



JASPER COUNTY COUNCIL
COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936

March 07, 2022
AGENDA

Officials Present: Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley
Councilman L. Martin Sauls, Councilman Pastor Alvin Adkins and Councilman John Kemp.

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda H. Simmons, County Attorney David Tedder, Kimberly Burgess, Russell Wells, Lisa Wagner and Videographer Jonathan Dunham.

Also Present:

Chairwoman Clark called the meeting to order at 5:02PM. Chairwoman Clark asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

The information below was read for the executive session.

Motion to go into executive session: Vice Chairman Dr. Brantley

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

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 – Premium Pay; Airport Maintenance Technician; Jasper County Aeronautics Commission

(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim – Election Matters; Ridgeland Claude Dean 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 – Project Silverman; Jasper Ocean Terminal (JOT); Prospect Update; Project Six Pack; Chelsea South; CSP Development; Amendment for Center Point DA/PDD

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 EXECUTIVE SESSION.

Return to Open Session:

Motion to return to regular session: Councilman Adkins

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

Chairwoman Clark asked if there were any motions coming from executive session.

Motion to move to authorize the Administrator to pay the employees and the Legislative Delegation who had not yet received premium pay from the federal revenue loss funds provided to the County as discussed in executive session: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

The Pledge of Allegiance was led by Vice Chairman Dr. Brantley and the invocation was given by Councilman Adkins.

Approval of Agenda:

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Presentation and Proclamations:

A: Bob Elliott – Presentation of the Nurse Retention Program / SCNRS

Mr. Elliott was present to address this request. Mr. Elliott noted that he was the co-founder of the program to keep nurses working the Beaufort / Jasper area. He stated that in this presentation to Council noted that due to the healthcare crisis that there is a shortage of nurses due to COVID. Mr. Elliott also noted that he would send a copy over to Ms. Simmons tomorrow to forward the written information to Council. In regards to the nursing shortage, he noted that some are leaving the profession all together and others are taking early retirement. He noted that on the demand side that the population is growing. He noted that within a 25-mile radius of Jasper County there are over 1000 jobs currently open for registered nurses. He noted that the shortage of nurses in the hospitals are overwhelming.

He noted that he had been a longtime volunteer for the Hospital Auxiliary and that they had provided funds for scholarships. He said that only 30 to 35% remain here to work in Jasper County. He stated as the co-founder of this program they had raised \$160,000 so far for the retention program for the nurses. This program will provide financial aid after graduation in a Beaufort or Jasper County facility. The goal is to support 10 nurses per year and last year they had supported 4. He discussed the financial aid details. He said he had been working with the counties to discuss this proposal. He said that he had asked Beaufort County Council to give ARPA monies under the Workforce Development Program, and that he was here to ask Jasper County to do the same. He discussed more about the program and what it would entail for Jasper County. Vice Chairman Dr. Brantley asked about the 30-35% retention rate. Mr. Elliott said the retention rate of 30-35% was as per TCL. Vice Chairman Dr. Brantley asked if their economic package was not competitive to other counties. Mr. Elliott said that hoped to improve upon that metric. Councilman Kemp discussed the bill that was in the Senate. Mr. Elliott said that the bill in the Senate was focused on Nurse Practitioners and Physicians and is a reimbursement with a commitment. Councilman Adkins asked why there wasn't more focus on salary increases in order to reduce the number of people leaving. Mr. Elliott said that nurses in Jasper County and Beaufort County leave and go to work in Savannah, Georgia. He said they make about \$6,000 more and affordable housing in this area is also an issue. He said their program allows them to use the money they receive for whatever they want and noted that the salary differential is another program that needs to be addressed. Councilman Sauls applauded Mr. Elliott for what they are doing. He noted that his wife is a nurse and that Tenet Healthcare had made great strides to get the nurses in the area equal pay as well as other areas and noted that there were also sign on bonuses being offered. He noted that traveling nurses make salaries in the 6-figure range. Council thanked him for the information and said they would review the information.

