VanGeison
Vote: Unanimous
The motion passed and the meeting adjourned.

Respectfully submitted:

____
Wanda H. Giles, Clerk to Council

____
W.J. Rowell III, Chairman

Attachment "A"

Reassessment

Guide to Jasper County Reassessment Program 2025

An important role of the Jasper County Assessor's Office is to establish fair market value for all real property in Jasper County, which helps to ensure that the property tax burden is shared fairly and equally. To this end, the Assessor's Office is responsible for conducting a countywide reassessment of all real property within its jurisdiction once every five years as prescribed by State law. In performance of its duties, the Assessor's Office has three main goals:

Key Services of the Assessor's Office

- Appraises and revalues all real property in Jasper County once every five years and the year following a property sale, non-exempt ownership transfer, or new construction.
- Keeps records for all real property in Jasper County to include descriptions, ownership, sales, and location data.
- Annually certifies the taxable appraised and assessed valuations to the Jasper County Auditor.

- We also provide
- Assistance with information and education to Jasper County real property owners.
- Provides public computer access to current assessment data, which is also available online at the County's website.
- Administers and provides information for 4% Primary Resident Special Assessment Ratio, Agricultural Use, Homeowners Association Special Valuation, Assessable Transfer of Interest, and Builder Unsold/Unoccupied Single Family Residential tax exemption applications.
- Handle roll-back taxes, manufactured home decals and moving permits, exemptions, follow up on building permits and c/o's (certificate of occupancy), and we work plats and deeds.
- Updates and maintains tax maps.

Transparency in government is essential for building public trust and is one of Jasper County's top priorities.
Information regarding Jasper County real property can be found online at www.jaspercountysc.gov

- The Jasper County Assessor's Office is conducting a state mandated countywide reassessment of all real properties located in Jasper County. The valuation date is 12/31/2025 however the implementation will be for 2026. Jasper County last conducted reassessment in 2020 and due to Covid, we had to request an extension to implement those values in 2022. The current reassessment program determines the fair market value of real properties as of the effective date of 12/31/2025.
- How is property reassessed? Mass appraisal process.
- The Assessor's office maintains a database of the physical characteristics of all properties located in the county. Licensed staff appraisers determine land values for each of the appraisal models based on analysis of vacant and improved property sales. Structural improvements to the land are valued using a market sales modified Marshall & Swift cost service. The valuations are tested for accuracy using actual market sales. After the reappraisal and testing, the results are submitted to the SC Department of Revenue for further statistical testing and state approval.
- The appraisal method used by the Assessor's office is mass appraising, which is valuing a group of like properties as of a given date, using standard methods and employing common data. The Assessor's office does not do individual parcel appraisals as a Fee Appraiser would.

Reassessment program

South Carolina Code of Laws 12-43-217(A)

- Notwithstanding any other provision of law, once every fifth year each county or the State shall appraise and equalize those properties under its jurisdiction. Property valuation must be complete at the end of December of the fourth year and the county or State shall notify every taxpayer of any change in value or classification if the change is one thousand dollars or more. In the fifth year, the county or State shall implement the program and assess all property on the newly appraised values.

REASSESSMENT 101

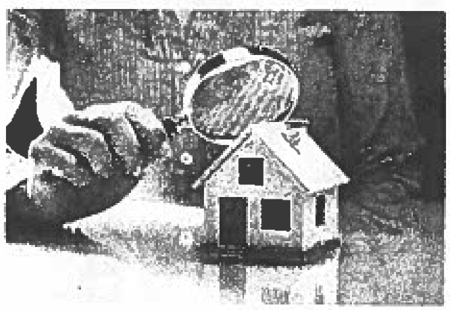
The South Carolina Code of Laws requires that once every five years all real property in every county within the State will be reappraised and adjusted to current fair market value as of December 31st of the year prior to implementing the reassessment. Only real property is appraised during a reassessment. Values of personal property, such as cars and boats are adjusted on an annual basis and kept current through the Jasper County Auditor's Office at the direction of the South Carolina Department of Revenue. The purpose of a reassessment is to equalize the valuations of all real property in a county. The five-year reassessment cycle in South Carolina is an appraisal freeze, only broken on a property sale or change to a property.

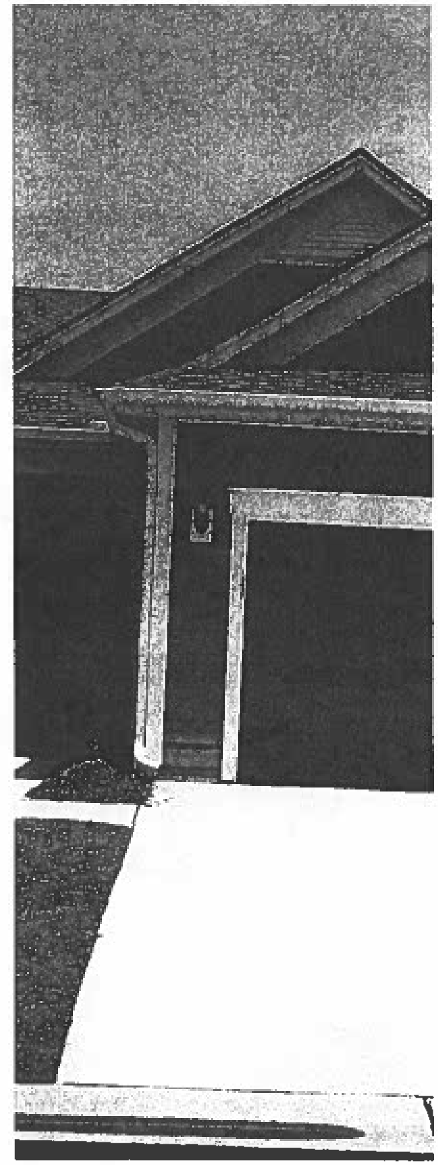
The fair market value of real property is constantly changing due to factors such as location, market demand, the age and physical condition of a neighborhood, and the state of the economy. As a result, non-uniformity in values occurs within tax jurisdictions whether or not property values increase or decrease. For example, comparable houses are now selling for more than at the time of Jasper County's last reassessment in 2022 when market value was determined as of the end of December 2020. The reassessment process ensures that all houses which have similar characteristics are valued consistently; the property values are equalized allowing property tax to be redistributed on a more equitable basis.

It is import to know that there is limits in a reassessment year, according to the South Carolina Code of Laws, Section 12-37-3140(B): the SC Code of Laws limits reassessment taxable increases in value to 15% within a five (5) year period. However, under section 12-37-3130(1) additions and improvements are exempt from the 15% cap and will be added at current market value.

The Assessor's Office maintains a database of the physical characteristics for approximately 32,000 properties within Jasper County. The data includes information such as heated square footage, garages, decks, pools, type and quality of construction, land area, water features, and several other attributes required for the mass appraisal process. Properties are then grouped into appraisal models based on similar market characteristics.

Licensed staff appraisers determine land values for each of the appraisal models based on analysis of vacant and improved property sales. Structural improvements to the land are valued using a market sales modified Marshall & Swift cost service. The valuations produced for each appraisal model are tested for accuracy using actual market sales. After testing, the result of the mass appraisal model for Jasper County is then submitted to the SC Department of Revenue for further statistical testing and State Approval. The Jasper County Assessor is then notified of the approval and program implementation to the taxpayer.





Property tax

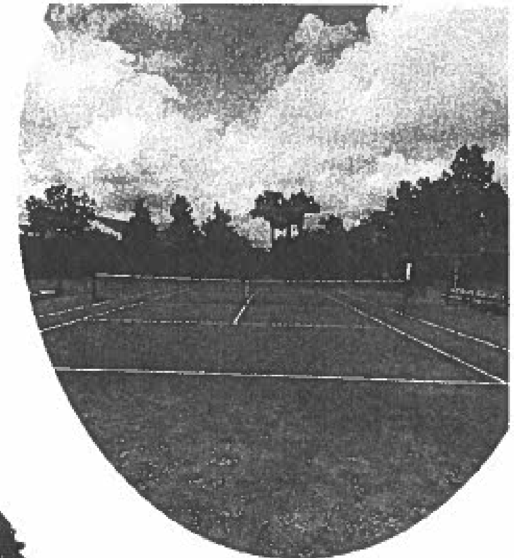
- Real property is appraised and taxed at 100% of fair market value or at the taxable capped value. In South Carolina, property tax is the primary source of revenue for local government entities. Many people believe that the County keeps all property taxes, since the County issues tax bills and collects payments; however, this is not true. To streamline the tax billing and collecting process, most taxing entities such as the school district, municipalities and fire districts, choose to let the County bill and collect taxes. Once the taxes are collected, the county disperses the money to the respective taxing entities. By simplifying the process this way, property owners receive only one property tax bill a year instead of several. All property tax owners pay a fair share of property taxes based on the taxable value of property they own. The County and other taxing entities utilize property tax revenue to provide important services that help to sustain the quality of life in Jasper County. All property tax owners pay a fair share of property taxes based on the taxable value of property they own. The County and other taxing entities utilize property tax revenue to provide important services that help to sustain the quality of life in Jasper County.

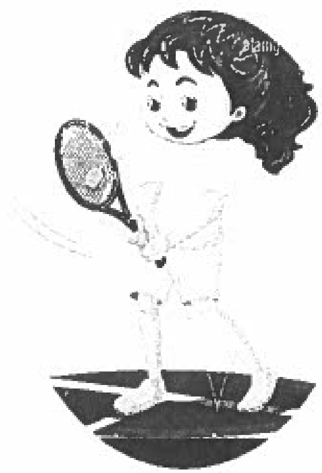
Majority of new growth

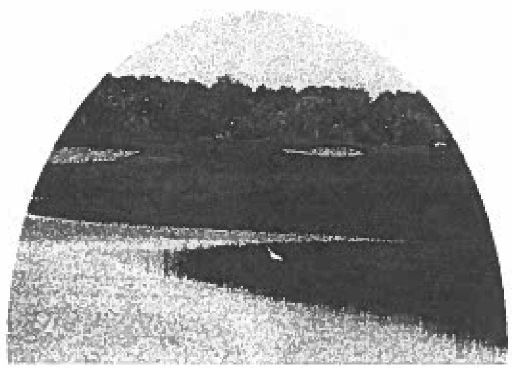
- The majority of new growth for the county is in the Hardeeville area, in what is considered planned unit developments. Some of the names of the developments is Del Webb, Margaritaville, Riverton Pointe, Abby Glenn, Twin Ponds, Hearthstone and Hilton Head Lakes.
- New growth is mostly single family homes that are used as primary residences.
- The tax rate for primary residence is 4% and these parcels do not pay school operations. They can also apply for additional exemptions such as homestead for over 65 years of age or on disability.

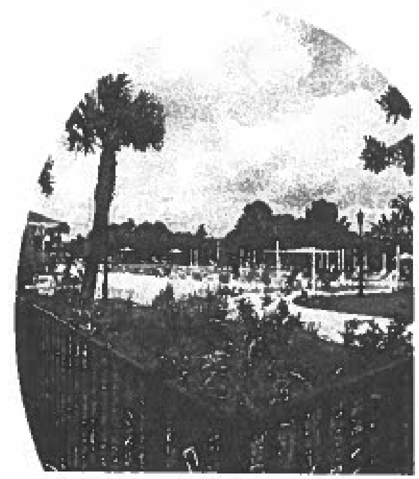
Retirement community

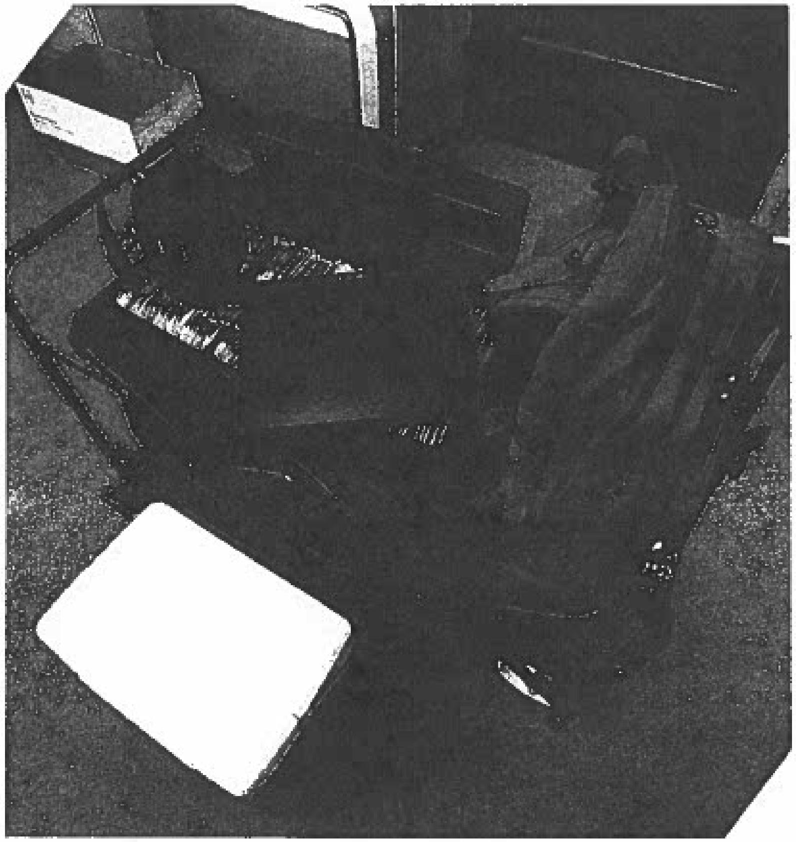
- Socially active seniors tend to live longer, enjoy stronger immune systems, and have a lower risk of dementia. In a retirement community, it's easy to find and connect with people who share your interests. You'll have a built-in neighborhood and lots of opportunities for conversations and social activities.





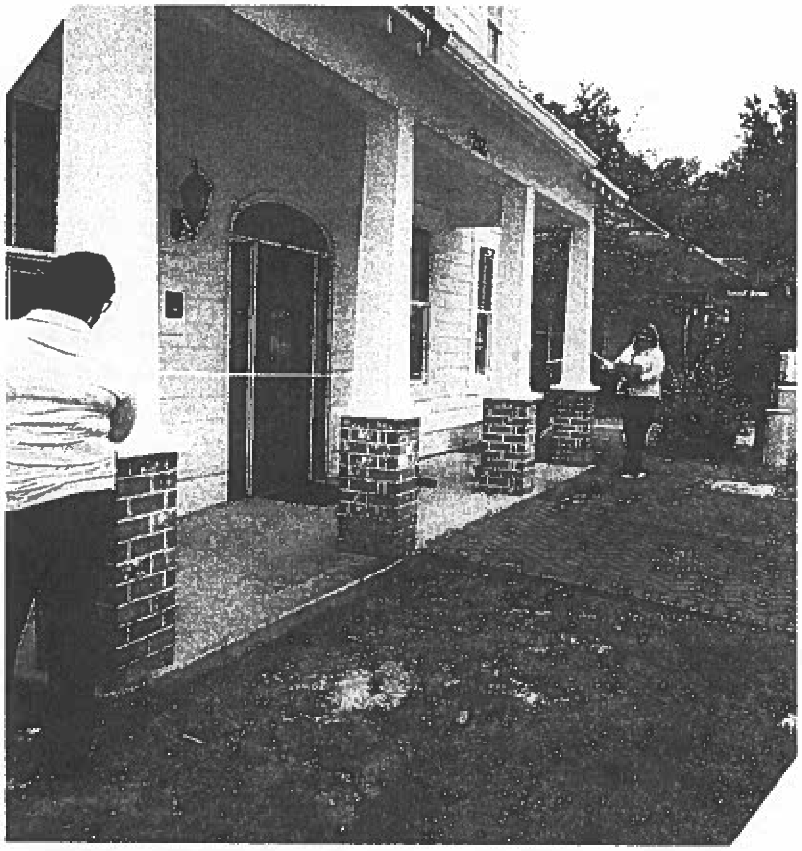






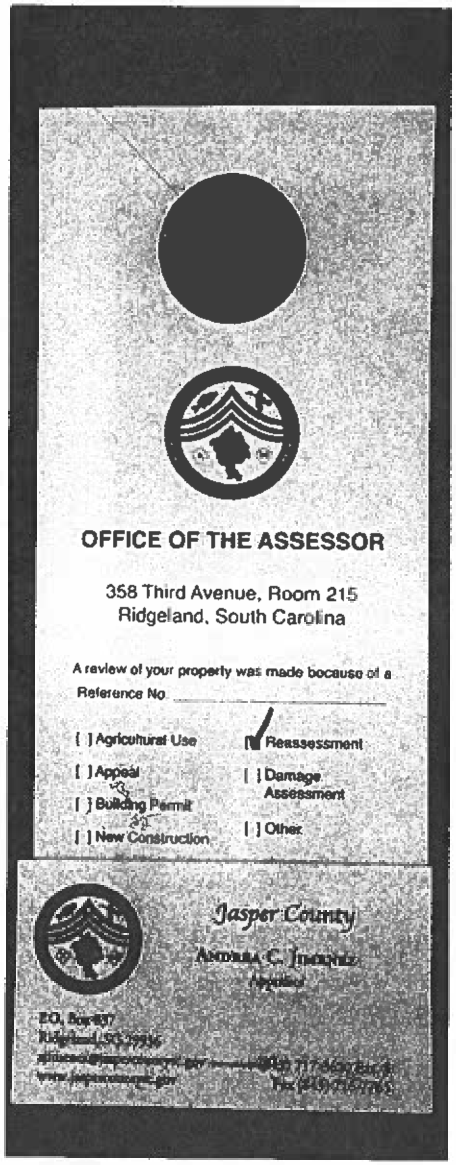
Essential work items in the field

- Includes:
- Property cards
- Camera
- Tablet with map
- Note paper
- Measuring tapes
- Door hangers



Appraisers measuring property

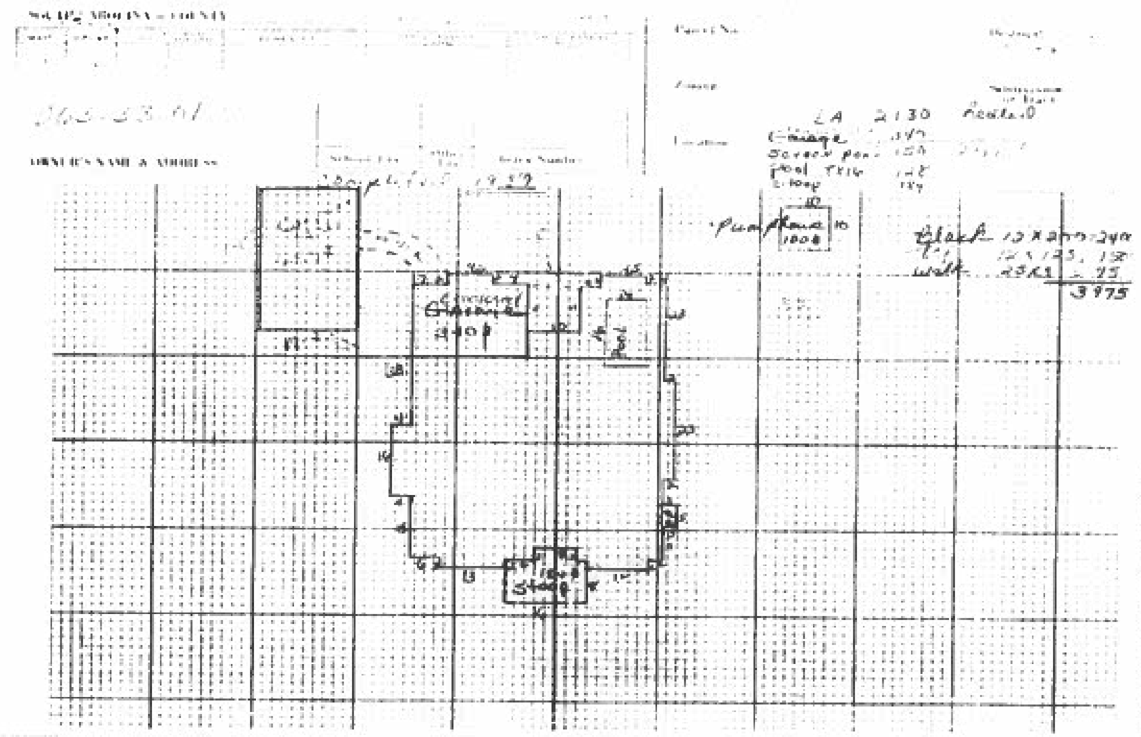
- Appraisers measuring home
- Measurements' take place on new construction or when changes occur such as additions



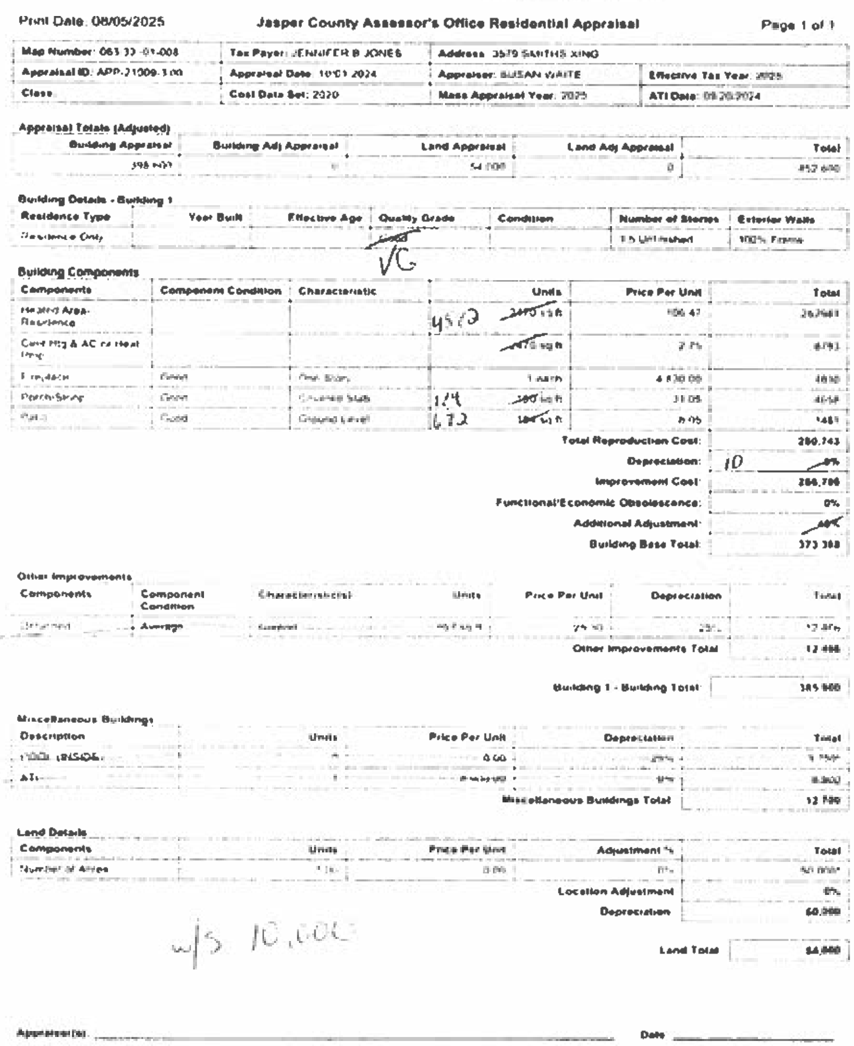
- To use when homeowner/tenant is not at home

Door hanger

Drawing prior to reassessment
this was taken in the field to compare the past to
what is currently on the ground



- Field
- Inspection



Print Date: 08/05/2025 — Jasper County Assessor's Office Residential Appraisal — Page 1 of 1

Map Number: 063 33 -01-008	Tax Payer: JENNIFER B JONES	Address: 3579 SMITHS XING	
Appraisal ID: APP-21009-3.00	Appraisal Date: 10/01 2024	Appraiser: SUSAN WAITE	Effective Tax Year: 2025
Class:	Cost Data Set: 2020	Mass Appraisal Year: 2025	ATI Date: 08/20/2024

Appraisal Totals (Adjusted)

Building Appraisal	Building Adj Appraisal	Land Appraisal	Land Adj Appraisal	Total
398 [illegible]	0	54 000	0	452 [illegible]

Building Details - Building 1

Residence Type	Year Built	Effective Age	Quality Grade	Condition	Number of Stories	Exterior Walls
Residence Only			~~Good~~ VG		1.5 Unfinished	100% Frame

Building Components

Components	Component Condition	Characteristic	Units	Price Per Unit	Total
Heated Area-Residence			4523 ~~2470~~ sq ft	106.47	26[illegible]
Cent Htg & AC or Heat Pmp			~~2470~~ sq ft	2.75	[illegible]
Fireplace	Good	One Story	1 each	4 830.00	4830
Porch/Stoop	Good	Covered Slab	124 ~~180~~ sq ft	31.05	[illegible]
Patio	Good	Ground Level	672 ~~184~~ sq ft	[illegible]	[illegible]

Total Reproduction Cost: 280,743
Depreciation: 10 ~~0%~~
Improvement Cost: 280,700
Functional/Economic Obsolescence: 0%
Additional Adjustment: ~~40%~~
Building Base Total: 373 388

Other Improvements

Components	Component Condition	Characteristics(s)	Units	Price Per Unit	Depreciation	Total
[illegible]	Average	[illegible]	[illegible]	[illegible]	25%	[illegible]

Other Improvements Total: 12 488

Building 1 - Building Total: 385 900

Miscellaneous Buildings

Description	Units	Price Per Unit	Depreciation	Total
POOL INSIDE	[illegible]	0.00	[illegible]	[illegible]
ATI	1	[illegible]	0%	8,800

Miscellaneous Buildings Total: 12 700

Land Details

Components	Units	Price Per Unit	Adjustment %	Total
Number of Acres	[illegible]	[illegible]	0%	[illegible]

Location Adjustment: 0%
Depreciation: 60,000

w/s 10,000

Land Total: 54,000

Appraiser(s): ____________ Date: ____________

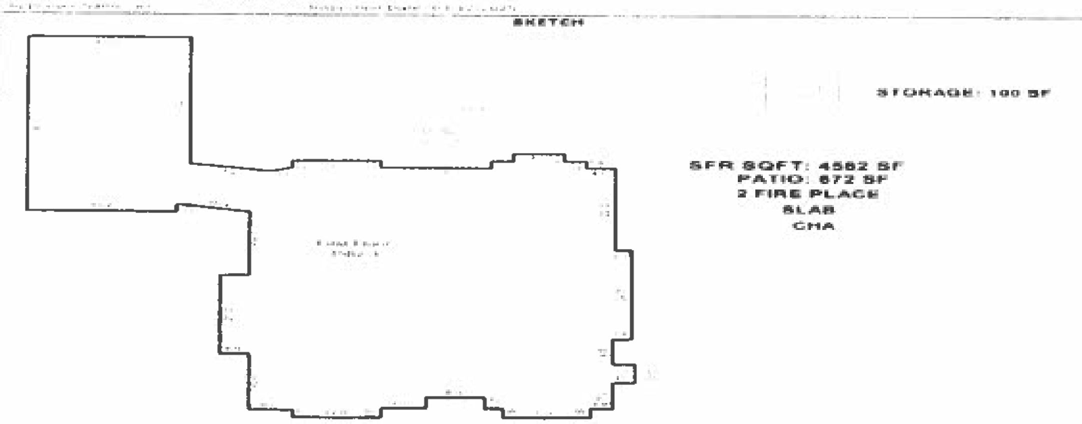
Notes mac

Renovations to same property

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	First Floor	1.0	4582.1	406.9	4582.1
OTH	Storage	1.0	100.0	40.0	100.0
P/P	Patio	1.0	672.1	153.6	672.1
	Net BLDG Area				4,582

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

TAX YEAR 2025 Jasper County Assessor's Office **APPRAISAL & ASSESSMENT NOTICE**

CLASSIFICATION	LOTS/ACRES	TAXABLE VALUE	X	RATIO	=	ASSESSMENT
OWNER OCCUPIED RESIDENTIAL			X		=	
OTHER PROPERTY	1.00	715,000	X	6%	=	42,900
MARKET VALUE – AGRICULTURE			X		=	
USE VALUE – AGRICULTURE			X		=	
		TOTAL ASSESSMENT				42,900

TAX MAP NUMBER
063-33 -01-008
CURRENT MARKET APPRAISAL
715,000
CURRENT TAXABLE APPRAISAL
715,000

OWNER AS OF 12/31 (REQUIRED BY LAW)

JONES JENNIFER B & HUGH L JR JTWROS
3579 SMITHS XING
RIDGELAND SC 29936

Jasper County Assessor's Office
358 Third Avenue, Room 215
PO Box 837
Ridgeland SC 29936

Phone 843-717-3620
Fax 843-726-7765

PROPERTY LOCATION – SUBDIVISION – LEGAL DESCRIPTION

HWY-29 3579 SMITHS CROSSING
Deed BK-1162 PG-250 Plat BK-20 PG-230
3579 SMITHS XING

TAX DISTRICT
02
DATE OF NOTICE
07/01/2025

THIS IS A NOTICE OF CLASSIFICATION APPRAISAL, AND ASSESSMENT OF REAL ESTATE

Section 12-34-220 of the 1976 Code of Laws as amended provides for the classification and uniform assessment ratios of property The property described herein has been appraised and assessed at the appropriate assessment ratio by the assessor.

IF YOU DISAGREE WITH THE APPRAISAL AND ASSESSMENT, YOU MUST FILE WRITTEN OBJECTION WITH THE ASSESSOR WITHIN 90 DAYS OR BEFORE 09/29/2025

IMPORTANT INFORMATION PLEASE READ

IF YOU WANT TO APPEAL THE ASSESSMENT ON YOUR PROPERTY

If you disagree with the assessor's appraisal of your property and wish to appeal, state law provides the following procedure in Sections 12-60-2510 thru 2560 of the 1976 Code of Laws, as amended.

1. Within 90 days of the date of the assessment, you must file written objection with the assessor.

4. After the field review has been completed, the assessor will notify you in writing of the findings. If you still disagree with the assessment, you

Appeal Process
Appeals per South Carolina Code of Laws Section 12-60-2510 as amended

In years when there is a notice of property tax assessment, the property taxpayer, within ninety (90) days after the assessor mails the property tax assessment notice (date on notice), must give the assessor written notice of objection to one or more of the following: the fair market value, the special use value, the assessment ratio, and the property tax assessment.

In years when there is no notice of property tax assessment, the property taxpayer may appeal the fair market value, the special use value, the assessment ratio, and the property tax assessment of a parcel of property at any time. The appeal must be submitted in writing to the assessor. An appeal submitted before the first penalty date (January 15th) applies for the property tax year for which that penalty would apply. An appeal submitted on or after the first penalty date of January 15th applies for the succeeding property tax year.

Appeal Process *continued* Appeals per South Carolina Code of Laws Section 12-60-2510 as amended

- Reassessment notices will be mailed to all property owners approximately 07/01/2026. These notices will contain information on appeal procedures if you disagree with the new value assigned to your property. Appeals will be based on the market value of the property as of December 31, 2025, and not the amount of taxes. Property owners wishing to file an appeal must do the following:
- File a written notice of appeal or objection to their value, within the ninety days of the assessment notice date, with the Jasper County Assessor's Office;
- State why you believe the new value is incorrect; and
- Provide supporting documents or facts that substantiate your appeal and support your opinion of the property value questioned.

•Upon receipt of the appeal, a staff appraiser will review all submitted information and look for any obvious errors in the record. If no data errors are found, the staff appraiser will review sales of comparable properties in your neighborhood to determine if your market value is reasonable and equitable compared with these sales. The staff appraiser may contact you by phone, email or mail to answer your questions and discuss the review findings. Should you disagree with the findings, you are entitled to an informal conference by phone or in person. A Jasper County staff member will schedule this conference with you.

•After this review, you will receive by mail a letter indicating whether there is a change or no change to your value. Should you disagree with the determination, you have thirty days from the date on this notice to protest in writing to the Assessor's Office. Your appeal will continue until resolved.

•State Law requires that penalties be imposed for all property tax bills unpaid as of January 15th. If your appeal is pending, you must still pay your bill in order to avoid these penalties. However, you may request in writing to pay a lower amount based upon 80% to 99% of the taxable value. This request must be received by the Assessor's Office on or before December 31st. Please note that penalties will be assessed for all payments made after January 15th.

Appeal Process *continued*
Appeals per South Carolina Code of Laws Section 12-60-2510 as amended

In 1995, the State legislature enacted a law specific to who may represent, or make a presentation, for a taxpayer in the administrative tax review process. The presentation includes preparation and filing of documents, correspondence, communication with local tax authorities, and representation at meetings, hearings, and conferences. Only the following persons can make a presentation on behalf of a taxpayer:

- Taxpayer
- A member of taxpayer's immediate family (providing no compensation is made)
- Taxpayers' full-time employee
- Partner of partnership
- Attorney
- Certified Public Accountant (CPA)
- An Internal Revenue Service enrolled agent (refer to the Internal Revenue Service)
- A real estate appraiser who is registered, licensed, or certified by the South Carolina Real Estate Appraiser's Board

Appeal Supporting Document Examples

- Appraisal by SC certified appraiser that must reflect market conditions as of December 31, 2020
- Closing statement or sales contract reflecting an "arms length transaction" on the open market.
- Recent comparable sales of similar properties in the same neighborhood or a comparable neighborhood
- Estimates for repairs showing structural issues or conditions that affect the market value of the house.
- Photos showing existing structural issues or conditions that a buyer may require a seller to repair prior to closing.
- Statement of construction costs or recent bills demonstrating value of new construction or additions.
-

Key Contacts

Location: Clementa C Pinckney Government Complex
358 Third Ave
Ridgeland, SC 29936

Mailing Address: Jasper County Assessors Office
PO Box 837
Ridgeland, SC 29936

Phone: (843) 717-3620

Email: swaite@jaspercountysc.gov
Website: www.jaspercountysc.gov

Key point

- State law, appraisal standards, and the South Carolina courts, require very specific criteria for a sale to be considered as a reliable indicator of market value. Two of the most important of these criteria are whether the sale occurred under duress (such as a forced sale) and whether the property had adequate market exposure. For example, a property that sells two weeks after it is listed may have sold quickly because it was underpriced. This may be an indication of a duress situation, requiring closer review by the Assessor's Office, to verify whether it was an "arm's length transaction".

Key point

- How to Calculate a Tax Estimate
- Step. 1: Calculate Base Tax
- Appraised Value x Assessment Ratio = Assessed Value
- Step 2: Calculate LOST Credit
- Assessed Value x LOST Millage = LOST Credit
- Step 3: Calculate Tax Amount
- Base Tax – LOST Credit = Tax Amount
- Assessment Ratio is either 4%, 6% or 10.5% depending on property classification
- Millage Rates – Tax Year 2026 – To be determined

- Residents of the City of Hardeeville must repeat steps 1 thru 3 to calculate municipality taxes levied as well.

appendix

- Frequently asked questions
- Definitions
- Reassessment notice example
- Tax bill example

Frequently Asked Questions

WHY IS CURRENT MARKET VALUE SO IMPORTANT? The market value of property will continue to change. Unfortunately, property values do not all change at the same rate; some increase or decrease at a faster rate due to location, desirability of the neighborhood or property, age and physical condition, etc. The key word in the reassessment program is accuracy. Taxes cannot be levied fairly unless the true value of each property is known. Correct assessments are not possible unless correct appraisals of property are made in light of present value, not what it was worth in past years. This is the most important function of a continuing assessment equalization system.

WILL MY TAXES INCREASE BECAUSE OF REASSESSMENT? Some property will notice a decrease in taxes, some will stay the same and some will pay more taxes. Reassessment is not created to raise taxes; it is intended to distribute the taxes collected more fairly among all property owners. Because there have been five years since the last reassessment – of which most of those values were based on sales from 2019 and 2020 – property values are likely to change. Because of the changes in values during reassessment, state law requires that local government reduce the millage rate (i.e. tax rate or levy) to what is called a "rollback millage."

Frequently Asked Questions *continued*

STATE LAW PROVIDES ROLLBACK MILLAGE Code of Laws of S.C. 12-37-251(E): "In the year of reassessment the millage rate for all real and personal property must not exceed the rollback millage, except that the rollback millage may be increased by the percentage increase in the consumer price index for the year immediately preceding the year of reassessment." Rollback millage is calculated by dividing the prior year property tax revenue by the adjusted total assessed value applicable in the year the values derived from a county wide equalization and reassessment program are implemented. The amount of assessed value must be adjusted by deducting assessments added for property or improvements not previously taxed for new construction and for renovation of existing structures.

APPRAISAL/ASSESSMENT SYSTEM WILL CONTINUE TO BE UPDATED. The countywide reassessment program is scheduled to be updated every five years. The 2025 values will remain as is (no changes) until the next general reappraisal unless:

•1. Construction activity has taken place on the property.

• 2. Property was carried as part of an acreage parcel the prior year and is now a lot.

• 3. Multiple Lot Ownership Discount: Owners of ten (10) or more lots may apply to the Assessor by May 1.

•4. Owners may have requested a review of the prior year's value to be effective for the current year.

•5. Changes by the Assessor as required by law (see SC Real Property Reform Act of 2006). To read this act in its entirety, you can refer to 12-37-(3110-3170) of the S.C. Code of Laws.

Frequently Asked Questions *continued*

What is the taxable market value of my property? The taxable market value (as per the market values of December 31, 2025) is determined by the Assessor's Office. It will be shown in the "Current Tax Year" table on the tax bill, there will also be a column marked "Market Value".

The assessment on my property is higher this year than last year. Why? The tax assessment does not change unless physical changes have been made or a county reassessment program is implemented.

- **Physical changes. If made any additions to your property or made other major improvements, your property value increased to reflect the changes completed through December 31, 2025. If your home was damaged, the value may have been reduced.**
- **Reassessment Program. Jasper County will implement a reassessment program next year (2026) in compliance with state law. The purpose of a reassessment program is to determine real property market values that are in line with current property characteristics and market conditions. Jasper County's previous reassessment program was 2020 and was implemented in 2022. Significant changes in property values had occurred that were not reflected in the property tax system. South Carolina's Constitution requires that property be taxed equitably. When similar properties in the same taxing district are taxed differently because conditions have changed over a long period of time, the system becomes unequal. South Carolina law requires counties to reassess every five years. Only real property is reassessed every five years. Values of personal property such as cars, boats and motorcycles are kept current through annual updates by the Department of Revenue.**

Frequently Asked Questions *continued*

How was the market value for my property determined? An employee from the County Assessor's office has visited and measured your home to determine square footage. The employee also notes other information, such as age, type of construction, type of heating and air conditioning, number of floors, and whether the structure has a garage, deck, swimming pool or other amenities.

The Assessor's Office then considers this information along with similar properties that have sold in the area, adjusting that sales information to fit your property. With all of this information, the Assessor's Office then determines the market value of the property.

Am I supposed to be told about changes in market value determined for my property? In a reassessment year, all property owners are mailed a reassessment notice. In a non-reassessment year the Assessor must mail a property assessment notice to all property owners whose real property's fair market value increases by $1,000 or more. Assessment notices must be sent to the person listed as property owner as of December 31 of the prior year.

The assessment notice includes the market value, the new assessment value, the assessment ratio, number of acres or lots, location of property, tax map number and the appeals procedure.

When a reassessment program is completed, the Assessor must mail the assessment notices by February 1 of the year the reassessment program will be implemented.

Frequently Asked Questions *continued*

If I disagree with the market value put on my property, can I do anything about it?
After receiving your real property assessment notice, if you disagree with the new value assigned, you have the right to appeal. A written appeal must be filed with the Assessor within 90 days of the date on the assessment notice. Don't wait until your tax bill arrives to appeal your new value; it's too late. If no assessment notice is received, the open appeal period is between January 1 and January 15th of the following year.

All appeals are reviewed according to market value. Appeals based on the tax bill amount cannot be considered as grounds for an assessment appeal.

If you appeal your property value and the appeal is not settled by December 31, you may request to be billed for at least 80% of the assessed value for the current year. You may request in writing that you be billed for more than 80% in order to avoid paying interest should your appeal not be successful. The tax must be paid by January 15.

Once the appeal is resolved, you may receive a refund or be expected to pay additional tax, depending on how the appeal is resolved. You must pay interest at the current prevailing rate on any outstanding taxes owed.

Manufacturing, utility, railroads, boats and motors, and business personal property are assessed by the Department of Revenue. Vehicles are assessed based on information provided by the SC Division of Motor Vehicles and the SC Department of Revenue. A state property tax is levied on private carlines and airlines based on the average statewide millage rate as determined by the SC Department of Revenue. All other property is assessed by the County Assessor.

Frequently Asked Questions *continued*

- Do I have to let the Appraiser into my home? Under state law, residential property owners are not required to invite the Assessor or their designated property appraisers into their home; however, the Assessor or their designated property appraiser is permitted by law to enter commercial buildings.
- How do I correct misspelled names on my tax notice? Refer to your deed. If the names are spelled incorrectly on the deed you must contact an attorney to record a corrective deed with the Jasper county Register of Deeds Office (843.717.3615).
- What should I do with the tax notice if I no longer own a property? If ownership transferred in the current year, forward the tax notice to the new owner or contact the closing attorney for advice. If ownership transferred after January1st, information for the new owner will be updated with the Assessor's files for the following tax year. If ownership transferred last year, contact the Assessor's Office.
- What is millage? The millage is the rate at which property taxes are levied on property. A mill is 1/1000 of a dollar. Property taxes are computed by multiplying the taxable value of the property by the number of mills levied. This is calculated by the Jasper County Finance Department.
- When will we know more about the likely impacts from reassessment? Tentative appraised and assessed value data to determine final numbers will be provided to the Finance Department approximately February 2026. This data will be used for creating budget forecasts. Individual property tax amount estimates will be available after millage rates are established in June 2026.
- How will I be advised of my newest reassessment? A notice of reassessment will be mailed to all Jasper County property owners on file with the Assessor's Office on or about February 2026.
- What is the difference between a reassessment notice and a property tax bill? A reassessment notice is issued by the Assessor's Office and is notification of the appraised market value, classification, and assessment of the property. Reassessment notices are mailed to all property owners the year the reassessment is implemented. In a non-reassessment year, notices are mailed to property owners when a change in value, classification or assessment occurs. Property tax bills are mailed annually by the Auditor's Office and reflect property tax amounts associated with a specific tax year. See the sample reassessment notice to follow on page 27.

Frequently Asked Questions *continued*

- **When will my tax bill be mailed? The Treasurers Office will mail tax bills in Late October/early November 2026. These bills are payable to the Jasper County Treasurer without penalty by the following January 15.**
- **If I do not receive my property tax bill, who do I contact? Contact the Jasper County Auditor's Office.**
- **What if I disagree with the value placed on my property? The reassessment notices will contain information on appeal procedures should you disagree with the value.**
- **What is appraised value? The appraised value (also known as the appraised "Market Value") is defined as the opinion of a qualified appraiser, based on knowledge, experience, and analysis of a property. A thorough property appraisal generally scrutinizes factors beneficial for the homeowner to understand. These factors include the current market value for the same type of home, in the same condition, and in the neighborhood of the homeowner's property.** Fluctuation in the real estate market and the demand for housing of **that property type as of the date of value (December 31, 2025) must be considered.**
- **What is the Definition of Market Value? Market value is the most probable price real estate should bring when offered for sale by a person who is willing, but not obligated to sell it, and is bought by a person who is willing to purchase it but is not forced to do so. What is Taxable, or Capped value? Market value may be "capped" at the time of reassessment. The taxable (capped) value is the lower of the market value or a maximum increase of 15% to the previous market value, if applicable.**
- **What at some of the classifications of a property?**
- **Owner occupied 4%**
- **Other property 6%**
- **Use Value Agricultural 4% or 6%**

Definitions

- Ad Valorem Tax Ad valorem tax is a property tax based on the assessed value of the property, which is not necessarily equivalent to its market value. Ad valorem tax is used for real estate and real property taxes that are imposed by counties and cities are the most common type of ad valorem taxes.
- Appraised Value Also known as "market value", Appraised Value is the most probable price that the property would sell for in an open market between a willing buyer and seller on the valuation date. The valuation date for the 2020 reassessment is December 31, 2025. Assessed Value The dollar value assigned to a property for purposes of measuring applicable taxes.
- Assessed Value equals an appraisal or fair market value of real or personal property multiplied by the appropriate corresponding ratio. Assessed Value multiplied by the millage rate equals the amount of property tax due. Special assessments are added to this amount.
- Arm's Length Transaction are transactions in which the buyers and sellers of a product act independently and have no relationship to each other. The concept of an arm's length transaction is to ensure that both parties in the deal are acting in their own self interest and are not subject to any pressure or duress from the other party.

Definitions

- Assessable Transfer of Interest. An assessable transfer of interest is a transfer of an existing interest in real property that subjects the property to appraisal. The date of the appraisal is December 31st of the year of transfer and represents the fair market value for property tax purposes following December 31st. Examples include conveyance by deed, by land contract, distribution from a trust, or under a will.
- Millage. Millage is the amount per $1,000 that is used to calculate taxes on property, where the expressed millage rate is multiplied by the total assessed value of the property to arrive at the property taxes due. One mill equals 1/1000 of a dollar or 1/10 of a cent. For example, if the tax rate is 339 mills, multiply 0. 339 by the assessed value to determine the amount of property tax due.
- Mill Levy. A mill levy is the tax rate used by local governments and other jurisdictions to raise revenue to cover annual expenses. The mill levy is calculated by determining how much revenue each taxing jurisdiction needs for the upcoming year, then dividing that projection by the total assessed value of the property within the area.

Definitions

- **Real Estate** Property that is attached directly to land, as well as the land itself. Real property includes buildings and other structures, rights and interests, and whatever is beneath the surface of the land, like minerals, natural gas, and oil. Real property can be either rental or residential.
- Sales Comparison Approach. Each year the Assessor's Office analyzes all sales of property in the County. State law provides guidelines of sales to be used for assessment purposes. Only good sales, or arm's length transactions, are used in determining estimated market value.

Attachment "B"

POPE FLYNN
GROUP

Fire Service Consolidation

January 26, 2026

POPE FLYNN GROUP

Options for Fire Service in SC

1. Municipal/City Fire Service
2. County Fire Service
   - Special Districts under Sections 4-9-30, or 4-19-10 et seq.
   - Post Home Rule (1973) authority to serve
3. Non-Profit Departments

Counties

- Counties may create: (i) county-wide (unincorporated) fire districts under §4-9-30(5)(a)(iii); (ii) smaller petition/freeholder fire districts under §4-9-30(5)(a)(i) & (ii); or (iii) fire service areas under §4-19-10 *et seq.*

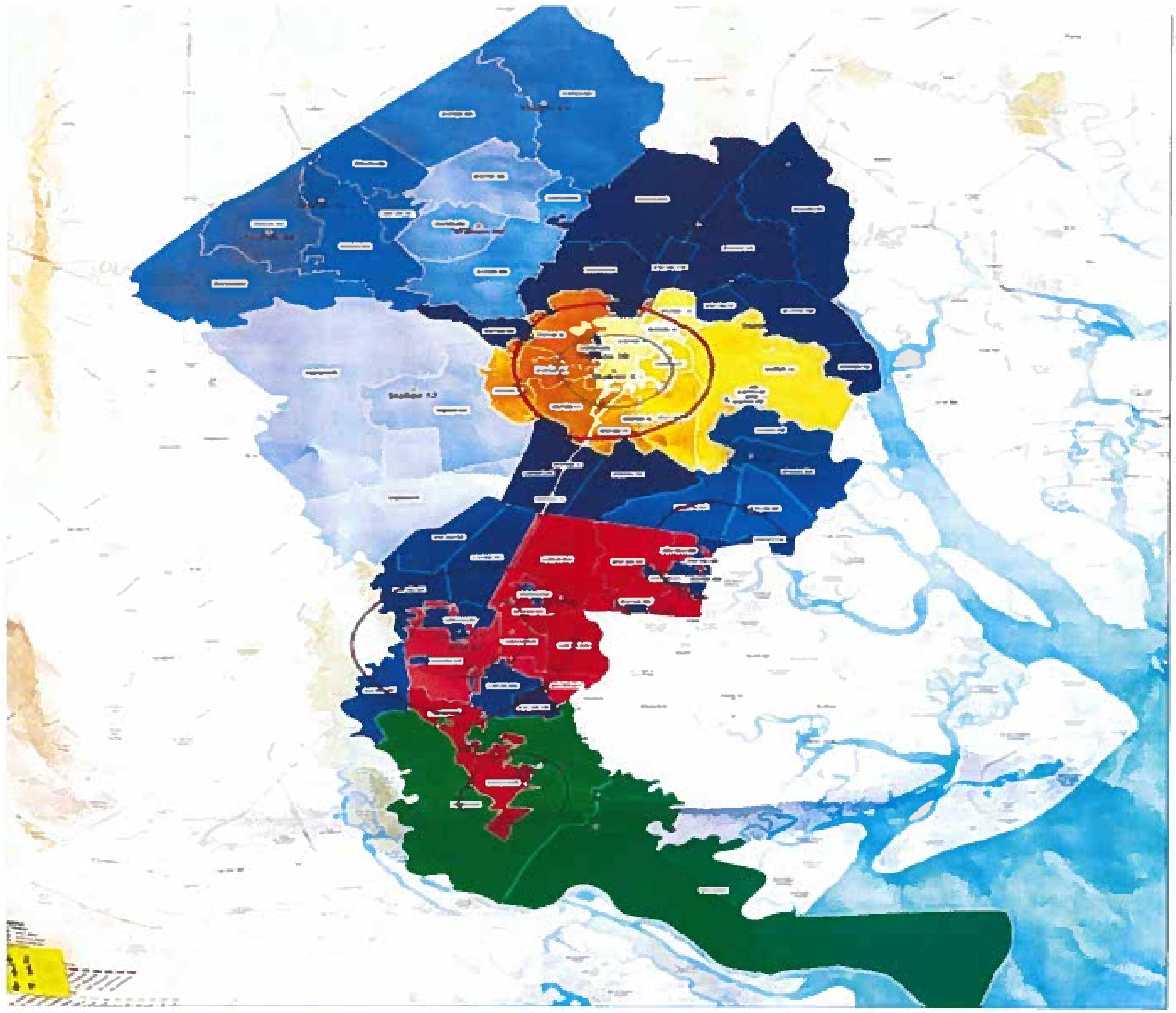
- They are excluded from providing fire service in areas where fire protection is then being furnished by some other political subdivision.

- Service boundaries are set by the county.

- Counties may by agreement serve areas where fire protection service is furnished by another political subdivision.

POPE FLYNN GROUP

Service in Jasper County



POPE FLYNN GROUP

Service in Jasper County

Current Fire Providers/Districts

- Town of Ridgeland
- Ridgeland Vicinity FSA (County-created)
- City of Hardeeville
- Hardeeville Vicinity FSA(County-created)
- Cherry Point FSA (County-created, levies separate millage)
- Levy FSA (County-created, recently consolidated with former non-profit department)
- Rural Jasper County FSA (County-created, d/b/a Jasper County Fire-Rescue)

POPE FLYNN GROUP

County Service Considerations

1. County service/consolidation
   - Procurement/Budgeting/Asset Ownership/Audit
   - Municipal Service and Extraterritorial Service

2. Volunteers v. Paid Staff

3. Taxes v. Fees
   - Consolidate Millage Levy

4. Special Districts exempt from debt limit. See Article X, Section 12 of S.C. Constitution
   - Outstanding Debt – See Cherry Point (1926(B)); Recent Discussion with USDA about assignment
   - Consolidated Debt Issuance

5. Contract Renewal – Leverage to be compliant tied to funding (Creation/Termination of FSAs)

6. Governance
   - Only Levy FPD has an independent Board. All others are administrative

Consolidating/Terminating All Existing FSAs

<u>Considerations – Controlled by County (See Title 4, Chapters 9 or 19)</u>

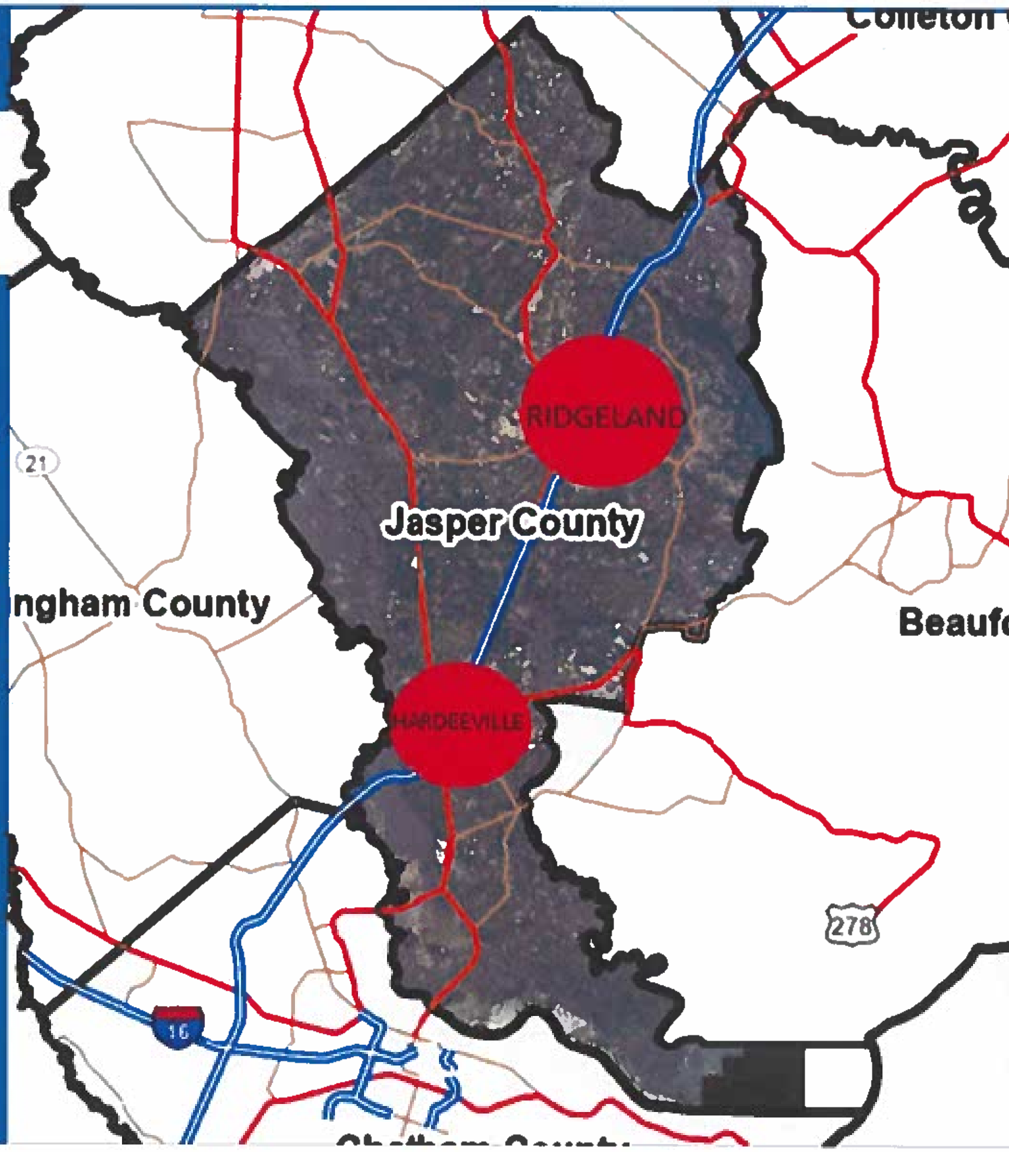
1. Type of entity is important
2. Outstanding Debt – Refunding/New Money
3. New tax millage or fees?
4. Growth/ISO Rating
5. Appointed by County or Admin. Division of the County
6. Transition of employees/assets
7. Title of property (real and personal)
8. Timing (i.e. budget)
9. Retention/Recruitment

Contracting with a City

Considerations

1. Payment for Service (allocation of collections)
2. Separate City District ("Donut") v. Service Area contract with County-wide Fire District
3. Paying for Capital/Bonds
4. Term of Agreement/Renewal
5. Governance, EMS, Site Responsibilities
6. Full Consolidation to Create County-wide Fire Service

Consolidation



Taxes

Type of Millage	Millage Levy	Estimated Collections*
Operating Millage	145	$46.038mm
Debt Millage	5.0	1.588mm
Total Millage/*** **	150	$47.625mm

* Value of 1 Mill (Full-county) is currently estimated at $317,500

** Cherry Point FPD levies 31 additional mills (2023 Bond (Marsh Cover FS) @ 1.11%, Payment = $75,693/yr on April 13 through 2053)

*** Total Emergency Services budget is $13.5mm

Taxes

Type of Millage	FY 2026 Millage	FY 2027 Millage*
County Operating Millage	145	$\xrightarrow{-13}$ 132
Cherry Point Operating Millage**	31	$\xrightarrow{-31}$ 0
Debt Millage	5	5
Consolidated Fire Millage***/****	0	$\xrightarrow{12}$ 25
Total Operating Millage	150/181	13 $\xrightarrow{12}$ 162

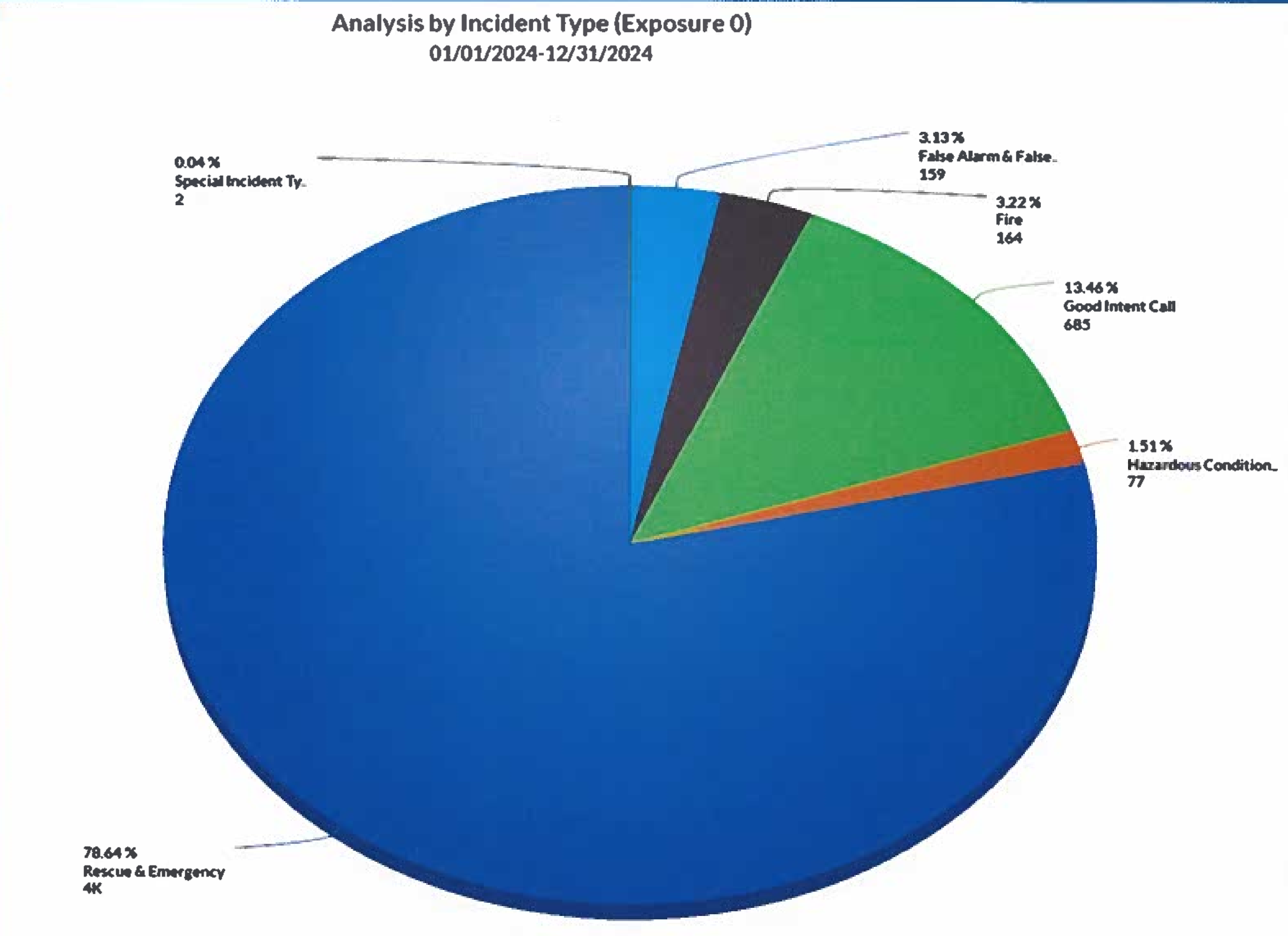
* Reduces millage burden on cities, Hardeeville/Ridgeland, by 13 mills

** Only payable within Cherry Point FPD; goes away upon consolidation, resulting in net 19 mill reduction for former Cherry Point taxpayers

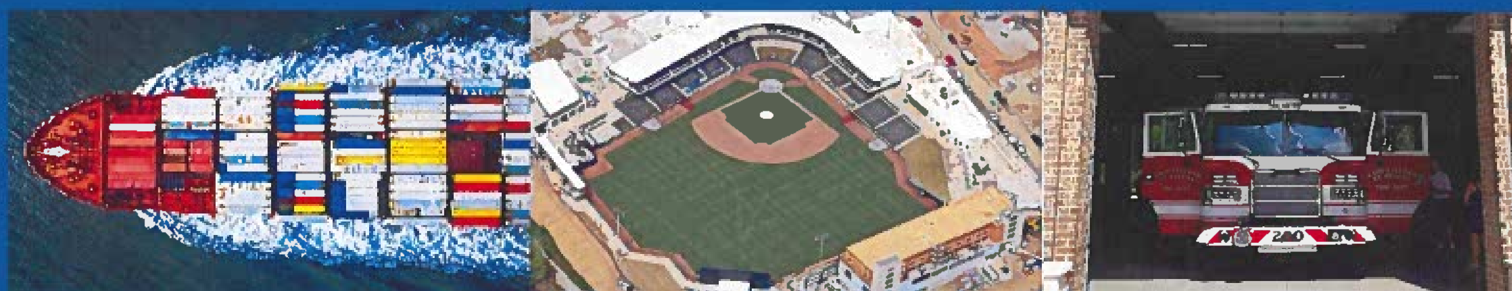
*** Taxes in Unincorporated Areas of Jasper County Increase by 12 mills

**** One Mill estimated to collect $133k (excludes Hardeeville and Ridgeland, but includes Cherry Point), so 25 mills will generate $3.325mm (24.6%) for unincorporated area fire service

Allocation


Analysis by Incident Type (Exposure 0)
01/01/2024-12/31/2024
0.04 %
Special Incident Ty...
2
3.13 %
False Alarm & False...
159
3.22 %
Fire
164
13.46 %
Good Intent Call
685
1.51 %
Hazardous Condition...
77
78.64 %
Rescue & Emergency
4K

Questions?



Lawrence Flynn
lflynn@popeflynn.com
(803) 354-4902

JASPER COUNTY COUNCIL

COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936
Monday, February 2, 2026

AGENDA

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

Staff Present: County Administrator Andrew Fulghum, Interim County Attorney Lawrence Flynn, Clerk to Council Wanda Giles, Kimberly Burgess, Eric Larson, Jim Iwanicki, Chief Russell Wells, Susan Waite, and Videographer Jonathan Dunham.

1. Call to Order of the Jasper County Council Meeting by Chairman Rowell

Chairman Rowell called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *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.*

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of review, discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA. Closed captions are also available for all of our County Council videos.

2. Pledge of Allegiance and Invocation:

The Pledge to the Flag was led by the Chairman and the Invocation was given by Chairman Rowell.

3. Approval of the Agenda:

The request was made to remove Item # 10C until the 02.17.2026 meeting.

Motion to approve the agenda with the removal Item # 10C until the 02.17.2026 meeting: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

4. Approval of the Consent Agenda:

Approval of the Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless a Councilmember requests it. 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 Ceccarelli
Second: Councilman VanGeison
Vote: Unanimous
The motion passed.

CONSENT AGENDA ITEMS:

A) Approval of the Minutes of 08.25.2025

This is the end of the Consent Agenda Items.

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5. 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:

(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 – (1) Jasper County Animal Shelter; (2) Fee simple sale, 5 Acres of Real Estate Owned by Jasper County located in the Cypress Ridge Business Park to PLC Development

Motion to go into executive session: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

Motion to come out of Executive Session: Councilman Kemp
Second: Councilman Arzillo
Vote: Unanimous
The motion passed.

Any Executive Session Matter on Which Discussion Has Not Been Completed May Have Discussion Suspended for the Purpose 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.
Note: Please Be Advised, There May Be Votes Based on Items from the Executive Session.

Return to Open Session:

Motion to return to open session: Councilman Kemp

Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

5A. Council Action to be taken on items as discussed in Executive Session: There was no action to be taken. Council took a 5 minute recess before moving forward in the meeting.

Note: Council may act on any item appearing on the agenda, including items discussed in executive session.

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6. PRESENTATIONS:

A) Kendall Malphrus, Executive Director – Presentation by Chamber of Commerce - Annual Update.

Ms. Kendall Malphrus, Executive Director, was present to provide the County Council with the Chamber of Jasper County Chamber of Commerce's annual update. She reviewed the Chamber's impact, noting that it serves approximately 250 members and receives more than 3,000 website engagements each month. She also highlighted the Chamber's marketing efforts, including billboard advertising along Interstate 95 and U.S. Highway 17, as well as print advertising in *USA Today*. Ms. M. presented and reviewed a presentation with the Council for this agenda item (Attachment "A").

B) Blakely Williams, Dominion Energy – Presentation of License Tax Credit Grant to Southern Carolina Alliance and Jasper County for $75,000 for the construction of the new entrance road at the Sherwood Advanced Manufacturing Park.

Mr. Blakeley Williams of Dominion Energy was present to present a $75,000 grant to the Southern Carolina Regional Development Alliance to offset costs for new entrance roads at Sherwood Advanced Manufacturing Park.

C) Earl Cooler – Jasper County SC250 Presentation.

Mr. Cooler was present to review and present this agenda item to the County Council. He read the information included in (Attachment "B") and asked Ms. Wagner to display the SC250 Committee website for the Council. Ms. Wagner highlighted several features of the website that are available to the public.

Mr. Cooler also discussed plans for the 250th anniversary of the Declaration of Independence in 2026. He emphasized Jasper County's significant role in the Revolutionary War and encouraged community members to volunteer for upcoming trolley tours and the production of a documentary film.

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7. PROCLAMATIONS:

Andrew Fulghum – A Proclamation Proclaiming the first Friday and Saturday of May, starting in 2026, as "British Invasion Days" in commemoration and celebration of Jasper County's role in the American Revolution.

Mr. Fulghum was present to review and read the proclamation proclaiming the first Friday and Saturday of May, starting in 2026, as "British Invasion Days" in commemoration and celebration of Jasper County's role in the American Revolution. The proclamation was presented to Mr. Smittie Cooler.

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8. CITIZEN COMMENTS:

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 6:00 PM start time on the Sign-In Sheet on the Podium), to address the Council on matters pertaining to County Services and Operations. Presentations will be limited to <u>three (3) minutes per person,</u> and total public input will be limited to <u>30 minutes</u>.

John Holloway was present to speak of his concerns for the rezoning request of 052-00-03-012.
Bill Resole was present to speak on his candidacy, but it was explained to him that this was not a forum for that information.
Adam Bishop was present to speak of his concerns on the sand mine and his opposition to that.
Nancy Workhorst was present to speak on the rezoning request and her concerns.
Donna McKeever was request to speak on the rezoning request of 052-00-03-012.
Grant McClure of the Coastal Conservation League discussed his thoughts on this item.
Hunter Smile spoke on behalf of Rene Tuten and noted she was opposed to this rezoning request.
Hugh Murray was present to speak on this rezoning request and noted that he was opposed to this project.

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9. RESOLUTIONS

A) Andrew Fulghum – Consideration of Resolution #R-2026-10 A Resolution of Jasper County Council to Approve and Adopt an Assessment Collection and Disbursement Agreement Among the Jasper County, Jasper County Treasurer, Jasper County Auditor, and the City of Hardeeville (Hilton Head Lakes West Improvement District); and Other Matters Related Thereto. *(This item was previously numbered R-2025-71 and was removed from the 12.15.2025 Agenda. This resolution number now replaces that for 2026)*

Mr. Fulghum was present to review and address the consideration of Resolution #R-2026-10 A Resolution of Jasper County Council to Approve and Adopt an Assessment Collection and Disbursement Agreement Among the Jasper County, Jasper County Treasurer, Jasper County Auditor, and the City of Hardeeville (Hilton Head Lakes West Improvement District).

Motion to approve: Councilman Kemp
Second: Councilman VanGeison
Vote: Unanimous
The motion passed.

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10. PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

A) Lisa Wagner - Consideration of the 2nd Reading of Ordinance #O-2026-03 Approving a Development Agreement by and between JH Hiers Construction, LLC., Hiers Pine Level, LLC. and Jasper County, Regarding Real Property Known as TMP # 052-00-03- 012, Consisting of Approximately 264.53 Acres, 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. *(*Pine Level DA*) – (Public hearing and 1st reading 12.15.2025; Public Hearing and 2nd Reading Tabled on 01.05.2026*) Link to these documents: Heirs DA

Ms. Wagner was present to review, address and discuss the consideration of the 2nd Reading of Ordinance #O-2026-03 Approving a Development Agreement by and between JH Hiers Construction, LLC., Hiers Pine Level, LLC. and Jasper County, Regarding Real Property Known as TMP # 052-00-03- 012, Consisting of Approximately 264.53 Acres, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper County.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: 4 yes votes and 1 no vote from Councilman Ceccarelli
The motion passed.

B) Lisa Wagner – Consideration of 2nd Reading of an Ordinance #O-2025-23 to amend the Official Zoning Map of Jasper County so as to transfer a property consisting of approximately 264.53 acres and bearing Jasper County Tax Map Number 052-00-03-012, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map; And Other Matters Relating Thereto *(1st Reading July 21, 2025 and Public Hearing August 18, 2025 2nd Reading tabled; 2nd Reading 01.05.2025 Tabled)*

Ms. Wagner was present to review, address and discuss the consideration of 2nd Reading of an Ordinance #O-2025-23 to amend the Official Zoning Map of Jasper County so as to transfer a property consisting of approximately 264.53 acres and bearing Jasper County Tax Map Number 052-00-03-012, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map.

Motion to approve: Councilman VanGeison
Second: Councilman Arzillo
Vote: 4 yes votes and 1 no vote from Councilman Ceccarelli
The motion passed.

C) Eric Larson – Consideration of the 1st Reading of an Ordinance establishing the Jasper County Greenbelt Program as mandated in the 2024 Referendum on Transportation Sales and Use Tax within Jasper County. (This item was removed from the agenda at the time of the approval of the agenda).

D) Eric Larson – Consideration of the 1st Reading of an Ordinance to Authorize Jasper County to Convey, through a Fee Simple Sale, 5 Acres of Real Estate owned by Jasper County located in the Cypress Ridge Business Park to PLC Development.

Mr. Larson was present to review, address and discuss the consideration of the 1st Reading of an Ordinance to Authorize Jasper County to Convey, through a Fee Simple Sale, 5 Acres of Real Estate owned by Jasper County located in the Cypress Ridge Business Park to PLC Development.

Motion to approve: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

E) Eric Larson – Consideration of the 1st Reading of an Ordinance to Authorize Jasper County to Convey, through a Donation, Real Estate Owned by Jasper County located at 2547 Argent Blvd., Hardeeville to Beaufort Jasper Housing Trust, Inc. *(This item was removed from the 01.20.2026 agenda)*

Mr. Larson was present to review, address and discuss the consideration of the 1st Reading of an Ordinance to Authorize Jasper County to Convey, through a Donation, Real Estate Owned by Jasper County located at 2547 Argent Blvd., Hardeeville to Beaufort Jasper Housing Trust, Inc.

Motion to approve: Councilman Kemp
Second: Councilman Ceccarelli
Vote: 4 yes votes and 1 no vote from Councilman Arzillo
The motion passed.

F) Andrew Fulghum – Consideration of the 2nd Reading of Ordinance #O-2026-06 of Jasper County Council Approving the Transfer of Custody, Management and Operation of the Jasper County Detention Center to the Jasper County Sheriff Pursuant to S.C. Code § Ann. 24-5-12, and Other Matters Related Thereto. *(1st reading – Title Only on 01.20.2026)*

Mr. Fulghum was present to review, address and discuss the consideration of the 2nd Reading of Ordinance #O-2026-06 of Jasper County Council Approving the Transfer of Custody, Management and Operation of the Jasper County Detention Center to the Jasper County Sheriff Pursuant to S.C. Code § Ann. 24-5-12.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

G) Lisa Wagner – Consideration of the 1st Reading of an Ordinance of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer three (3) properties located along Grays Highway, 1) bearing Jasper County Tax Map Number 062-20-01-002 consisting of 0.60 acres from the Residential Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 062-20-01-006 consisting of 1.20 acres from the Residential Zone to the Industrial Development Zone; and 3) bearing Jasper County Tax Map Number 062-21-01-002 consisting of 2.74 acres from the Residential Zone to the Industrial Development Zone on the Jasper County Official Zoning Map. *(Property owned by Jasper County)* Link to these documents: Ridgeland Claude Dean Airport Re-zoning

Ms. Wagner was present to review, address and discuss the consideration of the 1st Reading of an Ordinance of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer three (3) properties located along Grays Highway, 1) bearing Jasper County Tax Map Number 062-20-01-002 consisting of 0.60 acres from the Residential Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 062-20-01-006 consisting of 1.20 acres from the Residential Zone to the Industrial Development Zone; and 3) bearing Jasper County Tax Map Number 062-21-01-002 consisting of 2.74 acres from the Residential Zone to the Industrial Development Zone on the Jasper County Official Zoning Map.

Motion to approve: Councilman Kemp
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

H) Lisa Wagner - Consideration of 3rd Reading of Ordinance #O-2026-05 to amend Article 10 of the Jasper County Land Development Regulations, Stormwater Management, Section 10.2.B, Applicability and Exemptions, to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed; And Other Matters Relating Thereto. *(1st reading 01.05.2026; Public Hearing and 2nd reading 01.20.2026; Please note: This ordinance was erroneously numbered as O-2026-03 (instead of O-2026-05) on the 01.20.2026 agenda)*

Ms. Wagner was present to review, address and discuss the consideration of 3rd Reading of Ordinance #O-2026-05 to amend Article 10 of the Jasper County Land Development Regulations, Stormwater Management, Section 10.2.B, Applicability and Exemptions, to provide a conditional exemption for new development of commercial sites located in a major subdivision that was previously approved and for which the stormwater infrastructure has been constructed.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

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11. Administrator's Report - Mr. Fulghum reviewed the information from his report that was provided in the agenda e-packet. There were no Action Items requiring a vote from the Council in the Administrator's Report.

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12. Councilmember Comments and Discussion - Councilmember Comments were given but there were no comments that required action.

For more information on this meeting please go to our YouTube Channel for the video. During meetings and / or workshops periods of review, discussion, presentation, comments, and other sections the minutes are typically condensed and paraphrased. The recorded version is available online at our YouTube Channel video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA. Closed captions are also available for all of our County Council videos. Just click the **"CC"** button to follow along.

13. Adjournment:

Motion to adjourn: Councilmember Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

Respectfully submitted:

____
Wanda Giles, Clerk to Council

____
W. J. Rowell III, Chairman

Attachment "A"

Your Chamber. Your Partner. Your Success

Jasper County
CHAMBER OF COMMERCE

KENDALL MALPHRUS, EXECUTIVE DIRECTOR

WHO WE ARE AND WHO WE SERVE

The Jasper Chamber serves as Jasper County's lead business advocate, designated marketing organization (DMO) and visitor resource hub.

WE CONNECT:

- Businesses to customers
- Visitors to experiences
- Entrepreneurs to opportunity
- Community partners to growth

WHAT WE DO:

- Provide Business support and advocacy
- Tourism and Destination Marketing
- Visitor Center services
- Workforce & Economic Development Partnerships
- Networking, Education & Member Programs

"When local businesses succeed, Jasper County Succeeds."

JASPER CHAMBER IMPACT BY NUMBERS

Estimated Monthly Activity

- We serve approximately 250+ Members
- Approximately 3,000 + Website Engagements per Month
- Approximately 300+ Calls & Inquiries per Month
- Approximately 150+ Visitor Center Guests per Month

All this aimed towards measurable economic activity, visitor spending and small business growth across the region.

PROGRAMS AND SERVICES

How we Support Business & Tourism Everyday

BUSINESS GROWTH

- Member referrals & promotion
- Networking events & workshops
- Marketing opportunities
- Ribbon cuttings and visibility campaigns

TOURISM PROMOTION

- Destination marketing & branding
- Website & digital campaigns
- Regional/state partnerships
- Visitor guides & itineraries

VISITOR SERVICES

- Information center & walk-in support
- Lodging, dining & attraction referrals
- Relocation & newcomer resources

WEBSITE/DIGITAL MARKETING

The Jasper Chamber website provides online visibility to Jasper County, the City of Hardeeville, the Town of Ridgeland and local businesses.

HIGHLIGHTS INCLUDE:

- Links to: jaspercountysc.gov, hardeevillesc.gov, and ridgelandsc.gov
- Membership directory with links to their websites
- Links to important sites such as: Small Business Development Center, SCORE, SC Chamber, LOCOG
- Calendar of Events, History, Points of Interest, Blogs, etc.

OTHER DIGITAL MARKETING INCLUDES:

- Social Media pages: Facebook, Instagram, YouTube, X, Linked In

PUBLICATIONS

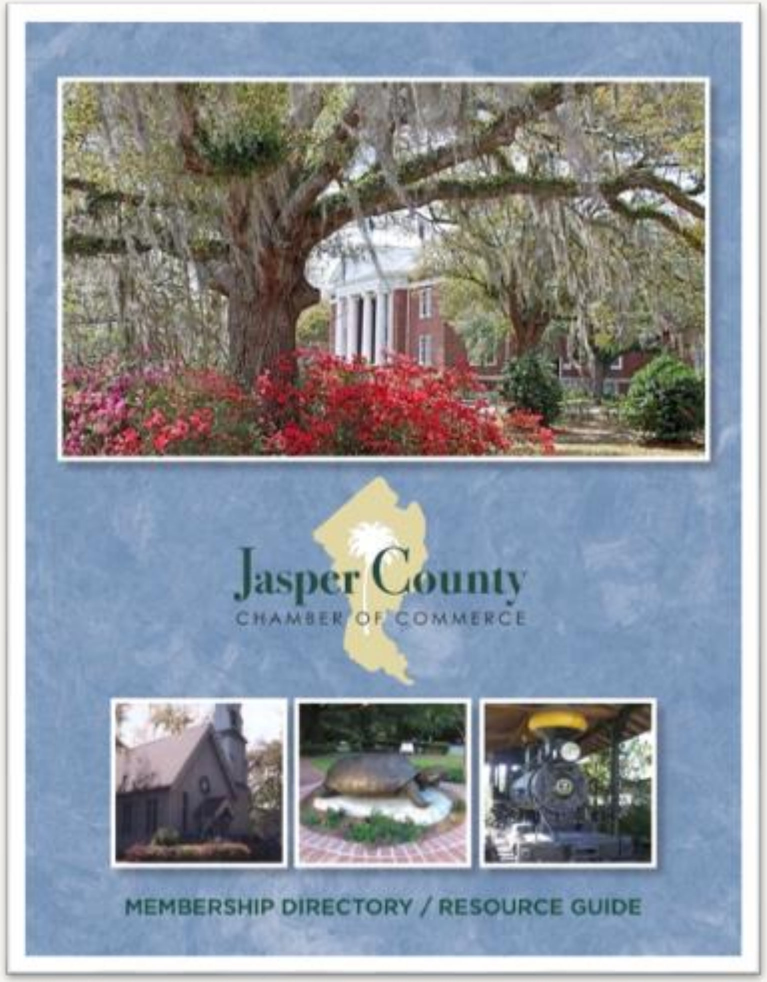
- Jasper County Map : contains detail maps for the Town of Ridgeland, City of Hardeeville and Jasper County
- Hardeeville Brochure: contains detailed information, its history and the most recent events about the City of Hardeeville.
- Jasper County Brochure: contains both current and historic information about the county and both municipalities.

These publications are available at chamber offices, all government buildings and all South Carolina Welcome Centers . Also included in relocation packages.

JASPER COUNTY CHAMBER OF COMMERCE MEMBERSHIP AND RESOURCE GUIDE

- Contains all Government information
- History
- Points of Interests
- Schools
- Membership Information
- Parks
- Industrial Sites

This publication is available at chamber offices, all government buildings and all South Carolina Welcome Centers . Also included in relocation packages.



ADVERTISEMENT/PROMOTIONS

- Weekly Business Buzz highlighting and promoting local businesses. Featured on all Social Media Channels.
- Billboards: 4 locations (I_95 Southbound at MMs,24(2), 37 & 75). Added value of digital billboards on Hwy. 17 at Jasper County/Georgia border and Hwy. 170 in Okatie.
- USA Today Travel Magazines: focusing on core content, visual and concise style, lifestyle and wellness, community and connections, and consumer engagement of Jasper County and its municipalities.
- South Carolina Living Magazine: Contains City of Hardeeville ad.
- Lowcountry Guide Book: Contains ads for City of Hardeeville, Town of Ridgeland and Jasper County.
- Television & Radio: WHHI
- TV in person and zoom spotlights, WTOC, Fox 28, WSAV mentions and radios station advertisements of major points of interests, events and festivals.

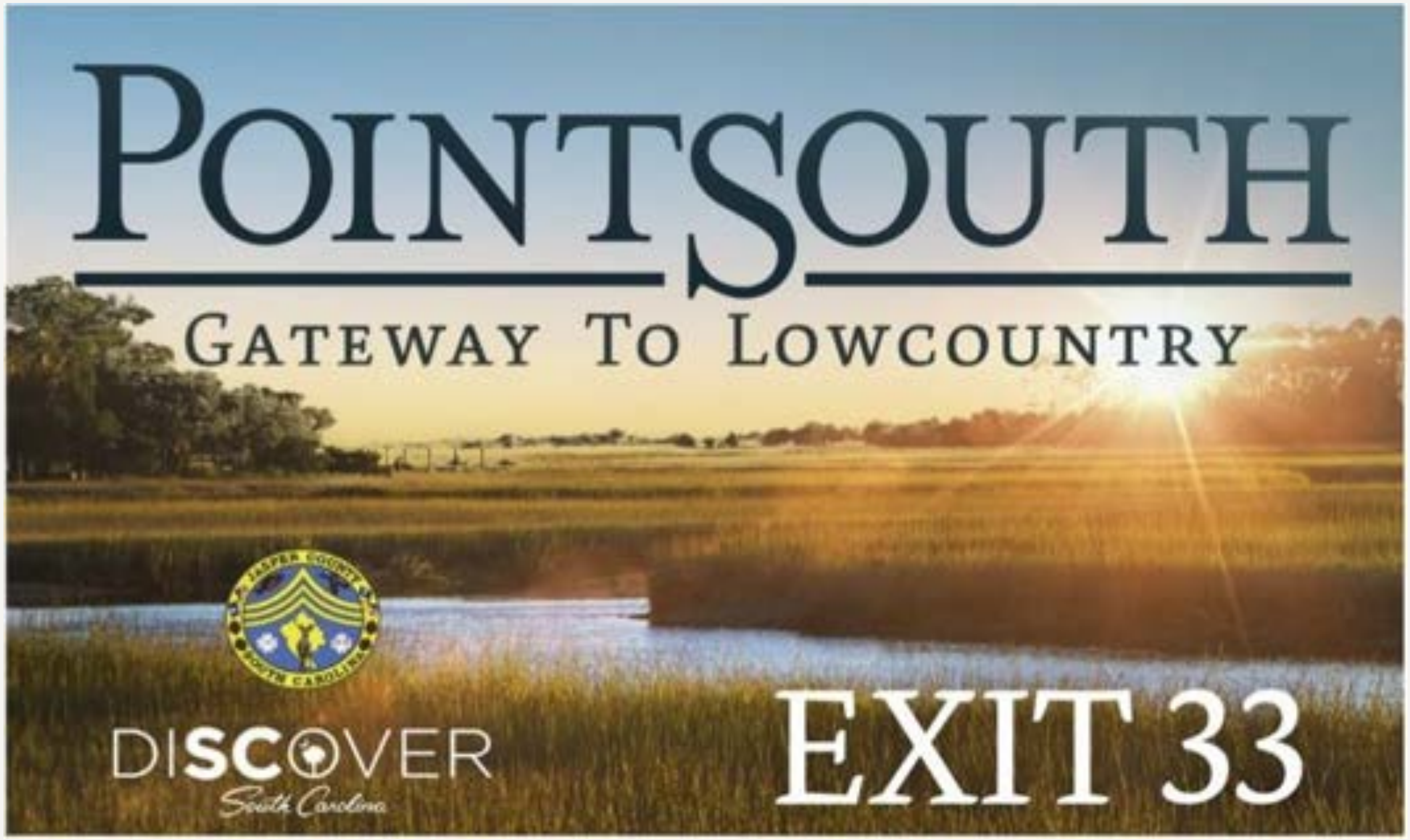
BILLBOARDS - HARDEEVILLE

Located on I-95 Southbound at mile marker 24(2) and 37.

Added value in rotation of digital billboards located at Hwy. 170 in Okatie and Hwy. 17 at Jasper County/Georgia border.

BILLBOARDS – JASPER COUNTY

Point South Billboard located on I-95 southbound at mile marker 75.



PRINT MEDIA/INCLUDES ONLINE PRESENCE USA TODAY TRAVEL MAGAZINES

- Distributed throughout the Southeast with heavy saturation in major markets of USA TODAY newspapers which claims 2.5 million readers daily.
- Distributed at most major bookstores, retailers, grocers and newsstands potentially seen by hundreds of thousands of travelers.
- Partners with Orbitz who emails digital copies of the Travel Guides to 5 million Orbitz members. In addition to being available nationwide, over 1,000,000 travelers will receive a link providing a digital version of the publication.

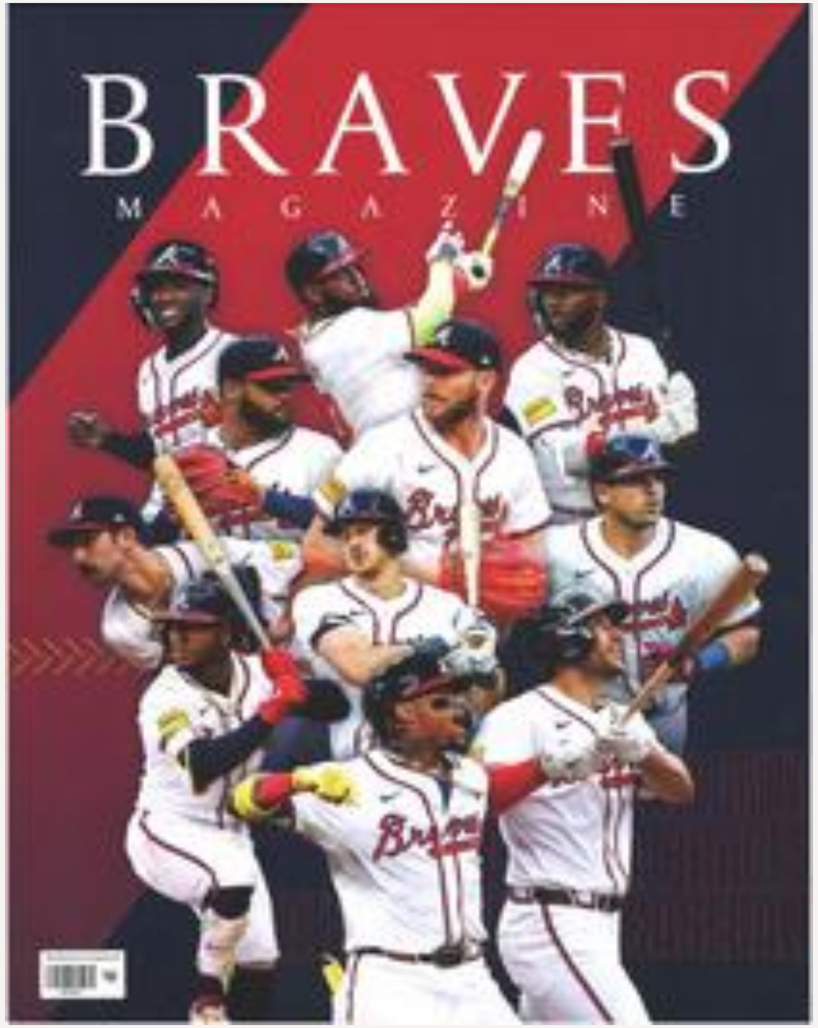
USA TODAY TRAVEL GUIDE ADS

City of Hardeeville ½ page Ad

Jasper County ½ page Ad

POWER POINT MEDIA ATLANTA BRAVES PROGRAM AD

- 2025/26 Full Season Program
- Includes ½ page ad for The City of Hardeeville
- Distributed at all Atlanta Braves Home Baseball games.

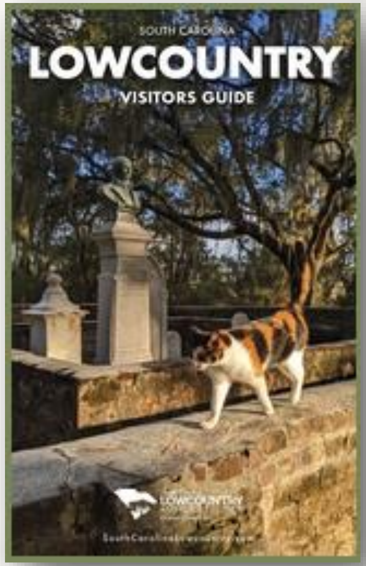


SOUTH CAROLINA LIVING MAGAZINE

- The Magazine for Palmetto Electric Cooperative Members.
- Distributed monthly and read in more than 620,000 homes.
- ½ page City of Hardeeville Ad

SOUTH CAROLINA LOWCOUNTRY VISITORS GUIDE

- Distributed by the South Carolina Lowcountry Resort Islands Tourism Commission to all Welcome/visitor Centers in South Carolina
- Includes ½ page Town of Ridgeland ad, ½ page Jasper County Ad, and full page City of Hardeeville Ad



TELEVISION • RADIO ADVERTISING CAMPAIGNS

- Television & Radio: WHHITV in person and zoom spotlights, WTOC, Fox 28, WSAV mentions and regional radios station advertisements of major points of interests, events and festivals.

Media Campaigns included but not limited to:
• Hardeeville Festival on Main
• Gopher Hill Festival
• Hardeeville 4th Off Main
• Trunk or Treat
• Ridgeland Festival of Lights
• Shop Local campaigns
• Sponsorship for the City of Hardeeville at the RBC Heritage Golf Tournament.

JASPER CHAMBER MONTHLY E-BLASTS

- Shares highlights of upcoming Chamber events
- Grand Openings/Ribbon Cuttings
- Groundbreakings
- Networking Opportunities
- Business After Hours
- Monthly Meetings
- Workshops

MUSEUM/VISITOR'S CENTER

- Two locations – Ridgeland & Hardeeville
- Museum contains Jasper County's history and artifacts which include Ridgeland and Hardeeville
- Give and receive information and referrals to Jasper County, Ridgeland and Hardeeville Businesses as well as displays of businesses brochures and business cards
- Answers to all phone calls, emails, mailings, etc.
- Distribution of relocation packages
- Open Monday –thru Friday 9AM – 5PM

JASPER CHAMBER ADVOCACY & ALLIANCES

- Partners with:
- SouthernCarolina Alliance – the economic arm for Jasper County
- Lowcountry Resort Islands and Tourism Commission
- South Carolina Chamber of Commerce
- Hilton Head/Bluffton Chamber of Commerce
- The Greater Bluffton Chamber of Commerce
- Beaufort Regional Chamber of Commerce

JASPER CHAMBER EVENTS

- Monthly Chamber Board Meetings
- Lunch & Learn Business Education Series
- Business After Hours/ Jasper Chamber Coffee Hour
- Ribbon Cutting & Groundbreaking Ceremonies
- State of Jasper County Breakfast
- Jasper on the Move Annual Awards Banquet
- International Women's Day Brunch Celebration
- Justin Ihly Baker Scholarship Golf Tournament
- "Big Thursday" Oyster Roast
- Jasper County Schools Career Day Appearances
- Jasper Jamboree National PKC Hunt
- Jasper County Farmer’s Market Annual Concert-Swingin' Medallions

GRAND OPENINGS • RIBBON CUTTINGS • GROUNDBREAKINGS

STATE OF JASPER COUNTY BREAKFAST

JASPER ON THE MOVE

JUSTIN IHLY BAKER SCHOLARSHIP GOLF TOURNAMENT

INTERNATIONAL WOMEN'S DAY BRUNCH

"BIG THURSDAY" OYSTER ROAST

JASPER COUNTY FARMER'S MARKET FACILITY

9935 South Jacob Smart Blvd., Ridgeland

- The Jasper Chamber manages the scheduling and rentals of the Farmers' Market Facility for use such as family reunions, company picnics, wedding receptions, concerts, birthday/graduation celebrations, etc.

- There were 18 rentals for the 2024/25 fiscal year averaging approximately 300 attendees per event.

JASPER COUNTY FARMERS' MARKET CONCERT

OUR FOCUS FOR THE YEAR AHEAD

BUSINESS GROWTH
- Increase membership & retention
- Expand educational workshops
- Provide more marketing exposure for members

MARKETING & TOURISM
- Strengthen digital & social campaigns
- Promote overnight stays & events
- Enhance visitor guides & itineraries

COMMUNITY PARTNERSHIPS
- Align efforts with county and municipalities
- Leverage grants and cooperative promotions
- Strengthen regional collaborations

Focused Strategy. Sustainable growth. Shared Success

PARTNER WITH US TO SHAPE THE FUTURE

Thank you for your continued support of the Jasper County Chamber of Commerce

Together, we build a stronger Jasper County

Attachment “B” - Presentation Item # 6C:

2026 is the 250th anniversary of the signing of the Declaration of Independence, marking 250 years of freedom. The celebration and commemoration, at a national, state, and county level, will involve a host of festivities, activities, and opportunities to engage and be a part, with the main event occurring on July 4th, 2026.

The Jasper County 250 Committee, in concert with the South Carolina 250 Commission and America 250, are geared up to “get revolutionary” in 2026.

South Carolina played a pivotal role in winning America’s independence from Britain. There were more than 400 battles, skirmishes, and events across South Carolina during the American Revolution. There are dozens of historical markers, museums, and homes dedicated to the Revolutionary era. It has been said that while the Revolution may have begun in Massachusetts in April of 1775, and ended with Cornwallis’ surrender in Virginia, the war was won in SC.

And Jasper County certainly had its own contributions to the cause of American Independence . In early 1776, 37 patriots, known as the “Euhaws Volunteers”, dispatched from present day Jasper County and joined a successful patriot campaign to defend the Beaufort District and nearby Savannah against British occupation. A short time later, their neighbor, Captain Thomas Heyward, Jr. was pulled away from his duties with the Charleston Artillery to serve as a SC delegate to the Second Continental Congress in Philadelphia, where in July 1776 he, along with 55 others, signed the Declaration of Independence.

Since the great patriot victory at Sullivans Island in the Spring of 1776, South Carolina was relatively peaceful for nearly three years. But on the night of April 28th, 1779, with their sights set on Charleston, a British force under the command of General Augustine Prevost crossed the Savannah River near Purrysburg, invading present day Jasper County and surprising a small patriot militia stationed there. Prevost’s army proceeded to march across Jasper

County by way of Old House and on to Coosawhatchie where on May 3, 1779, they were met by a patriot militia force under the command of Lt. John Laurens and the Battle of Coosawhatchie ensued.

The Prevost Invasion of Jasper County and the Beaufort District was devasting to this area and its people. The *South Carolina Gazette* called it an act of wanton destruction—assaulting women and children, burning houses, killing livestock, and carrying off large numbers of the enslaved.

While the patriot resistance at Purrysburg and Coosawhatchie did not end in American victories, they were testament to the courageous perseverance and resilience of our local patriots who helped chip away at a larger British army. Prevost never made it to Charleston.

There is a stone monument in Arlington National Cemetary upon which is etched a profound description of the sacrifice, valor, and courage of our founding leaders as exemplified by our own Thomas Heyward, Jr....