Open Floor to the Public per Ordinance 08-17- Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6PM start time on the Sign In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes each and total public input will be limited to 30 minutes.

No written comments were received. Mr. Bernie Maybank signed up to speak on Ordinances Item XB if anyone had any questions. Jennifer Bihl noted that she was also present in case anyone had any questions on item XB.

Resolutions:

A: [Kimberly Burgess](#) - Resolution # R-2022-04 ratifying the submittal of an application to the South Carolina Department of Commerce Rural Initiative Fund and the acceptance of the resulting grant in the amount of \$2,500,000 for the construction of an Airport Terminal, Aviation Fuel Farm, and Airport Ramp (South) at the Ridgeland-Claude Dean Airport; and other matters thereto.

Ms. Burgess was present to address this request and review this resolution with Council. She noted that Jasper County was one of fourteen eligible counties and that they had received a 2.5-million-dollar grant. She noted that the staff request for the Council to approve the resolution and accept the grant.

Motion to approve: Vice Chairman Dr. Brantley
Second: Councilman Adkins

Discussion: Councilman Kemp said he was voting no on this item as he thought there was so much more to do in Jasper County than just the airport.

Vote: All votes were yes, except Councilman Kemp who voted no.
The motion passed.

Councilman Sauls noted that the airport is a huge economic engine to our economic development in the County and noted that the fuel farm would bring revenue into the County. Councilman Sauls also noted that the Terminal would have a great impact on the community.

Ordinances:

A: Lisa Wagner – 3rd Reading of Ordinance # [O-2022-02](#) to amend the Official Zoning Map of Jasper County so as to transfer a 26.22 acre portion of property, as depicted on the attached plat, and bearing Jasper County Tax Map Number 071-00-00-009, from the Rural Preservation Zone to the Resource Extraction on the Jasper County Official Zoning Map (859 Bellinger Hill Run).

Ms. Wagner was present to address this request and review this ordinance with Council. Ms. Wagner was present to discuss this request. She said that the subject property consists of 26.22 acres and is located at 859 Bellinger Hill Run. The applicant has requested a Zoning Map Amendment to change the zoning designation from Rural Preservation to Resource Extraction. The land is currently undeveloped. The applicant intends to apply for a SCDHEC mining permit in order to create a 5-acre fishpond and remove the dirt from the site. In accordance with the Jasper County Zoning Ordinance, any mining or excavation activity is only allowed within the Resource Extraction Zone.

The subject property is designated as “Rural Transition” on the Comprehensive Plan Future Land Use Map. The Rural Transition areas are areas that are located in southern Jasper County that will likely be under pressure to develop within the foreseeable future. The subject property is located in an area which is low-density residential and rural in nature. Majority of the parcels located in the vicinity are over 25 acres with the exception of a few smaller parcels.

The properties immediately adjacent to the site are zoned Rural Preservation. Within a half (1/2) mile radius, there are 4 parcels zoned Residential, with 3 of the 4 parcels being undeveloped and 1 parcel that is split-zoned Residential and Rural Preservation.

The properties adjacent to the site are vacant and undeveloped. Within a half (1/2) mile radius, there are a total of 5 houses with the closest one being approximately 1,500 feet, measuring from the property lines.

The subject parcel is accessed by Bellinger Hill Run; however, the applicant has worked with an adjacent land owner, Daly Farm, to allow the dump trucks access through their property. Daly Farm has direct access to Bellinger Hill Road, which is a state maintained road; thus, eliminating truck traffic from Bellinger Hill Run.

The intent of the Resource Extraction (RE) Zone is to protect, preserve, and sustain, 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.

In accordance with the Jasper County Zoning Ordinance, the Resource Extraction Zone allows

mining and excavation as a conditional use only in the Resource Extraction Zone. All excavation activities will be adequately buffered from nearby properties, because the subject property is surrounded on all sides by a larger parcel of land, which is zoned Rural Preservation, and is owned by the applicant. This Zoning Map Amendment is consistent with the intent of the Resource Extraction Zoning District. Both conditional use requirements and Excavation Ordinance (Article 14) provisions will ensure impacts to the community will be minimal.

This application is for re-zoning only. Before any excavation activities can take place, a SCDHEC mining permit will be required, as well as a Jasper County Excavation Permit through a site plan approval process. The Planning Commission has concluded that this is an appropriate area for excavation activities and mine operations because it is in a rural area of the County and is surrounded by large parcels of land. This is a small excavation, so the truck traffic will be very limited and the project will be short term. In addition, the truck traffic will be utilizing a state maintained road (Bellinger Hill Road) and there will be a minimal impact on adjacent landowners. As such, Planning Commission recommends approval of the Zoning Map Amendment request to designate the subject parcel as Resource Extraction on the Jasper County Official Zoning Map.

Chairwoman Clark asked if there had been any changes since the last meeting and Ms. Wagner said there had not been any changes.

Motion to approve: Vice Chairman Brantley

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

B: David Tedder - Public Hearing Only on Ordinance #0-2022-04 approving a Development Agreement for 95 logistics Center 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.

This item was for public hearing only. Mr. Tedder noted that no written public hearing comments had been received by his office or Ms. Wagner. The public hearing on this item was opened by Chairwoman Clark for comment. Mayor Harry Williams spoken on his concerns regarding this project. Council discussed some items that should be noted in the document.

Mr. Bernie Maybank and Ms. Jennifer Bihl were available to speak if Council had any questions on this project. Brother White, John Carroll and John Lasser all spoke in regard to this matter. Mr. Fulghum noted that the Development Agreement here was not the final draft at this point. Mr. Fulghum noted that the County would never put administrative fees in the Development Agreement. He noted that the next step for Council is for a workshop for Council for a traffic study and he encouraged everyone to be a part of the process. The public hearing was closed.

New Business:

A: Wanda Simmons - Consideration of the appointment of Mr. James Williams and Mr. Roy Dupont by the Jasper County Council to the Lowcountry Workforce Board for seats to be filled by Jasper County.

Ms. Simmons was present to address this request. She noted that Mr. Michael Butler, Workforce Development Director of the Lowcountry Council of Governments was requesting that Jasper County Council appoint Mr. James Williams and Mr. Roy Dupont to the Lowcountry Workforce Board seats to be filled by Jasper County. Ms. Simmons noted that Mr. Butler has also included each of their Perspective Workforce Board Member BIO Forms for Council's review. She noted that the request was for approval of Mr. James Williams and Mr. Roy Dupont to the Lowcountry Workforce Board seats to be filled as per the request of Mr. Michael Butler of the Lowcountry Council of Governments.

Motion to approve as recommended: Vice Chairman Dr. Brantley

Second: Councilman Sauls

Vote: All votes were yes, except Councilman Kemp who abstained,
The motion passed.

B: Wanda Simmons – Consideration of the appointment of one member by the Jasper County Council to the Jasper County Board of Assessors.

Ms. Simmons was present to address this request. She noted that there was a vacant seat on the Board of Assessors (Seat # 02-BOA), and that there were two candidates for this 4-year term. She noted that Mr. Robert "Keith" Horton and Mr. Patrick Standish were the two candidates, and both had been recommended by Ms. Susan Waite of the Assessors Office. Ms. Simmons requested that one candidate be appointed to the seat of 02-BOA for a 4-year term beginning on 03.07.2022 with the term ending on 12.31.2025.

Motion to approve Mr. Patrick Standish: Vice Chairman Dr. Brantley

Second: Councilman Sauls

Vote: All votes were yes, except Councilman Kemp who voted no.
The motion passed.

C: Wanda Simmons - Consideration of the appointment of a Jasper County Council Member by the Jasper County Council to the Technical College of the Lowcountry (TCL) Board as an Ex-Officio Member.