It states: "by signing the Declaration of Independence the 56 Americans pledged their fortunes and their sacred honor. It was not an idle pledge……Nine signers died of wounds during the Revolutionary War, five were captured or imprisoned, wives and children were killed, jailed, mistreated, or left penniless. 12 signers houses were burned to the ground. 17 lost everything they owned.

No signer defected---their honor, like their nation, remained intact.

The goal of the Jasper County 250 Committee for 2026 is to engage all Jasper County citizens, neighbors, and visitors in a historical commemoration, encouraging reflection on our historical ideals, and celebrating and promoting South Carolina's vital role in the American Revolution and the stories of all people who lived through this momentous era, lest we forget.

We hope that our citizens, organizations, businesses, youth leaders, teachers, and parents will get involved. For more information about Jasper's role in the American Revolution as well as current commemoration and celebratory efforts underway just go to Jasper250.com. If you are interested in volunteering or receiving additional information, email the Jasper County 250 Committee at JasperCounty250@gmail.com.

Please join us and let's get Revolutionary for 2026.

JASPER COUNTY COUNCIL
SPECIAL CALLED MEETING
Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue, Ridgeland, SC 29936
Thursday, February 5, 2026
Agenda

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

Staff Present: County Administrator Andrew Fulghum, Interim County Attorney Lawrence Flynn, Clerk to Council Wanda Giles, Kimberly Burgess, Eric Larson, Jim Iwanicki, Chief Russell Wells, Susan Waite, and Videographer Jonathan Dunham.

1. Call to Order of the Jasper County Council Meeting by Chairman Rowell

Chairman Rowell called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *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.*

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of review, discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA. Closed captions are also available for all of our County Council videos.

2. Pledge to the Flag and Invocation

The Pledge to the Flag was led by the Chairman and the Invocation was given by Chairman Rowell.

3. Approval of Agenda

Motion to approve the agenda: Councilman Kemp
Second: Councilman VanGeison
Vote: Unanimous
The motion passed.

4. 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 – (1) Engagement and Terms of Service for New County Attorney; (2) Personnel Matters relating to the County Administrator

(4) Investigative proceedings regarding allegations of criminal misconduct – Discussion of Investigative Proceedings – (1) Scope of Services for Forensic AUP

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 THE EXECUTIVE SESSION.

Motion to go into executive session: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

Motion to come out of Exec Session: Councilman Kemp
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

Return to Open Session:

Motion return to open session: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

5. Action coming out of Executive Session: There was no action coming out of Executive Session.
Council may act on any item appearing on the agenda, including items discussed in executive session.

For more information on this meeting please go to our YouTube Channel for the video. During meetings and / or workshops periods of review, discussion, presentation, comments, and other sections the minutes are typically condensed and paraphrased. The recorded version is available online at our YouTube Channel video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA. Closed captions are also available for all of our County Council videos. Just click the **"CC"** button to follow along.

6. Adjournment:

The motion was made by Councilman Kemp to adjourn. Councilman Ceccarelli seconded the motion. The motion passed and the meeting adjourned.

____
Wanda Giles, Clerk to Council

____
W.J. Rowell III, Chairman

JASPER COUNTY COUNCIL
SPECIAL CALLED JOINT MEETING
with the
City of Hardeeville City Council
City of Hardeeville Council Chambers
205 Main Street, Hardeeville, SC 29927
Monday, February 9, 2026
Agenda

Jasper County Officials Present: Vice Chairman Joseph Arzillo, Councilman Chris VanGeison, Councilman Gene Ceccarelli, Councilman John Kemp. Absent and recused from this meeting was Chairman Joey Rowell.

City of Hardeeville Officials Present: Mayor Harry Williams, Councilmember Bo White, Councilmember John Carroll, Councilmember Valarie Guzman, and Councilmember Steve Meersman

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, and Videographer Jonathan Dunham.

1. **Call to Order of the Jasper County Council Meeting by Vice Chairman Joseph Arzillo**

(Note: Chairman Rowell had recused himself from this Executive Session)

Vice Chairman Arzillo asked the Clerk to Council, Wanda Giles to read the Clerk's Report of Compliance with the Freedom of Information Act. The Report of Compliance was read as follows**:** 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, as well as the City of Hardeeville's was also.

2. Pledge to the Flag and Invocation

The Pledge to the Flag was given and the Invocation was given by Councilman VanGeison

3. Approval of Agenda

Motion to approve: Councilman Ceccarelli
Second: Councilman Guzman
Vote: Unanimous
The motion passed.

Vice Chairman Arzillo read the information for the Executive Session.

4. 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:

(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 – (1) Intergovernmental Agreements

Motion to go into Executive Session: Councilman VanGeison
Second: Councilman Kemp and Councilmember Guzman
Vote: Unanimous
The motion passed.

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 THE EXECUTIVE SESSION.

Return to Open Session:

The meeting returned to Open Session**.**

5. Action coming out of Executive Session:

There was no action that came out from Executive Session.

6. Adjourn

The meeting was adjourned.

For more information on this meeting please go to our YouTube Channel for the video go to https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA . There are also Closed Captions available for all of our County Council videos. Just click the **"CC"** button to follow along.

Respectfully Submitted:

____
Wanda Giles, Clerk to Council

____
W.J. Rowell III, Chairman

JASPER COUNTY COUNCIL

COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Building
358 Third Ave., Ridgeland, SC. 29936
Tuesday, February 17, 2026

MINUTES

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

Staff Present: County Administrator Andrew Fulghum, Interim County Attorney Lawrence Flynn, Clerk to Council Wanda Giles, Kimberly Burgess, Eric Larson, Jim Iwanicki, Chief Russell Wells, Susan Waite, and Videographer Jonathan Dunham.

1. Call to Order of the Jasper County Council Meeting by Chairman Rowell

Chairman Rowell called the meeting to order. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *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.*

In accordance with the Freedom of Information Act the electronic and print media were notified. During periods of review, discussion and/or presentations minutes are typically condensed and paraphrased. The recorded version is available online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA. Closed captions are also available for all of our County Council videos.

2. Pledge of Allegiance and Invocation:

The Pledge to the Flag was led by the Chairman and the Invocation was given by Chairman Rowell.

3. Approval of the Agenda:

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

4. Approval of the Consent Agenda:
Approval of the Consent Agenda passes all Consent Agenda Items. Consent Agenda Items are not considered separately unless a Councilmember requests it. 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 VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

CONSENT AGENDA ITEMS:

A) Approval of the Minutes 09.02.2025 and 09.11. 2025

B) Andrew Fulghum – Consideration of the 3rd Reading of Ordinance #O-2026-06 of Jasper County Council Approving the Transfer of Custody, Management and Operation of the Jasper County Detention Center to the Jasper County Sheriff Pursuant to S.C. Code § Ann. 24-5-12, and Other Matters Related Thereto. (1st reading – Title Only on 01.20.2026; 2nd reading 02.02.2026)

This is the end of the Consent Agenda Items.

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5. 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:

(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 –
(1) Lease Agreement with the Jasper County Chamber of Commerce and the Jasper County Historical Society for the use of the Perry House
(2) Property Management Agreement with the Jasper County Chamber of Commerce to Manage the Jasper County Farmer's Market
(3) Land Lease Agreements for Hanger Developments and Federal Aviation Administration (FAA) grant applications for the Claude Dean - Ridgeland Airport

(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 – (1) Tax Incentive Proposal for Project Heat

Any Executive Session Matter on Which Discussion Has Not Been Completed May Have Discussion Suspended for the Purpose 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.
Note: Please Be Advised, There May Be Votes Based on Items from the Executive Session.

Motion to go into executive session: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

6:00 PM: Regular Session

- **Come out of Executive Session:**

Motion to go into executive session: Councilman Kemp
Second: Councilman VanGeison
Vote: Unanimous
The motion passed.

Return to Open Session:

Motion to return to Open Session: Councilman Ceccarelli
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

5.1. Council Action to be taken on items as discussed in Executive Session – There was no action taken from Executive Session.

Note: Council may act on any item appearing on the agenda, including items discussed in executive session.

6. PRESENTATIONS:

A) Felicia Knopf, Lowcountry Council of Governments – CDBG Presentation and Public Hearing to solicit public input on community needs and priorities for housing, public facilities, and economic development, matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium funded by the US Department of Housing and Urban Development (HUD), and Jasper County's Citizen Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program.

Ms. Felicia Knopf of the Lowcountry Council of Governments (LCOG) was present to hold a public hearing and give a CDBG Presentation to solicit public input on community needs and priorities for housing, public facilities, and economic development on matters related to housing needs and Affirmatively Furthering Fair Housing in anticipation of participation in the Beaufort County/Lowcountry Regional HOME Consortium funded by the US Department of Housing and Urban Development (HUD), and Jasper County's Citizen Participation Plan, developed in anticipation of participation in the State of South Carolina's Community Development Block Grant (CDBG) Program.

She discussed the following information in her presentation:

- CDBG Program Overview for program year 04.01.2026 through 03.31.2027
- The CDBG program funding through the state.

- SC has been allotted approximately $20,158,365 in CDBG funds for 2026.
- The Draft 2026 Action Plan
- Written Comments on the plan can be submitted from 01.18.2026-02.19.2026 at 5PM.
- There are three broad grant program categories:
  - Community Development
  - Business Development
  - Regional Planning
- The Community Development Program
  - Community Infrastructure estimated amount $8,000,000
    - Deadline for application request 03.20.2026
    - Application deadline 04.20.2026
  - Local Priorities estimated amount $2,000,000
    - Deadline for application request 08.21.2026
    - Application deadline 09.21.2026
  - Community Enrichment estimated amount $7,953,616
    - Deadline for application request 08.21.2026
    - Application deadline 09.21.2026
  - Ready to go Projects (Shovel Ready)
    - Application Request were considered ongoing
    - Application Due 30 Days after the request
    - Minimum Funding Amount $ 50,000
    - Maximum Funding Amount $500,000
    - Requires a 10% Local Match
    - Projects must fit in under the National Objective.
  - Grant Program Categories were reviewed
    - Business Development Program $250,000
    - Regional Planning Program $500,000
    - State TA & Admin $704,749
  - Opportunity Zones
    - Projects located in Opportunity Zones will receive an additional 10 bonus points (scopportunityzone.com)
  - A local government can apply for an additional Community Development grant if it has no more than two open CDBG grants (excluding Business Development or Regional Planning grants).
    - Open grants must not have exceeded a 30-month grant period
    - No more than one Streetscape Project
    - No more than one Ready to Go Project
    - No more than one project for the same general target area / neighborhood open at the same time, unless the current project is under construction.
  - Fair Housing Law
    - Low to Moderate Income requirements
    - Beaufort County/Lowcountry Regional Home Consortium (LRHC)
      - This is comprised of the counties of: Beaufort, Colleton, Hampton and Jasper and al 21 municipalities in the region.
      - Stick Built Homes have a top 3 objectives:

- Rehabilitation of substandard housing
  - Increase accessibility to adequate and affordable housing
  - Support the development and availability of safe, decent and affordable housing.
- Jasper County Community Development Block Grant (CDBG) Needs Assessment Ranking Summary 2026

The public hearing was held for this item, but there was no public comments, so the public hearing was closed. For further information on this item, you can view this information on the video online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA .

B) Gene Zapfel, Co-Chair of Keep Beaufort County Beautiful Board – Presentation on Single-Use Plastics Survey Results.

Mr. Gene Zapfel, Co-Chair of Keep Beaufort County Beautiful Board gave a presentation to the County Council on Single-Use Plastics Survey Results. He noted that in 2018 the Plastic Bag Ordinance was passed. He discussed microplastics and that waste reduction was necessary. He discussed litter removal from the roads and the dangers that plastics lead to in our environment. He noted that there are 2 surveys one for homes and residents and another for businesses. He noted that 138 businesses had responded to their survey and over 6,000 residents had responded. He also discussed eco tableware and how it reduces cost; and reviewed the recommendation and next step slides. For further information on this item, you can view this information on the video online at: https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA .

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7. CITIZEN COMMENTS:

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 6:00 PM start time on the Sign-In Sheet on the Podium), to address the Council on matters pertaining to County Services and Operations. Presentations will be limited to <u>three (3) minutes per person,</u> and total public input will be limited to <u>30 MINUTES</u>.
John Holloway discussed his concerns on the sand mine.
Nanci Weckhorst discussed her concerns on the sand mine.
Trina Cournoyer Discussed her concerns on the sand mine.
Donna Kay McIver discussed her concerns on the sand mine.
Grant McClure discussed concerns about spot zoning and encourage the county to stick with their comprehensive plan and deny this request.
Charlie Wood Thurman discussed the sand mine and her concerns.
Hedy Frazier discussed the Coosawhatchie Community Center.
Kay Horton discussed her concerns on the sand mine.
Hugh Murray discussed his concerns on the sand mine.
Glen Rivers discussed his concerns on the sand mine.
Jordan Pfuelb discussed concerns of the sand mine.
Chris and Beth Campbell discussed Keep Beaufort County Beautiful.
Gene Zapfel discussed Keep Beaufort County Beautiful.

8. RESOLUTIONS

A) Eric Larson – Consideration of Resolution #R-2026-11 a Resolution of Jasper County, South Carolina County Council to approve the procurement of Engineering Services through a Work Authorization to Holt Consulting Company, LLC to develop construction plans and Federal Aviation Administration (FAA) and South Carolina Aeronautics Commission (SCAC) applications for the 2026 Capital Improvement Plan (CIP) for the Claude Dean - Ridgeland Airport located at 262 Honorable Barbara B. Clark Drive near Ridgeland.

Mr. Larson was present to review and discuss the consideration of Resolution #R-2026-11 a Resolution of Jasper County, South Carolina County Council to approve the procurement of Engineering Services through a Work Authorization to Holt Consulting Company, LLC to develop construction plans and Federal Aviation Administration (FAA) and South Carolina Aeronautics Commission (SCAC) applications for the 2026 Capital Improvement Plan (CIP) for the Claude Dean - Ridgeland Airport.

Motion to approve: Councilman VanGeison
Second: Councilman Arzillo
Vote: Unanimous
The motion passed.

9. PUBLIC HEARINGS, ORDINANCES, AND ACTION ITEMS

A) Lisa Wagner - Consideration of the 3rd Reading of Ordinance #O-2026-03 Approving a Development Agreement by and between JH Hiers Construction, LLC., Hiers Pine Level, LLC. and Jasper County, Regarding Real Property Known as TMP # 052-00-03- 012, Consisting of Approximately 264.53 Acres, 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. *(Pine Level DA) – (Public hearing and 1st reading 12.15.2025; Public Hearing and 2nd reading Tabled on 01.05.2026; 2nd reading approved 02.02.2026)*

Ms. Wagner was present to review and discuss the consideration of the 3rd Reading of Ordinance #O-2026-03 Approving a Development Agreement by and between JH Hiers Construction, LLC., Hiers Pine Level, LLC. and Jasper County, Regarding Real Property Known as TMP # 052-00-03- 012, Consisting of Approximately 264.53 Acres, Pursuant to the South Carolina Local Government Development Agreement Act and Article IV, Title 20 of the Code of Ordinances of Jasper County. She noted that this was an ordinance for consideration to enter into a Development Agreement between Hiers Pine Level, LLC and Jasper County. 1st Reading of this Ordinance was approved December 15, 2026, and the 2nd Reading was approved on February 2, 2026. Two public hearings were held, one on December 15, 2025, and the second one on January 5, 2026.

She noted that after hearing some of the comments from the last Council Meeting, the following changes have been made to the Development Agreement for Council's consideration. She mentioned that holidays had been added to the Hours of Operation to prohibit operations on New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. She noted that on Exhibit G includes a site plan that showed a 250’ vegetated buffer remaining between the road (both Heritage Road and Pine Level Church Road) and the berm. Additional language has been added to Developer Covenants and Agreements (#15) to state “the 250 foot vegetative buffer shall be retained at all times. Such buffer shall be maintained in a natural state, and no tree clearing shall be permitted within the buffer area, except as necessary to clear or remove dead or dangerous trees, or to clear overgrowth or underbrush that a regulatory authority advises in writing must be removed due to fire or safety concerns. She mentioned that Mr. Hiers had agreed to both of the changes.

Ms. Wagner mentioned that the Development Agreement was reviewed by Mr. Flynn, Interim County Attorney. The Development Agreement provides standards that will apply to the mining operation. These standards will regulate height of equipment, hours of operation, processing and/or drying procedures, stormwater management, safe edge (sloping), berm for buffering, noise abatement, groundwater, reclamation plan, end use plan, reclamation bond, and an escrow account for road maintenance.

Motion to disapprove: *Councilman Ceccarelli*
<u>There was no second made to this vote so the motion failed.</u>

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: 4 yes votes and 1 no vote by Councilman Ceccarelli
The motion passed.

B) Lisa Wagner – Consideration of 3rd Reading of an Ordinance #O-2025-23 to amend the Official Zoning Map of Jasper County so as to transfer a property consisting of approximately 264.53 acres and bearing Jasper County Tax Map Number 052-00-03-012, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map; And Other Matters Relating Thereto *(1st -reading July 21, 2025 and Public Hearing August 18, 2025 2nd reading tabled; 2nd reading 01.05.2025 Tabled; 2nd reading 02.02.2026)*

Ms. Wagner was present to review and discuss the consideration of the consideration of 3rd Reading of an Ordinance #O-2025-23 to amend the Official Zoning Map of Jasper County so as to transfer a property consisting of approximately 264.53 acres and bearing Jasper County Tax Map Number 052-00-03-012, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map.

The subject property consists of 264.53 acres and is located at the southeast intersection of Heritage Road (Highway 3) and Pine Level Church Road. The Applicant has requested a Zoning Map Amendment to have the property designated as Resource Extraction. The subject property is currently zoned Rural Preservation. The property is vacant and undeveloped. The applicant would like to pursue a permitted mining operation of 58 acres, which requires a mining permit from South Carolina Department of Environmental Services (SCDES) and a Land Development permit from Jasper County. In accordance with the Jasper County Zoning Ordinance, any mining or excavation activity is only allowed in the Resource Extraction Zone as a conditional use.

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation,” which are areas that seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. Non-residential development may be appropriate if it is buffered correctly.

The properties immediately adjacent to the site are primarily zoned Rural Preservation with the exception of 2 properties that are zoned Residential. The adjacent land uses are primarily farmlands, with the exception of 3 houses being adjacent to the site. Within a half mile radius, there are a total of 4 single family residential units and within a mile radius, there are a total of 8 single family units.

She noted that the subject property is accessed by Heritage Road (Highway 3) and Pine Level Church Road. Both roads are two-lane state-maintained roads. Heritage Road is classified as a major collector road, while Pine Level Church Road is classified as a local road.

The intent of the Resource Extraction (RE) Zone is to protect, preserve, sustain, and protect activities which specifically extract or harvest natural resources for commercial or industrial purposes, such as mining, excavations, excavation operations and activities, while concurrently ensuring protection of the health, safety, welfare of nearby residents and the value of nearby property. The Resource Extraction District will protect economically important mineral resources of the County for current and future use and will protect existing land uses adjacent to potential lands from undue harm that may result from mineral extraction activity.

Businesses extracting resources are essential activities that may present unique challenges when considering adjacent properties and protection of public health, safety and welfare. However, it is intended that this zoning classification only apply to those portions of the County where the potential for conflict between adjacent current and future land uses and the mineral extraction activities are minimal. Any zoning map amendment to designate a property as RE should be carefully considered by assessing the following factors, including but not limited to: impact on environmentally sensitive areas and critical natural resources; impact on health, safety and welfare of the Jasper County residents; impact on the character of existing communities; impact on adjacent land value; traffic generation and potential mitigation; and any other factors considered essential to address. She note that in accordance with the Jasper County Zoning Ordinance, the Resource Extraction Zone allows mining and excavation as a conditional use. In addition to the provisions of Article 14 of the Jasper County Zoning Ordinance, *Excavation Regulations,* other important conditions include the following:

ARTICLE 11:7, CONDITIONS FOR SPECIFIC USES: 11:7.4, Sector 21: Mining and Mine Operation-

Mining and Mine Operation must have all required state and federal permits and meet the requirements of all State and Federal Statutes and regulations:

- Mining and Mine Operation must meet the following setbacks.

Ms. Wagner noted that the applicant has provided a site plan prepared by Davis & Floyd, which shows a 58-acre area for excavation operations. The site plan shows the area of excavation will be setback 1000’ from the property line adjacent to the 2 properties that are zoned Residential (only one of these properties has a house on it – the other is vacant) and 1000’ from the 2 houses that are located on adjacent properties zoned Rural Preservation. Additionally, the area of excavation will be setback 300’ from both Pine Level Church Road and Heritage Road. Berms will be provided as part of the screening plan along Heritage Road and Pine Level Church Road. The berms will be built 250’ away from each road. Other buffers include a 50’ buffer from all wetlands. There are a couple of wetland areas on site totaling approximately 65 acres. Davis & Floyd prepared a technical memo that addresses the truck and traffic plan. The truck route will be on Pine Level Church Road and not on Heritage Road. The predicted number of trucks will be 75 – 85 trucks a day with 7 – 9 trucks entering and exiting during am and pm peak hours. The property owner intends to control dust with sweepers and water trucks. The mining operation will take place Monday – Friday from 6:00 am – 4:00 pm. She mentioned that the Planning Commission reviewed this application at their June 10, 2025, Planning Commission Meeting and recommended denial of the request to have the property designated as Resource Extraction. Dr. Butler opposed the motion to deny the re-zoning request because she felt the application should be forwarded to the County Council with no recommendation along with a suggestion for County Council to consider addressing hours of operation, noise, dust control, a conservation easement, and setting up a fund to make road repairs if any are needed, in case the Council were to consider approval of the re-zoning request.

Motion to oppose the 3rd Reading of an Ordinance #O-2025: Councilman Ceccarelli.
<u>There was no second made to this vote so the motion failed.</u>

Motion to approve: Councilman Arzillo
Second: Councilman Kemp
Vote: 4 yes votes and 1 no vote by Councilman Ceccarelli
The motion passed.

C) Eric Larson – Consideration of the 1st Reading of an Ordinance establishing the Jasper County Greenbelt Program as mandated in the 2024 Referendum on Transportation Sales and Use Tax within Jasper County. *(1st reading was removed from agenda on 02.02.2026)*

Mr. Larson was present to review and discuss the 1st Reading of the ordinance establishing the Jasper County Greenbelt Program as mandated in the 2024 Referendum on the Transportation Sales and Use Tax within Jasper County.

Motion to approve: Councilman Kemp
Second: Councilman Ceccarelli
Vote: Unanimous
The motion passed.

D) Lisa Wagner – Public Hearing and consideration of the 2nd Reading of Ordinance #O-2026-07 of an ordinance of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer three (3) properties located along Grays Highway, 1) bearing Jasper County Tax Map Number 062-20-01-002 consisting of 0.60 acres from the Residential Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 062-20-01-006 consisting of 1.20 acres from the Residential Zone to the Industrial Development Zone; and 3) bearing Jasper County Tax Map Number 062-21-01-002 consisting of 2.74 acres from the Residential Zone to the Industrial Development Zone on the Jasper County Official Zoning Map. *(Property owned by Jasper County)* *(1st reading 02.02.2026)*

Ms. Wagner was present to review and discuss the consideration of the 2nd Reading of Ordinance #O-2026-07 of an ordinance of Jasper County Council to amend the Official Zoning Map of Jasper County so as to transfer three (3) properties located along Grays Highway, 1) bearing Jasper County Tax Map Number 062-20-01-002 consisting of 0.60 acres from the Residential Zone to the Industrial Development Zone; and 2) bearing Jasper County Tax Map Number 062-20-01-006 consisting of 1.20 acres from the Residential Zone to the Industrial Development Zone; and 3) bearing Jasper County Tax Map Number 062-21-01-002 consisting of 2.74 acres from the Residential Zone to the Industrial Development Zone on the Jasper County Official Zoning Map. The public hearing was opened but there were no comments, so the public hearing was closed.

Motion to approve: Councilman VanGeison
Second: Councilman Kemp
Vote: Unanimous
The motion passed.

E) Jim Iwanicki - Consideration of Sales Tax Advisory Committee Recommendations.

Mr. Iwanicki was present to review and discuss the consideration of the Sales Tax Advisory Committee Recommendations. He noted that the 1% Transportation Sales Tax Advisory Committee met on January 30, 2026. They had recommended the following to County Council:

- Tag Line should be: **"Your Penny. Our Roads. Our Green Future."**
- Logo should be as presented. (See Attached Logo)
- Signing an IGA with Hardeeville for Palmetto Electric utility relocation which is needed for the new signal being placed at the intersection of Argent and Short Cut Road in the amount of $724,909.

Motion to approve: Councilman Kemp
Second: Councilman VanGeison
Vote: Unanimous
The motion passed.

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10. Administrator's Report - Mr. Fulghum reviewed the information from his report that was provided in the agenda e-packet. There were no Action Items requiring a vote from the Council in the Administrator's Report.

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11. Councilmember Comments and Discussion - Councilmember Comments were given but there were no comments that required action.

For more information on this meeting please go to our YouTube Channel for the video. During meetings and / or workshops periods of review, discussion, presentation, comments, and other sections the minutes are typically condensed and paraphrased. The recorded version is available online at our YouTube Channel video at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJlA.
Closed captions are also available for all of our County Council videos. Just click the **"CC"** button to follow along.

12. Adjournment:

Motion to adjourn: Councilman Ceccarelli
Second: Councilman Kemp

Vote: Unanimous
The motion passed and the meeting adjourned.

Respectfully submitted:

____
Wanda Giles, Clerk to Council

____
W.J. Rowell III, Chairman

CONSENT AGENDA

ITEM # 4B

Jasper County
Planning and Building Services

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM
Director of Planning and Building Services
lwagner@jaspercountysc.gov

Jasper County Council

Staff Report

Meeting Date:	August 17, 2026
Project:	Drainage Easement Agreement between Jasper County and S3P, LLC (Senn Brothers)
Submitted For:	3rd Reading

Description: S3P, LLC has requested a variable width drainage easement across a portion of Jasper County Property to facilitate proper conveyance of stormwater serving the Senn Brothers Produce site at Cypress Ridge Industrial Business Park. This ordinance will approve an agreement for the drainage easement between Jasper County and S3P, LLC and authorize a portion of the drainage infrastructure to be constructed on the County's property, which is adjacent to the Senn Brothers Produce site. The easement area is depicted and described in Exhibit C and Exhibit C-1 of the Drainage Easement Agreement.

Analysis: S3P, LLC and their engineers have worked with County staff to determine the layout of the drainage easement. The easement will run along the edge of the County property and along a future road right of way ensuring that there will be no negative impact on potential development of the County property. Staff is recommending that the County Council grants the drainage easement and authorizes the County Administrator to enter into an agreement with S3P, LLC for said drainage easement.

Attachments:

1. Ordinance
2. Drainage Easement Agreement

JASPER COUNTY, SOUTH CAROLINA ORDINANCE # O-2026-24

AN ORDINANCE AUTHORIZING THE GRANT OF A VARIABLE WIDTH DRAINAGE EASEMENT ACROSS PROPERTY OWNED BY JASPER COUNTY, SOUTH CAROLINA AND LOCATED IN CYPRESS RIDGE INDUSTRIAL PARK

WHEREAS, Jasper County, South Carolina (the "**County**"), acting through the Jasper County Council as its governing body (the "**County Council**"), is a political subdivision of the State of South Carolina (the "**State**"), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, the County is the owner of the certain parcel of real property identified by Jasper County TMS Number 048-00-01-005; (the "**County Property**") and

WHEREAS, the County Property is adjacent to that certain parcel of real property identified by Jasper County TMS Number 048-00-01-054 owned by S3P, LLC ("**S3P Property**"); and

WHEREAS, S3P, LLC has requested a variable width drainage easement across a portion of the County Property to facilitate the construction, operation, maintenance, and access associated with drainage improvements serving the SP3 Property for the proper conveyance of stormwater; and

WHEREAS, the proposed easement is more particularly shown and delineated on the plat entitled, *"Plat Showing a New Variable Width Drainage Easement Across the Property of Jasper County, South Carolina,"* prepared by Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers of South Carolina, dated April 9, 2026, and further described in easement attached hereto as **Exhibit "A"** (the "**Easement**"); and

WHEREAS, County Council finds that it is in the best interest of the County to grant the Easement; and

WHEREAS, this matter is now before the County Council for determination.

NOW THEREFORE BE IT ORDAINED by County Council, in meeting duly assembled, that:

1. Jasper County Council finds it appropriate for the County to grant the Easement in the form attached hereto and made a part hereof as **Exhibit "A"** to SP3, LLC, benefiting Jasper County Parcel 048-00-01-054 for the purposes described in the Easement.

1. The Chairman of the County Council and/or the County Administrator shall be and they are hereby authorized to execute and the Clerk of the Council is hereby authorized to

attest and deliver such Easement and other documents as may be necessary or desirable and in so doing, to bind the County as contemplated herein.

2. If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

3. If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of Jasper County, unless expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.

4. This Ordinance shall take effect and be in force upon third and final reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED AS OF, this 17th day of August, 2026.

Jasper County, South Carolina

____
W. J. Rowell, III, Chairman
Jasper County Council

ATTEST:

____
Wanda Giles, Clerk to Council

Approved as to form:

____
Interim County Attorney

ORDINANCE: # O-2026-24
First Reading: **July 20, 2026**
Public Hearing: **August 3, 2026**
Second Reading: **August 3, 2026**
Third Reading: **August 17, 2026**

Schedule "A"

Easement

(see attached)

<u>Prepared by and after recording return to</u>:
Burr & Forman LLP (WJN)
1 Carecore Drive, Suite 202
Bluffton, SC 29910-5235
843-785-2171

STATE OF SOUTH CAROLINA	)	**CONSTRUCTION AND**
	)	**DRAINAGE EASEMENT AGREEMENT**
COUNTY OF JASPER	)	

THIS CONSTRUCTION AND DRAINAGE EASEMENT AGREEMENT (the "**Agreement**") is made this _____ day of __________, 2026, by and between Jasper County, South Carolina (the "**Grantor**"), and S3P, LLC, a South Carolina limited liability company (the "**Grantee**").

WHEREAS, Grantor owns certain parcel of real property bearing Jasper County TMS Number 048-00-01-005 and located in Jasper County, South Carolina, which is more particularly described in **<u>Exhibit "A"</u>**, attached hereto and made a part hereof (the "**Grantor Property**"); and

WHEREAS, Grantee owns that certain parcel of real property bearing Jasper County TMS Number 048-00-01-054 and located in Jasper County, South Carolina, which is more particularly described in **<u>Exhibit "B"</u>**, attached hereto and made a part hereof (the "**Grantee Property**"); and

WHEREAS, Grantee has requested a variable width drainage easement across a portion of the Grantor Property to facilitate the construction, operations, maintenance, and access association with drainage improvements and the proper conveyance of stormwater serving the SP3 Property; and

WHEREAS, Grantor has agreed to grant to Grantee a non-exclusive construction and drainage easement upon certain portions of the Grantor Property, as more particularly depicted and described on the exhibit entitled, *"Plat Showing a New Variable Width Drainage Easement Across the Property of Jasper County, South Carolina,"* prepared by Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers of South Carolina, dated April 9, 2026, attached hereto as **<u>Exhibit "C" and Exhibit "C-1"</u>**, made a part hereof (collectively, the "**Easement Area**").

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten and No/100 Dollars ($10.00), and no other valuable consideration, in hand paid, the receipt and legal sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, convey, transfer and deliver unto the Grantee a permanent, non-exclusive construction and drainage easement, including the right to enter upon the Grantor Property to construct, extend, inspect, operate, replace, relocate, repair, and maintain various stormwater drainage facilities, and other usual fixtures and appurtenances as may from time to time be or become convenient for the provision of stormwater drainage (collectively, the "**Stormwater Infrastructure**") on, over, along, across, through, under and within the Easement Area, together with the right of ingress, egress, and access to and from, and across and upon the Grantor Property as may be reasonably necessary or convenient for the purposes connected therewith (the "**Easement**").

To have and to hold said Easement, subject to the terms and conditions herein, unto the Grantee forever.

Grantor hereby covenants with the Grantee that it is lawfully seized and possessed of the Grantor Property, that it has the good and lawful right to convey it, or any part thereof, and that it shall warrant and forever defend the title thereto against the lawful claims of its successors and assigns.

<u>Terms and Conditions</u>:

a. The Grantee may use the Easement conveyed herein only for the purpose of construction, maintenance, and repair of the Stormwater Infrastructure for the purpose of conveying its services on, over, along, across, through, under and within the Easement Area, together with the right to excavate and refill ditches and/or trenches for the location of said Stormwater Infrastructure, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said Stormwater Infrastructure.

b. The Grantee agrees to cause all work contemplated herein to be performed in a workmanlike fashion with such interference to Grantor, its successors and assigns, guests, invitees, licensees, and agents only as is necessary to accomplish the purposes described above.

c. The Grantee further agrees that all debris, construction materials and equipment shall be promptly removed from the Grantor Property upon completion of any work upon the Grantor Property undertaken pursuant to this Agreement.

d. The Grantee shall repair any alterations to the Grantor Property resulting from its use of this Easement, normal wear and tear excepted, by providing sod, plantings and shrubbery, and shall patch and repair asphalt and/or concrete pavement, in any and all trenches and/or holes wherever the same was removed, damaged or destroyed by the District during use of the Easement conveyed herein.

e. The Easement conveyed herein is subject and subordinate to all other present and future restrictions, easements, licenses, mortgages and conveyances of record, provided, however, that such subordination shall not operate to extinguish the rights and privileges granted herein, and such subordination shall not be inconsistent with the rights and privileges granted herein. The Easement conveyed herein is further subject to the rights herein reserved to the Grantor, its successors and assigns, to use the Grantor Property to the fullest extent possible, to grant additional underground utility easements over said Grantor Property, so long as it does not diminish the rights herein granted and to make such improvements on said Grantor Property, including landscaping and paving, as from time to time it elects which are not inconsistent with the Easement.

f. The Grantee shall ensure that all contractors, subcontractors, sub-subcontractors and all others employed by the Grantee to conduct any work on the Grantor Property granted herein shall have adequate insurance coverage, which, at a minimum, shall protect the Grantee and Grantor and all contractors from claims under worker's or workman's compensation acts and other employee benefit acts, claims for damages because of bodily injury, including death, and from claims for damages, to the work itself and to the Grantor Property which may arise out of the Grantee's use of the Easement, whether such operations be by the Grantee or by any contractors, subcontractors, sub-subcontractors or anyone directly or indirectly employed by any of them.

g. The Grantee agrees to indemnify, save and hold harmless Grantor, its successors and assigns, from and against any and all claims, causes of action, liability or losses of any nature, including attorneys' costs and fees incurred by Grantor in responding to or defending against any such claims, arising from any acts or omissions of the Grantee, or its officers, agents, employees and/or contractors in the exercise of the rights granted hereunder.

To have and to hold said Easement unto the Grantee, and unto its successors and assigns, forever.

[Remainder of page intentionally left blank]

WITNESS the hands and seals of the undersigned as of the date and year first above written.

IN THE PRESENCE OF:

GRANTOR:

JASPER COUNTY, SOUTH CAROLINA

____
Signature of Witness #1

____
By: ___________________________________
Its: ___________________________________

____
Signature of Notary Public

STATE OF _______________)
) ACKNOWLEDGMENT
COUNTY OF _____________)

I, the undersigned Notary Public, do hereby certify that ________________________________, as _______________of Jasper County, South Carolina, personally appeared before me this day and duly acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this _____ day of ______________________, 2026.

___________________________________(SEAL)
Notary Public for _________________
My Commission Expires: _______________

WITNESS the hands and seals of the undersigned as of the date and year first above written.

IN THE PRESENCE OF:	**DISTRICT:**
	S3P, LLC
	______________________________
______________________________	By:______________________________
Signature of Witness #1	Its: ______________________________
______________________________	
Signature of Notary Public	

STATE OF SOUTH CAROLINA	)	
	)	**ACKNOWLEDGMENT**
COUNTY OF BEAUFORT	)	

I, the undersigned Notary Public, do hereby certify that ______________________________, as ____________________________ of S3P, LLC, personally appeared before me this day and duly acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this _____ day of ___________________, 2026.

_________________________________(SEAL)
Notary Public for ________________
My Commission Expires: ______________

Exhibit "A"

Grantor Property

AND ALSO All that certain piece, parcel or tract of land, situate, lying and being in Jasper County, South Carolina and consisting of 19.09 acres, more or less, and being shown as Parcel B on that certain Plat prepared at the request of Jasper County by Thomas G. Stanley, Jr., PLS, dated December 22, 2003 and recorded in Plat Book 27 at Page 80 in the Office of the Register of Deeds for Jasper County, South Carolina. For a more particular description as to courses, distances, metes and bounds, reference is made to the aforementioned plat of record.

TMS#: 048-00-01-005

Exhibit "B"

Grantee Property

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND containing 10.00 acres of land, more or less, without improvements more specifically identified as "A Portion of TMS# 048-00-01-005, 10.00 Acres" as shown on that certain plat with a surveyed date of October 3, 2024, entitled "Subdivision Boundary Plat of a portion of TMS# 048-00-01-005 for Jasper County Located in Cypress Ridge Industrial Park' by Garren B. Mullinax, R.L.S. No. 27456, and recorded in Plat Book 38 at Page 1042 in the Office of the Register of Deeds for Jasper County, South Carolina ("the 10 Acre Plat").

SUBJECT TO RESERVATION OF NON-EXCLUSIVE PERPETUAL EASEMENTS FOR STORM DRAINAGE AND UTLITY PURPOSES in favor of Jasper County and its successors and assigns, such easement areas being shown and depicted on the aforesaid 10 Acre Plat as "20" Storm Drain Easement ("the Easement Area") lying along the Eastern boundary of the Property being conveyed (the "Easement") in, to, through, under and over the Easement Area (being 10 feet in width either side of the center of the storm drainage piping and manhole) for the following purposes: (i) to construct, install, reconstruct, operate, use, enjoy, maintain, repair, replace, and remove all improvements necessary or convenient for the construction and operation of a storm water system to service the industrial park commonly known as the Cypress Ridge Industrial Park, including, without limitation, storm water sewer lines, manholes, mains, and related improvements (collectively, the "Improvements"); provided that at all times, Grantor and/or its successors and assigns utilizing the Improvements shall maintain the Improvements and the Easement Areas in a safe and attractive condition and in compliance with all applicable governmental requirements. Further, upon completion of any activities which disturb the surface of the Easement Areas, Jasper County and/or its successors and assigns causing the disturbance shall promptly restore the Easement Areas to the condition they were in immediately prior to such disturbance or as otherwise required by governmental authorities/agencies or as necessarily modified to accommodate the Improvements. The benefits and burdens of this reservation of easements shall inure to the benefit of and be binding upon the Grantor and Grantee and their respective legal representatives, successors, and assigns. The rights and obligations set forth in this reservation of easements are intended to run with the land.

AND ALSO SUBJECT TO the reservation of reversionary interests as set forth in the attached Exhibit "B" entitled Reversionary Clause Attachment to Deed."

<u>Exhibit "C"</u>

<u>Easement Area</u>

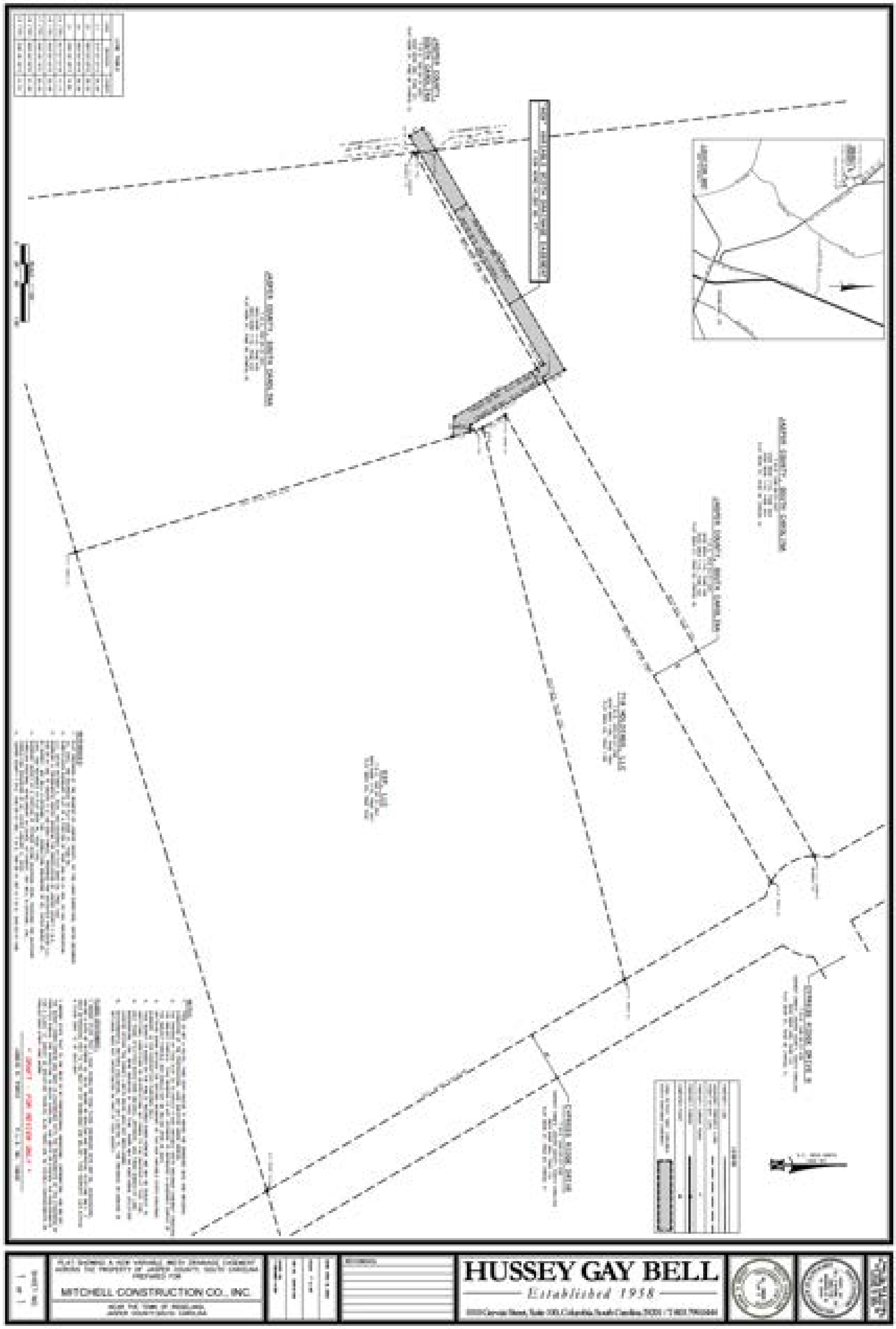
ALL THAT CERTAIN EASEMENT SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF JASPER, NEAR THE TOWN OF RIDGELAND, BEING SHOWN AND DELINEATED AS "NEW VARIABLE WIDTH DRAINAGE EASEMENT" ON A PLAT ENTITLED "PLAT SHOWING A NEW VARIABLE WIDTH DRAINAGE EASEMENT ACROSS THE PROPERTY OF JASPER COUNTY, SOUTH CAROLINA", PREPARED BY HUSSEY, GAY, BELL & DEYOUNG, INC., CONSULTING ENGINEERS OF SC, DATED APRIL 9, 2026, SAID EASEMENT HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A 5/8" REBAR LOCATED ALONG THE WESTERN RIGHT-OF-WAY LINE OF CYPRESS RIDGE DRIVE, NEAR ITS INTERSECTION WITH CYPRESS RIDGE DRIVE N, THENCE TURNING AND PROCEEDING ALONG THE COMMON PROPERTY LINE OF JASPER COUNTY, SOUTH CAROLINA AND 719 HOLDINGS, LLC FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF S60°23'18"W FOR A DISTANCE OF 701.82' TO A 5/8" REBAR; THENCE IN A DIRECTION OF S29°36'42"E FOR A DISTANCE OF 33.98' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING ALONG THE COMMON PROPERTY LINE OF JASPER COUNTY, SOUTH CAROLINA AND S3P, LLC IN A DIRECTION OF S17°01'01"E FOR A DISTANCE OF 17.17' TO A COMPUTED POINT, BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE COMMON PROPERTY LINE OF JASPER COUNTY, SOUTH CAROLINA AND S3P, LLC IN A DIRECTION OF S17°01'01"E FOR A DISTANCE OF 24.04' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING WITHIN THE PROPERTY OF JASPER COUNTY, SOUTH CAROLINA FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF N85°03'09"W FOR A DISTANCE OF 26.55' TO A COMPUTED POINT; THENCE IN A DIRECTION OF N30°22'17"W FOR A DISTANCE OF 135.20' TO A COMPUTED POINT; THENCE IN A DIRECTION OF S59°36'25"W FOR A DISTANCE OF 345.72' TO A COMPUTED POINT; THENCE IN A DIRECTION OF N30°23'35"W FOR A DISTANCE OF 20.00' TO A COMPUTED POINT; THENCE IN A DIRECTION OF N59°36'25"E FOR A DISTANCE OF 365.73' TO A COMPUTED POINT; THENCE IN A DIRECTION OF S30°22'17"E FOR A DISTANCE OF 142.05' TO A COMPUTED POINT; THENCE IN A DIRECTION OF S85°03'09"E FOR A DISTANCE OF 8.85' TO A COMPUTED POINT, THIS BEING THE POINT OF BEGINNING. THIS EASEMENT CONTAINS 0.236 ACRE/10,282 SQUARE FEET.

<u>Exhibit “C-1”</u>

<u>Easement Area Exhibit</u>

(see attached)


HUSSEY GAY BELL
Established 1958
MITCHELL CONSTRUCTION CO., INC.

JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-24

AN ORDINANCE AUTHORIZING THE GRANT OF A VARIABLE WIDTH DRAINAGE EASEMENT ACROSS PROPERTY OWNED BY JASPER COUNTY, SOUTH CAROLINA AND LOCATED IN CYPRESS RIDGE INDUSTRIAL PARK

WHEREAS, Jasper County, South Carolina (the "**County**"), acting through the Jasper County Council as its governing body (the "**County Council**"), is a political subdivision of the State of South Carolina (the "**State**"), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, the County is the owner of the certain parcel of real property identified by Jasper County TMS Number 048-00-01-005; (the "**County Property**") and

WHEREAS, the County Property is adjacent to that certain parcel of real property identified by Jasper County TMS Number 048-00-01-054 owned by S3P, LLC ("**S3P Property**"); and

WHEREAS, S3P, LLC has requested a variable width drainage easement across a portion of the County Property to facilitate the construction, operation, maintenance, and access associated with drainage improvements serving the SP3 Property for the proper conveyance of stormwater; and

WHEREAS, the proposed easement is more particularly shown and delineated on the plat entitled, *"Plat Showing a New Variable Width Drainage Easement Across the Property of Jasper County, South Carolina,"* prepared by Hussey, Gay, Bell & DeYoung, Inc., Consulting Engineers of South Carolina, dated April 9, 2026, and further described in easement attached hereto as **Exhibit "A"** (the "**Easement**"); and

WHEREAS, County Council finds that it is in the best interest of the County to grant the Easement; and

WHEREAS, this matter is now before the County Council for determination.

NOW THEREFORE BE IT ORDAINED by County Council, in meeting duly assembled, that:

1. Jasper County Council finds it appropriate for the County to grant the Easement in the form attached hereto and made a part hereof as **Exhibit "A"** to SP3, LLC, benefiting Jasper County Parcel 048-00-01-054 for the purposes described in the Easement.

1. The Chairman of the County Council and/or the County Administrator shall be and they are hereby authorized to execute and the Clerk of the Council is hereby authorized to

attest and deliver such Easement and other documents as may be necessary or desirable and in so doing, to bind the County as contemplated herein.

2. If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

3. If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of Jasper County, unless expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.

4. This Ordinance shall take effect and be in force upon third and final reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED AS OF, this 17th day of August, 2026.

Jasper County, South Carolina

____
W. J. Rowell, III, Chairman
Jasper County Council

ATTEST:

____
Wanda Giles, Clerk to Council

Approved as to form:

____
Interim County Attorney

ORDINANCE: # O-2026-__
First Reading: **July 20, 2026**
Public Hearing: **August 3, 2026**
Second Reading: **August 3, 2026**
Third Reading: **August 17, 2026**

Schedule "A"

Easement

(see attached)

AGENDA

ITEM # 6

Tri-Share Childcare Funding Pilot Program
Beaufort County & Jasper County, South Carolina
July 2026 Work in Progress

Purpose

To launch a regional Tri-Share Childcare Pilot Program that demonstrates an innovative, sustainable approach to making quality childcare more affordable and strengthening the local workforce. The ultimate objective is to create a successful model that can be expanded and adopted statewide across South Carolina.

Pilot Philosophy

This proposal is intended as a starting point rather than a finished product. The purpose of a pilot is to test assumptions, gather data, identify improvements, and refine the model before pursuing statewide implementation. Launching quickly and evaluating results will be more valuable than delaying implementation in pursuit of a perfect design.

Program Overview

What: Tri-Share Childcare Funding Pilot Program

Where: Beaufort County and Jasper County, South Carolina

Participants:
Local Beaufort & Jasper County government entities
Local Employers
Local Working Parents/Guardians
Local Licensed Early Childhood Care Providers
A Local Program Administrator

Program Goals

The pilot program is designed to:

- Make quality early childhood education and care more affordable for working families.
- Help employers recruit and retain employees
- Improve workforce participation and economic productivity
- Provide childcare centers with stable, predictable revenue
- Strengthen the availability and quality of early childhood education during the critical birth-to-five years
- Demonstrate a scalable model that can be implemented across South Carolina

Why This Matters, Why Tri-Share

Access to affordable, high-quality childcare has become one of the most significant barriers to workforce participation. Families often earn too much to qualify for public assistance but not enough to comfortably afford childcare. At the same time, childcare providers struggle with rising operating costs, and employers experience ongoing workforce shortages caused by childcare challenges.

More than 8,200 families in Beaufort and Jasper counties, with children under the age of 5, fall into the prime workforce demographic. The Tri-Share childcare funding model addresses the affordability challenge by distributing the cost among the three primary beneficiaries while recognizing the broader economic benefit to the community.

For example, Accommodation and Food Services is the largest employment segment in Beaufort County. Workers in this segment have an average annual salary of $33,748, or $2,812 per month. Average childcare for a single parent with an infant and a 4-yr old is $1,681. That leaves $1,131 for all other monthly expenses including rent and food.

In this example, the Tri-Share program would reduce the cost for the parent by $1,120 leaving them with $2,251 for all other expenses after childcare.

The Tri-Share Model

The program is built on a simple principle: the cost of childcare is shared equally among three partners. This shared investment creates a more sustainable system than expecting any single stakeholder to bear the full financial burden.

- **The employee**, making childcare more affordable for working families
- **The employer**, improving employee recruitment, retention, and attendance
- **The municipality or county**, supporting workforce development and local economic growth

Proposed Pilot Framework

Program Administration

A trusted local organization will administer the program, such as:

- United Way of the Lowcountry
- Community Foundation of the Lowcountry
- Coastal Community Foundation

Responsibilities include collecting funds, verifying eligibility, distributing payments, and managing program reporting.

Cost-Sharing Formula

One-third of the total cost of care will be paid by each participant:

- Employee/Parent: 33⅓%
- Employer: 33⅓%
- Municipality or County: 33⅓% - **dollars invested by municipality or county governments will support families within their own geographical region**

Employer Process

Participating employers will:

- Enroll eligible employees – based on eligibility guidelines
- Collect the employee's share through payroll deduction
- Contribute the employer's share
- Submit all payments to the program administrator for monthly distribution to participating childcare providers

It is important to note that employers may participate in Tri-Share while also claiming the 45F credit. The 33% share of childcare costs contributed by the employer could count as a "qualified childcare expenditure" under 45F, meaning the employer can claim 40% (or 50% for small businesses) of those expenses at the end of the year. Employers should consult their CPA for details on this possibility.

Provider Eligibility

Participating early education and care providers will:

- Maintain up to date licensing by the Department of Social Services
- Meet, yet to-be-established quality standards or ratings *(potentially State of SC rating scale)*
- Agree to program participation requirements

Family Eligibility

Income eligibility will be based on a defined percentage of the Federal Income Poverty Guideline (FPG). More specifically, the model is intended to fill a gap for families who do not qualify for the state's ABC tuition scholarship but make less than 300% of the FPG.

Desired Long-Term Outcomes

A successful pilot in Beaufort and Jasper Counties will provide measurable evidence showing:

- Increased workforce participation
- Improved employee retention and decreased cost of recruiting, hiring, and training
- Expanded access to affordable early childhood education and care
- Increased kindergarten readiness scores in Beaufort & Jasper counties
- A tested framework for statewide adoption and funding by the State of South Carolina

Core Development Team:

Mayor Harry Williams – City of Hardeeville
Dale Douthat – President and CEO, United Way of the Lowcountry
Tom Henz – VP, Hilton Head – Bluffton Chamber of Commerce
Ashley Hutchison – Director of Readiness – Beaufort County School District
Jody L Levitt – Executive Director, The Children's Center
Forrest Alton – Co-Founder & President, 1000 Feathers Consulting

AGENDA

ITEM # 7

Citizen Comments

AGENDA

ITEM # 8A

STATE OF SOUTH CAROLINA
JASPER COUNTY

RESOLUTION NUMBER R-2026-51

RESOLUTION TO APPOINT THE LAW FIRM OF SMITH ROBINSON HOLLER DUBOSE AND MORGAN, LLC AND SPECIFICALLY H. THOMAS MORGAN JR. TO ACT AS THE JASPER COUNTY BUSINESS LICENSE APPEAL HEARING OFFICER PURSUANT TO THE COUNTY'S DULY ENACTED ORDINANCES AS WELL AS OTHER MATTERS AS REQUESTED.

WHEREAS, on April 6, 2026, the Jasper County Council adopted Resolution #R-2026-19, a resolution authorizing the Jasper County Council to adopt an assessment and appeals policy for the administration of the county's business license program; and

WHEREAS, the Jasper County South Carolina Procedures and Rules for Business License Tax Assessments and Appeals adopted by Resolution #R-2026-19 requires the County to designate a Hearing Officer to oversee the general adjudication of business license appeals to ensure compliance with the assessment and appeals policy; and

WHEREAS, the County desires that the Hearing Officer shall be an attorney licensed in the State of South Carolina with experience serving as a Hearing Officer for other counties; and

WHEREAS, the Hearing Officer may engage separate legal counsel to assist them in the administration of the proceedings of any hearing to be held hereunder; and

WHEREAS, section 2-413 defines special services as those professional services provided by physicians, architects ministers, engineers, accountants, attorneys, and management and consulting services, which are normally obtained on a fee basis, and further provides that these services may be procured without utilization of a bidding process; and

WHEREAS, section 2-413 further provides that the departments using such services may contract on their behalf for such services provided the following: 1) the department solicits the best possible contract, 2) negotiation with the provider of such services shall include the department head and the purchasing officer, 3) the department shall obtain the approval of the county council, 4) the department procuring the services shall seek the advice of department heads with expertise on the subject, and 5) County council shall have the authority to continue to contract for the services from year to year when it is in the best interest of the county; and

WHEREAS, the Jasper County Administration, in cooperation with the purchasing officer has solicited the best possible contract, and

WHEREAS, the Jasper County Council desires to utilize the expertise of H. Thomas Morgan, Jr, and the law firm of Smith Robinson Holler Dubose and Morgan, LLC for services related to business license appeals hearings; and

WHEREAS, there are sufficient funds in the current fiscal year 2027 Jasper County Operating Budget Consulting Services line item (062-3772) and as such, the funding will be from this account; and

NOW THEREFORE, BE IT RESOLVED by Jasper County Council, in the council duly assembled and by the authority of the same that Jasper County Council hereby is of the belief and finds that the requirements of Article V, Sec. 2-413 are met and hereby approve the designation of Smith Robinson Holler Dubose and Morgan, LLC and specifically H. Thomas Morgan, Jr. to serve as the Business License Appeals Hearing Officer and to provide assistance in the administration of the proceedings of any hearing to be held; and

BE IT FURTHER RESOLVED THAT, the County Council authorizes the Interim County Administrator, Mr. James Iwanicki, to execute the representation agreement.

SIGNATURES FOLLOW

This Resolution No. R- 2026-51 made this 17th day of August 2026.

____
W. J. Rowell, III
Chairman

ATTEST:

____
Wanda H. Giles
Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

Jasper County Attorney **Date**

For Council Information and Review

Biography

H. Thomas Morgan, Jr. is a founding member of Smith Robinson Holler DuBose and Morgan, LLC (SMITH | ROBINSON). He currently serves as the Fairfield County Attorney and the Assistant Georgetown County Attorney and has extensive experience in all aspects of governmental law. In addition, Tommy defends counties, cities, and law enforcement officials in civil cases. Tommy has represented clients in both South Carolina state and federal courts and successfully tried numerous cases to jury verdicts. He has also successfully appeared before the United States Fourth Circuit Court of Appeals and South Carolina Supreme Court. In providing legal counsel to his clients, Tommy is a creative thinker and works hard at finding ways to resolve their issues.

Prior to the SMITH | ROBINSON merger, Tommy practiced at DuBose Robinson Morgan for nine years. Before entering private practice, Tommy was a Staff Attorney at the South Carolina Supreme Court.

Prior to law school, Tommy served in the United States Army, Military Intelligence Branch, where he received numerous awards for his service, including a Joint Service Commendation Medal and Global War on Terrorism Medal.

Tommy and his wife, Angie, have three children and he enjoys spending time with them in the mountains, on the lake, and at their home in rural Kershaw County. He is an avid golfer and member at Camden Country Club.

Admissions

- South Carolina, 2006
- U.S. District Court, District of South Carolina, 2008
- U.S. Court of Appeals, Fourth Circuit, 2012

Education

- University of South Carolina, Juris Doctor, 2006
- Webster University, Master of Arts in Public Administration, 2002
- Regents College, B.S., 1999

Professional Associations and Memberships

- South Carolina Bar
- Kershaw County Bar Association, Member and Past President
- South Carolina Defense Trial Attorney Association

REPRESENTATION AGREEMENT

This agreement is entered into this ____ day of _________, 2026, by and between the undersigned client, Jasper County (hereinafter collectively “the County” or “the Client”) and the law firm of Smith Robinson Holler DuBose and Morgan, LLC, and specifically attorney H. Thomas Morgan, Jr. (hereinafter “the Firm” and/or “the Attorney”).

Client wishes to retain Smith Robinson Holler DuBose and Morgan, LLC, and specifically attorney H. Thomas Morgan, Jr., for legal representation and consultation regarding issues affecting Client and act as the Jasper County Business License Appeal Hearing Officer pursuant to the County’s duly enacted ordinances (the “Matter”) as well as any other matters as requested by Client.

Client accepts and understands that while the Attorney is the primary provider of legal services to Client on behalf of the Firm, should circumstances dictate, other members of the Firm shall render legal services to Client. Client also understands that the Attorney and Firm shall utilize its staff services as much as possible as to limit legal costs to be billed to Client.

Client agrees and understands that all legal services rendered by the Attorney and/or the Firm shall be billed at an hourly rate as outlined on Exhibit A – Rate Schedule. Time is billed at a minimum of 1/10 of an hour increments or a multiple thereof, portal to portal for any time devoted to a Client matter. All invoices for services rendered shall be detailed and provide sufficient identifying information for the Client’s accounting/bookkeeping services.

In consideration for the services rendered by the Firm, Client agrees to pay Smith Robinson Holler DuBose and Morgan, LLC for all services rendered on a monthly basis. Billing statements and/or time sheets received from the Firm for balances due are due within fifteen (15) days of receipt or request. In the event that a billing statement is not paid within thirty (30) days by the Client, it is agreed and acknowledged that this Representation Agreement may become null and void at the Firm’s sole discretion with notice provided to the Client at the address provided herein. Upon such notice, which shall be deemed to have been given and received on the third business day after mailing by First Class Mail, United States Postal Service, the Firm shall no longer represent Client and can take whatever legal steps necessary to end the representation with Client’s consent.

Attorney may advance costs and associate outside counsel or other specialists (such as title abstractors, surveyors, etc.) on special projects/issues, which in his judgment are necessary for the pursuit of the Client’s legal interests. These costs will appear on monthly statements and will be Client’s responsibility. Client will also be charged the reasonable costs of stenographer fees, photocopying, abstractor fees, postage, mileage, and any fees incurred for obtaining records or documents.

Attorney commits to exercise his skills, ability and knowledge to the best of his ability to obtain desirable results for Client. By signing below, Client acknowledges that no guarantees or warranties have been given regarding any results to be obtained. Attorney also commits to return all phone calls and to otherwise keep client informed of the progress and status of all pertinent matters.

Smith Robinson Holler DuBose and Morgan, LLC has been retained by Client only to perform the services described hereinabove.

Client:	Attorney:
JASPER COUNTY, SOUTH CAROLINA	SMITH ROBINSON HOLLER DUBOSE AND MORGAN, LLC
____________________________	____________________________
By:_________________________	H. Thomas Morgan, Jr.
Its: _________________________	
Date:___________________	Date:___________________

STATE OF SOUTH CAROLINA
JASPER COUNTY

RESOLUTION NO. R-2026-19

A RESOLUTION AUTHORIZING THE JASPER COUNTY TO ADOPT AN ASSESSMENT AND APPEALS POLICY FOR THE ADMINISTRATION OF THE COUNTY'S BUSINESS LICENSE PROGRAM; AND OTHER MATTERS RELATING THERETO

NOW THEREFORE, be it resolved by the County Council of the Jasper County (the "***Council***"), as the governing body of the Jasper County, South Carolina (the "***County***"), in a meeting duly assembled as follows:

Section 1 Findings. The Council hereby makes the following findings of fact in connection with the adoption of this resolution (this "***Resolution***"):

(a) The County is a political subdivision of the State of South Carolina (the "***State***"), and possesses all general powers granted by the Constitution and statutes of the State.

(b) In September 2020, the South Carolina General Assembly adopted the "South Carolina Business License Tax Standardization Act", now codified at Sections 6-1-400 to 6-1-420 of the Code of Laws of South Carolina 1976, as amended (the "***Act***") which taxing jurisdictions must comply with when assessing business license taxes.

(c) The Act establishes various requirements including those related to the assessment and appeals process for taxpayers.

(d) In order to effectively comply with the Act and administer the County's business license program, the County has determined that it is appropriate to adopt an assessment and appeals policy (the "***Policy***") that sets forth specific procedures for the assessment of delinquent taxes, the conduct of informal conferences, hearings, and the appeals process, and further includes details regarding the presentation of testimony and evidence.

Section 2 Assessment and Appeals Policy. The Council hereby approves the Policy which is attached to this Resolution at **Exhibit A**. The Policy shall take effect as of the passage of this Resolution and shall be utilized by the County in the administration of its business license program.

Section 3 Modification. Any modification to the Policy shall be undertaken by and through subsequent amendatory actions of the Council.

[Signature page to follow]

DONE, RATIFIED AND ADOPTED this 6th day of April 2026.

(SEAL)

JASPER COUNTY SEAL SOUTH CAROLINA

W. J. Rowell, III, Chairman
County Council of Jasper County, South Carolina

Attest:

Wanda Hendrix Giles,
Clerk to County Council

Resolution R-2026-19

Adopted: 4-6-, 2026

Reviewed for form and draftsmanship by the interim Jasper County Attorney.

Pope Flynn, LLC

4/13/26
Date

Exhibit A

Assessment and Appeals Policy

PROCEDURES AND RULES FOR
BUSINESS LICENSE TAX ASSESSMENTS AND APPEALS
JASPER COUNTY, SOUTH CAROLINA

This policy sets forth the procedures and rules for business license tax assessments and appeals (this "***Policy***") within the Jasper County, South Carolina (the "***County***"). This Policy shall be read in conjunction with the Sections 6-1-400 through 6-1-420 of the Code of Laws of South Carolina 1976, as amended (the "***S.C. Code***") and the County's business license program, which is codified at Title XI, Chapter 110 of the County's code of ordinance (the "***Business License Program***"). In the event of any inconsistency or conflict between the provisions of this Policy and the S.C. Code, the S.C. Code shall be controlling as to the extent of the conflict or inconsistency.

I. Definitions

Business: shall have the meaning set forth in the Business License Program.

Council: means the County Council of the Jasper County, as the governing body of the County.

Hearing Officer: means the individual designated by the County to oversee the general adjudication of the Hearing in order to ensure compliance with this Policy. In situations where the Hearing Officer is the Council or an appeals board, the Hearing Officer may engage separate legal counsel to assist them in the administration of the proceedings of any hearing to be held hereunder.

License Official: shall have the meaning set forth in the Business License Program.

Taxpayer: means an individual, firm, partnership, limited liability partnership, limited liability corporation, corporation, trust, estate, association, or company that is acting, or is authorized to act, on behalf of the Business.

II. Assessment and Appeal Process

1. Notice of Assessment. If a Taxpayer fails or refuses to pay a business license tax by May 1 of any applicable business license tax year or any other applicable due date for the payment of business license taxes, the License Official may serve notice of an assessment on the Taxpayer by mail or personal service.

2. Adjustment Request. The Taxpayer may request an adjustment in writing with supporting reasons within 30 days of the postmark or personal service of the notice of assessment.

3. Informal Conference. Within 15 days of receiving the request to adjust the assessment, an informal conference between the Taxpayer and License Official must be held.

   a. The conference should not be recorded by either the Taxpayer or the License Official, and the compulsory disclosure of documents by subpoena is not allowed.

   b. The informal conference is not a public hearing and is not open to the public.

   c. To allow for a fair presentation, the Taxpayer may be accompanied or advised by an attorney, accountant or other representative. The License Official also may be accompanied or advised by an attorney or accountant, or by other County staff members.

   d. The License Official shall preside and determine when the conference is concluded.

   e. The Taxpayer shall be allowed to present any information or documents then in the possession of the Taxpayer that support the assessment adjustment requested by the Taxpayer.

4. Final Assessment. The Notice of the Final Assessment, including an appeal request, the form of which is attached hereto as Exhibit A, must be issued within five (5) days of the informal conference.

   a. Notice shall be issued to the Taxpayer via mail or personal service.

   b. Notice must include the appeal form.

5. Right to Appeal. The Taxpayer may appeal the final assessment to the Hearing Officer within 30 days after the notice of final assessment is postmarked or personally served.

   a. The Taxpayer may appeal by completing the request for appeal (included with the Notice of Final Assessment), the form of which is attached hereto at Exhibit A.

   b. The Taxpayer must timely pay at least 80% of the final assessment under protest as a condition of appeal. Failure to pay this amount with the notice of appeal and by the deadline for the filing thereof will result in an automatic denial of the appeal.

6. Hearing. A hearing on the appeal with the Hearing Officer must be held within 30 days of the receipt of the appeal form, unless extended in writing by mutual agreement of the County and the Taxpayer.

   a. The License Official must provide Taxpayer with written notice of hearing including the time, date and location of the hearing and the rules of evidence for the hearing set forth in Article III of this Policy.

   b. The hearing shall be conducted in accordance with Article IV of this Policy.

   c. During the hearing, the Taxpayer has the right to be represented by counsel, to present testimony and evidence consistent with Article III of this Policy, and to cross-examine witnesses.

   d. The hearing must be recorded and must be transcribed at the expense of the party so requesting. Nothing herein shall prohibit the parties from agreeing to jointly share transcription or other costs.

   e. Disclosure of information as to gross receipts contained in applications for business license would constitute an unreasonable invasion of personal privacy. The County may not share or disclose any information relating to business license tax applications with any third party other than to acknowledge whether or not a business has paid the taxing jurisdiction's business license tax for a relevant year.

   f. The hearing shall be open to the public; however, to the extent that information pertaining to gross receipts of a business or other information of a personal nature is being presented, the review shall be conducted in-camera by the Hearing Officer. The review shall be closed to the public and the Hearing Officer will comply with all confidentiality requirements set forth in Title 30, Chapter 4 and Title 6, Chapter 1 of the S.C. Code, and the Business License Program.

7. Decision. The decision on the assessment shall be made by the Hearing Officer, and shall be by simple majority vote if there is more than one person serving as the Hearing Officer in open session. Any tie votes shall be construed in favor of the Taxpayer.

8. Findings. The decision shall include findings of fact based only upon evidence presented at the hearing.

9. Provision of Written Decision. Following the hearing and decision, the Hearing Officer shall draft a final order of the decision explaining the basis of the decision.

a. The final written order shall be provided to the Taxpayer via mail or personal service within 14 days of the date of the hearing.

b. The written order must include findings of fact and conclusion and inform the Taxpayer of their right to appeal to the Administrative Law Court.

10. Further Relief. The Taxpayer has 30 days after the postmark or personal service of the written decision to make and file an appeal to the Administrative Law Court.

III. Rules of Evidence

1. Governing Statute. S.C. Code §1-23-330 shall govern questions of evidence. Strict compliance with the South Carolina Rules of Evidence is not required, but the Hearing Officer shall only receive relevant information. If there shall be a question as to relevance, such decision shall always be made in favor of the Taxpayer.

2. Objections. Objections to evidence shall be timely made and noted in the record. Whenever evidence is ruled inadmissible, the party offering that evidence may submit an offer of proof on the record. The party making the offer of proof for excluded oral testimony shall briefly summarize the testimony. If the evidence excluded consists of a document or exhibit, it shall be marked as part of an offer of proof and included in the final record.

IV. Order of Proceedings.

1. Opening Statements. The Hearing Officer shall give a brief opening statement describing the nature of the proceeding. The parties may be given an opportunity to present brief opening statements lasting no more than five (5) minutes each.

2. Presentation of the Evidence. Parties shall present their evidence as follows:

a. The County, as the taxing jurisdiction, will be the first to present evidence.

b. The County shall call its witness(es) with the Taxpayer being allowed to cross-examine in an orderly fashion.

c. The County shall have up to fifteen (15) minutes to question each witness while the Taxpayer shall have up to ten (10) minutes to cross-examine the witness.

d. When the County rests, the Taxpayer shall call its witness(es) with the County being allowed to cross-examine in an orderly fashion.

e. The Taxpayer shall have up to fifteen (15) minutes to question each witness while the County shall have up to ten (10) minutes to cross-examine the witness.

f. Each witness shall be sworn or affirmed by the Hearing Officer and be subject to examination.

g. All objections to procedure, admission of evidence, or any other matter shall be timely made and stated on the record.

h. When all of the parties and witnesses have been heard, the parties may be given the opportunity to present brief final arguments lasting no more than five (5) minutes each.

i. The Hearing Officer may convene an executive session to receive legal counsel, but deliberation must be conducted in open session.

j. The Hearing Officer shall then vote and issue its ruling as to the appeal on the record.

k. The Taxpayer shall have the right to appeal the Hearing Officer's decision to the Administrative Law Court as described hereinabove.

V. Appeals to County Council. Absent the adoption of separate or different rules by the Council related to direct appeals to County Council under the Business License Program, Sections III and IV above governing the rules of evidence and the order of proceedings described above shall apply to any direct appeals Council under the Business License Program, and any references to the Hearing Officer in such section shall apply to the Council *mutatis mutandi*.

Exhibit A

Notice of Final Assessment & Appeal Form

STATE OF SOUTH CAROLINA	)	NOTICE OF FINAL ASSESSMENT OF BUSINESS LICENSE TAX
	)	
COUNTY OF JASPER	)	

Date of Original Notice: ______________________________

Business Code: ______________________________

NAICS: ______________________________

Name of Business: ______________________________

Mailing Address ______________________________

S.S./Fed. ID No.: ______________________________

Last License No.:______________________________ Year: 20___

Date of Informal Conference______________________________

Section 6-1-410(A) of the Code of Laws of South Carolina 1976, as amended, provides that if a taxpayer fails or refuses to pay a business license tax by May 1 [or other applicable deadline], the taxing jurisdiction may serve notice of assessment of the business license tax due on the taxpayer by mail or personal service. You chose to appeal the original notice of assessment. On the basis of an informal conference held with the License Official on the date noted above, the taxing jurisdiction has determined your final assessment as provided below. **This is your final notice of assessment**.

This assessment may be appealed within 30 days after the date of postmark or personal service of the final assessment by (a) filing the completed appeal form, the form of which is attached hereto, with our business license official, and (b) paying under protest of at least 80% of the business license tax based on the final assessment.

The business named above is hereby assessed the following business license tax and penalties for the license year indicated.

Year	Gross Income	Tax Rate	License Tax	Penalties
20__				
20__				
20__				
		Totals		

[Penalties accrue at the rate of 5% per month until payment is made in full.]

Date:_________, 20__

____
License Official

STATE OF SOUTH CAROLINA)
) NOTICE OF APPEAL FORM
COUNTY OF JASPER)

Date of Original Notice: ______________________________
Business Code: ______________________________
NAICS: ______________________________
Name of Business: ______________________________
Mailing Address ______________________________
S.S./Fed. ID No.: ______________________________
Last License No.:______________________________ Year: 20___
Date of Informal Conference______________________________

The business named above has been assessed the following business license tax and penalties for the license year indicated.

Year	Gross Income	Tax Rate	License Tax	Penalties
20__				
20__				
20__				
		Totals		

I, the undersigned taxpayer, as the duly authorized representative of the business named above, elects to appeal the business license tax assessment stated above. The reasons for such appeal are provided below (as may be supplemented by such additional written materials or evidence):

____
____
____
____
____
____

By filing this appeal, I represent and understand that: (i) the business is paying under protest the sum of $____________, which is at least 80% of the business license taxes described above; (ii)(1) a failure to timely remit at least 80% of the business license tax assessment described above or (2) a failure to timely submit this appeal notice within 30 days of the receipt of the notice of final assessment shall result in an automatic rejection of the appeal and constitutes a complete waiver of my right to appeal the business license taxes due to the taxing jurisdiction; (iii) the business has the right to a hearing regarding the requested appeal within 30 days of the timely filing of this appeal; and (iv) the hearing shall be held in accordance with the rules and procedures adopted by the taxing jurisdiction.

Date:_________, 20__ ___________________________
Taxpayer

AGENDA

ITEM # 8B

STATE OF SOUTH CAROLINA
JASPER COUNTY

RESOLUTION NUMBER #R-2026-52

RESOLUTION OF JASPER COUNTY COUNCIL

A RESOLUTION APPROVING EMPLOYMENT POSITIONS AND PAY GRADES WITHIN JASPER COUNTY

WHEREAS, the Jasper County Council is empowered pursuant to South Carolina Code Section 4-9-30(7) "to develop personnel system policies and procedures for county employees by which all county employees are regulated...;" and

WHEREAS, the Jasper County Council has previously commissioned and adopted a Class and Compensation ("C&C") Study/Plan, which includes specific job descriptions and compensation rates for each position; and

WHEREAS, Jasper County has determined, as part of its adoption of the County Budget for Fiscal Year 2027 (July 1, 2026, through June 30, 2027) to authorize the addition of new employee positions with job descriptions and compensation schedules for each new position;

NOW, THEREFORE, BE IT RESOLVED THAT the following employment positions are created within the designated Department and added to the County Class and Compensation Plan, including the compensation schedule for each as set forth in the attached Exhibit "A":

1. Business License Clerk (Business License Dept. 55)
2. Exemption Specialist (Assessor Office Dept. 69)

3. Procurement Specialist (Finance Dept. 61)
4. Refuse Truck Driver (Solid Waste Dept. 84)
5. Building Inspector (Building Dept. 86)
6. Animal Services Director (Animal Shelter Dept. 106)

ADOPTED THIS THE 17th DAY OF AUGUST 2026, and effective immediately.

____
W. J. Rowell, III Chairman

ATTEST:

____
Wanda S. Giles
Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

_________________________ ______________
Jasper County Attorney **Date**

JASPER COUNTY HUMAN RESOURCES

Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 150
Ridgeland, South Carolina 29936 - 843-717-3680 – Fax: 843-726-7996

TITLE: Business License Clerk
DEPARTMENT: Administrative Services
REPORTS TO: Business License Manager
FLSA Status: Exempt
SUPERVISES OTHERS: No

POSITION SUMMARY:
Under the supervision of the Business License Manager, this position is responsible for providing services to businesses located in or performing work in unincorporated Jasper County, including issuing business licenses and billboard in accordance with county zoning ordinances, collecting local accommodations and hospitality taxes, and enforcing related county ordinances.

MAJOR DUTIES:
- Issues and renews business licenses.
- Issues and renews billboard and sign permits.
- Collects fees; writes customer receipts; balances cash drawer and makes bank deposit.
- Conducts field audits of business billboards.
- Patrols the County to monitor billboards.
- Maintains a variety of logs related to inspection and enforcement activities.
- Receives and reviews monthly local accommodations tax and hospitality tax return.
- Reconciles accommodations and hospitality tax returns with list of business licenses issued.
- Maintains a written record of accommodation and hospitality tax returns received with amounts paid.
- Performs periodic audits of business license holders to determine accuracy of revenue reporting.
- Attends training seminars and meetings.
- Performs other related duties as assigned.

KNOWLEDGE REQUIRED:
- Knowledge of county and department policies and procedures.
- Knowledge of county zoning regulations and ordinances pertaining to business licenses, billboards and signs, accommodations, and hospitality taxes.
- Knowledge of general office procedures.
- Knowledge of the geography of the county.
- Knowledge of basic accounting practices.
- Skill in the use of Excel and other Microsoft software programs.
- Ability to learn and use business license and other related software.
- Skill in the use of office equipment such as a computer, calculator, postage meter, copier, and facsimile machine.
- Skill in reading maps.

- Skill in operating a motor vehicle.
- Skill in performing basic mathematical calculations.
- Skill in public and interpersonal relations.
- Skill in oral and written communications.

MINIMUM QUALIFICATIONS:

- Knowledge and level of competency commonly associated with completion of specialized training in the field of work, in addition to basic skills typically associated with a high school education.
- Experience sufficient to thoroughly understand the work of subordinate positions to be able to answer questions and resolve problems, usually associated with one to two years' experience or service.
- Must possess a valid driver's license issued by the employee's State of residence for the type of vehicle or equipment operated.

PHYSICAL DEMANDS:

The work is typically performed while sitting, standing, or walking.

WORK ENVIRONMENT:

This work is typically performed in an office, a vehicle, or outdoors. The employee may be exposed to dust, dirt, and occasional cold or inclement weather.

ESSENTIAL SAFETY FUNCTIONS

It is the responsibility of each employee to comply with established policies, procedures, and safe work practices. Each employee must follow safety training and instructions provided by their supervisor. Each employee must also properly wear and maintain all personal protective equipment required for their job. Finally, each employee must immediately report any unsafe work practices or unsafe conditions as well as any on-the-job injury or illnesses.

Please note this job description is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities that are required of the employee for this job. Duties, responsibilities and activities may change at any time with or without notice.

Employee signature below constitutes employee's understanding of the requirements, essential functions and duties of the position.

Employee signature: ______________________________

Date: ________________________________

JASPER COUNTY HUMAN RESOURCES

Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 150
Ridgeland, South Carolina 29936 - 843-717-3680 – Fax: 843-726-7996

TITLE: Exemption Specialist
DEPARTMENT: Assessor's Office
REPORTS TO: Jasper County Assessor
FLSA Status: Non-Exempt

POSITION SUMMARY: The purpose of this position is to review and verify the validity of applications submitted for properties qualifying (or not) for exemptions; assist in the approval process for multi-lot discounts, builder's exemptions, and agricultural. Works under the direction of the Assessor who outlines objectives and policies and reviews performance for overall results achieved.

MAJOR DUTIES:

- Provides support for front desk; assists other coworkers with taxpayers' concerns regarding legal residence issues
- Responds to in-person, email, and phone inquiries; provides information for exemption and mail documents for customer requests.
- Reviews, researches and approves legal residence exemption applications.
- Checks for multiple property ownership.
- Updates database information and address information as needed.
- Review DHEC, South Carolina Department of Revenue (SCDOR) exemption list, and SCDOR exemption letters entered as received.
- Sorts, processes, and files applications; prepares refund packages (pre-approval and background checks); and organizes and files incoming correspondence.
- Collaborates with other coworkers, counties and states as needed.
- Performs related work as assigned.
- Performs other related duties as assigned.

KNOWLEDGE REQUIRED:

- Modern principles and practices used in property appraisal and sales ratio study and adjustment analysis.
- State statutes and administrative rules applicable to property appraisal and tax assessment.
- County government operation and organization.
- Communicating both orally and in writing. Developing and maintaining appropriate, relevant professional relationships.
- Knowledge of county policies and procedures.

- Skill in public and interpersonal relations.
- Skill in oral and written communication.
- Work independently and delegate responsibility.
  Plan, organize, coordinate and supervise the work of subordinates.
- Read, understand, interpret and apply state statutes, administrative rules, county ordinances and department policies and procedures.
- Establish and maintain effective working relations with subordinates, other county workers, taxpayers and the assessor.
- Attend work as scheduled and/or required.

MINIMUM QUALIFICATIONS:

- Knowledge and level of competency commonly associated with completion of specialized training in the field of work, in addition to basic skills typically associated with a high school education.
- Experience sufficient to thoroughly understand the work of subordinate positions to be able to answer questions and resolve problems.
- Two years of experience in a related field or scope of work and one year of management or supervisory experience.
- Must have a valid driver's license.

PHYSICAL DEMANDS:

The incumbent typically works in an office environment and uses a computer, telephone and other office equipment as needed to perform duties. The noise level in the work environment is typical of that of an office. Incumbent may encounter frequent interruptions throughout the workday.

The employee is regularly required to sit, talk, or hear, frequently required to use repetitive hand motion, handle or feel, and to stand, work, reach, bend or lift up to 20 pounds regularly and 30 pounds occasionally.

Contact with the public in office environments may risk exposure to irrational/hostile behavior, contagious diseases, or contact with domestic animals.

WORK ENVIRONMENT:

This job operates in a professional office environment. This role routinely uses standard office equipment such as computers, phones, photocopiers, filing cabinets and fax machines.

ESSENTIAL SAFETY FUNCTIONS

- It is the responsibility of each employee to comply with established policies, procedures, and safe work practices. Each employee must follow safety training and instructions provided by their supervisor. Each employee must also properly wear and maintain all personal protective equipment required for their job. Finally, each employee must immediately report any unsafe work practices or unsafe conditions as well as any on-the-job injury or illnesses.

Please note this job description is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities that are required of the employee for this job. Duties, responsibilities and activities may change at any time with or without notice.

Employee signature below constitutes employee's understanding of the requirements, essential functions and duties of the position.

Employee___________________________________ Date______________

JASPER COUNTY HUMAN RESOURCES

Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 150
Ridgeland, South Carolina 29936 - 843-717-3680 – Fax: 843-726-7996

TITLE: Procurement Specialist
DEPARTMENT: Finance
REPORTS TO: Director of Administrative Services
FLSA Status: Non-Exempt
SUPERVISES OTHERS: No

POSITION SUMMARY:
Under general supervision of the Director of Administrative Services performs difficult professional work in directing the county's procurement operations and activities as provided in the Jasper County Purchasing and Contracting Ordinance. Supervision is exercised over departmental personnel.

KNOWLEDGE, SKILLS AND ABILITIES:

- Develops, coordinates and evaluates procurement and contract administration policies and programs of the County government; performs contract administration oversight; provides guidance and support to departments and agencies in administering contracts, developing purchasing requests, performing cost-price analyses, and reviewing and developing cost-prices indexes; preparing and maintaining appropriate files and records; developing and maintaining relationships with vendors.
- Has thorough knowledge business methods, markets and procurement and contract practices; thorough knowledge of the laws relating to public procurement; ability to write clear and concise contracts and specifications; thorough knowledge of various grades and qualities of a variety of materials, supplies and equipment used by the County; thorough knowledge of standard office procedures, practices and equipment; ability to plan and review the work of office staff in performing varied procurement functions.
- Has ability to express ideas effectively both orally and in writing; ability to negotiate; proficient in the use of a personal computer using standard or customized software applications for assigned tasks; ability to establish and maintain effective working relationships with County employees, supervisors, vendors and the general public.
- Coordinates with user departments, budget office, accounting, fixed assets, and legal department to determine procurement requirements and makes recommendations for standardization of purchases.
- Determines standards, supplier qualifications, value analysis, forecasting, scheduling, cost and budget considerations, capacity, control and weighing alternatives, and approval authority of all purchases greater.
- Determines procurement processes including source selection method, bid solicitation, proposal solicitation statements of qualifications, scheduling, cost/price analyses, negotiation, contract development, expediting, terms and conditions, specifications, and contract administration.
- Analyzes vendor performance, office efficiency, market trends, value added activities and total cost savings. Attends meetings, conferences, workshops and training sessions and reviews publications and audiovisual materials to become and remain current of the principles, practices and new developments in procurement.
- Communicates and coordinates regularly with others to maximize the effectiveness and efficiency of interdepartmental operations and activities. Develops improved and innovative practices to enhance County procurement and contract administration, including automation.

- Provides for the review and approval of all formal solicitation documents and resulting contracts.
- Develop and implement new procurement sources to enhance opportunities for the business community. At the direction of the Director of Administrative Services and/or Chief Procurement Officer, exercises special procurement authority to deal with emergency circumstances and supervises disposition of surplus, confiscated and/or abandoned property by auctions, sales, sealed bids or redistribution to other departments.
- Prepares and administers the Office's annual budget, ensuring necessary documentation and reports.
- Performs related tasks as required.

ESSENTIAL JOB FUNCTIONS:
Must be physically able to operate a variety of automated office machines including a computer, calculator, copier, telephone, fax, etc. Must be able to exert up to 10 pounds of force occasionally and a negligible amount of force frequently or constantly to lift, carry, push, pull or otherwise move objects. Requires the ability to read a variety of informational documents, reports, billing invoices, abatement forms, deeds, ledgers, apportionment reports, etc. Requires the ability to talk, hear, record and deliver information, to explain procedures, to follow oral and written instructions.

EDUCATION AND EXPERIENCE:
Any combination of education and experience equivalent to graduation from an accredited college or university with major course work in purchasing, marketing, public or business administration or related field and considerable experience in the procurement methods and procedures, with at least two years in managerial or supervisory capacity. Certification as a Certified Public Purchasing Officer (CPPO), Certified Professional Public Buyer (CPPB), or Certified Procurement Manager (CPM) is preferred.

LICENSE, CERTIFICATIONS, and OTHER REQUIREMENTS:
- All regular full-time and part-time employees of Jasper County are required by state law to participate in the South Carolina Retirement System.
- Possession of a valid driver's license.

ESSENTIAL SAFETY FUNCTIONS
It is the responsibility of each employee to comply with established policies, procedures, and safe work practices. Each employee must follow safety training and instructions provided by their supervisor. Each employee must also properly wear and maintain all personal protective equipment required for their job. Finally, each employee must immediately report any unsafe work practices or unsafe conditions as well as any on-the-job injury or illnesses.

Please note this job description is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities that are required of the employee for this job. Duties, responsibilities and activities may change at any time with or without notice.

Employee signature below constitutes employee's understanding of the requirements, essential functions and duties of the position.

Employee___________________________________ **Date**_____________

JASPER COUNTY HUMAN RESOURCES

Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 150
Ridgeland, South Carolina 29936 - 843-717-3680 – Fax: 843-726-7996

TITLE: Refuse Truck Driver
DEPARTMENT: Public Works
REPORTS TO: Public Works Director
FLSA Status: Non-Exempt
SUPERVISES OTHERS: No

POSITION SUMMARY:
This position is responsible for operating a refuse truck.

MAJOR DUTIES:
- Pre-trip inspection of the truck, report issues to the fleet maintenance supervisor
- Operate Roll-off Truck
- Cleans vehicles and equipment.
- Completes safety inspections prior to operating equipment; operates equipment according to safety guidelines.
- Operates waste management truck.
- Performs other related duties as assigned.

KNOWLEDGE REQUIRED:
- Knowledge of equipment operation guidelines.
- Knowledge of county and department policies and procedures.
- Knowledge of equipment maintenance and repair guidelines.
- Skill in the operation of assigned vehicles and equipment.
- Skill in the repair and maintenance of vehicles and equipment.
- Skill in oral and written communication.

MINIMUM QUALIFICATIONS:
- Ability to read, write, and perform basic mathematical calculations at a level commonly associated with the completion of high school or equivalent.
- Sufficient experience to understand the basic principles relevant to the major duties of the position, usually associated with the completion of an apprenticeship/internship or having had a similar position for one to two years.
- Possession of a valid commercial driver's license (CDL) issued by the State of South Carolina for the type of vehicle or equipment operated.

PHYSICAL DEMANDS:
The work is typically performed while intermittently sitting, bending, crouching, stooping, standing or walking. The employee must frequently lift light and heavy objects, climb ladders, use tools or equipment requiring a high degree of dexterity, and distinguish.

WORK ENVIRONMENT:
This work is typically performed outdoors, occasionally in cold or inclement weather. The employee may be exposed to noise, dust, dirt, grease, and machinery with moving parts. Work requires the use of protective devices such as masks, goggles, or gloves.

PREFERRED EDUCATION AND EXPERIENCE:
- High School Diploma or GED

ESSENTIAL SAFETY FUNCTIONS
It is the responsibility of each employee to comply with established policies, procedures, and safe work practices. Each employee must follow safety training and instructions provided by their supervisor. Each employee must also properly wear and maintain all personal protective equipment required for their job. Finally, each employee must immediately report any unsafe work practices or unsafe conditions as well as any on-the-job injury or illnesses.

Please note this job description is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities that are required of the employee for this job. Duties, responsibilities and activities may change at any time with or without notice.

Employee signature below constitutes employee's understanding of the requirements, essential functions and duties of the position.

Employee signature: ______________________________ Date:________________________________

JASPER COUNTY HUMAN RESOURCES

Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 150
Ridgeland, South Carolina 29936 - 843-717-3680 – Fax: 843-726-7996

TITLE: Building Inspector
DEPARTMENT: Planning & Building Services
REPORTS TO: Chief Building Official

POSITION SUMMARY: This position is responsible for ensuring that all construction within the county complies with applicable building codes and ordinances.

MAJOR DUTIES:

- Reviews construction plans and site maps.
- Reviews standard building electrical, plumbing, gas, fire prevention, and other codes to remain abreast of code changes.
- Reviews and approves applications for building permits; issues permits.
- Inspects new residential and commercial construction in the county, including inspecting building foundations, rough structures, and finished structures for safety and compliance with standard codes.
- Inspects electrical, mechanical, plumbing, and natural gas installations.
- Interprets and explains building and zoning ordinances, codes, and regulations to builders, contractors, and homeowners; resolves complaints.
- Verifies flood zones and ensures construction in the floodplain is compliant with the Jasper County Flood Damage Prevention Ordinance.
- Schedules building inspections and records results.
- Coordinates electrical inspections with the electric utility provider.
- Prepares reports and maintains inspection records.
- Responds to complaints of code violations; enforces building codes.
- Answers telephone and greets customers; provides information and assistance as requested.
- Attends training classes, seminars, and conferences to maintain required certifications.
- Performs other related duties as assigned.

KNOWLEDGE REQUIRED:

- Knowledge of the techniques and materials used in building inspection.
- Knowledge of the state laws, local ordinances, and construction and trade codes governing the building inspection.
- Knowledge of county and department policies and procedures.
- Knowledge of the zoning administration processes.

- Knowledge of records maintenance procedures.
- Knowledge of the geography of the county, including roads, streets, subdivisions and zoned areas.
- Skill in reading blueprints and other technical diagrams such as plats, site plans, soil erosion and sedimentation control plans, maps, and building plans.
- Skill in operating standard office equipment such as a computer and calculator.
- Skill in public and interpersonal relations.
- Skill in oral and written communication.

MINIMUM QUALIFICATIONS:

- Knowledge and level of competency commonly associated with the completion of a specialized training in the field of work, in addition to basic skills typically associated with an associates degree.
- Possession of or ability to readily obtain a valid driver's license issued by the employee's State of residence for the type of vehicle or equipment operated.
- A high school diploma and a minimum of five years experience in the commercial and residential construction industry is required.
- International Code Council (ICC) Inspector Certification is required within a one year period from date of hire.
- Special consideration will be given to those candidates that possess a current ICC Inspectors Certification.

PHYSICAL DEMANDS:

While performing the duties of this job, the employee is regularly required to talk and hear. This position is very active and requires standing, walking, bending, kneeling, stooping and crouching. May be required to lift items over 20 pounds, climbs ladders. Specific vision abilities required by this job include close vision, distance vision, peripheral vision, depth perception and ability to adjust focus.

WORK ENVIRONMENT:

This job operates in a professional office environment and out in the field where you may be exposed to inclement weather conditions.

ESSENTIAL SAFETY FUNCTIONS

It is the responsibility of each employee to comply with established policies, procedures, and safe work practices. Each employee must follow safety training and instructions provided by their supervisor. Each employee must also properly wear and maintain all personal protective equipment required for their job. Finally, each employee must immediately report any unsafe work practices or unsafe conditions as well as any on-the-job injury or illnesses.

Please note this job description is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities that are required of the employee for this job. Duties, responsibilities and activities may change at any time with or without notice.

Employee signature below constitutes employee's understanding of the requirements, essential functions and duties of the position.

Employee___________________________________ **Date**_____________

JASPER COUNTY HUMAN RESOURCES

Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 150
Ridgeland, South Carolina 29936 - 843-717-3680 – Fax: 843-726-7996

TITLE: Animal Services Director
DEPARTMENT: Animal Services, Jasper County
REPORTS TO: Sheriff, Jasper County
FLSA Status: Non-Exempt
SUPERVISES OTHERS: No

POSITION SUMMARY: The purpose of this position is to direct the daily operations of Animal Services, the annual budget and formulate creative strategies for major gifts to assist those in need. Represent the County on matters concerning state and local animal laws, services, and animal shelter operations. Ensure public safety for citizens and pets. This class formulates long-range goals for the organization, develop policy and position papers and negotiates with the chief administrative officer and/or elected officials.

ESSENTIAL FUNCTIONS:
The essential functions listed below are those that represent the majority of the time spent working in this class. Management may assign additional functions related to the type of work of the class as necessary.

MAJOR DUTIES:
- Supervises, directs, and evaluates assigned staff, processing employee concerns and problems, directing work, counseling, disciplining, and completing employee performance appraisals.
- Coordinates, assigns and reviews work and establishes work schedules; maintains standards; monitors status of work in progress; inspects completed work assignments; answers questions; gives advice and direction as needed.
- Directs programs, projects, and activities to achieve short- and long-range goals and objectives of the strategic plan.
- Prepares annual budget for the department.
- Determines departmental policies and planning long term programs.
- Compiles reports and statistics and ensures compliance with local, state, and federal laws and guidelines.
- Prepares memoranda and non-routine correspondence.
- Plans, guides and directs the research, analysis and preparation of specialized or technical reports in assigned areas of responsibility.
- Conveys assignments to various organizational units.
- Responds to complaints and inquiries from the public, and resolves problems and concerns.
- Represents the department to the public.
- Performs related work as assigned.

MINIMUM EDUCATION AND EXPERIENCE REQUIREMENTS:

- Requires Bachelor's degree or education and training equivalent to four years of college education in business, liberal arts, or any field other than engineering or the hard sciences.
- Senior-level leadership experience within an Animal Care & Control facility, including demonstrated experience collaborating with organizational, political, and community leaders, as well as frontline staff. A minimum of four to eight years of related experience or an equivalent combination of education, training, and experience is required.
- A minimum of five years' experience is required in a leadership role within an animal care and control department of comparable size and complexity. Alternatively, at least five years of leadership experience in the nonprofit sector is acceptable, with a preference for candidates with animal welfare experience.

PHYSICAL DEMANDS:

Performs light to medium work that involves walking or standing virtually all of the time and also involves exerting between 20 and 50 pounds of force on a regular and recurring basis or considerable skill, adeptness and speed in the use of the fingers, hands or limbs in tasks involving close tolerances or limits of accuracy.

UNAVOIDABLE HAZARDS (WORK ENVIRONMENT):

- Involves routine and frequent exposure to:
- Bright/dim light; Dusts and pollen.
- Extreme heat and/or cold; Wet or humid conditions.
- Extreme noise levels, Animals/wildlife.
- Vibration; Fumes and/or noxious odors.
- Traffic; Moving machinery.
- Electrical shock; Heights.
- Radiation; Disease/pathogens.

SPECIAL CERTIFICATIONS AND LICENSES:

- DEA Controlled Drugs License.
- FEMA Disaster Preparedness Certification.
- ACO I & 2 Animal Control Certification.
- Must possess and maintain a valid state driver's license with an acceptable driving history.
- Completion of Emergency Preparedness training to include, but not limited to FEMA ISC 100, 200, 700 and 800 and others as required by department staff.
- Must possess or obtain Euthanasia Certification within one year of hire.