Ms. Simmons was present to address this request. She noted that the Technical College of the Lowcountry had asked that Jasper County Council appoint one County Councilmember to serve on their Board as an Ex-Officio Member. Vice Chairman Dr. Brantley volunteered for this appointment.

Motion to approve appointing Vice Chairman Dr. Brantley to the TCL Board as an Ex-Officio

Member: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

D: Danny Lucas – Airport Work Authorization South Apron Expansion (Design/Bid/Permit)

Mr. Danny Lucas was present to address this request and review it with Council.

Mr. Lucas noted that the airport serves as a gateway two our community the same way Interstate 95 does. He said we need to build the terminal building and finish out the airport. This work is shown on Work Authorization #21 for professional services between Jasper County and Holt Consulting Company, LLC in the amount of \$90,193.00.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: All votes yes, except Councilman Kemp who voted no.
The motion passed.

E: Danny Lucas – Airport Work Authorization Fuel Farm Sitework Project (Design/Bid/Permit)

Mr. Danny Lucas was present to address this request and review it with Council. He discussed some information on the fuel farm at the airport. Mr. Lucas noted that the work shown here for this request is for Work Authorization #21 for professional services between Jasper County and Holt Consulting Company, LLC in the amount of \$31,145.00.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Comments: Councilman Kemp asked about some information on the airport related to the revenue that would be brought in by the fuel farm. Mr. Lucas discussed the anticipated cost and potential sales of gallons per day.

Vote: All votes were yes, except Councilman Kemp who voted no.
The motion passed.

F: Danny Lucas – Airport Work Authorization New Terminal and Storage Buildings Project (Design/Bid/Permit)

Mr. Danny Lucas was present to address this request and review it with Council. Mr. Lucas noted that the temporary terminal would be arriving next week and that it will have 3600 sq. feet, while the new terminal is being constructed. He also noted this would include a storage building on the property to store equipment. He said it would be about 2 weeks before the temporary terminal would be completed. Mr. Lucas noted that the work shown here for this request is for Work Authorization #20 for professional services between Jasper County and Holt Consulting Company, LLC in the amount of \$272,586.00.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: All votes were yes, except Councilman Kemp who abstained.
The motion passed.

G: Danny Lucas – Ridgeland – Claude Dean Airport Fiber Optic Infrastructure Phase III.

Mr. Danny Lucas was present to address this request and review it with Council. Mr. Lucas noted that this was for underground power Phase III and this area had not been wired for electric for the Permanent or Temporary Terminal and to pour a concrete pad to house the transformer. He noted that this request was for two bids to do the bore work and both were needed in order to get this job done. The first bid was from Lab Installers in the amount of \$37,296.00 for the labor and bore for the labor and bore for the electric power for terminal north. The second bid and will have to split that and remove the bore portion (as that is included in the bid from Lab Installers) from Tim Cramer Electrical in the amount of \$27,000 for the remaining work. Mr. Lucas asked that Council accept the lowest bid from Tim Cramer Electrical.

Motion to approve the bid from Tim Cramer Electrical: Councilman Sauls

Second: Councilman Adkins

Vote: All votes were yes, except Councilman Kemp who abstained

The motion passed.

Motion to approve the bid from Lab Installers as presented by Mr. Lucas: Councilman Sauls

Second: Councilman Adkins

Vote: All votes were yes, except Councilman Kemp who abstained

The motion passed.

H: Kimberly Burgess – Proposal IP Builders Inc. for an 18,000 BTU AC Unit at Stiney Road Fire Station in the amount of \$13,440.

Ms. Burgess was present to address this item and discuss it with Council. She noted that this item was for the presentation of a proposal to provide all required permits, license, materials, insurance, labor, subcontractors, tools and equipment to complete the addition of an 18,000 BTU Carrier Ductless Mini Split Unit for the upstairs storage room in the Stiney Road Fire Station. She noted that the addition of an air conditional unit for the loft area of the Fire Station was necessary because this area had not been originally

air conditioned. She noted that therefore, the addition of an air conditioning unit would remediate potential problems and allow for use by Fire Station personnel. IP Builders Inc was the original contractor for the station and as such was familiar with the construction of the building and would provide a one (1) year warranty on all workmanship. Ms. Burgess also asked that the Administrator be allowed to execute the documents.