AMERICANS WITH DISABILITIES ACT COMPLIANCE:

Jasper County is an Equal Opportunity Employer. ADA requires Jasper County to provide reasonable accommodations to qualified persons with disabilities. Prospective and current employees are encouraged to discuss ADA accommodations with management.

STANDARD CLAUSES:

May be required to work nights, weekends, holidays and emergencies (man-made or natural) to meet the business needs of Jasper County. This job description is not designed to cover or contain a comprehensive listing of essential functions and responsibilities that are required of an employee for this job. Other duties, responsibilities, and activities may change or be assigned at any time with or without notice.

ESSENTIAL SAFETY FUNCTIONS:
It is the responsibility of each employee to comply with established policies, procedures and safe work practices. Each employee must follow safety training and instructions provided by their supervisor. Each employee must also properly wear and maintain all personal protective equipment required for their job. Finally, each employee must immediately report any unsafe work practices or unsafe conditions as well as any on-the-job injury or illnesses. Every manager/supervisor is responsible for enforcing all safety rules and regulations. In addition, they are responsible for ensuring that a safe work environment is maintained, safe work practices are followed and employees are properly trained.

Please note this job description is not designed to cover or contain a comprehensive listing of activities, duties or responsibilities that are required of the employee for this job. Duties, responsibilities and activities may change at any time with or without notice.

Employee signature below constitutes employee's understanding of the requirements, essential functions and duties of the position.

Employee signature: ______________________________

Date: ________________________________

MANAGEMENT
ADVISORY
GROUP INTL., INC.

MANAGEMENT CONSULTING SERVICES

August 6, 2026

Nicole Holt, PSHRA-CP
Human Resources Director
Jasper County
Telephone: 843-717-3680

Dear Nicole:

At the request of the County, Management Advisory Group has conducted an analysis and job evaluation for the positions listed below. Below is the recommended pay grade:

- **Animal Services Director – Recommended Pay Grade 123**
- **Building Inspector – Recommended Pay Grade 118**
- **Business License Inspector – Recommmneded Pay Grade 116**
- **Purchasing & Procurement Specialist – Recommended Pay Grade 116**
- **Refuse Truck Driver – Recommended Pay Grade 113**
- **Exemption Specialist – Recommended Pay Grade 110**

Please feel free to contact me with any questions at (803) 260-6400 as needed.

Sincerely,

Dr. Russell H. Campbell

Dr. Russell H. Campbell, Ed.D., MPA
Chief Administrative Officer
Management Advisory Group, Inc.
12730 Fair Lakes Circle, Ste. 600
Fairfax, Virginia 22033
Office: 703-590-7250
Russell@@maginc.org

Jasper County, SC

Proposed Pay Plans

Proposed Pay Plans
Jasper County, SC

	Code	Proposed Class Title	Ann Min	Mid	Ann Max	Hrly Min	Mid	Hrly Max
Unified								
102			$23,668	$30,170	$36,671	$11.38	$14.50	$17.63
	CUS	Custodian						
103			$24,851	$31,678	$38,505	$11.95	$15.23	$18.51
	RFC1	Refuse Collection Worker I						
104			$26,094	$33,262	$40,430	$12.55	$15.99	$19.44
	09912	Parks & Recreation Groundskeeper						
106			$28,769	$36,671	$44,574	$13.83	$17.63	$21.43
	ADC	Administrative Clerk I						
	ASRC	Assessor Clerk						
	CC	Court Clerk						
	CCCO	Court Clerk, Clerk of Court						
	990008	Lobby Clerk (Detention Center)						
	SRC	Senior Records Clerk						
107			$30,207	$38,505	$46,803	$14.52	$18.51	$22.50
	ACCC	Accounting Clerk						
	APC1	Accounts Payable Clerk						
	ADC2	Administrative Clerk II						
	ADS1	Administrative Secretary I						
	BILC	Billing Clerk						
	CC2	Court Clerk II						
	DAC	Data Collector						
	99015	Data Surveillance Clerk						
	MAPT	Mapping Technician (PT)						
108			$31,717	$40,430	$49,143	$15.25	$19.44	$23.63
	ADSCID	Administrative Secretary CID						
	ADS2	Administrative Secretary II						
	CBS	Civilian Booking Specialist						
	CL	Clerk, Sheriff's Office						
	CO	Communication Officer						
	EO1	Equipment Operator I						
	TEO	Telecommunications Officer						
109			$33,303	$42,452	$51,600	$16.01	$20.41	$24.81
	ACA	Accounting Assistant						
	AA	Administrative Assistant						
	ASLT	Airport Service Line Tech						
	990006	Customer Service Clerk						
	99013	Deputy Treasurer Assistant						
	EMTU	EMT/Firefighter (Uncertified)						
	EO2	Equipment Operator II						
	MW	Groundskeeper						
	HRA	Human Resources Assistant						
	LPT	License & Permitting Technician						
	PBT	Planning and Building Technician						
	99014	Senior Buyer						
	99016	Senior Court Clerk						
110			$34,968	$44,574	$54,180	$16.81	$21.43	$26.05

Proposed Pay Plans
Jasper County, SC

Grade	Code	Proposed Class Title	Ann Min	Mid	Ann Max	Hrly Min	Mid	Hrly Max
Unified								
110			$34,968	$44,574	$54,180	$16.81	$21.43	$26.05
	99034	Animal Services Tech						
	COS	Communication Supervisor						
	EMTB	EMTB / FireFighter						
	09914	Exemption Specialist						
	MAP	Mapper I						
	990009	Office Manager						
	PARR	Park Ranger						
	PM	Purchasing Manager						
	RPA	Real Property Appraiser						
	00903	Telecommunications Officer						
111			$36,717	$46,803	$56,889	$17.65	$22.50	$27.35
	99035	Animal Services Dispatcher						
	APJ	Associate Probate Judge						
	DEPCO	Deputy Coroner						
	DVRD	Deputy Voter Registration Director						
	EMTI	EMTI / FireFighter						
	00904	Telecommunications Officer I						
112			$38,553	$49,143	$59,734	$18.53	$23.63	$28.72
	99033	Animal Services Tech Lead						
	BMTECH	Building Maintenance Tech.						
	EMTA	EMT Advanced/Firefighter						
	00901	Equipment Operator II - CDL						
	RAPT	Recreation Program Coordinator						
	00905	Telecommunications Officer II						
113			$40,480	$51,600	$62,720	$19.46	$24.81	$30.15
	99032	Animal Services Officer						
	CTWC1	Computer Tech/Website Coord.						
	DAUD	Deputy Auditor						
	DCC	Deputy Clerk - Clerk of Court						
	DCT	Deputy Clerk - Treasury						
	DTC	Deputy Tax Collector						
	OM	Emergency Services Office Manager						
	99020	Paralegal						
	PARA	Paramedic / FireFighter						
	RTD	Refuse Truck Driver						
	990002	Senior Accounting Assistant						
	00906	Telecommunications Officer III						
	VADVO	Victim Advocate						
114			$42,504	$54,180	$65,856	$20.43	$26.05	$31.66
	99030	Animal Services Dispatcher Suprv						
	00902	Communications Technician Specialist						
	FLT	Fire Lieutenant						
	00908	Telecommunications Supervisor - Certified						
	00907	Telecommunications Supervisor - Recruit						
115			$44,630	$56,889	$69,149	$21.46	$27.35	$33.24
	99031	Animal Services Supervisor						

	Code	Proposed Class Title	Ann Min	Mid	Ann Max	Hrly Min	Mid	Hrly Max
Unified								
115			$44,630	$56,889	$69,149	$21.46	$27.35	$33.24
	BMS	Building Maintenance Supervisor						
	CHA	Chief Appraiser						
	DEP	Deputy Sheriff						
	DEPPT	Deputy Sheriff PT (Class III)						
	EMTFRLT	EMT/Fire Lieutenant						
	ELO-08	Magistrate						
	00909	Telecommunications Supervisor - Advanced						
	09910	Telecommunications Supervisor - Senior						
	VMS	Vehicle Maintenance Supervisor						
116			$46,861	$59,734	$72,607	$22.53	$28.72	$34.91
	99037	Administrative Assistant Officer						
	09913	Business License Clerk						
	CADC	CAD Coordinator						
	DSPFC	Deputy Sheriff - PFC						
	DO	Detention Officer						
	DIREV	Election & Voter Reg Director						
	EAACA	Executive Assistant - Assist to County Administrator						
	PMFRLT	Paramedic/Lieutenant						
	PCAN	PC/LAN Analyst						
	PLAN1	Planner I						
	PZC	Planning & Zoning Coordinator						
	PPS	Purchasing & Procurement Spec.						
	ELO-07	Register of Deeds						
	TX	Tax Collector						
	99040	Transport Officer						
	DIRVA	Veterans Affair's Director						
117			$49,204	$62,721	$76,237	$23.66	$30.15	$36.65
	ACTCO	Accounting Manager						
	BATC	Battalion Chief						
	LC	Deputy Sheriff - Lance Corporal						
	FM	Fire Marshal						
	HRG	Human Resources Generalist						
	99025	Logistics Manager						
	PWMGR	Public Works Manager						
118			$51,664	$65,857	$80,049	$24.84	$31.66	$38.48
	APM	Airport Manager						
	BI	Building Inspector						
	99026	Building Maintenance Specialist						
	CENFO	Code Enforcement Officer						
	CORPP	Deputy Sheriff - Corporal						
	CORP	Detention - Corporal						
	EMTBTCH	EMT/Battalion Chief						
	99027	Equipment Operator III						
	MECH	Mechanic						
119			$54,248	$69,149	$84,051	$26.08	$33.24	$40.41
	99029	Animal Services Deputy Director						
	99024	Assist. Supt. Of Maintenance						

Grade	Code	Proposed Class Title	Ann Min	Mid	Ann Max	Hrly Min	Mid	Hrly Max
Unified								
119			$54,248	$69,149	$84,051	$26.08	$33.24	$40.41
	99011	Business License Manager						
	ELO-09	Chief Magistrate						
	09911	Deputy Assessor						
	DEVCO	Development Coordinator						
	GISCO	GIS Coordinator						
	DETINV	Investigator						
	PMBTCH	Paramedic/Battalion Chief						
	DIRPR	Parks and Recreation Director						
	99017	Risk Manager						
	99019	Senior Project Manager						
	99018	Staff Accountant						
	99036	VR & Elections IT Systems Coordinator						
120			$56,960	$72,607	$88,254	$27.38	$34.91	$42.43
	BldOff	Building Official						
	CTC	Clerk to Council						
	99021	Cyber Security Engineer						
	SER	Deputy Sheriff - Sergeant						
	SERD	Detention - Sergeant						
	NTA	Network Administrator						
	99012	Quartermaster						
	99023	Supt. Of Maintenance						
	99039	Training Sergeant						
	99038	Transport Sergeant						
121			$59,808	$76,237	$92,666	$28.75	$36.65	$44.55
	ELO-01	Auditor						
	990001	Deputy Director of IT						
	SSGT	Deputy Sheriff - Staff Sergeant						
	99041	Public Information Manager						
122			$62,798	$80,049	$97,300	$30.19	$38.49	$46.78
	ASR	Assessor						
	DDES	Deputy Direct of Emergency Services						
	NTENG	Network Engineer						
123			$65,938	$84,051	$102,165	$31.70	$40.41	$49.12
	99028	Animal Services Director						
	LT	Deputy Sheriff - Lieutenant						
	DETLT	Detention Lieutenant						
	ELO-06	Treasurer						
124			$69,235	$88,254	$107,273	$33.29	$42.43	$51.57
	ELO-03	Coroner						
	DIRPL	Planning & Bldg Servcs Director						
125			$72,697	$92,667	$112,637	$34.95	$44.55	$54.15
	CD	Chief Deputy						
126			$76,332	$97,300	$118,268	$36.70	$46.78	$56.86
	DIRPW	Director Public Works/Engineerng						
127			$80,148	$102,165	$124,182	$38.53	$49.12	$59.70

Grade	Code	Proposed Class Title	Ann Min	Mid	Ann Max	Hrly Min	Mid	Hrly Max
Unified								
127			$80,148	$102,165	$124,182	$38.53	$49.12	$59.70
	ELO-02	Clerk of Court						
130			$92,782	$118,269	$143,756	$44.61	$56.86	$69.11
	HRD	Human Resources Director						
131			$97,421	$124,182	$150,944	$46.84	$59.70	$72.57
	990005	Development Services Director						
	DIRES	Director of Emergency Services						
	DIRIT	IT Director						
132			$102,292	$130,391	$158,491	$49.18	$62.69	$76.20
	ELO-04	Probate Judge						
	ELO-05	Sheriff						
134			$112,777	$143,757	$174,736	$54.22	$69.11	$84.01
	990004	County Attorney						
	FBA	Director of Administrative Services						
	990010	Engineering Services Director						
135			$118,416	$150,944	$183,473	$56.93	$72.57	$88.21
	99022	Deputy County Administrator						
137			$130,553	$166,416	$202,279	$62.77	$80.01	$97.25
	990003	County Administrator						

171 Active Proposed Classes in the Unified Pay Plan

Code	Proposed Class Title	Ann Min	Mid	Ann Max	Hrly Min	Mid	Hrly Max

171 Active Proposed Classes in Jasper County, SC

AGENDA

ITEM # 8C

Jasper County
Development Services Department

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-4119

Name: Eric W. Larson
Title: Development Services Director
Email address: ewlarson@jaspercountysc.gov

Jasper County Council

Staff Report

Meeting Date:	Aug. 17, 2026
Agenda Item:	**8.C**
Project:	Greenbelt Program Manager Services
Request:	Approve a Professional Services Agreement with the selected firm to provide Greenbelt Program Manager services for the Jasper County Greenbelt Program and authorize the County Administrator to execute the agreement and related documents.
Action Needed:	Approve **of Resolution #R-2026-53** the Professional Services Agreement for Greenbelt Program Manager services and authorize the County Administrator to execute all necessary documents.
Recommendation:	Staff recommends that County Council approve the Professional Services Agreement with **Wyche, P.A.** to provide Greenbelt Program Manager services and authorize the County Administrator to execute the agreement and any documents necessary to implement the contract.

Description: Jasper County issued a Request for Qualifications (RFQ) to solicit qualified firms to provide professional Greenbelt Program Manager services. The Program Manager will be responsible for administering and coordinating the County's Greenbelt Program, including managing conservation and greenspace projects, coordinating with landowners and partner organizations, assisting with grant opportunities, overseeing project schedules and budgets, ensuring compliance with applicable laws and Greenbelt Program policies, and providing technical support and recommendations to County staff and County Council.

Two proposals were received from Wyche, P.A. and West Branch Advisors, LLC. Based on the evaluation, staff recommends entering into a Professional Services Agreement with **Wyche, P.A.** to serve as the Greenbelt Program Manager.

Staff Recommendation: Staff recommends approval of the Greenbelt Program Manager agreement.

Attachment:
Resolution #R-2026-53

Draft PSA with Wyche, P.A. (in progress)

JASPER COUNTY, SOUTH CAROLINA
RESOLUTION NUMBER R-2026-53

RESOLUTION OF JASPER COUNTY COUNCIL TO APPROVE SPECIAL SERVICES CONTRACT WITH WYCHE, P.A. FOR PROGRAM MANGEMENT AND RELATED SERVICES FOR JASPER COUNTY GREENBELT PROGRAM PURSUANT TO THE JASPER COUNTY PURCHASING AND CONTRACTING ORDINANCE, AND MATTERS RELATED THERETO

WHEREAS, Jasper County, South Carolina (the "**County**"), acting through the County Council as its governing body (the "**County Council**"), is a political subdivision of the State of South Carolina (the "**State**"), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, pursuant to Title 4, Chapter 37 of the Code of Laws of South Carolina 1976, as amended, Ordinance No. 2024-16 enacted by County Council on July 24, 2024 ("**Ordinance 2024-16**"), and a successful referendum held on November 5, 2024, the County is authorized to impose a one percent (1%) sales and use tax (the "**Sales Tax**"); and

WHEREAS, pursuant to Ordinance No. 2026-13 enacted by County Council on April 6, 2026 ("**Ordinance 2026-13**"), the County established the Jasper County Greenbelt Program codified by the adoption of additions to Chapter 25, Article IV of the County's Code of Ordinances ("**Greenbelt Program**"); and

WHEREAS, Section 25-145 of the Greenbelt Program authorized the County Administrator to engage consultants and other professional to work with the Greenbelt Committee; and

WHEREAS, section 2-413 of the Jasper County Code of Ordinances defines special services as those professional services provided by physicians, architects ministers, engineers, accountants, attorneys, and management and consulting services, which are normally obtained on a fee basis, and further provides that these services may be procured without utilization of a bidding process; and

WHEREAS, section 2-413 of the Jasper County Code of Ordinances further provides that the County may contract for special services without the utilization of a bidding process provided the following requirements are met: 1) the department solicits the best possible contract with the provider of such services, 2) negotiation with the provider of such services shall include the department head and the purchasing officer, 3) the department shall obtain the approval of the County Council, 4) the department procuring the services shall seek the advice of department heads with expertise on the subject, and 5) County Council shall have the authority to continue to contract for the services from year to year when it is in the best interest of the County; and

WHEREAS, the Director of Development Services, in conjunction with the County Administrator and Chief Procurement Officer, solicited Statements of Qualifications pursuant to RFQ-2026-18 on June 18, 2026; and

WHEREAS, Jasper County received two responses and the Director of Development Services, in conjunction with the County Administrator and Chief Procurement Officer have determined that Wyche, P.A. (the "**Contractor**"), a law firm specializing in land preservation and real estate law, is the best and most appropriate provider to assist the County in managing the Greenbelt Program; and

WHEREAS, the Jasper County Administration, in cooperation with the Chief Procurement Officer has solicited the best possible contract, and

WHEREAS, the Jasper County Council desires to utilize the Contractor's expertise related to real estate and land preservation law, and the provision of related technical and other services; and

WHEREAS, there are sufficient funds in the current fiscal year 2027 Sales Tax fund and as such, the funding will be from this account; and

WHEREAS, in accordance with the above referenced authority, the County, acting by and through its County Council, desires to contract with the Contractor to provide legal services to the Greenbelt Committee.

NOW THEREFORE, it is hereby resolved by the Jasper County Council, in meeting duly assembled, that:

1. It is the specific intent of the County Council to enact this Resolution in accordance with, and empowered by, the Constitution and general laws of the State and the Jasper County Code of Ordinances.

2. The County, acting by and through its County Council, hereby approves the Contractor's Response to Request For Qualifications RFQ #2026-18 attached hereto as **Exhibit "A"** and incorporated herein.

3. The County Administrator is hereby authorized and directed to do any and all further acts and actions necessary to implement and carry out the terms and provisions of this Resolution, so long as such acts are reasonably related to the contents and terms of this Resolution.

4. Should any portion of this Resolution be deemed unconstitutional or otherwise enforceable by any court of competent jurisdiction, such determination should not

affect the remaining terms and provisions of this Resolution, all of which are hereby deemed separable.

5. All orders, resolutions and enactments of the County Council inconsistent herewith are to the extent of such inconsistency only, hereby revoked and rescinded.

6. This Resolution shall take effect and be in full force and effect after enactment by the County Council.

Signatures on following page

RESOLVED this 17th day of August, 2026, in meeting duly assembled.

____
W. J. Rowell, III, Chairman
Jasper County Council

ATTEST:

____
Wanda Hendrix-Giles
Clerk to County Council

Resolution R-2026-53
Adopted: August 17, 2026

It is required that the following Exhibit be attached to this Resolution:

PROFESSIONAL SERVICES CONTRACT.
"Exhibit A"

Reviewed for form and draftsmanship by the Interim Jasper County Attorney.

___________________________________ ___________________
Interim County Attorney Date
Burr & Forman LLP
Walter J. Nester, III
Partner

EXHIBIT "A"

Professional Services Contract

AGENDA

ITEM # 8D

STATE OF SOUTH CAROLINA
JASPER COUNTY

RESOLUTION NUMBER R-2026-54

RESOLUTION OF JASPER COUNTY COUNCIL TO RATIFY AND APPROVE SPECIAL SERVICES MASTER SERVICE AGREEMENT WITH UHY ADVISORS MID-ATLANTIC, INC., A LICENSED CPA FIRM, THAT OFFERS AUDIT AND OTHER ATTEST SERVICES TO PUBLIC, PRIVATE AND GOVERNMENTAL ORGANIZATIONS, TO PROVIDE COMPILATION SERVICES FOR THE PREPARATION OF THE JASPER COUNTY ANNUAL COMPREHENSIVE FINANCIAL REPORT, AND MATTERS RELATED THERETO

WHEREAS, section 2-413 defines special services as those professional services provided by physicians, architects ministers, engineers, accountants, attorneys, and management and consulting services, which are normally obtained on a fee basis, and further provides that these services may be procured without utilization of a bidding process; and

WHEREAS, section 2-413 further provides that the departments using such services may contract on their behalf for such services provided that the following requirements are met: 1) the department solicits the best possible contract, 2) negotiation with the provider of such services shall include the department head and the purchasing officer, 3) the department shall obtain the approval of the county council, 4) the department procuring the services shall seek the advice of department heads with expertise on the subject, and 5) County council shall have the authority to continue to contract for the services from year to year when it is in the best interest of the county; and

WHEREAS, the compilation and preparation of the Jasper County Annual Comprehensive Financial Report (ACFR) require numerous hours that the current staff cannot provide while continuing to perform their normal, daily duties; and

WHEREAS, the County requires the services of a consultant to compile and prepare its Annual Comprehensive Financial Report; and

WHEREAS, the firm UHY ADVISORS, MID-ATLANTIC, INC. (UHY), is recommended by Swiftwater, the governmental consulting group engaged by the County Council to help with the transition to a new County Administrator; and

WHEREAS, UHY has the availability, experience, and staff required to provide the compilation services for the County; and

Whereas, UHY, services are required immediately to meet Federal and state reporting deadlines; and

WHEREAS, the Jasper County acting attorney, Burr & Forman, has reviewed the master services agreement; and

WHEREAS, the Interim County Administrator, Jame Iwanicki, has executed the master services agreement on behalf of Jasper County, and

WHEREAS, the Jasper County Council desires to ratify the master services agreement between Jasper County and UHY ADVISORS, MID-ATLANTIC, INC., to compile and prepare the Jasper County Annual Comprehensive Financial Report; and

NOW THEREFORE, BE IT RESOLVED by Jasper County Council, in the council duly assembled and by the authority of the same that Jasper County Council hereby is of the belief and finds that the requirements of Article V, Sec. 2-413 are met and hereby ratifies and approves the Interim County Administrator's decision to execute the master services agreement for the services, as described in the Statement of Work (Exhibit A of the master services agreement.)

SIGNATURES FOLLOW

This Resolution No. R- 2026-54 made this 17th day of August 2026.

____
W. R. Rowell, III, Chairman

ATTEST:

____
Wanda H. Giles
Clerk to Council

Reviewed for form and draftsmanship by the Jasper County Attorney.

__________________________ ______________
Jasper County Attorney **Date**

UHY Advisors Mid-Atlantic, Inc.
8601 Robert Fulton Drive
Suite 210
Columbia, MD 21046
(410) 720-5220
uhy-us.com

MASTER SERVICES AGREEMENT

THIS MASTER SERVICES AGREEMENT (the "Agreement") is made and entered into as of the 30th day of July 2026 (the "Effective Date"), by and between UHY ADVISORS MID-ATLANTIC, INC., a Maryland corporation ("UHY"), and Jasper County, South Carolina ("The County").

Statement of Purpose

The parties desire to enter into this Agreement pursuant to which UHY will provide The County with certain thought leadership or professional services.

NOW, THEREFORE, in consideration of the premises and mutual covenants and agreements contained herein, and other good and valuable consideration the parties hereby agree as follows:

1. Engagement.

a. The County hereby agrees to hire UHY, and UHY hereby agrees to perform certain services for the County, pursuant to the terms of this Agreement. For each project (a "Project") that the County desires UHY to perform services (the "Services"), a detailed description of the Services, as well as any terms and conditions relating thereto, shall be set forth in detail in a "Statement of Work" in the form of Exhibit A attached hereto. Each such Exhibit A shall be signed by the parties. The parties at any time may execute and deliver a new Statement of Work relating to Services to be performed by UHY for the County for a new Project, and any such Statement of Work shall be governed by this Agreement except as set forth therein. Notwithstanding anything in this Agreement to the contrary, UHY shall not be under any obligation to perform Services under this Agreement (except for those set forth in the initial Statement of Work entered into by the parties). In the event any of the terms of this Agreement conflict with the terms set forth in a Statement of Work, the terms of the Statement of Work shall control.

b. UHY represents and warrants that it has the necessary knowledge, experience, abilities, skills and resources to perform its obligations under this Agreement, and agrees to perform its obligations under this Agreement in a professional manner, consistent with then prevailing industry standards and practices.

1.

c. UHY represents and warrants that it has all licenses and permits necessary to conduct its business and perform its obligations under this Agreement, and agrees to comply in all material respects with all applicable federal, state and local statutes, regulations, codes, ordinances and policies in performing its obligations under this Agreement.

2. Term; Termination.

a. The term of this Agreement shall commence on the Effective Date and shall continue until terminated by either party upon thirty (30) days prior written notice to the other party. Notwithstanding the foregoing, either party may immediately terminate this Agreement upon written notice to the other party if the other party (i) has materially breached the terms of this Agreement beyond any applicable cure period; or (ii) becomes insolvent or files for bankruptcy protection, or has a receiver appointed.

b. Upon termination of this Agreement for any reason, UHY shall be entitled to receive from the County all compensation earned and all expense reimbursements owed as set forth in Section 3 below. The County shall pay UHY the compensation and expense reimbursements owed as described above pursuant to the terms of this Agreement.

3. Compensation; Payment Terms; Expenses.

a. In consideration for the performance of the Services by UHY under this Agreement, the County will pay UHY the fees and compensation reflected on each Statement of Work executed pursuant to this Agreement (the "Services Fee"). As the Services Fee will vary depending on the scope of Services performed on each Project, each Statement of Work will detail the agreed-upon Services Fee. UHY shall be responsible and liable for any and all related costs and expenses on a Project, except for such reimbursable expenses as may be mutually agreed upon by the County and UHY in the Statement of Work. UHY shall be reimbursed for any pre-approved travel and expenses associated with the performance of Services at any location other than the principal office of UHY.

b. UHY will periodically provide the County with an invoice supporting any request for fee payment or reimbursement of expenses. The County shall pay all invoices received by it from UHY within thirty (30) days of the County's receipt of such invoices (the "Due Date")**.**

c. In the event the County fails to pay UHY all amounts owed under any invoice by the Due Date, and such failure to pay continues for five (5) days after the Due Date, UHY may: (i) in its sole discretion, suspend its performance of the Services for the County until it is paid in full all amounts then owed (including all interest payable hereunder); and (ii)charge interest on all overdue sums hereunder at the legal rate of interest from the date such payment is due until paid.

4. Independent Contractor Status; Use of Affiliated Entities.

a. UHY's relationship with the County hereunder shall be that of an independent contractor and as such, UHY shall perform its obligations under this Agreement as an independent contractor and not as an agent or joint venture partner of the County. UHY shall be solely responsible for and shall pay any and all income taxes, fees and assessments (and all interest or penalties thereon) of every kind and nature arising by reason of or in connection with UHY's performance under this Agreement.

b. UHY has a contractual arrangement with UHY LLP whereby UHY LLP provides UHY with professional and support personnel and performs all services in connection with UHY engagements for which licensure as a CPA firm is required. In addition, UHY may use employees from one or more affiliated entities to perform Services under this Agreement in order to efficiently and expeditiously perform the Services. The County hereby acknowledges UHY and agrees to the use of UHY LLP professional and support personnel for any Projects for which licensure as a CPA firm is required, as well as UHY's use of any employees from any of its affiliated entities on a Project as determined by UHY in its sole discretion. UHY LLP is an independent firm of certified public accountants which performs attest services in an alternative practice structure with UHY and its affiliated companies; however, as used in this Agreement, all references to "affiliates" or "affiliated entities" of UHY or terms of similar import shall be deemed to be inclusive of UHY LLP.

c. UHY may use independent contractors from one or more affiliated entities to perform Services under this Agreement in order to efficiently and expeditiously perform the Services. The

County hereby acknowledges and agrees to UHY's use of independent contractors from any of its affiliated entities on a Project as determined by UHY in its sole reasonable discretion.

d. On each Statement of Work, UHY shall designate a Project Manager who will be the main point of contact for The County on each Project.

5. Intellectual Property Rights.

a. The parties hereby agree that all writings, tapes, recordings, computer programs, designs, and other works in any tangible medium of expression, regardless of the form or medium, which have been or are prepared by UHY in connection with rendering the Services hereunder (collectively the "Work Product") shall belong solely and exclusively throughout the world by UHY. Upon receipt of all amounts owed by the County to UHY with respect to the Project for which the Work Product was created, UHY shall assign, grant, and deliver to the County solely, exclusively and irrevocably throughout the world all ownership rights in and to the Work Product. Notwithstanding the foregoing, the County hereby agrees that UHY is entitled to keep and maintain one (1) copy of each of the various types of Work Product for its records after any assignment of the Work Product by UHY to The County. In addition, notwithstanding the foregoing or anything in this Agreement to the contrary, the County acknowledges and agrees that it shall have no rights in or to any of the processes, products or intellectual property utilized by UHY in the performance of the Services, to the extent that such processes, products or intellectual property are outside of the Work Product.

6. Changes to Services; Changes to Service Fee. From time to time, the County may request change to the scope of Services being performed by UHY pursuant to an executed Statement of Work (a "Request for Changes"). The County shall make a Request for Change by submitting a written request to UHY specifying the change or changes requested. In the event the Request for Changes warrants an increase to the Services Fee being paid to UHY for the Services, or changes to any other terms set forth in this Agreement or the applicable Statement of Work, then UHY shall inform the County of the adjustment to the Services Fee (or any other change in terms) necessitated by the Request for Change. If the County accepts UHY's quote for adjustment to its Services Fee, then the parties shall complete an Amended Statement of Work setting forth the new terms.

7. Obligations of The County. In addition to all other obligations required of it under this Agreement, the County shall (i) timely provide UHY with all information necessary for UHY to perform the Services; (ii) respond promptly to all requests by UHY for information required for UHY to be able to perform the Services, as well as any issues that UHY encounters in its performance of the Services requiring consultation with the County; and (iii) assign one (1) individual to be primarily dedicated to managing the provision of the Services on a Project and the relationship with UHY under this Agreement (the "County Administrator"). The County Administrator for each Project shall be set forth on each Statement of Work. The County Administrator or his or her designee shall be generally available to UHY in order to communicate with UHY regarding any issues relating to a Project or Services, use reasonable efforts to participate in meetings or conference calls with UHY, and have the necessary authority to ensure that the County is able to fulfill its obligations as described in (i) and (ii) above.

8. Restrictive Covenants.

a. UHY agrees (i) to hold in trust and confidence for the County and to not disclose to any third party without prior written consent of the County, the Confidential Information (as defined below) of the County, whether it is tangible or intangible, (ii) not to use the Confidential Information for UHY's personal benefit or for the benefit of any third party, and (iii) at the request of the County, to return to the County all Confidential Information which is tangible upon the termination of this Agreement. Notwithstanding the foregoing, the County agrees and acknowledges that UHY may disclose or use Confidential Information as UHY reasonably determines is necessary for its performance under this Agreement, including, but not limited to, disclosure to any representative of an affiliated entity involved in the performance of the Services. For purposes of this Agreement, the term "Confidential Information" shall mean all non-public information of the County that is the subject of efforts by the County that are reasonable under the circumstances to maintain its secrecy. The term Confidential Information shall specifically exclude data or information (aa) which has been voluntarily disclosed to the public by the County; (bb) which has been independently developed and disclosed by others; or (cc) which has otherwise entered the public domain through lawful means. If UHY receives a subpoena or order from a court or agency of competent jurisdiction that would require the disclosure of Confidential Information, UHY will promptly notify the County in writing of its receipt of the subpoena or order so that the County has a reasonable opportunity to oppose or challenge such disclosure at the County's sole expense. UHY will promptly cooperate with all reasonable requests of the County in this regard at the County's sole expense. UHY will not be deemed to have breached this Agreement to the extent disclosures are made by UHY pursuant to a subpoena or order from a court or agency of competent jurisdiction, or as otherwise may be required under applicable law.

b. For a period of two (2) years following the termination of this Agreement for any reason, the County shall not, either directly or indirectly, on the County's own behalf or on behalf of any other person or entity, engage in active hiring efforts, solicit or induce any person who is an employee or independent contractor of UHY or any affiliated entity of UHY and who performs Services under this Agreement, to leave or cease his or her employment or independent contractor relationship with UHY or the affiliated entity, or hire or engage the services of such employee or independent contractor, to provide services of the type provide by the employee or independent contractor for or on behalf of UHY.

c. The parties acknowledge that the covenants contained in this Section 8 are of the essence of this Agreement and that without these covenants, the parties would not have entered into this Agreement; that each of such covenants is reasonable and necessary to protect and preserve the interests and properties of the applicable party; that a breach or threatened breach of any of the terms of this Section 8 by the other party would result in material and irreparable damage and injury to the non-breaching party; and that it would be difficult or impossible to establish the full monetary value of such damage. Therefore, the parties agree and consent that, in addition to all the remedies provided at law or in equity, the parties shall be entitled to a temporary restraining order and temporary and permanent injunctions to prevent a breach or contemplated breach of any of the covenants in this Section 8. The existence of any claim, demand, action or cause of action of a party against the other party shall not constitute a defense to the enforcement by a party of any of the covenants in this Section 8.

d. If a UHY employee is hired as an employee of the County, the County agrees to compensate UHY by paying UHY an amount equal to thirty percent (30%) of the annual salary offered to the UHY employee for the first year of employment with the County. the County shall pay UHY any amounts owed under this Section 8(d) within thirty (30) days of the date the UHY employee is hired by the County. The parties acknowledge that the amount owed under this Section 8(d) constitutes liquidated damages and not a penalty, the damages to UHY caused by such a hiring of its employee by the County in violation of Section 8(b) above are difficult or impossible to estimate accurately, and such amount is a reasonable pre-estimate of the probable damages caused by such a breach or failure.

9. Limitation of Liability.

a. The liability of UHY and any entity and any entity affiliated with UHY and their respective officers, directors, members, managers, employees or agents for any direct damages in any way arising out of or relating to this agreement whether based on an action or claim in the contract, equity, negligence, tort or otherwise, will not exceed, in the aggregate, an amount equal to the services fee paid by the the County to UHY for the services performed pursuant to this agreement giving rise to such claim (I.E., Such damages shall be limited to the total payment by the County for services performed by UHY on a specific project.

b. In no event shall UHY, any entity affiliated with UHY or other respective officers, directors, members, managers, employees, or agents be liable for any indirect, incidental, special, consequential, punitive or lost profit, damages arising out of or relating to this agreement or UHY's performance of the services or failure to perform services, even if given advance notice of the possibility of such damages.

10. Disclaimer of Warranties.

Except for the specific warranties granted by UHY in Section 1 of the agreement, UHY grants the County no other warranty, either express or implied, including without limitation, warranties of merchantability or fitness for a particular purpose in connection with its performance of the services.

11. Indemnification. The County shall indemnify and hold harmless UHY, entities affiliated with UHY and their respective, officers, directors, members, managers, employees and agents (each a "UHY Party" and collectively, the "UHY Parties") against any and all losses, damages, judgments, amounts paid in settlements and expenses (including attorneys' fees actually incurred) (collectively, "Losses") incurred by UHY or any UHY Party by reason of (i) any breach of any covenant, representation or warranty made by the County in this Agreement or any Statement of Work, or (ii) the County's gross negligence or willful misconduct relating to its performance under this Agreement.

12. Assignment. The rights and obligations of the parties under this Agreement shall inure to the benefit of and be binding upon the successors and assigns of such parties. This Agreement may not be assigned by either party without the prior written consent of the other party.

13. Governing Law, Jurisdiction, and Venue. This Agreement has been entered into under and shall be governed by the laws of the State of South Carolina. The parties agree that the state courts located in Ridgeland, SC, and the federal courts located in the Beaufort/Charleston Division of the U.S. District Court for the District of South Carolina located in Charleston, SC, shall be the sole and exclusive jurisdictions and venues for all disputes between the parties under this Agreement. The County hereby irrevocably consents to the jurisdiction and venue of the state and federal courts located in Ridgeland SC (for state matters) and Charleston SC (for federal matters) for adjudication of all disputes between the parties under this Agreement and/or otherwise related to the parties' relationship. The County hereby waives any objections or defenses to jurisdiction or venue in any such proceeding before such court.

14. Notices. Any notices required, or sought to be provided, under the terms of this Agreement shall be deemed effective if delivered by U.S. certified mail return receipt requested, or overnight courier service with a receipt signed by the party to whom it is addressed, or by facsimile transmission provided a confirming receipt was created by sender's machine at time of transmission, and sent to the addresses or facsimile numbers on the last page, which addresses or numbers may be changed from time to time, in a writing by the party whose address or number has changed.

15. Mutual Construction. Both parties have had an opportunity to review this Agreement and request Change hereto, and this Agreement shall be construed as though the parties drafted it equally.

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16. Execution in Counterparts. This Agreement may be executed in one or more counterparts (including by facsimile or other electronic transmission), each of which shall be deemed to constitute any original, but all of which together shall constitute one and the same documents.

17. Merger. This Agreement and all Statements of Work constitute the entire agreement of the parties in regard to the Services to be performed by UHY and supersede any prior agreement, whether written or oral, between the parties in regard to such engagement.

18. Modification and Waiver. This Agreement may not be amended or modified except in a written document signed by authorized representatives of the parties. Failure of UHY to insist, in one or more instances, on performance by the County in strict accordance with the terms and conditions of the Agreement shall not be deemed a waiver or relinquishment of any right granted in this Agreement or of the future performance of any such term or condition or of any other term or condition of this Agreement, unless such waiver is contained in a writing signed by UHY.

19. Survival. Notwithstanding anything in this Agreement to the contrary, the provisions of Sections 2(b), 3(c), 5 and 8 through 21 shall survive any expiration or termination of this Agreement, and each party shall remain obligated to the other party under all provisions of this Agreement that expressly or by their nature extend beyond and survive the expiration or termination of this Agreement.

20. Costs of Collection. In the event any sums due to UHY under this Agreement are collected by or through an attorney at law, the County shall pay to UHY all costs of collection including attorney's fees actually incurred.

IN WITNESS WHEREOF, The County and UHY have hereunto caused this Agreement to be executed by their respective duly authorized corporate officers as of the day and year firs set forth above.

UHY ADVISORS MID-ATLANTIC, INC.		JASPER COUNTY SOUTH CAROLINA	
By:	Signed by: 0C5FD504F3C5475...	**By:**	Signed by: James M Iwanicki 8FBACA49715D471...
Name:	Jack Reagon	**Name:**	James M Iwanicki
Title:	Managing Director	**Title:**	Interim Administrator

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UHY

APPENDIX A

Statement of Work

UHY will assist the County personnel with annual financial reporting and audit preparation. UHY will assist the County personnel with, including but not limited to the following:

Fiscal year 2026 Audit Preparation Services, including but not limited to:

- Reconciliation of bank accounts, other cash balances and investment balances as of June 30, 2026
- Reconciliation of various tax revenues, fines fees and licenses revenues, intergovernmental revenues and the related receivables
- Reconciliation of capital assets purchased during the fiscal year, and preparation of depreciation expense calculation on capital assets
- Reconciliation of the accounts payable balance at June 30, 2026
- Reconciliation of the salary and benefits accrual at June 30, 2026 and the related reconciliation of payroll expenditures incurred to the IRS payroll tax filings for the fiscal year
- Reconciliation of the Pension and OPEB liabilities, and the related disclosures, at June 30, 2026
- Reconciliation of the unearned revenues liability at June 30, 2026
- Reconciliation of debt activity and debt balances, and the related disclosures as of and for the fiscal year ended June 30, 2026
- Reconciliation of fund balances at June 30, 2026
- Assistance with the development of the annual comprehensive financial report as of and for the year ended June 30, 2026, including the transmittal letter, management's discussion and analysis, government-wide financial statements and related disclosures, fund financial statements and related disclosures, reconciliation of the fund financial statements to the government wide statements, required supplementary information, other supplementary information, and statistical section information
- Prepare the schedule of expenditures of federal awards and the related notes for the year ended June 30, 2026

UHY will provide professional services on an hourly fee basis. The anticipated term of completion is no later than December 31, 2026.

The hourly rate for the above statement of work is $180 per professional hour incurred.

The hourly rate is based on the estimated level of effort and is not subject to adjustment provided the scope of services remains unchanged. Any services requested beyond the agreed-upon scope will be subject to a mutually agreed-upon change order or separate written authorization.

uhy-us.com

Qualifications Document

May 2026

Jack Reagan, Managing Director
410 423 4832 | jreagan@uhy-us.com

UHY Advisors Mid-Atlantic, Inc.
8601 Robert Fulton Drive, Suite 210
Columbia, MD 21046

Contents

UHY Background

About UHY

UHY was established in 1964. UHY Advisors, Inc. and its subsidiaries provide tax and business consulting services. UHY LLP is a licensed CPA firm that offers audit and other attest services to public and private companies and governmental organizations.

Today, we are a top 25 U.S. accounting firm with revenues of $413 million and 2,000+ employees. Over 20 percent of our professionals are consultants, and over 30 percent of our employees are auditors. Internationally, we are a top 20 accounting firm with 10,000+ employees. Even though our practice is structured differently from some other CPA firms, you will find that we provide all our services seamlessly. We call our philosophy ***The Next Level of Service***. Our clients tell us it's what sets us apart. Our commitment to client service is personable, value-added, and cost-effective. Our goal is to exceed our clients' expectations on every engagement. We make our national resources available to meet your every need.

Distinguishing Characteristics

- National municipal audit and advisory practice
- More than 60 years of experience providing auditing and advisory services for the municipal industry
- Partners and senior executives serving you with an average of 20 years of experience
- A commitment to engagement team continuity
- Hands-on partner involvement and more partner attention
- In-depth technical and industry-specific expertise
- Economical fee structure

UHY's professionals bring industry experience, including state and local government, real estate, not-for-profit, higher education, employee benefits, government contracting, manufacturing and distribution, construction, and technology. Our client service model is based on a proactive style and passionate spirit, allowing us to help our clients enhance growth, avoid financial pitfalls, and reduce costs despite ever-changing economic conditions.

We pride ourselves on being a learning organization and strive to keep our clients and staff abreast of the evolving relevant industry topics. We work diligently to produce regular news alerts and newsletters on the industry's latest accounting, legislative, regulatory, tax, valuation, and operational issues. Throughout the year, we host training sessions for staff and technical seminars for clients. These resources are available to clients and their support teams so that they can run their organizations at peak performance.

Our People

Our people are our greatest asset. We foster an environment in which our employees are engaged and empowered.

Collaborative Approach

We fully understand your needs and objectives and we deliver effective customized solutions. Our commitment is to provide a dedicated and uniquely experienced team for each engagement, with frequent and transparent communication.

Shared Vision

We share our clients' vision to improve profitability, enhance growth, avoid financial surprises, minimizes taxes and preserve wealth.

Office Locations

- Albany, NY
- Ames, IA
- Ann Arbor, MI
- Atlanta, GA
- Cadillac, MI
- Catskill, NY
- Cincinnati, OH
- Clayton, MO
- Columbia, MD
- Des Moines, IA
- Detroit, MI
- Dowagiac, MI
- Farmington- Executive Drive, CT
- Farmington Historic District, CT
- Farmington Hills, MI
- Greenwood, SC
- Houston, TX
- Hudson, NY
- Kalamazoo, MI
- Kansas City, MO
- Kingston, NY
- Long Island - Garden City, NY
- Long Island - Melville, NY
- Manchester, NH
- McLean, VA
- Miami, FL
- Nashville, TN
- New York, NY
- Orange County, CA
- Port Huron, MI
- Portsmouth, NH
- Richmond, VA
- Rye Brook, NY
- Salisbury, MD
- Saratoga Springs, NY
- St. Charles, MO
- St. Louis, MO
- St. Peters, MO
- Sterling Heights, MI
- Towson, MD
- Traverse City, MI
- Wayland, MA
- Wentzville, MO

Practice Background

National Government Practice

With our internal capabilities and years of experience, we can serve governmental organizations with distinction through the support of our national ***Government Practice Group***. The professional services we provide to governmental organizations at the state and local level are an important and significant portion of our accounting, auditing, and consulting practice. As full-time government advisors, we understand that governmental entities do not operate independently but in an increasingly complex web of local, state, and federal relationships. We know how these relationships work, what they mean at the local level, and how every public organization's focus on resource management is critical to success.

This combination of diverse skills and knowledge will provide our clients with premium accounting and auditing services and adequate bench strength to meet their needs on a timely basis.

Our national reputation enables us to serve governmental organizations with distinction.

The firm's public sector division is a well-recognized group of professionals with vast experience in servicing the unique requirements of its governmental clients. Nationally, we audit numerous governments participating in the Government Finance Officers Association's (GFOA) *Certificate of Achievement for Excellence in Financial Reporting* program. Our professionals are reviewers for this important GFOA program.

The professionals that make up our national practice provide various professional advisory services to governmental organizations at all levels, including:

- Local municipalities
- Counties
- Public utilities
- School districts
- Enterprise activities
- Quasi-governmental units
- States

Decades of Experience Serving All Areas of Government Operations

For over 60 years, UHY has provided accounting, auditing, and consulting services to government-funded agencies nationwide. We have completed hundreds of financial and **compliance audits** under U.S. GAAS, *Government Auditing Standards*, and *Uniform Guidance*, earning recognition as a member of the AICPA Governmental Audit Quality Center. Our Single Audit reports have consistently passed federal review with no significant deficiencies, reflecting our commitment to quality and compliance.

Our government practice is distinguished by deep expertise in **internal audit** outsourcing and co-sourcing, helping agencies identify operational efficiencies, strengthen internal controls, and ensure adherence to policies, procedures, and regulations. We also bring extensive forensic capabilities, enabling us to investigate irregularities, assess fraud risks, and provide actionable recommendations that protect public resources and enhance transparency.

Our professionals offer decades of experience and success in **IT assurance and consulting**. Our team includes professionals with specialized technology skills and extensive IT controls knowledge. This depth of skills and experience, combined with our approach to IT risk and compliance, allows us to provide you with personalized solutions that address your needs.

For many years, UHY has been providing municipalities with **internal audit and forensic services**. As such, we have an in-depth understanding of various state laws and regulations and state procurement guidelines. We also provide advisory, tax, and audit services to public sector clients.

In addition, our **client accounting services** team manages time-consuming financial processes, delivering timely, accurate reporting so government leaders can focus on operations and public service.

Our **Government Efficiency, Accountability, and Reform Strategy Services (GEARS)** directly support Internal Audit, Performance Audit, and Operational Audit engagements by providing a structured, data-driven framework for evaluating how government operations function, how well they perform, and how effectively internal controls are designed and executed.

GEARS begins with a comprehensive planning and data-collection phase that aligns with internal audit standards, incorporating budgets, strategic plans, benchmark entities, staffing analysis, policies, performance metrics, audit reports, and other relevant public and proprietary data. This foundational assessment enables a rigorous evaluation of risks, internal controls, and operational processes across government functions. Through GEARS, we conduct in-depth analysis of key operational areas, including revenue assessment and collection, intergovernmental revenues, compensation and benefits, procurement through vendor payment, fleet utilization, municipal asset utilization, treasury management, and IT services. These procedures mirror and enhance traditional operational audit techniques by examining efficiency, effectiveness, economy, and resource utilization.

GEARS also supports performance audit objectives by assessing outcomes, benchmarking performance metrics, evaluating service delivery, and identifying opportunities to improve program results. The strategy extends to budget administration and monthly reporting, strengthening governance and continuous monitoring, core components of internal audit responsibilities.

The GEARS framework delivers actionable results such as identifying top tax contributors, analyzing budget trends, evaluating revenue forecasting quality, and optimizing collection methods. It further enhances internal controls and operational performance by streamlining IT systems, improving transparency in financial reporting, strengthening debt management, and modernizing internal processes. By integrating GEARS into internal, performance, and operational audit scopes, we provide a holistic, evidence-based approach that improves efficiency, accountability, and reform across all aspects of government operations.

Services Portfolio

UHY offers a **comprehensive suite of internal audit and consulting services** designed to meet the evolving needs of municipal clients. Whether supporting a seamless transition from a prior provider or launching new audit initiatives, our team is equipped to deliver high-quality, risk-based services with precision and transparency. Below are the key services we provide:

Internal Auditor Services	• Conduct risk-based assessments of departmental operations using the COSO Internal Control – Integrated Framework. • Review key functions such as cash handling, disbursements, payroll, purchasing, and fund management. • Provide recommendations to strengthen internal controls and enhance operational transparency.
Risk Assessment Services	• Identify and prioritize areas of potential exposure across financial, operational, and compliance domains. • Facilitate enterprise-wide or department-specific risk assessments to inform audit planning. • Support the development of risk mitigation strategies and control enhancements.
Internal Control Audits	• Evaluate the design and operating effectiveness of internal controls over financial reporting, compliance, and operational processes. • Test controls related to ERP systems, access management, and transaction integrity. • Deliver findings with actionable recommendations to reduce risk and improve accountability.
Performance Audits	• Assess program and operational effectiveness, efficiency, and alignment with organizational goals. • Evaluate performance indicators, resource utilization, and service delivery outcomes. • Identify opportunities for process improvement and provide practical recommendations.
Operational Audits	• Review workflows, staffing, and resource deployment to identify inefficiencies and control gaps. • Evaluate risk management procedures and internal oversight mechanisms. • Recommend optimizations to improve productivity and service quality.
Compliance Audits	• Assess adherence to applicable laws, regulations, policies, and industry standards. • Evaluate the effectiveness of compliance frameworks and internal monitoring systems. • Classify findings by severity and provide corrective action guidance.

Forensic Audits	• Investigate allegations of fraud, asset misappropriation, or control breakdowns. • Analyze financial data, quantify losses, and identify root causes. • Provide defensible findings and recommendations to strengthen fraud prevention and detection.
Grants Management	• Review grant administration processes for compliance with funding requirements. • Evaluate internal controls over allowable costs, reporting, and documentation. • Recommend improvements to reduce the risk of questioned costs.
Information Technology Audits	• Review general and application-level IT controls, including access, change management, and data integrity. • Assess cybersecurity posture, system configurations, and business continuity planning. • Evaluate ERP controls and IT governance practices relevant to financial systems.
Construction Audits	• Evaluate contract compliance, change order management, and project oversight. • Review procurement, bidding, and payment processes for transparency and accountability. • Assess project performance against scope, schedule, and budget.
Government Efficiency, Accountability, and Reform Strategy Services (GEARS)	• Conduct comprehensive planning and data collection across budgets, strategic plans, staffing, policies, performance metrics, and audit reports. • Analyze key operational areas such as revenue assessment and collection, intergovernmental revenues, compensation and benefits, procurement through vendor payment, fleet utilization, asset management, treasury operations, and IT services. • Evaluate budget administration, forecasting quality, and monthly reporting processes. • Identify opportunities to improve efficiency, strengthen internal controls, optimize resource utilization, and enhance transparency. • Provide reform-focused recommendations that support operational, performance, and internal audit objectives.
Additional Capabilities	• Leverage decades of public sector experience across cities, counties, and special districts. • Utilize advanced audit tools and data analytics platforms, including solutions tailored to ERP environments. • Maintain independence and quality assurance in accordance with IIA and AICPA standards. • Offer flexible delivery models and rapid mobilization to meet client timelines and evolving priorities.

Partnering with Governments for Effective Accounting Solutions

The typical government accounting department is asked to do more with less every year. A recent **joint report** by the American Institute of Certified Public Accountants (AICPA) and the National Association of State Controllers and Treasurers (NASACT) highlights the unique impact of the "accounting shortage" on the public sector.

The AICPA/NASACT report recommends practical solutions that will take time to implement. Governments struggling under this "do more with less" burden need a rational plan for allocating their scarce resources. UHY government accounting professionals have the experience to help governments identify which financial management processes can be managed internally and which can be efficiently handled by our team of experts.

Some critical government accounting services we provide:

- **Financial Policy Review and Development:** We evaluate and refine financial policies, including budgeting, purchasing, investment strategies, and reserve management, to ensure compliance with GASB and GAAP standards. Our team identifies gaps in existing policies and recommends updates or new frameworks to promote transparency, fiscal accountability, and alignment with municipal objectives, meeting our clients' policy review requirements.
- **Timely Bank Reconciliation:** Maintaining timely bank reconciliations is critical to the fiscal health of government agencies. While many governments have the skills to perform this function, falling behind can be costly and challenging to rectify. UHY professionals can assist with catching up on reconciliations and ensuring ongoing accuracy and timeliness.
- **Government Treasury Management Solutions:** Effectively managing government cash flows is a time-intensive task for public-sector accounting leaders. If your government does not currently maintain a detailed historical cash flow analysis (at least monthly, but ideally weekly), we can provide the expertise needed to streamline government treasury management and enhance financial decision-making.
- **Grants Management:** The size and complexity of government grants have increased significantly since the COVID-19 pandemic. Our professionals can support your team by preparing financial and non-financial grant reports, ensuring compliance with federal and state grant requirements, and assisting with grant reimbursement requests to improve cash flow.
- **Strategic Budget Development:** The annual government budget development process is time-consuming and often adds to an employee's daily responsibilities. We can supplement your existing resources, offering expertise to refine and enhance your government budget process.
- **Accounts Payable and Receivable Management:** We optimize accounts payable and receivable processes, ensuring proper authorization, segregation of duties, and timely processing. Our expertise includes utility billing and collections, aligning with the need to evaluate and improve these financial operations.
- **Fixed Asset Management:** We assess fixed asset management processes to ensure accurate tracking, valuation, and reporting, identifying risks and recommending controls to safeguard municipal assets.
- **ERP System Assessment:** We evaluate enterprise resource planning (ERP) systems to assess functionality, identify limitations, and recommend enhancements or replacements, leveraging our experience with public-sector financial software to ensure efficient system performance.
- **Monthly Financial Reporting:** Many government accounting systems make it difficult to extract and present data in a meaningful way. We have extensive experience with various public-sector financial software systems.

They can generate clear, concise monthly financial reports and dashboards, saving staff valuable time and improving government financial management.

- **Government Audit Support:** The annual government audit process is complex and often adds to the workload of government accounting departments. We stay up to date with government audit requirements, assisting with financial report preparation, audit schedules, and ongoing audit support to ensure government financial compliance and efficiency.
- **Contract Monitoring and Spending Oversight:** Managing government spending and contract monitoring are essential for controlling costs. Government accounting officials often take on this responsibility in addition to their core duties. We can monitor contracts and spending to ensure fiscal responsibility, reviewing vendor performance and financial transactions for compliance and fraud prevention.

Extensive Internal Audit Experience

Our seasoned team has abundant knowledge surrounding internal audits, including performing financial and operational audits, contract compliance audits, and information technology (IT) audits. We have extensive experience working with state and local government clients. Our team has the experience, credentials, and commitment to perform the work requested by the City and provide valuable insights to address your most critical needs.

Our governance, risk, and compliance professionals bring unique industry knowledge and experiences, allowing you to focus on your core business objectives.

We tailor our methodology to your organization, considering your size and what makes sense to you and your industry. This approach provides you with a unique, cost-effective, and efficient solution.

We also provide resources that help you achieve your internal control program needs through:

- **Outsourcing** — UHY professionals can serve as the organization's internal audit function
- **Co-Sourcing** — UHY can build upon an organization's team and help with the needs of your organization
- **Transformative** — UHY can help an organization's internal audit function reach a higher maturity state

Emerging risks are everywhere; our consultants help you implement, transform, or enhance your programs to address them.

Leading the Way

UHY's work complies with ethical obligations set out by the International Federation of Accountants in its global standard, Code of Ethics for Professional Accountants, Code of Conduct of the Institute of Internal Auditors (IIA), COSO's Internal Control Framework, GAGAS, AICPA, and information systems and assurance standards issued by ISACA, and with FISCAM, NIST, and PCI Security.

Our professionals are active and regularly participate in conferences and events. We bring specialists with multidisciplinary skill sets and certifications, such as CPA, CICA, CFE, CIA, CISA, CISSP, PMP, CGFM, and CRMA.

We continually monitor best practices, develop thought leadership, and review methodologies and frameworks for improvement. Our internal audit professionals have deep technical skills and stay on top of all the latest best practices and regulations requiring the attention of the clients we serve. We provide solutions such as:

- Internal audit start-up services
- Outsourcing and co-sourcing solutions
- Controls self-assessments
- System implementation reviews
- Risk management consulting
- Audit committee advisory
- Industry and best practice benchmarking
- Agile auditing practices
- Remote auditing solutions
- Data analytics

Fiscal Reviews, Internal Controls, and Compliance

We bring extensive experience conducting fiscal reviews, internal controls assessments, monitoring, and reporting engagements across a wide range of public-sector and community-serving organizations. Our work spans financial reviews, internal control evaluations, documentation validation, and operational assessments, all designed to strengthen accountability, improve transparency, and support effective oversight.

Across numerous engagements, our teams have helped organizations enhance documentation practices, improve internal controls, and ensure that financial activities and processes are accurately recorded and reported. We routinely review financial transactions, validate supporting documentation, assess compliance with applicable requirements, and prepare clear, actionable reports for leadership and oversight bodies.

Our auditing and internal controls experience includes:

- Financial and Operational Reviews — Evaluating the accuracy of expenditures, reviewing supporting documentation, and assessing internal controls to ensure funds are used appropriately and in alignment with policies and requirements.
- Documentation Testing — Reviewing financial records, system data, and supporting materials to confirm accuracy, completeness, and consistency.
- Internal Control Assessments — Identifying gaps in processes, documentation, and oversight; recommending improvements to strengthen accountability and reduce risk.
- Risk Identification and Corrective Action Support — Highlighting issues related to documentation, financial accuracy, or process performance and providing practical recommendations to address them.
- Clear, Transparent Reporting — Preparing summaries, financial review reports, and final documentation that support decision-making and audit readiness.

We have delivered these services in environments involving complex financial systems, multi-department coordination, and extensive documentation review. Engagements have included evaluating internal controls, validating expenditures, conducting process walkthroughs, and preparing reports for executive leadership and oversight committees.

Our reporting approach emphasizes clarity, accuracy, and usability. We provide well-structured reports that summarize findings, highlight risks, and document required corrective actions, ensuring organizations have the information needed to maintain strong oversight and support continuous improvement.

Service Areas

We provide a comprehensive suite of fiscal review, internal controls assessment, financial systems evaluation, budgeting analysis, and compliance review services. These services strengthen financial governance, improve operational efficiency, and support alignment with applicable requirements. Key service areas include:

- Fiscal Review & Advisory Services
- Internal Controls Assessment
- Financial Systems & Reporting Evaluation
- Budgeting & Financial Planning Review
- Federal & State Compliance Review
- Documentation, Reporting & Records Management
- Closeout & Transition Support

Forensic Accounting & Expert Witness Services

We specialize in the investigation of suspected fraud, theft, errors, irregularities, and other misconduct that can put an organization at risk. Our focus is on delivering a specialized fraud auditing and forensic accounting team that operates with professionalism, objectivity, responsiveness, and accuracy. As one of the top professional services firms in the country, we provide a credible team of experienced forensic audit professionals who can analyze and assess forensic accounting issues and then offer options for an effective response.

Our professionals are active and regularly participate in conferences and events related to forensic accounting and fraud investigations.

Forensic Audit

With a full complement of certified forensic accountants prepared to examine and evaluate your financial records, we have the resources to identify evidence of criminal behavior or mismanagement to support legal action.

Fraud Investigations

UHY has resources that can assist in investigating sensitive matters and we understand the importance, confidentiality, and urgency of these types of investigations. Our team of experts consists of Certified Fraud Examiners who have implemented, maintained, and monitored calls from an organization's hotlines, performed monitoring fraud controls, and performed investigations. These investigations entail the following:

- Initial investigation
- Additional in-depth investigation
- Reporting of findings
- Expert witness services

Investigation & Prevention

We perform forensic financial analyses to assess your internal controls and create a plan for future fraud prevention. If you are concerned about corruption or overall mismanagement, we provide discreet internal investigation services that assess your financial environment and identify areas of potential breach.

Litigation & Dispute Resolution

We are accredited and experienced in addressing court-appointed forensic accounting requests and supporting trial cases by providing credible expert testimony.

Litigation Defense Services

We work with the defense teams for auditors and accountants facing professional malpractice claims, as well as taxpayers undergoing criminal investigations by the Internal Revenue Service.

Forensic Audits Experience

We specialize in conducting forensic audits to uncover fraud, financial misconduct, and operational irregularities that expose organizations to risk. Our experienced forensic team brings a disciplined, objective, and precise approach to investigating errors, theft, or control breakdowns, delivering insights that support remediation, accountability, and enhanced governance. Recognized as a top-tier professional services firm, we bring credibility and clarity to complex investigations and stay actively engaged in the latest industry advancements through regular participation in forensic accounting and fraud investigation forums.

Grants Management Services

UHY brings over 40 years of experience advising municipalities on strategy, obtaining, and managing federal grants. We bring intimate knowledge and expertise in complying with the federal Office of Management and Budget's (OMB) *Uniform Guidance* 2 CFR, Part 200 federal funding requirements. Over the last three years, we have assisted **over 25** localities and one state with internal audit compliance monitoring of their American Rescue Plan Act (ARPA) Funds. Many municipalities across the nation have entrusted UHY with managing their ARPA program.

We have worked closely with management to assess the quality of the existing controls over these funds, recommended new or additional controls to be implemented, and reported to the elected officials on the quality of the internal controls over these ARPA funds, which total over **$1.5 billion**. Compliance monitoring is a critical component of these clients' internal control process, and UHY has been trusted to play a vital role in this process.

Our comprehensive approach helps our clients with the full lifecycle of ARPA fund management, from Strategic Advisory, Administration, and Continuous Monitoring to Transparency Reporting; for others, we have successfully supported them with partial/limited areas of the lifecycle. We communicate lessons learned and best practices from ongoing ARPA engagements to better serve present and future ARPA engagements. Further, we explore innovative concepts to leverage technology and data analytics to streamline critical processes during ARPA implementation.

For most of our grants management clients, we provide fraud, waste, and/or abuse identification, reporting, and remediation.

Client Accounting Services

Refined Processes and Highly Skilled Resources to Improve Your Accounting Functions

For many organizations, accounting and finance functions come second to operational areas. However, managing financial aspects, creating efficient processes, and delivering timely financials are critical.

Our specialists can take over time-consuming financial tasks and provide timely and accurate information so you can focus on the operation and public service.

Our team will take a collaborative approach to digitally transform your back office and provide a variety of services to add value to your organization, including:

- Modeling, forecasting, cash management, financing, board reporting, investor communications
- Consolidations, insurance renewals, payroll management services
- Accounting and financial advisory services
- Financial statement preparation
- Technology solution deployment
- Accounts payable and accounts receivable services
- Reconciliations (e.g., bank, credit card)

In addition to providing your required Financial and Accounting Consulting Services, we have expertise in other services. We can provide strategies to improve and streamline your project, processes, and finance operations.

Enhanced Technology Solutions for Greater Efficiency and Guidance in Deploying Strategies

Our systems and tools enable us to provide greater operational and financial efficiencies, which allow us to deliver the **Next Level of Service** to our clients. Our cloud-based platforms offer integrated solutions that help automate your process.

Customized Software Selection for Each Client

We take an agnostic and customized approach to software recommendations to build and transform your financial organization that starts with understanding your "current state" process and determining what platforms and tools should be deployed to enhance your accounting back office. In today's dynamic workplace landscape, it is important to identify practical solutions that enable you and your employees to work remotely efficiently and securely. We partner with many different technology service providers, which helps give us the training and awareness of the latest and greatest technologies we can deploy to our clients.

Unlock Benefits Through Automation and Digital Transformation

In this climate, there is a need to use tools and technologies such as macros/scripts, workflow enhancement, software robots, and artificial intelligence to perform activities more efficiently. We have addressed these needs to transform our technology and processes to achieve greater efficiencies digitally. There are significant benefits to adopting and increasing automation and digitization:

- Free up capacity so you can reallocate your resources to higher-value activities
- Increase workforce effectiveness and transparency
- Reduce period close times and improve process transparency
- Develop key performance indicators to measure results

Information Technology (IT) / Cybersecurity

UHY brings over 20 years of experience providing IT Auditing and other related consulting services, and you will be served by professionals with senior-level proficiency in IT audits and assessments. We believe that our experienced industry professionals bring a "hands-on" approach, providing the necessary level of insight that you deserve. This is what separates us from our competitors. UHY has deep industry experience in providing holistic risk assessment and threat modeling for Fortune 100 clients over an average span of 15 years. This experience allows us to uniquely consider business drivers and security industry trends, so we can build recommended solutions that will work now and into the future.

Services offered include:

- IT Strategic Planning
- IT Internal Audit
- IT SOX
- IT Software Selection Assistance
- IT Business Case Development
- Pre- and Post-Implementation Reviews
- Payment Card Industry (PCI) compliance
- Cybersecurity Penetration Testing
- Cybersecurity Risk Assessments (NIST, ISO, HIPAA, HITRUST)
- Cybersecurity Roadmap Planning
- Service Auditor reports (SOC 1®, SOC 2®)
- Risk and Resiliency Assessments
- Social Engineering Assessments
- Web Application Security
- Cybersecurity Employee Training
- Cybersecurity Vulnerability Scanning
- Business Continuity Planning and Disaster Recovery Readiness
- Breach and Incident Response Readiness
- Virtual CIO (Chief Information Officer)
- Virtual CISO (Chief Information Security Officer)

Representative Client Lists

List of Representative Clients – Internal Audit

- Atlanta Public Schools
- Augusta, GA
- City of Chesapeake, VA
- City of Edmond, OK
- City of Front Royal, VA
- City of Gainesville, FL
- City of Glendale, AZ
- City of Los Angeles Department of Building and Safety (LADBS), CA
- City of Los Angeles Economic & Workforce Development Department (EWDD), CA
- City of Los Angeles Harbor Department (Port of LA)
- City of Los Angeles, Office of the Controller
- City of Miami Beach, FL
- City of Miami, FL
- City of Phoenix, AZ
- City of Springfield, MO
- City of St. Louis, MO
- County of Riverside, CA
- County of San Bernardino, CA
- Frederick County, MD
- Lancaster County, SC
- Los Angeles Unified School District (LAUSD)
- Maricopa County, AZ
- Maryland State Retirement Agency
- Metropolitan Government of Nashville and Davidson County
- Metropolitan St. Louis Sewer District
- Montgomery County, PA
- Salt Lake City, UT
- Sarpy County, NE
- Texas Water Development Board
- Waukesha County, WI

List of Representative Clients – Forensic Audit

- City of Hopewell, VA
- City of Salt Lake City, UT
- City of Wilmington, DE
- Historic St. Mary's City Commission (MD)
- Prince William County Public Schools (VA)
- City of Jasper, TX
- City of Pine Bluff, AR
- Northumberland County, VA
- Sarpy County, NE
- Town of Richlands, VA

List of Representative Clients – ARPA Compliance Monitoring / Grants Management

- Anne Arundel County, MD
- Cass County, MO
- City of Bristol, CT
- City of Chattanooga, TN
- City of Chelsea, MA
- City of Chester, PA
- City of Wilmington, DE
- Eau Claire County, WI
- Franklin County, MO
- Lincoln County, MO
- Sarpy County, NE
- State of Delaware

- City of Detroit, MI
- City of Meriden, CT
- City of Middletown, CT
- City of Murfreesboro, TN
- City of Tucson, AZ
- City of West Haven, CT
- City of Williamsport, PA
- San Bernardino County, CA
- Surprise, AZ Town of Colchester, CT
- Town of Hamden, CT
- Town of Wallingford, CT
- Upper Darby Township, PA
- Woodbury County, IA

List of Representative Clients – Client Accounting Services

- Caroline County, MD
- City of Hopewell, VA
- City of Martinsville, VA
- City of Petersburg, VA
- City of Petersburg Circuit Court, VA
- State of Delaware
- Northumberland County, VA
- Talbot County, MD

List of Representative Clients – IT Audit / Cybersecurity Assessments

- Metropolitan Sewer District (MSD)
- CITGO Petroleum
- 84 Lumber Company
- Global Atlantic Financial Group
- City of Wixom, MI
- Village of Beverly Hills, MI
- Corgan Associates, Inc
- State of Michigan
- P97 Networks

List of Representative Clients – PCI-DSS

- State of New Hampshire
- The Golub Corporation
- WheelsUp
- CITGO Petroleum Corporation
- ALTR Solutions
- NRG/Direct Energy
- Concordia Publishing House
- Valero
- Gulf Oil
- Pluckers Wing Bar
- Cargas Energy
- P97 Networks

Resumes

Internal Audit and Forensic Services Team

Jack Reagan

Managing Director
410-423-4832 | jreagan@uhy-us.com

Jack Reagan is the leader of the firm's State and Local Government Consulting Practice with an impressive professional career of over 35 years, serving some of the largest local governments, both locally and nationally, including Washington, DC, Metro Nashville/Davidson County, New York City, and the States of New York, Texas, California, and Florida. Further, Jack also has extensive higher education experience with entities such as Gettysburg College, Mount St. Mary's University, Hood College, the University of Missouri System, the University of the District of Columbia, the University of Delaware, Delaware State University, and numerous public and private colleges and universities that borrowed from the Dormitory Authority of the State of New York.

Jack's expertise lies in government administration, grants management, crisis response management and recovery, FEMA, strategic planning, and policy development and implementation. He has worked closely with Thompson Grants, a leading provider of grants management information, to present webinars on a wide range of grants management topics. He has extensive COVID-19 relief fund experience and developed a robust approach for his clients that, together with community engagement teaming partnerships, has helped his clients successfully manage their ARPA funds.

Jack is an active presenter on governmental accounting and auditing issues, having presented to the Maryland Society of CPAs' government day on numerous occasions and various state of Maryland CPA chapters. He is a Certified Public Accountant and a Certified Internal Controls Auditor. Jack is a member of the American Institute of Certified Public Accountants, the Virginia Society of Certified Public Accountants, the Maryland Association of Certified Public Accountants, the Association of Government Accountants, the Association of School Business Officials, and the Government Finance Officers Association. Jack received a BSBA in Accounting from the University of Richmond.

Representative List of Internal Audit and Forensic Audit Clients

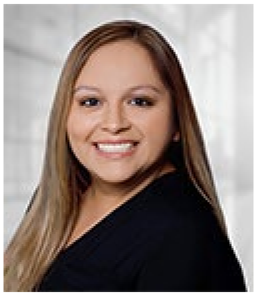
- Atlanta Public Schools (GA)
- City of Gainesville, FL
- City of Glendale, AZ
- City of Los Angeles, CA
- City of Wilmington, DE
- Historic St. Mary's City Commission (MD)
- Maricopa County, AZ
- Maryland State Retirement Agency
- Northumberland Co., VA
- Sarpy County, NE
- Prince William County Public Schools (VA)
- Town of Richlands, VA
- City of St. Louis, MO

Representative List of ARPA Clients

- Anne Arundel County, MD
- Cass County, MO
- City of Bristol, CT
- City of Chattanooga, TN
- City of Chelsea, MA
- City of Chester, PA
- City of Detroit, MI
- City of Murfreesboro, TN
- City of Surprise, AZ
- City of Wilmington, DE
- Franklin County, MO
- Lincoln County, MO
- Sarpy County, NE
- State of Delaware
- Town of Wallingford, CT
- Tucson, AZ
- Upper Darby Township, PA

Representative List of School District Clients

- District of Columbia Public Schools
- Fairfax County Public Schools (VA)
- Henrico County Public Schools (VA)
- Knox County Public Schools (TN)
- Los Angeles Unified School District (CA)
- Metro Nashville Public Schools (TN)
- New York City Public Schools (NY)
- Prince William County Public Schools (VA)
- Richmond Public Schools (VA)



Reina Hernandez, CIA, CRMA
Consulting Senior Manager
410-423-3502 | rhernandez@uhy-us.com

Reina Hernandez is a consulting senior manager in UHY's Columbia office, specializing in internal audits for government entities. With nearly 20 years of experience, she has demonstrated expertise in conducting internal audits, internal control assessments, operational and compliance reviews, enterprise risk management, and risk and compliance services. Reina is dedicated to supporting government entities in achieving financial integrity and operational excellence.

Reina is highly skilled in accounting functions, policy evaluation, and procedural documentation for local governments and for-profit companies. Her extensive experience includes providing guidance, assurance services, and process improvement recommendations that address governmental organizations' unique challenges. She is a trusted professional committed to fostering financial accountability and transparency.

She is a Certified Internal Auditor and holds a Risk Management Assurance certification. Reina is an active member of the Institute of Internal Auditors (IIA), Association of Local Government Auditors (ALGA), and a member of the Government Finance Officers Association (GFOA). Additionally, she serves on the Education Committee of the Association of Local Government Auditors, reflecting her dedication to professional development within her industry.

Reina earned her Bachelor of Business Administration in Finance, with a minor in Accounting from the University of Texas at Austin. She remains deeply committed to advancing the success of her clients and contributing to the field of internal auditing.

Representative List of Internal Audit and Forensic Clients

- Atlanta Public Schools (GA)
- City of Augusta, GA
- City of Avondale, AZ
- City of Edmond, OK
- City of Gainesville, FL
- City of Glendale, AZ
- City of Hopewell, VA
- City of Petersburg, VA
- Frederick County, M
- Historic St. Mary's City Commission (MD)
- Maryland State Retirement Agency
- Metropolitan Nashville, TN
- Prince William County Public Schools (VA)
- Sarpy County, NE
- Texas State Auditor's Office
- Texas Water Development Board
- Town of Richlands, VA
- Waukesha County, WI

Shannon Castillo, CFE
Consulting Manager
410-423-3017 | scastillo@uhy-us.com

Shannon Castillo is a consulting manager within the Audit and Assurance Department of UHY's Columbia office. With over 10 years of professional experience, she specializes in risk and compliance management, accounting and procurement, forensic examinations, internal audit, and data analysis. Her expertise lies in identifying solutions to optimize processes, mitigate risks, and ensure the accuracy and completeness of data through effective documentation and systems implementation.

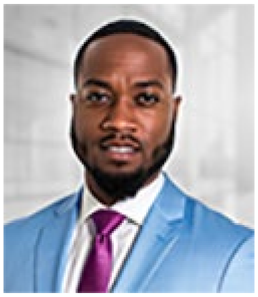
Shannon excels in leveraging her knowledge of data analytics to identify trends and create visualizations that enhance decision-making for management and stakeholders. Her technical expertise allows her to develop streamlined solutions that strengthen organizational operations. Shannon also actively contributes to professional growth within her field through her membership in notable organizations, including the Institute of Internal Auditors, the Government Finance Officers Association, and the National Grants Management Association.

She is a Certified Fraud Examiner (CFE) with the Association of Certified Fraud Examiners. Additionally, Shannon serves on the education committee of the Association of Local Government Auditors, reflecting her commitment to professional development and collaboration within the industry.

Shannon earned her Certified Forensic Examiner designation in April 2024. She holds a Master's Degree in Economics, Business Data Analysis, and Forecasting from the University of Texas at San Antonio.

Representative List of Internal Audit and Forensic Clients

- City of Glendale, AZ
- City of Hopewell, VA
- City of Jasper, TX
- City of Los Angeles, Office of the Controller
- Maryland State Retirement Agency
- Prince William County Public Schools (VA)
- Sarpy County, NE
- Texas State Auditor's Office



DeAndre Watson
Senior Consultant
410-423-3506 | deandrewatson@uhy-us.com

DeAndre Watson is a senior consultant in the Audit & Assurance Department in UHY's Columbia office, with over 10 years of professional experience. He focuses on delivering high-quality audit, accounting, and consulting services to clients within the governmental sectors, helping them achieve operational efficiency and meet regulatory compliance standards.

He is an expert in leading audit engagements, managing financial reporting, grants management, and internal audit services. His strategic advisory work supports clients in navigating complex regulatory environments. In the CAS environment, he successfully managed the timely completion of bank reconciliations, ensuring accuracy in financial processes and providing critical audit support to facilitate compliance with regulatory standards.

He graduated from Bowie State University with a bachelor's degree in accounting. During his time there, DeAndre excelled as a scholarship athlete on the track and field team and was a member of Phi Beta Sigma Fraternity. He is also involved with the National Association of Black Accountants (NABA), showcasing his commitment to professional development and networking. DeAndre dedicates himself to excellence in his field, leveraging his experience and expertise to support his clients and the UHY team.

Representative List of Internal Audit and Forensic Clients

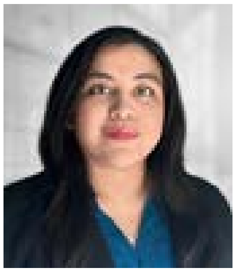
- City of Hopewell, VA
- Los Angeles Department of Building and Safety (CA)
- Maryland State Retirement Agency
- Northumberland County, VA
- Prince William County Public Schools (VA)
- Sarpy County, NE
- Town of Richlands, VA

Representative List of Accounting and Advisory Clients

- Caroline County, MD
- City of Hopewell, VA
- City of Petersburg, VA
- Talbot County, MD

Representative List of Compliance Monitoring Clients

- Anne Arundel County, MD
- City of Denver Department of Public Health and Environment
- City of Roanoke, VA
- Lower Merion Township, PA
- San Bernardino County, CA
- State of Delaware
- Town of Colchester, CT



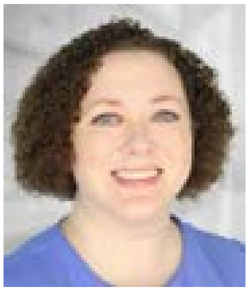
Eva Infante
Senior Staff Consultant
410-423-4805 | einfante@uhy-us.com

Eva Infante is a senior staff consultant in the Internal Audit, Risk & Compliance Department at UHY's Columbia office. With almost a decade of professional experience, Eva specializes in providing audit and consulting services to companies in the finance and government sectors. She has expertise in risk compliance, policy and regulation implementation, customer service, and community engagement. Her ability to navigate complex regulatory environments and deliver tailored solutions has made her an essential resource for her clients.

Eva holds a Bachelor's in Business Administration with a focus on Marketing from St. Mary's University in San Antonio, Texas. She is also a member of the IIA and GFOA. Eva continues to leverage her knowledge and experience to help clients achieve operational excellence.

Representative List of Internal Audit Clients

- City of Avondale, AZ
- City of Augusta, GA
- City of Glendale, AZ
- City of Jasper, TX
- City of Petersburg, VA
- Frederick County, MD
- Prince William County Public Schools (VA)



Michelle Stanley, TAPC
Senior Staff Consultant
410-423-3505 | mstanley@uhy-us.com

Michelle Stanley is a senior staff consultant with UHY, providing audit and consulting services to organizations in the state and local government sector, including governance, risk, and compliance engagements and conducting internal audits.

Michelle is currently studying for the Maryland CPA exam. She has a Master in Public Health Practice and Policy from the University of Maryland- College Park, a Master of Arts in Educational Leadership-Admin, certified in Policy Studies from the University of Maryland-College Park, a Bachelor of Science in Accounting from Towson University, and a Bachelor of Science in Elementary Education from the University of Maryland-College Park. She holds a Maryland State Teacher Advanced Professional Certification, certified in Math through 9th grade, as well as an administrator, supervisor, and assistant principal.

Representative List of Clients

- City of Hopewell, VA
- Northumberland County, VA
- State of Delaware

Grants Management Team

Claire A. Collins, ICMA-CM
Consulting Principal
410-423-4835 | ccollins@uhy-us.com

Claire Collins is a consulting principal in the Audit & Assurance Department. She brings over thirty years of professional experience across the private, non-profit, and public sectors. She excels in building collaborative relationships with stakeholders and clients and working with diverse teams to develop and implement policies, programs, and projects that drive meaningful community benefits. Claire specializes in executive policy development and management within disaster planning, response, recovery, and mitigation. Her expertise extends to grants administration for government services, with extensive experience working with FEMA and contributing significantly to public assistance projects. Claire has successfully directed advisory services, ensured compliance with reporting requirements, and recommended recovery strategies for communities affected by flooding and high winds. She provides technical assistance and support to clients, subrecipients, and internal teams, ensuring adherence to governance, risk, and regulatory compliance. Claire's leadership and knowledge make her a trusted resource in government services and disaster management. Claire holds a Master of Public Administration in Executive Management and Policy Analysis from Virginia Commonwealth University and a Bachelor of Arts in Political Studies from North Carolina Wesleyan College. She is also an ICMA Credentialed Manager. Her dedication to advancing community-focused initiatives continues to define her professional journey.

Representative List of ARPA Compliance Monitoring Clients

- City of Bristol, CT
- City of Chattanooga, TN
- City of Denver Department of Health and Environment
- City of Meriden, CT
- City of Middletown, CT
- City of Murfreesboro, TN
- City of Williamsport, PA
- Elevated Design Studio (Phoenix, AZ)
- Lincoln County, MO
- Lower Merion Township, PA
- San Bernardino County, CA
- Sarpy County, NE

Renee Whittington, CPA
Consulting Manager
410-513-9858 | rwhittington@uhy-us.com

Renee Whittington is a consulting manager in the Audit and Assurance Department in UHY's Columbia office. With over 20 years of professional experience, Renee specializes in providing audits, risk assessments, and advisory services to federal, state, and public companies. Her expertise lies in ensuring compliance and enhancing operational efficiency for her clients. Renee has extensive experience performing internal control and risk assessments, performance audits, and financial statement audits under Generally Accepted Accounting Principles (GAAP), Generally Accepted Auditing Standards (GAAS), and Office of Management and Budget (OMB) requirements. Her in-depth knowledge of these standards positions her as a trusted professional in her field. She is a Certified Public Accountant in Maryland. Her dedication to her profession is exemplified by her ability to deliver high-quality audit and assurance services tailored to her clients' needs. Renee holds a Bachelor of Science in Accounting from Hampton University in Virginia. Her decades-long career reflects a strong commitment to advancing best practices in audits and risk management.

Representative List of Grant Management and Monitoring Clients

- City of Chester, PA
- City of Wilmington, DE

Jose Roman
Consulting Manager
410-423-4800 | jroman@uhy-us.com

Jose Roman is a consulting manager with over 20 years of professional experience. His extensive international experience spans Latin America and Canada, where he has served as an Internal Auditor and in compliance, risk, and SOX management roles. Jose's dedication to excellence is evident in his work supporting clients with strategic insights and solutions. Jose brings specialized expertise in managing COVID-19 relief funds. In this capacity, he assists clients in executing ARPA strategies, continuously monitoring project expenditures funded by ARPA, and ensuring transparent reporting of spending results to all relevant stakeholders, including the federal government. His meticulous attention to detail and knowledge of compliance processes ensure optimal outcomes for his clients. He is pursuing CPE credit to reactivate his CPA license, highlighting his commitment to professional development. Jose's fluency in Spanish further enhances his ability to connect with a diverse range of clients and stakeholders. Jose holds a Bachelor of Science in Accounting from the InterAmerican University of Puerto Rico. His blend of international experience, technical expertise, and leadership in fund management makes him a valuable asset to the organizations he serves.

Representative List of Grant Management and Monitoring Clients

- Anne Arundel County, MD
- State of Delaware
- Cass County, MO
- City of Chelsea, MA

Chipasha Chisanga
Senior Consultant
410-423-3459 | cchisanga@uhy-us.com

Chipasha Chisanga is a Senior Consultant in Risk Advisory Services at the Columbia office of UHY, bringing over seven years of comprehensive experience in accounting and auditing. She has a strong track record of supporting clients in the non-profit and local government sectors, with experience in grants administration and compliance, including the effective use of ARPA funds. Chipasha has led the planning, scoping, execution, and reporting of audits tailored to the unique risks of not-for-profit organizations and state and local governments. Her experience spans all audit areas, where she has consistently ensured regulatory compliance and high-quality deliverables. She has successfully managed multi-staff teams, fostering clear communication between engagement teams and leadership to ensure timely and accurate reporting. Her responsibilities have included preparing draft financial statements and regulatory reports, efficiently addressing management feedback, and maintaining a strong focus on audit quality and client service.

Representative List of Compliance Monitoring Clients

- City of Chester, PA
- City of Wilmington, DE

Katerina Winston, CCEP
Senior Staff Consultant
410-513-9994 | ewinston@uhy-us.com

Katerina Winston is a senior staff consultant in the Audit & Assurance Department of the Columbia Office of UHY. She has worked in consultative sales, with multiple accounts and varying policies and procedures. Katerina is detail-oriented, grasps concepts quickly, and has demonstrated knowledge of technical skills, critical systems, and processes. In addition, she has experience building strong client relationships and collaborating with diverse teams. Katerina received a Master of Advanced European Studies from Europainstitut of Basel in Basel, Switzerland, and a Bachelor's Degree in Sociology from Moscow State University of M.V. Lomonossov in Moscow, Russia. Katerina is also a Certified Compliance and Ethics Professional.

Representative List of Clients

- City of Chester, PA
- City of Wilmington, DE

LaShaylia Harrison
Staff Consultant
410-613-9775 | lharrison@uhy-us.com

LaShaylia Harrison is a staff consultant in the Audit & Assurance Department of UHY's Columbia office. With extensive experience in contract management, she brings a comprehensive background in developing new contract databases, participating in negotiations, and analyzing complex contracts. LaShaylia excels in recognizing, researching, and delivering operational and process solutions to enhance efficiency for her clients. Her attention to detail and problem-solving skills make her a valuable resource in driving operational improvements and ensuring effective contract management. She holds a Bachelor of Science with a Minor in Pre-Law from Oklahoma State University. LaShaylia combines her technical expertise with a strong foundation in legal principles to provide effective support and solutions to her clients. LaShaylia continues to dedicate herself to operational excellence, leveraging her skills and knowledge to deliver results for the organizations she serves.

Representative List of Compliance Monitoring Clients

- Anne Arundel County, MD
- City of Chelsea, MA
- City of Tucson, AZ
- Franklin County, MO
- State of Delaware
- Town of Hamden, CT

Information Technology and Cybersecurity Team

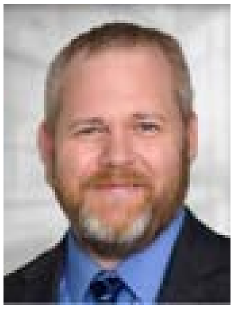
Kimberly Anderson
Consulting Managing Director, IT Audi, Technology, Risk, and Compliance
314-615-1275 | kanderson@uhy-us.com

Kimberly (Kimm) Anderson serves as a Managing Director in UHY's Technology, Risk & Compliance practice, bringing over 25 years of experience in risk management, compliance, Big Four internal auditing, and global IT consulting.

She possesses extensive knowledge of internal controls, operating policies, and procedures related to business processes and information systems, having delivered internal audit and control services to both privately and publicly held organizations. Her work has focused on identifying and assessing internal controls while consulting with management on developing business and systems controls, policies, and procedures that align with industry-leading practices, contractual obligations, and regulatory requirements.

Kimberly's specialty areas include operational controls, IT general controls, governance, risk and compliance, information security, and cyber risk management. She leads internal control attestations (SOC 1®, SOC 2®, and SOC 3®) for business processes and systems, which involves developing and executing audit plans, pinpointing control deficiencies, and recommending remedial actions and improvements. Additionally, she handles engagement and departmental quality assurance to ensure client, project, and regulatory needs are met. Her project management expertise encompasses creating program protocols and methodologies, gathering and analyzing data, assessing risks, tracking progress, and driving decision-making, while identifying process improvements to boost efficiency and profitability.

Kimberly's IT controls and operational compliance proficiency covers System and Organization Controls (SOC) attestations, NIST 800-171 and CSF compliance, ISO 27001, and PCI compliance.

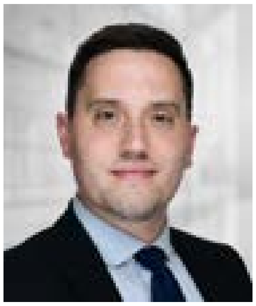


Ty Coffee, AQSA, CISA
Consulting Principal and Information Security Expert, Technology, Risk, and Compliance
713-325-8690 | tcoffee@uhy-us.com

Ty Coffee is a Principal and information security expert at UHY, with two decades of professional experience focused on delivering IT security solutions that strengthen organizations.

He leverages his expertise to manage and provide comprehensive information technology security services, specializing in technology risk management, IT auditing, security assessments, internal auditing, attack-and-penetration testing, and security analysis for domestic and global entities. Ty excels in IT compliance and attestation services, including Service Organization Controls (SSAE 16, SOC 2®, and SOC 3®), HIPAA, and PCI-DSS.

He is adept at assisting clients in developing control structures, preparing for compliance assessments, and implementing internal control frameworks by identifying relevant controls and addressing gaps. As a frequent speaker at security conferences and events hosted by ISACA and IIA across the United States, Ty shares valuable insights and has become a sought-after presenter in the field. His certifications, including AQSA and CISA, highlight his extensive qualifications and commitment to advancing security practices. Ty holds a Bachelor of Business Administration in Accounting and a Master of Science in Management Information Systems from Texas A&M University.

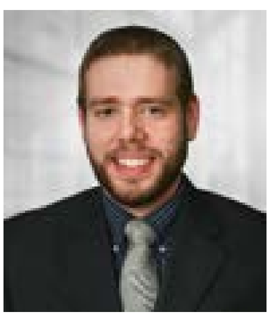


Shawn Phipps, CISA, CISSP, QSA, CSX-P
Consulting Principal, Technology, Risk, and Compliance
314-615-1373 | sphipps@uhy-us.com

Shawn Phipps is a principal with UHY's Technology, Risk, and Compliance (TRC) practice. With over 20 years of professional experience, he specializes in delivering clients' audit, attest, consulting, and compliance services. Shawn's background in accounting and financial statement audits, combined with his expertise in IT-specific attestations and cybersecurity risk management, positions him as a leader in his field.

Shawn has extensive experience performing System and Organization Controls (SOC) readiness assessments and attestations, including SOC 1®, SOC 2®, and SOC 3®. His expertise also includes conducting Payment Card Industry Data Security Standard (PCI-DSS) assessments, principle-based mappings for internal controls frameworks such as Trust Services Criteria and COBIT, and NIST cybersecurity assessments. Additionally, Shawn has performed privacy impact assessments, vulnerability assessments, penetration tests, and the design and testing of SOX controls related to financial processes and ITGC.

He is a Certified Public Accountant licensed in Missouri, a Certified Information Systems Auditor (CISA), a Certified Information Systems Security Professional (CISSP), and a PCI-DSS Qualified Security Assessor (QSA). Shawn also holds the Certified Cybersecurity Practitioner (CSX-P) designation and the Advanced SOC for Service Organizations AICPA Certificate. He earned a Bachelor of Science in Accounting from the University of Missouri.

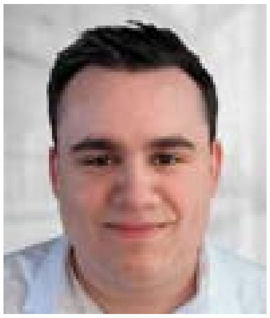


Jamison See, CPA, CISA, AQSA
Senior Manager, Technology, Risk, and Compliance
248-355-0280 | jsee@uhy-us.com

Jamison See is a senior manager with UHY's Technology, Risk, and Compliance group and provides audit, attest, consulting, and compliance services for clients. His background includes accounting and finance operations, and he specializes in a variety of IT-specific attestations, IT controls, and cybersecurity risk management. Jamison performs a variety of risk and compliance services related to SOC 1®, SOC 2®, SOC 3®, HIPAA/HITRUST, GLBA, FFIEC, PCI, SOX, and Cybersecurity. He has specialized experience in operational and information security risk assessment, control design, and testing.

He performs System and Organization Controls (SOC) attestations, including SOC 1®, SOC 2®, and SOC 3® attestations; compliance attestations for clients, including examinations over the HIPAA Security and Privacy rules, PCI requirements, and NFA regulations; and principle-based mappings for internal controls frameworks, including COSO and COBIT. He synchronizes and develops simplified compliance strategies for clients with requirements across multiple frameworks. He performs NIST cybersecurity assessments across a variety of industries and municipalities. He is developing SOX documentation for ICFR processes and procedures, designing and testing SOX and J-SOX controls related to financial processes and ITGC. He provides forensic accounting and analysis as part of internal controls practice focused on corporate investigations and fraud.

He is a Certified Public Accountant (CPA), a Certified Information Systems Auditor, and a Payment Card Industry Qualified Security Assessor. He has provisionally passed the CISSP exam and is awaiting endorsement for full certification. He received his M.S. in Accounting from Eastern Michigan University and a B.B.A. in Accounting from Eastern Michigan University.



Jacob Grady, AQSA
Senior Consultant, Technology, Risk, and Compliance
678-602-4302 | jacobgrady@uhy-us.com

Jacob Grady is a senior consultant in the Technology, Risk, and Compliance team at UHY. Jacob specializes in Cybersecurity and Risk solutions that help organizations strengthen their security posture and transform their operations. He has extensive experience helping organizations understand their security risks through specialized NIST CSF and CIS evaluations, vulnerability assessments, penetration testing, and social engineering exercises. Jacob works closely with businesses to help them meet PCI compliance by making sure they follow the important data security standards set by the payment card industry. He also helps companies stay on top of their financial controls by performing SOX testing to ensure their internal processes are reliable and effective.

Representative Experience

- Performing System and Organization Controls (SOC) readiness assessments and attestations, including SOC 1®, SOC 2®, and SOC 3®
- Performing Payment Card Industry Data Security Standard (PCI DSS) assessments
- Performing principle-based mappings for internal controls frameworks, including Trust Services Criteria and COBIT
- Performing NIST cybersecurity assessments
- Performing Privacy impact assessments
- Performing vulnerability assessments and penetration tests
- Designing and testing SOX controls related to financial processes and ITGC

Josh Moyer, CPA, CISA, AQSA
Senior Consultant, Technology, Risk, and Compliance
jmoyer@uhy-us.com

Josh Moyer is a senior consultant with UHY's Technology, Risk, and Compliance (TRC) group with 4 years of experience providing audit, attest, consulting, and compliance services for clients. He has a background in accounting and has extensive experience in a variety of IT attestations and frameworks. Josh is a Certified Public Accountant (CPA) licensed in Missouri, a Certified Information Systems Auditor (CISA), a PCI DSS Associate Qualified Security Assessor (AQSA) and received his B.S. and M.S. in Accounting from the University of Missouri – Kansas City. He is an active member of the American Institute of Certified Public Accountants (AICPA), the Missouri Society of Certified Public Accountants (MOCPA), and ISACA.

Client Accounting Services Team

Stephanie Refo, CPA
Principal
410-423-4833 | srefo@uhy-us.com

In 2024, Stephanie took over the lead of our Client Accounting Services team in the Mid-Atlantic. In this role, she has provided many governmental municipalities with client accounting services. Her team assists clients in different industries with bookkeeping, technology implementation, and policy improvements. Stephanie has experience with accounting software, including Vantaca, Jenark, and Yardi.

Stephanie Refo has over 15 years of experience providing auditing and tax services for various clients. She performs financial audits under generally accepted auditing standards and has advised on specific accounting treatments and disclosure requirements for clients filing Chapter 11.

Stephanie consults with clients on new accounting and tax treatments available. She also has experience assessing the internal controls of organizations. She is a licensed CPA in the District of Columbia and Maryland and a member of the American Institute of Certified Public Accountants. She received a Bachelor of Science in Accounting with a Minor in Economics from George Mason University.

Camille Walker
CAS Senior Associate, Engagement Senior
443-332-5571 | cwalker@uhy-us.com

Camille Walker is a senior associate who leads the Client Accounting Services (CAS) team in the Salisbury Office of UHY. She has over 14 years of experience providing accounting services to private, nonprofit, and government entities. Her work as a lead includes directing incoming work to the CAS department, QuickBooks Online Billing for the Salisbury office, troubleshooting client issues, and assisting CAS members with training and reviewing their work. Camille also provides full-service controllership for multiple UHY clients, assists with onboarding new clients, and is vital in helping clients troubleshoot database issues. Camille is pursuing her CPA license. She received a Bachelor of Science in Financial Accounting from ITT Technical Institute in Indianapolis, Indiana, and a QuickBooks Online Advanced certification.

Accounting Software Experience

- QuickBooks Desktop
- QuickBooks Online
- FreshBooks
- MUNIS
- FEMIS
- Peachtree
- Various Industry Specific Proprietary Software
  - Propertyware
  - Razor Sync
  - Service Factor

Representative List of Clients

- Talbot County Finance Department, MD
- Talbot County Health Department, MD
- Wicomico County Finance Department, MD
- City of Hopewell, VA

National Reputation as Thought Leaders

Members of our government practice must attend a minimum amount of continuing professional education per year on various aspects of governmental accounting, and the leaders of our practice host seminars and webinars on important industry topics.