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

I: Kimberly Burgess – Purchase of a LowBoy Trailer for the Public Works Department not to exceed \$60,000.

Ms. Burgess was present to address this item and discuss it with Council. She noted that this item was for the emergency procurement of a lowboy trailer to replace the inoperable and unrepairable lowboy trailer currently used in the Public Works Department. This lowboy trailer is used to transport large equipment to various locations throughout the County and is currently not in operation and cannot be repaired. A replacement lowboy trailer is needed immediately to continue providing necessary services to the residents of Jasper County. The purchase will be funded as follows:

| | |
|-----------------------------|-----------------|
| 010-084-3752 Capital Outlay | \$39,500 |
| 010-081-2307 New Vehicles | \$16,000 |
| 010-082-2307 New Vehicles | <u>\$ 4,500</u> |
| Total | \$60,000 |

Ms. Burgess noted that the request was for Council to approve the emergency purchase of the lowboy trailer to replace the current trailer which is inoperable at a cost not to exceed \$60,000. Councilman Kemp asked that the motion include that the old trailer be made surplus. The motion was discussed and Councilman Kemp asked if the motion could include the trailer being declared surplus. Mr. Tedder

said the best way to handle that would be to include the lowboy trailer to be designated as salvageable and the funds be deposited into the General Fund.

Motion to approve to include that the LowBoy and trailer be declared salvageable and that the funds be deposited into the General Fund: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

Old Business:

A: Chief Russell Wells – COVID update

Chief Wells gave the current COVID update to Council. Chief Wells said that the State of SC was down 8.3% on the positivity rate and that Jasper County was currently at 16.1%. He discussed the testing and other information related to the COVID update.

Council Members Comments:

Councilman Sauls:

Councilman Sauls congratulated the staff and Mr Lucas on the grant funds. He also mentioned that on March 30th the chamber was putting on a Lowcountry boil with a huge reception up at the statehouse and he said that they generally serve about 500 people. Councilman Sauls mentioned the State of the County address and noted that Chairwoman Barbara Clark, Mayor Williams and Mayor Malphrus had spoke.

Councilman Adkins:

Councilman Adkins thank God for all things in his life. He said he takes his hat off to Mr. Lucas for the way the airport looks now noting that it's absolutely beautiful. He said that the fuel farm is also something very needed and encouraged Mr. Lucas to keep the good work up.

Vice Chairman Dr. Brantley:

Vice Chairman Dr. Brantley Said he had attended the SC AC association of counties conference in Columbia and that the presenters were all very knowledgeable.

Councilman Kemp:

Councilman Kemp Thank Danny Lucas for the bus trip and said it had been a great time. He said Senator Scott was there and he was very impressed, and he noted for the record that he is not against the airport but wanted to make sure we had a business plan. He also noted that one thing about him is he likes to bring the public all of the information. he also noted that he hopes the meetings will soon be going to all in person meetings.

Chairwoman Clark:

Chairwoman Clark Noted that if the numbers begin to rise again, they will go back to virtual meetings. She said as the numbers go down the council will do what they have to do.

Administrator's Report:

Mr. Fulghum noted that his reports were included in the packet. He also mentioned that staff was working hard to get information as needed over to Council. Vice Chairman Dr. Brantley mentioned the conference in Columbia and Councilman Kemp mentioned the bus trip. Mr. Fulghum also mentioned some of the work that Heather Rath Consulting would be doing for the County and some of the other large projects coming into the County.

Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II. There was no need to return to executive session.

Adjourn:

Motion to adjourn:

Second: Councilman Adkins

Vote: Unanimous Sauls

The motion passed.

The meeting adjourned at 7:38 PM.

Respectfully submitted:


Wanda H. Simmons
Clerk to Council


Barbara B. Clark
Chairwoman