Our professionals are frequently called upon as a resource for professional organizations. They are often published in national and industry-specific publications, including Ten ‘Reminders’ to Promote Effective Grant Procurements, which was recently published in Grants Intelligence from Thompson Grants.

In addition, UHY regularly publishes articles regarding issues in government accounting, such as "Small cities, big scandals: Why smaller cities are at greater risk of fraud," which appeared in American City & County. This article and others can be found on the UHY website: Insights | UHY. Some of our other most recent articles regarding governments include:

- Making Process Improvement Stick: A Data-Driven Path to Local Government Efficiency
- Optimizing Payroll Efficiency: A Key Area of Focus
- Achieving Transparent and Efficient Grant Closeout for State and Local Governments
- Optimizing Post-ARPA Transition: Ensuring Effective Compliance and Transparent Funding Practices
- Procurement Purchasing Card Perils: Will You Be the Next Headline?
- Governments, Get Your Refundable Tax Credits Here
- Surviving the Grant Uncertainty: Strategies for Local Governments
- GASB’s Continued Focus on Fiscal Sustainability
- How Local Governments Can Weather a Federal Shutdown
- Creating Value-Added Internal Audit in Local Government
- Ten Reminders to Promote Effective Grant Procurements

UHY also hosts regular webinars for our clients, prospects, and friends that delve into crucial topics such as internal audit best practices, leveraging data analytics for informed decision-making, and optimizing information technology strategies. Each webinar features industry experts sharing actionable insights and strategies tailored to meet the unique needs of state and local governments. Below are our latest webinars:

- Maximize Your Grant Success: Tips, Tricks, and Best Practices
- Building Better Data Integrity

Furthermore, several of our Government Practice team members regularly present to government organizations and associations throughout the country on the latest guidance for governments. Our professionals have presented several times to a large state auditor’s office, including an introduction to fraud, intermediate auditing, audit sampling, and IT audit considerations. We serve as trusted thought leaders and presenters to employees within these state-wide audit offices and provide the latest industry guidance to public employees seeking to understand these processes.

Client Satisfaction

The Next Level of Service. This is the philosophy and principle that guides everything we do at UHY. It allows us to serve our clients effectively by maintaining a firm commitment to implementing quality into every engagement. Our firm invests significant resources to ensure our clients receive the highest quality service in all the industries we serve. We approach each assignment with dedication and resolve to maintain quality in everything. Each engagement is assigned to a team with substantial relevant experience working hand in hand with your team to produce quality reports for any audit, review, study, or other related assignments. UHY prides itself on providing exceptional client service with dedicated staff empowered to put the client first. We recommend service levels be measured with the following criteria:

- Ability to identify areas of opportunity for improvement and provide recommendations that not only solve the root cause but also provide additional value to the organization
- The ability to deliver audits on time and within or under budget
- The ability to provide quality deliverables such as workpapers, audit reports, and other key deliverables
- Keeping abreast of changes to relevant Standards and Guidance
- Evaluating compliance with the *Government Accounting Standards* Board

They are professional, responsive, and highly knowledgeable in public sector accounting and auditing. Their team brings extensive experience with Uniform Guidance audits and conducts them with efficiency, reliability, and attention to detail.

Kenneth Bennett - Deputy City Treasurer, City of Albany, NY

We have experienced a high level of professionalism and quality work during the audit project – in addition, UHY's approach has made them an ideal choice.

Stephanie Mergler - Deputy Chief of Staff, Wilmington, DE

UHY has provided professional and thorough work for us thus far, and I would not hesitate to utilize their services again.

Mike Kingery - Independent Internal Audit Program Manager, Glendale, AZ

UHY

Connect to possibility

Jack Reagan
Managing Director
410 423 4832 | jreagan@uhy-us.com

UHY Advisors Mid-Atlantic, Inc.
8601 Robert Fulton Drive, Suite 210
Columbia, MD 21046

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info@uhy-us.com

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AGENDA

ITEM # 8E

JASPER COUNTY, SOUTH CAROLINA
RESOLUTION # R-2026-55

A RESOLUTION AUTHORIZING THE ESTABLISHMENT AN AD HOC COMMITTEE TO EVALUATE JOINT ANIMAL SERVICES OPERATIONS BETWEEN BEAUFORT COUNTY AND JASPER COUNTY.

WHEREAS, on July 25, 2025, Beaufort County and Jasper County entered into a twelve-month Intergovernmental Agreement, establishing a temporary partnership, to assist with the immediate needs of animal intake and sheltering of animals from Jasper County; and

WHEREAS, this collaborative effort produced positive outcomes for hundreds of animals, strengthened regional partnerships, and demonstrated the operational efficiencies and public benefits that can be achieved through intergovernmental cooperation; and

WHEREAS, Beaufort County Council and Jasper County Council recognized the value of exploring long-term opportunities to enhance animal service through continued collaboration; and

WHEREAS, an Animal Services AD HOC committee shall be created having seven (7) members, four (4) members selected by Beaufort County Council, and three (3) members selected by Jasper County Council; and

WHEREAS, the Beaufort County Administrator shall provide a Beaufort County liaison and staff support as needed and the Jasper County Administrator may provide a staff liaison; and

WHEREAS, Beaufort County Council and Jasper County Council may appoint a council liaison; and

WHEREAS, the Animal Services AD HOC committee will be charged with the following responsibilities:

1. Recommend changes to align Jasper County and Beaufort County Animal Control Ordinances
2. Consider shared or joint animal shelter services and prepare recommendations for each opportunity considered.
3. Make recommendations of capital and infrastructure needs to support this effort, aligned with desired outcome.
4. Present recommendations on other tasks/outcomes inspired by the work.

NOW, THEREFORE, BE IT RESOLVED by the Jasper County Council, in meeting duly assembled, that: Jasper County Council hereby establishes an AD HOC committee to evaluate joint animal services operations between Beaufort County and Jasper County.

SO RESOLVED, this ______ day of August, 2026.

____

W. J. Rowell III, Chairman
County Council of Jasper County, South Carolina

ATTEST:

____

Wanda H. Giles, Clerk to County Council

Resolution R-2026-55
Adopted: August ____ , 2026

AGENDA

ITEM # 8F

JASPER COUNTY, SOUTH CAROLINA
RESOLUTION # R-2026-56

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ENTER INTO AN AGREEMENT FOR LEGAL SERVICES TO REVIEW AND AMEND CHAPTER 3 OF THE JASPER COUNTY CODE OF ORDINANCES, AND ANY ADDITIONAL CHAPTERS THAT MAY NEED TO BE AMENDED TO REFLECT ANIMAL CONTROL CHANGES

WHEREAS, the County Council for Jasper County, South Carolina ("Council"), has identified a continued need to review the Jasper County Code of Ordinances ("Code") and when necessary, amend the Code to address the needs and issues in Jasper County ("County") as such arise; and

WHEREAS, to better serve the citizens and visitors of the County, Council seeks to have the Code reviewed and revised as necessary to address the ability for code enforcement officers to enforce the Code effectively; and

WHEREAS, County Council has identified a need to specifically amend Chapter 3 of the Code of Ordinances; and

WHEREAS, to address the issues and ensure that the Code is in compliance with all other State and Federal laws, it is necessary to obtain outside legal counsel to assist in the desired amendment of the Code; and

WHEREAS, it is evident that it is in the best interest of the citizens and visitors of Jasper County to obtain legal counsel to make the aforementioned amendments to the Code.

NOW THEREFORE, BE IT RESOLVED, that Jasper County Council does hereby authorize the County Administrator to enter into an agreement for legal services for the purpose of amending Chapter 3 of the Code of Ordinances, and any other Chapter that relates to such as described herein.

SO RESOLVED, this ______ day of August, 2026.

____
W. J. Rowell III, Chairman
County Council of Jasper County, South Carolina

ATTEST:

____
Wanda H. Giles, Clerk to County Council

Resolution R-2026-56
Adopted: August ____ , 2026

AGENDA
ITEM # 9A

Jasper County
Planning and Building Services

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Council
Staff Report

Meeting Date:	August 17, 2026
Project:	Zoning Text Amendment
Applicable Articles:	Article 9
Statutory Notices:	Public Hearing Notice Posted in Island Packet on 07/31/2026
Submitted For:	2nd Reading
Recommendation:	Planning Commission recommends approval

Overview

The Planning Department received a request to consider a zoning text amendment that will allow more than 2 dwelling units on a large parcel of land that is under conservation without being made to subdivide the property. The proposed zoning text amendment would be similar to the County's regulations for Hunt Camps and Rural Accessory Seasonal Dwelling Units. The need for this zoning text amendment became apparent when the owner of 2,022 acres of Gregory Neck Plantation contacted the Planning Department about their development proposal, which is strictly for private residential use. The property is subject to a conservation easement, which limits how the property may be used and/or developed in the future, including further subdivision of the property.

The Jasper County Zoning Ordinance (JCZO) does not allow more than 2 single family homes to be built on the same parcel of land without subdividing the property. However, the JCZO does allow a provision for Hunt Camps and Rural Accessory Seasonal Dwelling Units, which allows 1 dwelling unit per 100 acres of land. Using the same methodology for large parcels of land that are under conservation, staff prepared an amendment to Article 9:6 of the Jasper County Zoning Ordinance, Accessory Structures that would allow 1 dwelling unit per 100 acres of land. Based on other properties in Jasper County that have been conserved over the last several years, staff believes this zoning text amendment will be beneficial to other properties that have been permanently protected.

Outline of Text Amendment

After the Planning Commission reviewed the proposed zoning text amendment at their July 14, 2026 Planning Commission Meeting, they recommended that "one dwelling unit for every 100 acres be based on uplands". The modifications that are being proposed to Article 9:6 of the Jasper County Zoning Ordinance would add a new subsection, 9:6.6, Conservation Easements and Dwelling Units. These changes are shown below in red lettering and also in include the recommendation from the Planning Commission:

These modifications are intended to:

- Allow for more than 2 residential units on large parcels of land that are conserved
- Establish provisions that must be met to qualify for this provision

Based on research of neighboring jurisdictions and current zoning text, staff offers the proposed modifications for Article 9 of the Jasper County Zoning Ordinance are found here in red lettering.

9:6.6 Conservation Easements and Dwelling Units

For real property consisting of one hundred (100) acres or more that are subject to conservation easements, multiple dwelling units are allowed, provided:

1. A minimum of 25' between structures shall be maintained.
2. Building setback shall be 150' from any public roadway or property line.
3. One dwelling unit is allowed for every 100 acres of uplands.
4. Zoning and Building permits shall be attained prior to construction.

Findings & Analysis

The proposed text amendment would be compatible with current language in Article 9:6.5, Hunt Camps and Rural Accessory Seasonal Dwellings and would benefit large properties that have been permanently protected from commercial development and major subdivisions.

Additional Zoning Ordinance Provisions / Application Requirements

Article 2:1.2 – The County Council shall have final (local) decision-making authority on Zoning Text Amendments pursuant to (S.C. Code §6-29-760):
Article 3:2 – defines and establishes the procedures for Zoning text amendments in Jasper County.

Attachments:

1. Ordinance

JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-26

AN ORDINANCE TO AMEND ARTICLE 9.6 ACCESSORY STRUCTURES OF THE JASPER COUNTY ZONING ORDINANCE TO INCREASE THE AMOUNT OF DWELLING UNITS ALLOWED FOR REAL PROPERTY OVER ONE HUNDRED (100) ACRES THAT IS PROTECTED UNDER CONSERVATION EASEMENT

WHEREAS, Jasper County, South Carolina (the "**County**"), acting through the County Council as its governing body (the "**County Council**"), is a political subdivision of the State of South Carolina (the "**State**"), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, the County Zoning Ordinance among other matters regulates the location and use of buildings, structures and land, the size of yards, the density and distribution of population, and establishes standards for the development of real property in the County; and

WHEREAS, the County Planning Commission ("**Planning Commission**") recognizes that large parcels of real property placed under conservation easement differ from real property not subject to a conservation easement; and

WHEREAS, the Planning Commission has reviewed a proposed Zoning Text Amendment to Article 9.6.6 ("**Zoning Text Amendment**") permitting properties of one hundred (100) acres or more which is subject to a conservation easement to have multiple dwelling units located thereon and finds that such proposed Zoning Text Amendment is consistent with the County's Zoning objectives and its Comprehensive Plan; and

WHEREAS, the Planning Commission recommends approval by County Council of the proposed Zoning Text Amendment allowing multiple dwelling units on real property over one hundred (100) acres which is subject to a conservation easement; and

WHEREAS, this matter is now before the Jasper County Council for determination;

NOW THEREFORE, BE IT ORDAINED, by the Jasper County Council duly assembled and by the authority of same, adopting and incorporating by reference the foregoing premises:

1. **Amend Jasper County Zoning Ordinance, Article 9.6.6 to read as follows:**

9:6.6 Conservation Easements and Dwelling Units

For real property consisting of one hundred (100) acres or more that are subject to conservation easements, multiple dwelling units are allowed, provided:

1. A minimum of 25' between structures shall be maintained.
2. Building setback is 150' from any public roadway or property line.
3. One dwelling unit is allowed for every 100 acres of uplands.
4. Zoning and Building permits must be attained prior to construction.

2. **Severability**. If any section, clause, paragraph, sentence or phrase of this ordinance, or the application thereof to any person or circumstances shall, for any reason, be held to be invalid or unconstitutional, such invalid section, clause, paragraph, sentence, phrase or application is hereby declared to be severable; and any such invalid or unconstitutional section, clause, paragraph, sentence, phrase or application shall in no way affect the remainder of this ordinance; and it is hereby declared to be the intention of the County Council that the remainder of this ordinance would have been passed notwithstanding the invalidity or unconstitutionality of any section, clause, paragraph, sentence or phrase thereof.

3. **This Ordinance shall take effect upon approval by Jasper County Council.**

Signatures on following page

W. L. Rowell, III, Chairman
Jasper County Council

ATTEST:

Wanda Giles, Clerk to Council

Approved as to form:

Interim County Attorney
Burr & Forman LLP
Walter J. Nester, III
Partner

Date

ORDINANCE: # O-2026-__

First Reading: August 3, 2026
Second Reading: August 17, 2026
Third Reading: ____________

Considered by the Jasper County Planning Commission at its meeting on July 16, 2026 and recommended for approval.

AGENDA

ITEM # 9B

Jasper County
Planning and Building Services

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County Planning Commission
Staff Report

Meeting Date:	August 3, 2026
Project:	Zoning Map Amendment
Current Zoning District	**Rural Preservation**
Proposed Zoning District	**Residential**
Parcel Size:	1.0 acres
Applicant:	Walter Antonio Urquilla
Tax Map Number:	040-00-02-106
Statutory Notices:	Public Hearing Notice Posted in Island Packet on 07/31/2026 Public Hearing Notices Sent to Adjacent Property Owners on 07/24/2026 Public Hearing Sign Posted on Property on 07/24/2026
Submitted For:	2nd Reading

Overview

The applicant is requesting the rezoning of one parcel consisting of 1.00 acre from the Rural Preservation (RP) Zoning District to the Residential (R) Zoning District. The purpose of this rezoning is to allow for a second mobile home on the parcel. The Rural Preservation Zoning District requires a minimum lot size of 1 acre per dwelling unit, therefore requiring 2 acres for two units. However, the Residential Zoning District requires a minimum lot size of ½ acre per dwelling unit, therefore requiring 1 acre for two dwelling units. A second mobile home on the same property is a conditional use. The conditions include the following:

- Second unit must be for a family member
- There is a minimum ½ acre per dwelling unit in the Residential Zoning District and 1 acre per dwelling unit in the Rural Preservation Zoning District, so as not to increase the overall density.
- All applicable lot area and setback requirements are met for both units as if they were established separately on their own lots.
- Each unit must be served by individual septic tanks approved by SCDES.

If the rezoning request were approved, the applicant will be able to meet the conditions outlined above for the Residential Zoning District.

Site Information

The subject parcel is located on Mendez Farm Rd. It currently has a residential house on it. Adjacent areas are mostly used for residential purposes with Maurene Plantation directly east of the parcel. Most of the smaller parcels in the immediate vicinity are zoned Residential.

Findings & Analysis

As shown on the Aerial Maps, there are multiple Residential zoned parcels that surround the subject parcel. The purpose of the Residential district is "foster, sustain, and protect areas in which principal use of land is for single-family dwellings and related supported uses." Also seen on the aerial maps is the Rural Preservation district. The purpose of this district is to "preserve, sustain, and protect from suburban encroachment rural areas and resources, particularly forest and agricultural, and maintain a balanced rural-urban environment." Additionally, the Rural Preservation Zoning District is to provide for a rural environment of larger acreage lots.

	Jurisdiction	Zoning District	Use
North	Jasper County	RP	Single Family Residential
South	Jasper County	R	Single Family Residential
East	Jasper County	RP	Single Family Residential
West	Jasper County	R	Single Family Residential

Comprehensive Plan

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Transition". These are areas that are located in southern Jasper County and will likely face development pressure in the near future. Some characteristics of development should include small scale commercial, diversity of housing types, and mixed use to keep the scale and character of the surrounding area.

Traffic and Access

The subject property is accessed by Mendez Farm Road, which is a two-lane privately maintained road classified as a minor road in county standards.

Planning Commission Recommendation

The Planning Commission reviewed this application at their July 14, 2026 Planning Commission Meeting and recommends approval of the zoning map amendment from Rural Preservation Zoning District to the Residential Zoning District.

Additional Zoning Ordinance Provisions / Application Requirements

Article 1:4.1 – introduces amendments for the Jasper County Zoning Map.
Article 2:1.2 – establishes the Jasper County Council as a decision-making authority on Zoning Map Amendments pursuant to (S.C. Code §6-29-760)
Article 3:2 – defines and establishes the procedures for Zoning Map amendments in Jasper County.

Attachments:

1. Application
2. Aerial Maps
3. Ordinance

Jasper County Planning Department

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Walter Antonio Urquilla
Address:	522 Mendez Farm Rd, Hardeeville sc
Telephone:	843 3848800
Email:	walter.urquilla1000@gmail.com
Property Address or Physical Location:	
Tax Map Number(s)	040-00-02-106
Gross Acreage:	1
Current Zoning	Rural preservacion
Proposed Zoning:	Reciden cial
Administrative Fee: ($300 per lot) except for PDD applications	300
Date Mailed or Hand Delivered:	05-29-26
Reason for Request: (attach narrative if necessary)	For a second mobile home on property

[signature] 05-29-26

Signature of Owner or Owner-Authorized Applicant (Proof) of owner-authorization required) Date

Internal Use Only

Date Received:	05/29/26
Amount Received:	$300
Staff Member:	[signature]

nty, SC


040-00-02-151
MENDEZ FARM RD
040-00-02-115
040-00-02-105
040-00-02-106
039-00-06-038
039-00-06-037
039-00-06-198
039-00-06-187
039-00-06-230

nty, SC

Sales Search
Sales List
Sales Results
Apply for Permit
Home
RP
040-00-02-151
MENDEZ FARM RD
040-00-02-115
RES
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RES
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RP
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RES
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RES
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039-00-06-187
RES
039-00-06-230

JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-26

AN ORDINANCE AUTHORIZING AMENDMENT TO THE OFFICIAL ZONING MAP OF JASPER COUNTY BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED ALONG MENDEZ FARM ROAD, BEARING JASPER COUNTY TAX MAP NUMBER 040-00-02-106 AND CONTAINING 1.0 ACRE, FROM RURAL PRESERVATION DISTRICT TO RESIDENTIAL DISTRICT.

WHEREAS, Jasper County, South Carolina (the "**County**"), acting through the County Council as its governing body (the "**County Council**"), is a political subdivision of the State of South Carolina (the "**State**"), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, the owner of a parcel of real property ("**Owner**") consisting of approximately 1.0 acre and bearing County Tax Map Number 040-00-02-106 on Mendez Farm Road (the "**Property**") has requested a rezoning of the Property and a change to the Official Zoning Map of the County by rezoning the Property from Rural Preservation District to the Residential District; and

WHEREAS, the Owner of the Property submitted such request to the Planning Commission and County Council in accordance with the County's ordinances, rules and procedures for rezoning; and

WHEREAS, the County Planning Commission has concurred with the recommendations of the County staff set forth in its report for the rezoning of the Property and recommends approval by County Council; and

WHEREAS, this matter is now before the County Council for determination.

NOW, THEREFORE, BE IT ORDAINED by County Council, in meeting duly assembled, that:

1. County Council finds that in accordance with the staff report and the recommendation of the County Planning Commission that the proposed zoning is consistent with the continued pattern of growth in the vicinity of the Property and is in harmony with the County Comprehensive Plan. Good cause having been shown, the Property, consisting approximately 1.0 acre bearing County Tax Map Number 040-00-02-106 being depicted on the County Official Zoning Map in the Rural Preservation District, shall be reclassified to Residential District.

2. If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

3. If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of the County, unless expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.

4. This ordinance shall take effect and be in force upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED AS OF, this ______ day of ________________, 2026.

Jasper County, South Carolina

____
W. L. Rowell, III, Chairman
Jasper County Council

ATTEST:

____
Wanda Giles, Clerk to Council

Approved as to form:

__________________________ __________________________
Interim County Attorney Date
Burr & Forman LLP
Walter J. Nester, III
Partner

ORDINANCE: # O-2026-__

First Reading: August 3, 2026
Second Reading: August 17, 2026
Third Reading: _____________

Considered by the Jasper County Planning Commission at its meeting on July 16, 2026 and recommended for approval.

AGENDA

ITEM # 9C

Jasper County
Planning and Building Services

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Hunter Smiley
Planner
hsmiley@jaspercountysc.gov

Jasper County County Council
Staff Report

Meeting Date:	August 17th, 2026
Project:	Zoning Map Amendment
Current Zoning District	**Rural Preservation**
Proposed Zoning District	**Resource Conservation**
Parcel Size:	37.8 acres
Applicant:	Taylor Logan, Planning Manager with BJWSA
Tax Map Number:	039-00-08-190
Statutory Notices:	Public Hearing Notice Posted in Island Packet on 07/31/2026 Public Hearing Notices Sent to Adjacent Property Owners on 07/24/2026 Public Hearing Sign Posted on Property on 07/24/2026
Submitted For:	2nd Reading

Overview

The applicant is requesting the rezoning of one parcel totaling 37.8 acres from the **Rural Preservation (RP)** to the **Resource Conservation (RC).** The purpose of this rezoning is to facilitate the future planned wastewater treatment capacity. The Beaufort-Jasper Water and Sewer Authority (BJWSA) is a regional public utility provider, serving more than 200,000 residents between both Beaufort & Jasper counties. The Authority operates integrated water supplies, treatment, distribution, and wastewater collection. The proposed zoning map amendment, according to the applicant, "will support BJWSA's long-term planning strategy and will meet the needs of the community."

Site Information

The subject parcel is located on the west side of Hwy 315 (S. Okatie Hwy.), just south of Mungin Creek Rd. and a little over a mile due west of the New River. The parcel is located within the general Levy Area. The parcel is surrounded on three sides by a large tract of land that is under conservation and the adjacent parcel to the east consists of environmentally sensitive land.

Findings & Analysis

The proposed zoning district of Resource Conservation is not adjacent to the parcel. However, it is important to note the limited impact of Resource Conservation, and its compatibility with the adjoining parcels. The purpose of the Resource Conservation district is to is to protect the natural landscape and environment of unincorporated Jasper County. The proposed rezoning does fit the nature of the adjacent parcels that is under conservation and the nearby environmentally sensitive areas. These protected areas would serve as a buffer from any perceived impacts for nearby residential properties. Additionally, Resource Conservation is considered to be a down-zoning to Rural Preservation.

	Jurisdiction	Zoning District	Use
North	Jasper County	RP	Agricultural
South	Jasper County	RP	Agricultural
East	Jasper County	RP	Agricultural
Wet	Jasper County	RP	Agricultural

Comprehensive Plan

According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as "Rural Transition", which are areas located in southern Jasper County that will likely be under pressure to develop within the foreseeable future. Development proposals in existing communities, such as Levy-Limehouse, should complement the scale and character of the area.

Traffic and Access

The subject property is accessed by Hwy. 315, which is a two-lane state-maintained road. The access point for the parcel is off Hwy. 315.

Planning Commission Recommendation

Planning Commission recommends approval of the zoning map amendment from Rural Preservation Zoning District to the Resource Conservation Zoning District

Additional Zoning Ordinance Provisions / Application Requirements

Article 1:4.1 – introduces amendments for the Jasper County Zoning Map.
Article 2:1.2 – establishes the Jasper County Council as a decision-making authority on Zoning Map Amendments pursuant to (S.C. Code §6-29-760)
Article 3:2 – defines and establishes the procedures for Zoning Map amendments in Jasper County.

Attachments:

1. Application

2. Submittal Package provided by BJWSA
3. Wetland Map
4. Ordinance

Jasper County Planning Department

358 Third Avenue - Post Office Box 1659
Ridgeland, South Carolina 29936
Phone (843) 717-3650 Fax (843) 726-7707

Zoning Map Amendment Application

Owner or Owner-Authorized Applicant:	Taylor Logan Representing Beaufort-Jasper Water and Sewer Authority (BJWSA)
Address:	6 Snake Road, Okatie, SC 29909
Telephone:	843-987-8095
Email:	taylor.logan@bjwsa.org
Property Address or Physical Location:	On the west side South Okatie Highway (315), 500-feet south of Mungin Creek Road
Tax Map Number(s)	A portion of 039-00-08-190
Gross Acreage:	+/- 37.80
Current Zoning	Rural Preservation
Proposed Zoning:	Resource Conservation
Administrative Fee: ($300 per lot) except for PDD applications	$300
Date Mailed or Hand Delivered:	6/22/2026
Reason for Request: (attach narrative if necessary)	Please see attached narrative.

Taylor Logan 6/22/2026

Signature of Owner or Owner-Authorized Applicant Date
(Proof) of owner-authorization required)

Internal Use Only

Date Received:	
Amount Received:	
Staff Member:	

BEAUFORT - JASPER WATER & SEWER AUTHORITY

6 SNAKE ROAD, OKATIE, SC 29909-3937
Phone 843.987.8100 | Fax 843.548.0096
Customer Service 843.987.9200
Operations & Maintenance 843.987.8046
Engineering 843.987.8065
www.bjwsa.org

Our mission: Provide quality water and wastewater services to our current and future customers in the Lowcountry

VERNA ARNETTE, GENERAL MANAGER

June 22, 2026

Jasper County Planning Commission
Jasper County Planning and Building Services
358 Third Avenue
Ridgeland, South Carolina 29936

RE: Rezoning Application – Rural Preservation (RP) to Resource Conservation (RC)
Property: New River Site | Tax Map Number: A portion of 039-00-08-190

Dear Members of the Planning Commission:

Beaufort-Jasper Water and Sewer Authority (BJWSA or Authority) respectfully submits this application for rezoning of approximately ±38 acres from Rural Preservation (RP) to Resource Conservation (RC). The purpose of this request is to facilitate acquisition of the property for a planned future wastewater treatment plant.

The proposed rezoning is consistent with the stated intent of the Resource Conservation district, which emphasizes quality development that does not misuse and is respectful of the County's environmentally sensitive areas. In alignment with current municipal and county land use plans, there is a great need to optimize our treatment facilities to relieve pressure on our Cherry Point Water Reclamation Facility and enhance routing of collection system infrastructure while considering environmental priorities. Additionally, this project could enhance environmental protection for area residents as an alternative to septic systems. The subject property is well-positioned to accommodate this intent due to its location adjacent to the New River. This project is beneficial towards providing a strategic opportunity to optimize our planning and treatment operations so that we may continue to effectively serve the community.

The enclosed materials include a detailed narrative and supporting exhibits to assist with the County's review of this request. We are committed to working collaboratively with staff, the Planning Commission, and County Council to ensure that the proposed development aligns with the Comprehensive Plan and promotes BJWSA's commitment to our customers and service area.

Please do not hesitate to contact us should additional information be required.

Respectfully submitted,

Verna J Arnette

Verna Arnette
General Manager
Beaufort-Jasper Water and Sewer Authority

GREGORY A. PADGETT
CHAIR

MICHAEL L. BELL
VICE CHAIR

ANDERSON M. KINGHORN, JR
SECRETARY/TREASURER

JAMES E. BAKER, JR
IMMEDIATE PAST CHAIR

JEFFERSON P. ACKERMAN, P. E.
R. THAYER RIVERS, JR

LORRAINE W. BOND
WILLIAM SINGLETON, Ed. D

CARL KILPATRICK
DAVID R. STRANGE

J. ROBERT McFEE, P. E.

PROPERTY OWNER AUTHORIZATION LETTER

Parcel Number(s):	039-00 -08-190
Parcel Address(s):	Okatie HWY South
Property Owner or Representative:	Levy Center II LLC, William Rhangos, Manager William@savannahhardscapes.com
Applicant Name and Title:	Taylor Logan, Planning Manager
Applicant Organization:	Beaufort-Jasper Water and Sewer Authority

This letter shall serve to notify Jasper County and verify that I/we am/are the legal owner/s of the property described and do hereby authorize the named applicant to file application(s) pertaining to the development of the above-referenced parcel(s). Such application(s) may include but are not limited to those for Jasper County Zoning and Land Development Review such as a Zoning Map Amendment, Minor Subdivision, Zoning Verification, Plat Stamping, or Major Site Plan; and to allow for making related submittals for Jasper County's Development Services Representatives (DSR).

OWNER(S) OF RECORD[1] (Include extra sheets if necessary):

William Rhangos
Printed Name | Signature | Date 5/6/2026

Printed Name | Signature | Date

[1]If the property management company or leasing manager is signing on behalf of the Owner of Record, a letter must be provided giving the property owner permission to the signing agent.

INTRODUCTION

The Beaufort-Jasper Water and Sewer Authority (BJWSA or Authority) is a regional public utility providing water and wastewater services across the Lowcountry of South Carolina, serving more than 200,000 residents in Beaufort and Jasper Counties. The Authority operates a complex system of water supply, treatment, distribution, wastewater collection, treatment and water reclamation, functioning as a core infrastructure provider supporting residential, commercial, and industrial customers throughout the service area. BJWSA is recognized for reliable service delivery and a sustained commitment to its employees, customers, and the environment.

BJWSA is requesting approval to rezone ±37.8 acres from Rural Preservation (RP) to Resource Conservation (RC) to facilitate this future planned wastewater treatment capacity, which supports the Authority's mission and long-term strategy and will meet community needs.

SITE LOCATION AND CONTEXT

The Property is located on the west side of South Okatie Highway (315), about 500 feet south of Mungin Creek Road and a little over a mile due west of the New River. It is undeveloped and surrounded on three sides and across the highway by larger parcels of land under conservation/ environmental protection that are also undeveloped. The property is not currently under any environmental protection or restrictions.

The Mungin Creek neighborhood is about 500-feet to the north. Cook's Landing Road is about one mile to the south. The proposed access point for the property is South Okatie Highway.

Adjacent Land Zoning and Uses		
	Existing Uses	**Zoning**
Subject Parcel	Undeveloped	Rural Preservation
North	Conservation Area- Undeveloped	Rural Preservation
South	Conservation Area- Undeveloped	Rural Preservation
West	Conservation Area- Undeveloped	Rural Preservation
East	Conservation Area- Undeveloped	Rural Preservation

COMPATABILITY WITH RESOURCE CONSERVATION INTENT

The intent of the Resource Conservation zoning district is to protect the county's environmentally sensitive areas from misuse or inadvertent contamination and to preserve the ecosystem for future generations while not discouraging quality development. The proposed rezoning aligns with this intent by providing a community service that is inherently environmentally friendly as a water resource recovery facility. The future intended use for the property will be to provide wastewater treatment for up to 5.0 million gallons per day (MGD), developed over time in two 2.5 MGD phases. This is less than half the capacity of Cherry Point, our largest treatment facility for wastewater reclamation. BJWSA is proposing a lower impact use that can be developed with respect to any existing environmentally sensitive conditions on the site.

The subject parcel is currently zoned Rural Preservation, which does not permit the proposed use. This rezoning is necessary to provide for the intended wastewater treatment uses allowed by the Resource Conservation zoning district while maintaining consistency with the surrounding area. The neighboring parcels are under conservation protection, which helps isolate the use from adjacent neighbors and serves as a buffer from any perceived impact to the residential community or future residential development in the area. Please refer to the attached exhibits, which illustrate the current and proposed zoning classifications and highlight the existing conditions.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The 2018 Jasper County Comprehensive Plan Land Use Map identifies this area as undeveloped with some residential areas. Due to the rural nature of portions of the County adjacent to this location with the development potential offered by the Rural Preservation zoning and Levy-Limehouse Overlay District, the character area is Rural Transition, adjacent to the Levy Hamlet and within the Conservation Corridor. Since the proposed rezoning is a self-contained community facility operation, it is a compatible use and will remove almost 38 acres of property frontage on the highway from possible future intense use development pressure.

This project will take pressure off an existing plant and provide a low impact land-use pattern for this natural conservation area. Rezoning will allow for the optimization of BJWSA facilities so that high quality service can continue to effectively support the region and protect the environment. Additionally, these objectives enhance potential environmental protection opportunities for current area residents as an alternative to septic systems. The proposed capacity of the plant at 5.0 MGD is designed to meet permitting requirements and alleviate flow pressure from the Cherry Point plant while helping to optimize routing of collection system infrastructure.

INFRASTRUCTURE AND DEVELOPMENT

The development timeline for the property is dependent upon Board approval of capital investment funding but proposed to begin in fiscal year 2030 with site planning and design. Required permitting through relevant state agencies has already begun.

BJWSA will operate the site in compliance with Jasper County zoning and permitting requirements, South Carolina Department of Environmental Services regulations, and all applicable local, state, and federal standards. Best management practices will be implemented to ensure the site is operated responsibly and with consideration for surrounding properties.

COMMUNITY ENGAGEMENT

The Authority's staff has worked to engage and inform nearby residents of the future project. Engagement efforts have included attending a Levy Limehouse Community Association meeting to discuss the need for the project and potential locations, as well as answering questions.

In May 2026, BJWSA staff visited the properties along Mungin Creek Road. Staff members went door-to-door to inform neighbors about BJWSA's intent to locate the project to their south and get feedback. Additional communications planning is underway.

EXHIBITS INDEX

1. Exhibit A – Property Description
2. Exhibit B – Existing Zoning
3. Exhibit C – Proposed Zoning
4. Exhibit D – Survey
5. Exhibit E – Aerial Image

EXHIBIT A: PROPERTY DESCRIPTION

ALL that certain piece, parcel or tract of land situate, lying and being in Jasper County, South Carolina, being more particularly depicted, described and referenced as "Parcel 'B' (consisting of 37.8 Acres), a portion of PIN: 039-00-08-190, Levy Center II, LLC" on that certain Drawing prepared by Beaufort-Jasper Water & Sewer Authority, a copy of which is attached to this application as Exhibit D.

Jasper County Tax Ref: 039-00-08-190 (portion of)

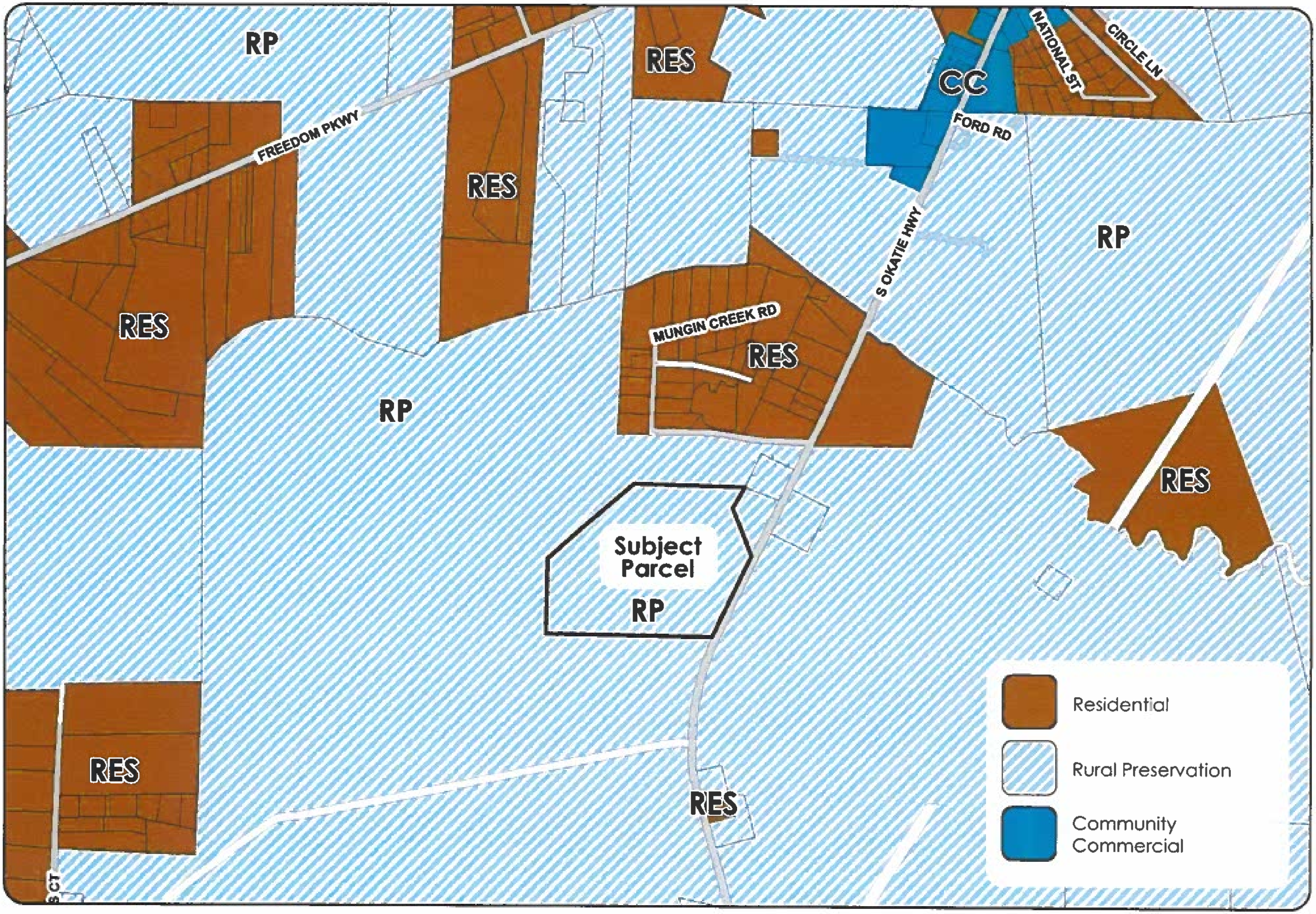


EXHIBIT B EXISTING ZONING

AREA MAP
SCALE: 1" = 1,000'
June 22, 2026

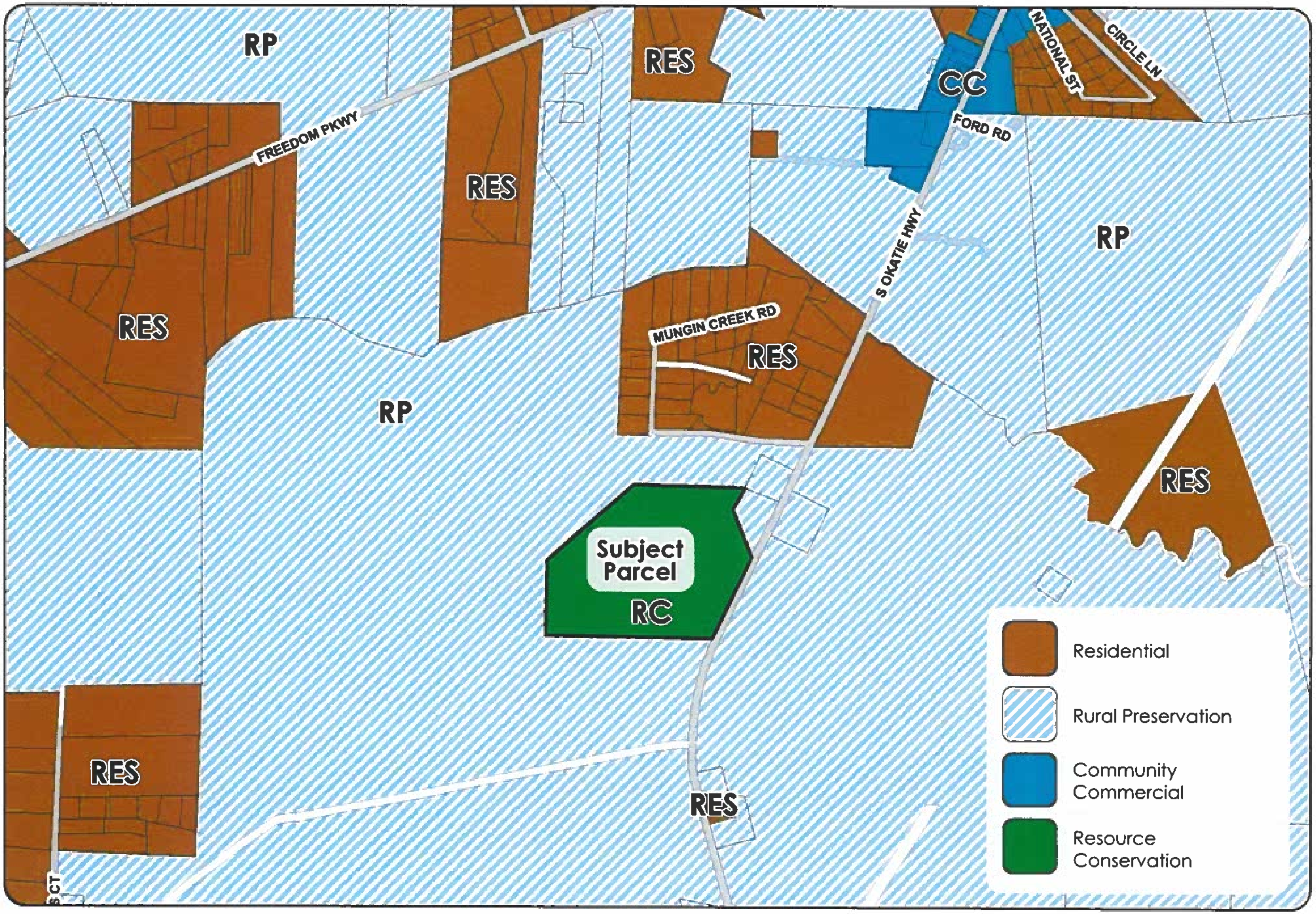


EXHIBIT C PROPOSED ZONING

AREA MAP
SCALE: 1" = 1,000'
June 22, 2026

0' 500' 1000' 2000'
North

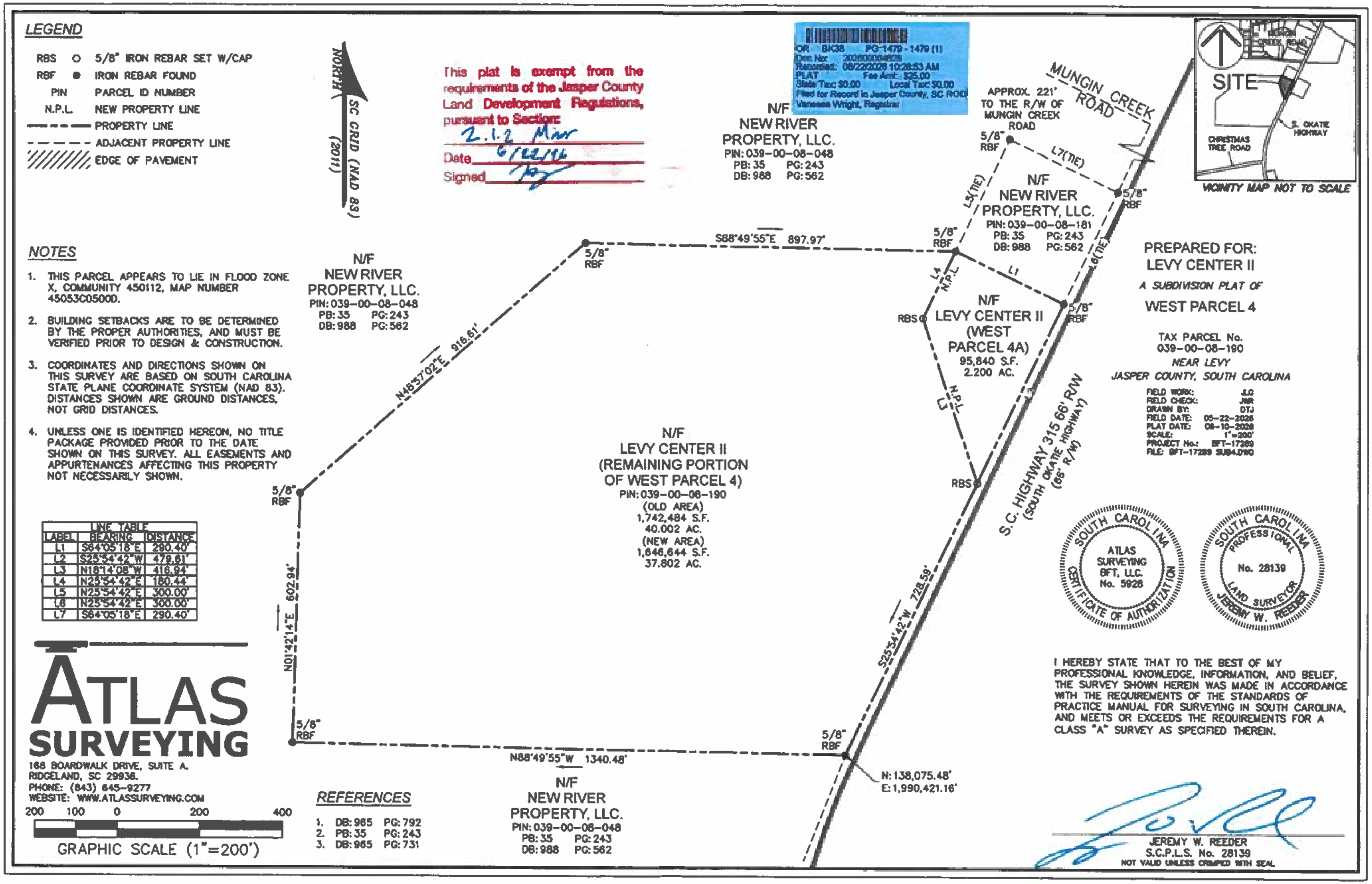


EXHIBIT D RECORDED SUBDIVISION SURVEY

JUNE 10, 2026

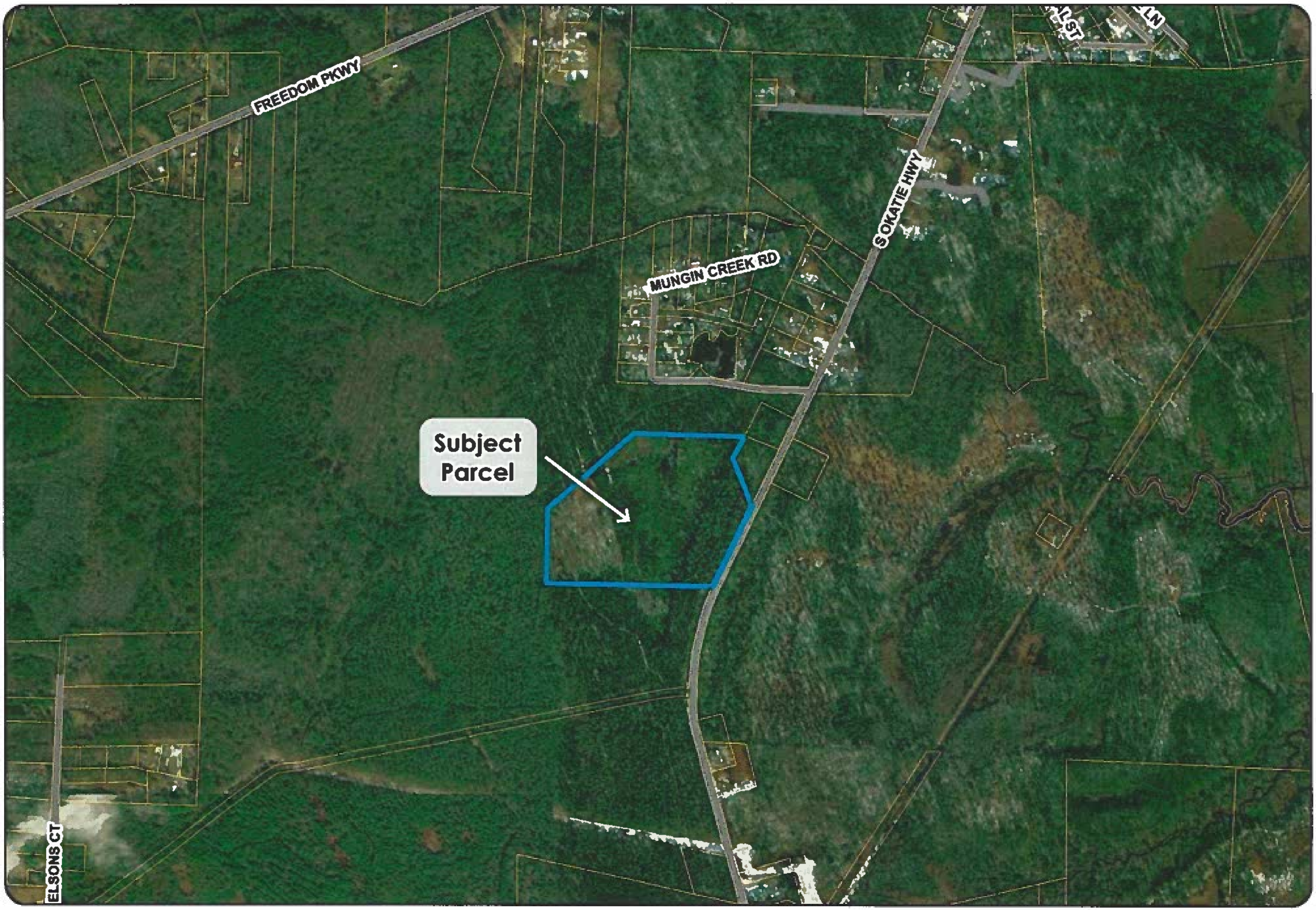
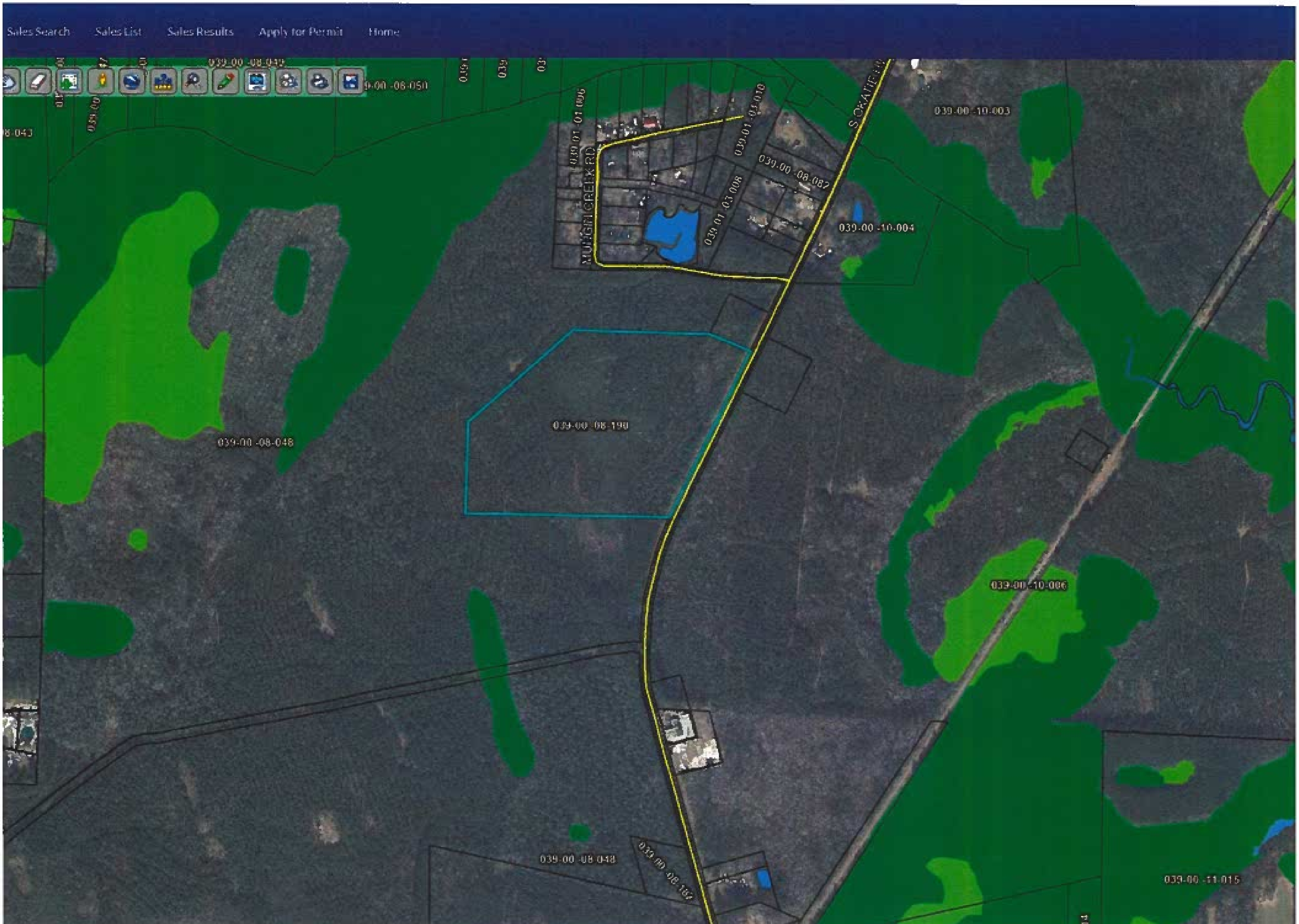


EXHIBIT E AERIAL IMAGERY

AREA MAP
SCALE: 1" = 1,000'
June 22, 2026

nty, SC


Sales Search
Sales List
Sales Results
Apply for Permit
Home
039-00-08-049
039-00-08-050
039-00-10-003
S OKATIE HWY
039-01-03-010
039-00-08-082
039-01-03-008
039-01-01-006
MUGGH CREEK RD
039-00-10-004
039-00-08-198
039-00-08-048
039-00-10-006
039-00-08-048
039-00-08-187
039-00-11-015

JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-28

AN ORDINANCE AUTHORIZING AMENDMENT TO THE OFFICIAL ZONING MAP OF JASPER COUNTY BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED ALONG SOUTH OKATIE HIGHWAY, BEARING JASPER COUNTY TAX MAP NUMBER 039-00-08-190 AND CONTAINING 37.8 ACRES FROM RURAL PRESERVATION DISTRICT TO RESOURCE CONSERVATION DISTRICT.

WHEREAS, Jasper County, South Carolina (the "**County**"), acting through the County Council as its governing body (the "**County Council**"), is a political subdivision of the State of South Carolina (the "**State**"), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, the owner of a parcel of real property ("**Owner**") consisting of approximately 37.8 acres bearing County Tax Map Number 039-00-08-190 and located along South Okatie Highway (the "**Property**") has requested a change to the Official Zoning Map of the County by rezoning the Property from the Rural Preservation District to Resource Conservation District; and

WHEREAS, the Owner submitted its request to the Planning Commission and County Council in accordance with the County's ordinances, rules and procedures for rezoning; and

WHEREAS, the County Planning Commission has concurred with the recommendations of the County staff set forth in its report for the rezoning of the Property and recommends approval by County Council; and

WHEREAS, this matter is now before the County Council for determination.

NOW, THEREFORE, BE IT ORDAINED, by County Council, in meeting duly assembled, that:

1. County Council finds that in accordance with the staff report and the recommendation of the County Planning Commission that the proposed zoning is consistent with the continued pattern of growth in the vicinity of the Property and is in harmony with the County Comprehensive Plan. Good cause having been shown, the Property consisting of approximately 37.8 acres bearing County Tax Map Number 039-00-08-190 being depicted on the County Official Zoning Map in the Rural Preservation District, shall be reclassified to Resource Conservation District.

2. If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

3. If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of the County, unless

expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.

4. This ordinance shall take effect and be in force upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED AS OF, this ______ day of ________________, 2026.

Jasper County, South Carolina

____
W. L. Rowell, III, Chairman
Jasper County Council

ATTEST:

____
Wanda Giles, Clerk to Council

Approved as to form:

____
Interim County Attorney
Burr & Forman LLP
Walter J. Nester, III
Partner

____
Date

ORDINANCE: # O-2026-__

First Reading: August 3, 2026
Second Reading: August 17, 2026
Third Reading: _____________

Considered by the Jasper County Planning Commission at its meeting on

July 16, 2026 and recommended for approval.

AGENDA

ITEM # 9D

Jasper County
Development Services Department

358 Third Avenue
Ridgeland, South Carolina 29936
Phone (843) 717-4119

Name: Eric W. Larson
Title: Development Services Director
Email address: ewlarson@jaspercountysc.gov

Jasper County Council

Staff Report

Meeting Date:	Aug. 17, 2026
Agenda Item:	**9.D**
Project:	Purchase of approximately 0.87 acres of real property located in Hardeeville, South Carolina (TMS #029-38-03-002) from Boundless Enterprises, LLC.
Request:	Public Hearing and Consideration of 2nd Reading of an Ordinance authorizing Jasper County to enter into a purchase with Boundless Enterprises, LLC for the purchase of improved real property with an address of 21563 Whyte Hardee Boulevard, Hardeeville, South Carolina, (TMS 029-38-03-002) and to approve the purchase of such property for use as a county office building and other matters related thereto.
Action Needed:	Approve the Purchase for the acquisition of the property located at TMS #029-38-03-002
Recommendation:	Staff recommends approval of the Purchase and Sale Agreement with Boundless Enterprises, LLC and authorization for the County Administrator to execute all necessary closing documents, subject to the terms and conditions contained in the agreement.

Description: The proposed Purchase and Sale Agreement provides for Jasper County's acquisition of approximately 0.87 acres of improved property located in Hardeeville, South Carolina, for a purchase price of $950,000. The agreement provides the County with a 90-day due diligence (inspection) period to conduct inspections, obtain surveys, environmental reports, and perform any additional evaluations deemed necessary. During this period, the County may terminate the agreement for any reason without further obligation. Closing is scheduled to occur within thirty (30) days following completion of the inspection period and satisfaction of all closing conditions. The agreement also makes the purchase contingent upon approval by Jasper County Council through the adoption of an ordinance. Until Council approval is granted, the agreement is not binding on the County.

Staff Recommendation: Approval of the 2nd reading of Ordinance #O-2026-29 for the Purchase and Sale Agreement for the acquisition of the property located at TMS #029-38-03-002

Attachments:
Draft Ordinance O-2026-29
Sales Agreement

JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-29

AN ORDINANCE AUTHORIZING JASPER COUNTY TO ENTER INTO A PURCHASE AND SALE AGREEMENT WITH BOUNDLESS ENTERPRISES, LLC FOR THE PURCHASE OF IMPROVED REAL PROPERTY WITH AN ADDRESS OF 21563 WHYTE HARDEE BOULEVARD, HARDEEVILLE, SOUTH CAROLINA, AND TO APPROVE THE PURCHASE OF SUCH PROPERTY FOR USE AS A COUNTY OFFICE BUILDING AND OTHER MATTERS RELATED THERETO.

WHEREAS, Jasper County, South Carolina (the "**County**"), acting through the County Council as its governing body (the "**County Council**"), is a political subdivision of the State of South Carolina (the "**State**"), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, Boundless Enterprises, LLC ("**Seller**") is the owner of that certain real property consisting of approximately 0.87 acres with improvements thereon located at 21563 Whyte Hardee Boulevard, Hardeeville, SC and bearing Jasper County Parcel Numbers TMS 029-38-03-002 (the "**Property**"); and

WHEREAS, the County has a current need for additional office space for employees of the County; and

WHEREAS, the County has determined that the Property meets the needs of the County; and

WHEREAS, the County has conducted inspections and reviewed appraisals of the Property and believes the Property will benefit the citizens of the County by providing additional County office space and is the best value currently available to the County; and

WHEREAS, the County and the Seller have agreed to terms as described in the Purchase and Sale Agreement attached hereto as Exhibit A and made a part hereof (the "**PSA**"); and

WHEREAS, the County Council is enacting this Ordinance in order to: (i) authorize the purchase of the Property under the terms of the PSA; and (ii) authorize the execution and delivery of the PSA by the County acting through proper officials.

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

Section 1. Ratification of the Findings

The County Council ratifies and confirms the aforesaid recitals and incorporates the same herein.

Section 2. Authorization for Purchase.

A. Under the laws of the State, the County is authorized to purchase real property.

B. The PSA shall be executed and delivered on behalf of the County by the Interim County Administrator, or his assigns (the "**County Administrator**") in the form substantially conforming to the draft attached to this Ordinance as Exhibit A, but with such non-material changes as the County Administrator, on the advice of legal counsel, determines to be in the best interest of the County. Following execution, the County Council shall be timely informed of the execution of the PSA and informed as to the final terms thereof and such changes from the current draft as the County Administrator determined necessary to carry out the purposes of this Ordinance. The consummation of the transactions and undertakings described in the PSA, and such revisions and undertakings as may be determined by the County Administrator, in consultation with legal counsel, to be necessary or advisable in connection therewith, are hereby approved.

Section 4. Other Documents; Ratification of Prior Actions

In connection with the execution and delivery of the PSA, the County Administrator is additionally authorized to prepare, review, negotiate, execute, deliver, and agree to such additional agreements, certifications, documents, closing proofs, and undertakings as he shall deem necessary or advisable. Any actions previously undertaken by the County Administrator, County Council or County staff in connection with the execution and delivery of the PSA prior to the enactment of this Ordinance are hereby ratified and confirmed.

Section 5. Severability

If any one or more of the provisions of this Ordinance should be contrary to law, then such provision shall be deemed severable from the remaining provisions, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 6. Repealer

Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired or liability incurred, or any cause of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

Section 7. Inconsistency

All ordinances, resolutions or parts of any ordinances or resolutions inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency.

Section 8. Effect

This Ordinance shall be enacted upon third and final reading by the County Council.

JASPER COUNTY, SOUTH CAROLINA

____
W. J. Rowell, III, Chairman
Jasper County Council

ATTEST:

____
Wanda H. Giles, Clerk to Council

ORDINANCE: # O- 2026-29

First Reading: August 3, 2026
Second Reading: August 27, 2026
Public Hearing August 27, 2026
Enactment: ______________

It is required that the following Exhibit be attached before the second reading:

PURCHASE AND SALE AGREEMENT.
"Exhibit A"

Reviewed for form and draftsmanship by the interim Jasper County Attorney.

_________________________ ______________
Interim County Attorney Date
Burr & Forman LLP
Walter J. Nester, III
Partner

<u>EXHIBIT "A"</u>

Purchase and Sale Agreement

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "**Agreement**") is made and entered into by and between **Jasper County**, a political subdivision of the State of South Carolina (the "**Purchaser**") and **Boundless Enterprises, LLC**, a South Carolina limited liability company (the "**Seller**") intended to be effective the date last signed by the parties (the "**Effective Date**").

WITNESSETH:

WHEREAS, Seller currently owns certain real property consisting of approximately 0.87 acres with improvements thereon located in the Hardeeville, South Carolina, and bearing Jasper County Parcel Numbers TMS 029-38-03-002 more particularly described on **Exhibit "A"**, attached hereto and made a part hereof (the "**Property**"); and

WHEREAS, the parties have had discussions with respect to the sale and purchase of the Property and the method, procedure, manner and timing of the acquisition thereof and it is their desire to finalize and document their understandings with respect thereto.

NOW, THEREFORE, for and in consideration of the above-recited premises, the mutual covenants and agreements hereinafter set forth, the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties hereto do hereby covenant and agree as follows:

1. PURCHASE / SALE / PRICE.

(a) Purchase/Sale. Seller hereby agrees to sell to Purchaser and Purchaser agrees to purchase from Seller, upon the terms and conditions hereinafter set forth, the Property, which terms include, as is condition. without limitation, all improvements, easements, appurtenances, hereditaments and rights appurtenant thereto or otherwise arising in connection therewith.

(b) Purchase Price. The Purchase Price for the Property is **$950,000.00**, payable in cash or immediately available funds at Closing.

2. CLOSING DOCUMENTS.

(a) Deed to Be Delivered. Subject to performance by Purchaser of its obligations under this Agreement, Seller agrees to execute and deliver to Purchaser by general warranty deed conveying good and marketable fee simple title to the Property, subject only to those exceptions acceptable to the Purchaser and set forth in the title commitment referenced in Paragraph 4 of this Agreement.

(b) Other Documents. At Closing, Seller shall also execute and deliver all other documents contemplated by this Agreement, including but not necessarily limited to an absolute and general assignment of other rights, approvals, entitlements, warranties, etc. relating to the Property.

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3. **CLOSING DATE**. The Closing of the transactions contemplated by this Agreement shall occur on or before thirty (30) days after the Inspection Period as hereinafter defined and satisfaction of all Purchaser's Closing Conditions described in Section 12 (the "**Closing**" or "**Closing Date**") in the office of Burr & Forman LLP in Bluffton, South Carolina, or other location mutually agreeable to Purchaser and Seller. The parties may also decide to conduct Closing remotely. Notwithstanding the foregoing, Purchaser reserves the right to close on the Property early upon ten (10) days prior written notice to Seller.

4. **TITLE**. Purchaser shall obtain within the Inspection Period, as hereinafter defined, at Purchaser's sole cost and expense, a title examination and survey (the "**Survey**") of the Property and a title insurance commitment covering the Property (the "**Title Commitment**"). Purchaser agrees to notify Seller in writing of any matters which Purchaser may have as to any matters reflected in the Title Commitment or Survey no later than ten (10) business days prior to the expiration of the Inspection Period. If an owner's title commitment can be issued by an ALTA insurance company without any unusual exceptions, this shall constitute marketable title. Seller may, but shall not be obligated to cure any matter objected to by Purchaser pursuant to this Paragraph 4, and Seller shall respond to Purchaser's objections no later than five (5) business days prior to the end of the Inspection Period. If such objections are not cleared by Seller, then Purchaser shall have the right to waive such objections and proceed to Closing. Purchaser's right to examine title and notify Seller of Purchaser's title objections shall extend until the completion of the Inspection Period.

5. **INSPECTION PERIOD / CONTINGENCIES**.

(a) Purchaser or its agents shall have the privilege at any time during the ninety (90) days from the Effective Date (the "**Inspection Period**"), of going upon the Property to inspect the overall condition of the Property, obtain environmental reports, examine, survey, and any other tests which Purchaser may deem necessary, at Purchaser's expense. No destructive testing shall be done unless approved in writing in advance by Seller. Purchaser shall at Purchaser's expense, restore the Property to its former condition in the event Purchaser does not acquire the Property. Seller shall allow Purchaser to inspect the property without Seller.

(b) Promptly upon execution of this Agreement and in any event no later than five (5) days from the Effective Date, Seller shall provide to Purchaser without warranty of any kind legible copies of any and all leases, surveys, plans, reports, existing deeds, title insurance policies, environmental reports, wetland survey or determination letter, property assessments and other similar non-proprietary and non-confidential documents or reports concerning the Property in Seller's possession or control (collectively "**Seller's Deliveries**").

(c) Purchaser may terminate this Agreement, in its sole discretion, for any reason, at any time during the Inspection Period by delivering written notice of such termination to Seller. In the event of such termination no party hereto shall have any further rights, liabilities or obligations hereunder.

6. **POSSESSION**. Subject to Purchaser's compliance with its undertakings and agreements as set out in this Agreement, Seller agrees to deliver possession of the Property to Purchaser at Closing. Seller shall retain all risk of loss, and shall maintain all insurance coverage, with respect to the Property until midnight on the Closing Date.

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7. **ADJUSTMENTS AND PRORATIONS**. All taxes, including, without limitation, real estate taxes and personal property taxes, if any, charges for utilities, including water and sewer, and for any utility services and all other operating costs and expenses and all other income, costs and charges of every kind, which in any manner relate to the operation of the Property shall be prorated as of midnight on the Closing Date. Seller shall assist Purchaser with the collection of this information. The parties shall execute and deliver a tax proration agreement at Closing to address any taxes, assessments or other sums not due and payable at Closing.

8. **CLOSING COSTS**. Seller agrees to pay, in connection with the transfer of the Property, their attorney's fees and the South Carolina statutory recording fee (formerly documentary stamps). Purchaser agrees to pay its own attorney's fees, local municipal transfer fees (if any), and all title examination and title insurance costs and closing, settlement and escrow fees to the Escrow Agent. Seller agrees to execute such normal and customary affidavits required by the title company to allow standard title exceptions to be deleted.

9. **BROKERAGE**. Seller warrants and represents that it has dealt with only Vonnie Majewski with VM Real Estate, Inc. in connection with this transaction (**"Seller's Broker"**). Purchaser warrants and represents that they have dealt with no brokers or finders in connection with this transaction other than Seller's Broker in the capacity as customer. Seller shall indemnify and save the Purchaser harmless from and against all costs, claims, expenses or damages, including reasonable attorneys' fees, resulting from or related to any brokerage commission due or alleged to be due by Seller's acts or omissions. Seller's obligation to indemnify shall survive the expiration, consummation or earlier termination of this Agreement until midnight of the date on which the appropriate statute of limitations period expires. At Closing, Seller shall pay Seller's Broker a commission equal to four percent (4%) of the Purchase Price.

10. **SURVIVAL**. Subject to the time and liability limitations expressly set forth otherwise elsewhere in this Agreement, all indemnities, warranties, representations and covenants made by Seller or Purchaser in this Agreement and in any document, instrument or certificate executed and delivered pursuant hereto or in connection herewith shall terminate at Closing. The provisions of this Paragraph 10 need not be restated in any document or agreement made or delivered at Closing; provided, however, that at Purchaser's request, Seller will execute at Closing a certification to Purchaser that, as of the time of Closing, all representations and covenants made by the Seller are true and correct to the best of Seller's knowledge.

11. **REPRESENTATIONS AND WARRANTIES OF SELLER**. Seller hereby makes those representations and covenants as described on **Exhibit "B"**, attached hereto and incorporated herein, each of which is material and is relied upon by Purchaser. The obligations of Purchaser to purchase the Property are expressly made subject to the fact that said representations shall be true and correct and accurate as of Closing. Except as expressly set forth in this Agreement, Seller is conveying Property "as-is, where-is" with no representations or warranties as to condition. Purchaser must satisfy itself as to all conditions of the Property prior to the expiration of the Inspection Period or Inspection Period Extension.

12. **PURCHASER'S CONTINGENCIES; COUNTY COUNCIL APPROVAL**. This Agreement, when executed and delivered by Purchaser and approved by County Council will be a valid and binding obligation of the Purchaser in accordance with its terms. **Until this Agreement is approved by County Council pursuant to an Ordinance, this Agreement is not effective and does not bind the County to purchase the Property or expend any County funds.**

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The County makes no representations as to the availability of funding to purchase the Property until this Agreement is approved by County Council. In the event this Agreement is not ratified within the Due Diligence Period, this Agreement shall be null and void and each Party's rights and obligations hereunder shall be terminated.

13. **ESCROW AGENT**. Burr & Forman LLP shall serve as Escrow Agent. The Escrow Agent shall not be charged with any knowledge until such facts are communicated to the Escrow Agent in writing. The Escrow Agent shall not be required to institute or maintain any litigation unless indemnified to its satisfaction for its counsel fees, costs, disbursements and all other expenses and liabilities to which it may, in its judgment, be subjected in connection with this action. The Seller and Purchaser shall at all times indemnify the Escrow Agent against all actions, proceedings, claims or demands arising out of this transaction. Upon the failure of Purchaser to comply with the requirements as set forth herein, Escrow Agent shall be empowered to dispose of the any deposit as provided for herein without incurring any liability. In the event of a dispute by and between the Seller and Purchaser which cannot be resolved, Escrow Agent shall have the option of depositing any earnest money deposit into the Clerk of Court's office for Beaufort County pending resolution of the disposition of said funds and upon depositing said funds, Escrow Agent shall bear no further responsibility.

14. **COVENANTS OF SELLER**. In addition to the covenants, agreements and obligations of Seller contained elsewhere in this Agreement, Seller hereby agrees with and covenant to Purchaser as follows:

   (a) Violations, Etc. Seller shall give prompt written notice to Purchaser of (a) any notice or allegation of violation of any laws, ordinances, rules or regulations with respect to the Property, (b) any suit, judgment or other proceeding filed, entered or threatened with respect to the Property or Seller's use or ownership thereof, and (c) any actual or contemplated changes in the zoning of the Property or any other requirements which would materially adversely affect the use, ownership, maintenance or leasing of the Property.

   (b) Action. Seller shall not take or permit any action which would render untrue or incorrect any of the warranties and representations made by Seller herein.

15. **CASUALTY.** If the Property, or any part thereof, should suffer material damage prior to Closing from fire or other casualty, then Purchaser may either (a) terminate this Agreement, whereupon neither party shall have further rights or obligations pursuant to this Agreement, except with respect to those matters which by their terms survive termination of this Agreement; or (b) consummate the Closing whereupon the award of the insurance proceeds shall be assigned to Purchaser, with no reduction, offset, or abatement to the Purchase Price.

16. **CONDEMNATION.** If, prior to Closing, action is initiated or overtly threatened to take all or any portion of the Property, Purchaser may either (a) terminate this Agreement, whereupon neither party shall have further rights or obligations pursuant to this Agreement, except with respect to those matters which by their terms survive termination of this Agreement; or (b) consummate the Closing, whereupon the award of the condemning authority shall be assigned to Purchaser at Closing, with no reduction, offset, or abatement in the Purchase Price.

17. **ASSIGNMENT**. This Agreement may be assigned by Purchaser without consent of Seller, provided that such assignment is accomplished no later than five (5) days prior to Closing and

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provided that such assignee assumes and agrees to pay and/or perform all obligations and liabilities of Purchaser under this Agreement, and that Purchaser and such assignee shall each remain jointly and severally liable for all of Purchaser's performance, obligations, and liabilities under this Agreement.

18. **NOTICES**. Except as may otherwise be provided for in this Agreement, all notices or demands required or permitted hereunder shall be delivered by electronic delivery, Federal Express, UPS, or similar overnight delivery service prepaid to the following addresses for the parties:

If to Seller:
Boundless Enterprises, LLC
Attn: Janine Namdar
2711 Knowles Island Road
Ridgeland, SC 29936
E-mail: sweetness240@msn.com

with copy to:
____
Attn: ______________
____
____
E-mail: ____________

If to Purchaser:
Jasper County
Attn: County Administrator
358 Third Avenue
Post Office Box 1149
Ridgeland, SC 29936
E-mail: jlwanicki@jaspercountysc.gov

with a copy to:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928
E-mail: wnester@burr.com

If to Escrow Agent:
Burr & Forman LLP
Attn: Walter J. Nester, III
23-B Shelter Cove Lane, Suite 400
Hilton Head Island, SC 29928
E-mail: wnester@burr.com

All notices required or permitted under this Agreement shall be deemed to have been given when actually delivered to the offices of the receiving party at the addresses above stated.

19. **MISCELLANEOUS**.

(a) Governing Law. This Agreement is made and entered into as a contract for the purchase and sale of real property to be interpreted under and governed and enforced according to the laws of the State of South Carolina.

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(b) Terminology; Captions. The term "Agreement," as used herein, as well as the terms "herein," "hereof," "hereunder" and the like mean this Agreement in its entirety and all exhibits attached hereto and made a part hereof. The captions and paragraph headings hereof are for reference and convenience only and do not enter into or become a part of the context. All pronouns, singular or plural, masculine, feminine or neuter, shall mean and include the person, entity, firm or corporation to which they relate as the context may require. Wherever the context may require, the singular shall mean and include the plural and the plural shall mean and include the singular.

(c) Default.

(i) Upon the failure of Seller to comply with the terms hereof within the stipulated time and after receipt of notice of said default with a ten (10) day right to cure, it is understood and agreed by and between the parties hereto that Purchaser may cancel the Agreement and shall have the right of specific performance against Seller, these being the sole remedies of Purchaser. In the event the Closing does not occur in accordance with the terms of this Agreement because of the inability of the Seller to convey good and marketable fee simple title to the Property because of title defects or objections, the Purchaser's sole right and exclusive remedy shall be either to (a) terminate this Agreement in which event the Earnest Money previously paid by Purchaser shall be immediately refunded to the Purchaser or (b) waive such inability and proceed to close the transaction without regard thereto. Despite the provisions of this Paragraph 19(c)(ii), Purchaser may cure any monetary liens created, assumed or suffered by Seller against the Property and pay the same at Closing from the purchase price in accordance with the provisions of Paragraph 4 of this Agreement.

(ii) If either party is required to institute suit against the other party to enforce its rights under this Agreement, and if such party obtains a valid non-appealable judgment against the other party the non-prevailing party agrees to pay all reasonable costs, expenses and reasonable attorney's fees of the prevailing party attributable to the enforcement of this Agreement.

(d) Conduct of the Parties. No conduct or course of action undertaken or performed by the parties hereto shall have the effect of, or be deemed to have the effect of modifying, altering or amending the terms, covenants and conditions of this Agreement. Failure of any party to exercise any power or right given hereunder or to insist upon strict compliance with the terms hereof shall not be, or be deemed to be, a waiver of such party's right to demand exact compliance with the terms of this Agreement.

(e) Binding Effect. The terms, covenants and conditions of this Agreement shall be binding upon and shall inure to the benefit of Purchaser and Seller and their respective successors, permitted assigns, heirs and legal representatives. Purchaser shall have the right to assign this Agreement to an affiliate entity upon written notice to Seller prior to Closing, but shall remain responsible for Purchaser's obligations hereunder up to and including the Closing Date.

(f) Modification. This Agreement may not be modified, altered or amended except by a written instrument executed by Purchaser and Seller.

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(g) Entire Agreement. This Agreement constitutes the entire and complete agreement of Purchaser and Seller with respect to the transaction contemplated hereby, and conversations, undertakings, representations, promises, inducements, warranties or statements not reduced to writing and expressly set forth herein shall be of no force or effect whatsoever. The invalidity or unenforceability of any one provision herein shall not affect the validity or enforceability of any other provision.

(h) Dates. If the final date of any time period or the date for the performance of any obligation hereunder falls upon a Saturday, Sunday, or a bank holiday under the laws of the State of South Carolina, then the time of such period or the time for the performance of such obligation shall be extended to the next day which is not a Saturday, Sunday, or bank holiday under the laws of the State of South Carolina.

(i) Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original. Each party may be entitled to rely upon a facsimile or an electronic version of this Agreement, either of which shall be deemed to be sufficient.

(j) Confidentiality. Purchaser and Seller agree to keep confidential any information exchanged between the parties, except disclosure to attorneys, consultants such as engineers and planners, lenders or as may be required by law, through the Closing.

Signatures on following page

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers as of the date referenced below.

SELLER:

Boundless Enterprises, LLC

Signed by:
Janine Namdar
DD6A46948106486...

By: Janine Namdar

Its: Owner

Date: 7/23/2026

PURCHASER:

Jasper County

By: James M Iwanicki

Its: Interim Administrator

Date: July 22, 2026

Exhibit "A"

Legal Description

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING SITUATED IN THE TOWN OF HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA, BEING KNOWN AND DESIGNATED AS PARCEL "A", CONTAINING .877 ACRE, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT PREPARED AT THE REQUEST OF C. E. & LEATHARD WARREN BY FORREST F. BAUGHMAN, SC R.L.S., DATED SEPTEMBER 25, 1975 AND RECORDED IN PLAT BOOK 16 AT PAGE 112 IN THE OFFICE OF THE ROD FOR JASPER COUNTY, SOUTH CAROLINA. FOR A MORE PARTICULAR DESCRIPTION AS TO COURSES, DISTANCES, METES AND BOUNDS REFERENCE IS MADE TO THE AFOREMENTIONED PLAT OF RECORD.

TMS No.: 029-38-03-002

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Exhibit "B"

Representations and Warranties of Seller

1. Title to Property. Seller is the sole owner of good, marketable and insurable fee simple title to all of the Property.

2. Authority of Seller. Seller has the right, power and authority to enter into this Agreement and sell the Property in accordance with the terms and conditions hereof and the necessary corporate, partnership or trust action to authorize this Agreement has taken place. Seller is in good standing in South Carolina and has authority to transact business in South Carolina.

3. Compliance with Existing Laws. The Property is, to the best of Seller's knowledge, not in violation of, and Seller has not received notice of the violation of, any applicable building, zoning, or other ordinances, resolutions, statutes or regulations or any government, governmental agency, in respect to the use and condition of the Property.

4. Condemnation Proceedings; Roadways. There are no condemnation or eminent domain proceedings pending or contemplated, to the best of Seller's knowledge, against the Property or any part thereof and the Seller has received no notice, oral or written, of the desire of any public authority or other entity to take or use the Property or any part thereof.

5. Mechanic's Liens. To the best of Seller's knowledge, no payments for work or improvements furnished to the Property are due or owing or will become due or owing at Closing. There are no materialmen's or mechanic's liens filed of record affecting the Property and no work has been performed for which a mechanic's or materialmen's lien can be claimed.

7 Events Prior to Closing and Other Information. Seller will not cause any action to be taken which would cause any of the foregoing representations or warranties to be untrue as of the Closing. Seller agrees to notify Purchaser in writing of any event or condition which occurs prior to Closing hereunder, which causes a change in the facts related to, or the truth of any of the above representations. Seller has disclosed to Purchaser any and all facts necessary to prevent the statements herein and in the attached exhibits from being incorrect.

8. No Defaults. Neither the execution of this Agreement nor the consummation of the transaction contemplated hereby will: (i) conflict with, or result in a breach of, the terms, conditions or provisions of, or constitute a default under, any agreement or instrument to which Seller is a party, or (ii) violate any restriction to which the Seller is subject, or (iii) to the best of Seller's knowledge, constitute a violation of any applicable code, resolution, law, statute, regulation, ordinance, rule, judgment, decree, or order, or (iv) result in the acceleration of any deed of trust or note pertaining to the Property or the cancellation of any contract or lease pertaining to the Property, or (v) result in the creation of any lien, charge, or encumbrance upon any of the properties or assets to be sold or assigned to Purchaser pursuant to the provisions of this Agreement.

9. Environmental. To the best of Seller's knowledge, without inquiry, neither the Property nor any portion thereof is in violation of any federal, state or local law, ordinance or regulation relating to any Hazardous Substances and there exists no presence, use, treatment, storage, release or disposal of any Hazardous Substances at, on or beneath the Property which has created or is likely to create any liability (public or private) of owners or occupants of the Property under any current federal, state or local law or regulation or which would require reporting to a governmental agency. No Hazardous Substances are present at, on or beneath any parcel of property or property adjacent to the Property and no parcel or property adjacent to the Property is in violation of any laws, ordinances, rules or regulations with respect to Hazardous Substances. As used herein, the term "Hazardous Substances" means petroleum, petroleum products, asbestos, asbestos containing materials, polychlorinated bi-phenyls ("PCBs") any other

hazardous, toxic or dangerous substance, material, or waste as defined for purposes of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Section 9061 ("CERCLA"); Hazardous Materials Transportation Act, 49 U.S.C. Section 1802 ("HMTA"); the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 ("RCRA"), and all amendments to the foregoing, or any other federal, state or local law, ordinance, rule or regulation applicable to the Property, and establishing liability, standards or required action as to discharge, spillage, storage, uncontrolled loss, seepage, filtration, disposal, removal, use or existence of a hazardous, toxic or dangerous substance, material or waste. No asbestos, asbestos containing materials or PCBs are contained in or stored on or under the Property. There has never been a landfill containing decomposable material, petroleum wells, mineral-bearing mines, sewage treatment facilities, storage tanks, sink holes, radon or other toxic emissions in, on or under the Property.

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AGENDA

ITEM # 9E

JASPER COUNTY, SOUTH CAROLINA
ORDINANCE # O-2026-30

AN ORDINANCE AMENDING THE FISCAL YEAR 2025 – 2026 JASPER COUNTY BUDGET ORIGINALLY ADOPTED JUNE 30, 2025 BY ORDINANCE NO. O-2025-14 IN ACCORDANCE WITH THE LOCAL GOVERNMENT CODE OF THE STATE OF SOUTH CAROLINA AND THE ORDINANCES AND RULES OF THE COUNTY OF JASPER, SOUTH CAROLINA; WHERE THE TOTAL AMOUNT APPROPRIATED IS INCREASED BY $0 TO A GRAND TOTAL OF $67,255,240, WITH REVENUE AND OTHER FINANCING SOURCES AMENDED TO SHOW AN INCREASE OF $0 TO A GRAND TOTAL OF $67,255,240, APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Jasper County, South Carolina (the "**County**"), acting through the County Council as its governing body (the "**County Council**"), is a political subdivision of the State of South Carolina (the "**State**"), and as such possesses all general powers granted by the Constitution and statutes of the State to such public entities; and

WHEREAS, on June 30, 2025, County Council approved the Fiscal Year 2025-2026 Budget (the "**FY 26 Budget**") by Ordinance No. O-2025-14; and

WHEREAS, County Council desires to amend the FY 26 Budget to include expenditures and transactions that occurred during the 2025-2026 Fiscal Year; and

WHEREAS, County Council is enacting this Ordinance in order to amend the FY 26 Budget to include expenditures and transactions that occurred during the 2025-2026 Fiscal Year.

NOW, THEREFORE, BE IT ORDAINED, by County Council, in meeting duly assembled, that:

1. The County Council ratifies and confirms the aforesaid recitals and incorporates the same herein.

2. County Council hereby amends the FY 26 Budget to increase the appropriated by amount by $0 to $67,255,240, with revenue and other financing sources amended to show an increase of $0 for a grand total of $67,255,240.

3. If any Section, Subsection, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Subsection or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

4. If a Section, Subsection or provision of this Ordinance shall conflict with the provisions of a Section, Subsection or part of a preceding Ordinance of the County, unless expressly so providing, then the preceding Section, Subsection or part shall be deemed repealed and no longer in effect.

5. This ordinance shall take effect and be in force upon third reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED AS OF, this ______ day of ________________, 2026.

Jasper County, South Carolina

____

W. J. Rowell, III, Chairman
Jasper County Council

ATTEST:

____

Wanda Giles, Clerk to Council

Approved as to form:

____

Interim County Attorney
Burr & Forman LLP
Walter J. Nester, III
Partner

____

Date

ORDINANCE: # O-2026-30

First Reading: August 3, 2026
Second Reading: August 17, 2026
Public Hearing: August 3, 2026
Third Reading: _____________

It is required that the following Exhibit be attached before the second reading:

"Exhibit A"
Amendments to Fiscal Year 2025-2026 Budget

Jasper County **EXHIBIT A**

Amendments to Fiscal Year 2025 - 2026 Budget

Second Reading Ordinance #2026-30

Department	Account Name/Description	Account Number	Increase	Decrease	Explanation
Development Service	LOCAL ACCOM/HOSP TAX REVENUE	010-074-1594		82,000	Transfer funds to Parks & Recreation from Development Services for JYRB field scoreboards (Council approved 12/1/2025)
Development Service	SPECIAL PROJECTS	010-074-2606		82,000	Transfer funds to Parks & Recreation from Development Services for JYRB field scoreboards (Council approved 12/1/2025)
Parks and Recreation	LOCAL ACCOM/HOSP TAX REVENUE	010-078-1594	82,000		
Parks and Recreation	PARK DEVELOPMENT	010-078-5040	82,000		Transfer funds to Parks & Recreation from Development Services for JYRB field scoreboards (Council approved 12/1/2025)
Interdepartmental	PUBLIC BUILDING INSURANCE	010-062-2820	172,300		Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-045-2820		9,000	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-051-2820		15,000	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-054-2820		4,600	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-056-2820		47,300	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-057-2820		1,700	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-058-2820		17,000	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-063-2820		18,000	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-070-2820		7,800	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-071-2820		6,400	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-073-2820		3,500	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-076-2820		2,000	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-077-2820		7,500	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-078-2820		20,300	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-080-2820		6,000	Amend budget to reclass building inurance to department 62
Interdepartmental	PUBLIC BUILDING INSURANCE	010-103-2820		6,200	Amend budget to reclass building inurance to department 62
Assessor	SALARIES & WAGES	010-069-2000	41,600		Amend budget for two new positions approved by Council January 20, 2026 (Resolution #R-2026-06)
Assessor	FICA-EMPLOYER CONTRIBUTION	010-069-2030	3,182		Amend budget for two new positions approved by Council January 20, 2026 (Resolution #R-2026-06)
Assessor	SC RETIRMENT-EMPLOYER	010-069-2036	7,721		Amend budget for two new positions approved by Council January 20, 2026 (Resolution #R-2026-06)
Assessor	MEDICAL INSURANCE	010-069-2040	6,464		Amend budget for two new positions approved by Council January 20, 2026 (Resolution #R-2026-06)
Interdepartmental	SALARY ADJUSTMENTS	010-062-2012		58,967	Amend budget for two new positions approved by Council January 20, 2026 (Resolution #R-2026-06)
Capital Improvements	GRANT MATCHING FUNDS	010-095-2615	480,000		Amend budget for project grant match expenditures
Capital Improvements	BUILDING REPAIRS	010-095-5095		480,000	Amend budget for project grant match expenditures
Capital Improvements	CAPITAL OUTLAY	010-095-3752	347,000		Amend budget for purchase of Network Attached Storage (NAS) Solution (Resolution #R-2026-03)
Capital Improvements	BUILDING REPAIRS	010-095-5095		347,000	Amend budget for purchase of Network Attached Storage (NAS) Solution (Resolution #R-2026-03)
Interdepartmental	DEBT PRINCIPAL	010-062-5700	725,000		Amend budget for reclassifiction of debt principal
Interdepartmental	DEBT INTEREST	010-062-5701		725,000	Amend budget for reclassifiction of debt principal
Data Processing	PAYROLL PROCESSING	010-052-2520	25,600		Amend budget for increase due to new payroll processing contract
Interdepartmental	CONSULTING SERVICES	010-062-2405		25,600	Amend budget for increase due to new payroll processing contract
	Total Increases and Decreases		1,972,867	1,972,867	

	Curr. Budget	Increase/(Decrease)	Amended Budget
Total Budgeted Revenue prior to Ord. #O-2026-___	67,255,240	-	67,255,240
Total Budgeted Expenditures prior to Ord. #O-2026-__	67,255,240	-	67,255,240

AGENDA
ITEM # 10
Administrator’s Report

OFFICE OF THE JASPER COUNTY ADMINISTRATOR

Jasper County Clementa C. Pinckney Government Building
358 Third Avenue – Courthouse Square – Post Office Box 1149
Ridgeland, South Carolina 29936 - 843-717-3690 – Fax: 843-726-7800

James "Jim" Iwanicki, P.E.
Interim County Administrator
jiwanicki@jaspercountysc.gov

Tisha L. Williams
Executive Assistant
tlwilliams@jaspercountysc.gov

AUGUST 17, 2026 - COUNCIL MEETING

ADMINISTRATOR'S REPORT

1. The capital improvement projects over $50,000 from the departments were sent to me the week of August 3rd.

2. There will be a Coosawhatchie Community Center Workshop on August 25 at 6 pm.

3. Calendar Year 2026 Special Called Meetings and Workshops:
   Updated spreadsheet follows this report.

   The following Workshops should be Scheduled:
   - Strategic Planning Session – (Sept 17 location to be determined)
   - FY 2028 Budget Planning Session
   - Capital Improvement Workshop
   - Joint Economic Development Workshop

PROGRESS REPORT
July 27, 2026 – August 10, 2026

1. July 26 to July 29: I attended the South Carolina Association of Counties Conference.

2. July 30: I discussed legal matters with Chris Johnson of Bettis Law Group.

3. July 31: I attended the Transportation Sales Tax Advisory Committee Meeting; the next meeting was set for 9 am on September 18.

4. July 31: I attended the SCDOT US-17 Speedway Boulevard Widening Ribbon Cutting.

5. July 31: Had a lunch meeting with SCDOT Secretary of Transportation, Justin Powell.

Any miscellaneous correspondence, agendas, and minutes follow this report.

6. August 3: I met with the Hardeeville City Manager.
7. August 3: Attended the JC Council Meeting.
8. August 4: Held an in-person Team meeting with my direct reports.
9. August 5: Met with Hardeeville City Engineer.
10. August 5: Met with Development Services Director, Public Works Superintendent, Assistant Superintendent of Maintenance, and the Director of Parks and Recreation to discuss grass cutting, landscaping, and contractors providing that service.
11. August 5: Attended a virtual meeting on Exit 3 funding.
12. August 6: Attended an in-person APWA (American Public Works Association) meeting in Beaufort.
13. August 7: Attended the LATS meeting in Bluffton.
14. August 7: Had a call with legal counsel on airport matters.
15. August 10: Attended the Jasper County Transportation Committee meeting.
16. August 10: Attended the Beaufort County Council Meeting to support partnering with them on animal services.

Any miscellaneous correspondence, agendas, and minutes follow this report.

County Council
2026 Workshops

	Topic	Type of Meeting	With Council Meeting or Stand Alone	Day	Date	Time	Venue
1	Jasper Tellfair Development	workshop	w/ council meeting	Monday	1/5/2026	5:30pm	Council Chambers
2	Transfer of Custody - Detention Center	special meeting	stand alone	Monday	1/14/2026	4:00pm	Virtual
3	Jasper County Greenbelt Program	workshop	w/ council meeting	Monday	1/20/2026	5:00pm	Council Chambers
4	Business Items and Financial Retreat	special meeting	stand alone	Monday	1/26/2026	9:30pm	Council Chambers
5	Personnel Matters & AUP	executive session	stand alone	Monday	2/5/2026	2:00pm	Council Chambers
6	Intergovernmental Agreements	executive session	stand alone	Monday	2/9/2026	5:00pm	Hardeeville City Hall
7	Euhaw Overlay District	workshop	stand alone	Monday	3/23/2026	1:00pm	Council Chambers
8	Budget Workshop - Board of Elections	workshop	w/ council meeting	Monday	4/6/2026	4:00pm	Council Chambers
9	Shared Services Town of Ridgeland	executive session	stand alone	Wednesday	4/15/2026	4:00pm	Town of Ridgeland
10	Jasper Telfair PDD and Development Agreement	workshop	w/ council meeting	Monday	4/20/2026	4:00pm	Council Chambers
11	Shared Fire and EMS Services Hardeeville	special meeting	stand alone	Wednesday	5/5/2026	10:00am	Hardeeville City Hall
12	Budget Workshop - Clerk of Court & General Info	workshop	w/ council meeting	Monday	5/18/2026	4:00pm	Council Chambers
13	Shared Hardeeville Services & Budget Workshop	special meeting	stand alone	Wednesday	5/27/2026	10:00am	Council Chambers
14	School System Budget Workshop & Budget Workshop	workshop	w/ council meeting	Monday	6/1/2026	4:00pm	Hardeeville City Hall
15	Budget Workshop	workshop	stand alone	Wednesday	6/10/2026	3:00pm	Council Chambers
16	Budget Workshop	workshop	w/ council meeting	Monday	6/15/2026	4:00pm	Council Chambers
17	Budget Workshop	workshop	stand alone	Monday	6/22/2026	3:00pm	Council Chambers
18	Budget Workshop	special meeting	stand alone	Wednesday	6/24/2026	3:00pm	Council Chambers
19	Budget	special meeting	stand alone	Monday	6/29/2026	10:00am	Council Chambers
20	Employee Handbook Workshop	workshop	w/ council meeting	Monday	7/20/2026	5:00pm	Council Chambers
21	Animal Shelter Workshop	workshop	stand alone	Wednesday	7/22/2026	2:00pm	Council Chambers
22	Strategic Planning Session	workshop	stand alone	Thursday	9/18/2026	All Day	TBA
23	Capital Improvement Workshop	workshop	TBA	TBA	TBA	TBA	TBA
24	Fy 2028 Budget Planning Session	workshop	TBA	TBA	TBA	TBA	TBA
25	Joint Meeting re: Economical Development	workshop	TBA	TBA	TBA	TBA	TBA

Completed (green)

Budget Adoption Schedule

First Reading	***5/18/2025***
Public Hearing and Second Reading	***6/15/2026***
Third and final Reading	***6/29/2026***

AGENDA ITEM # 11

Councilmember Comments