

CITY OF HARDEEVILLE
PUBLIC HEARING & REGULAR
CITY COUNCIL MEETING
MINUTES
February 7, 2008
6:00 PM

Present: Mayor Rodney Cannon, Mayor Pro-Tem A. Brooks Willis, Council Members Bea Jones Bill Horton and Earl Cooler, City Manager Shane Haynes Assistant City Manager Kevin Griffin, City Attorney David Tedder, City Clerk Virginia Haas, Police Chief Richard Nagy, Assistant Chief Dan Morgan, Recreation Director Joe Gailey, Planning Director Brana Snowden, Economic Development Director Ted Felder, Assistant City Manager Jeff Slocum, Judge John Carroll and Public Information Director Jason Rogers.

I. CALL TO ORDER

Mayor Cannon called the meeting to order at 6 p.m.

II. INVOCATION & PLEDGE OF ALLEGIANCE
Council Member Cooler gave the invocation

III. PUBLIC PRESENTATIONS/COMMENTS (2 MINUTE TIME LIMIT)

Ms. Kim Powell read a letter concerning Ms. Joyce Meeks. She stated the seat is a non-paid position and Ms. Meeks spent many hours keeping the voter registration list up to date and all elections ran well. She continued that Ms. Meeks has all good intentions; she is loving, honest and great lady to be proud of. Ms. Powell stated that she works as a poll manager along with Ms. Meeks and she has never heard her speak out of turn. She stated she believed the Mayor was wrong and owes her an apology. Ms. Powell continued that Ms. Meeks learned of this decision from citizens and watching the meeting on HTVN. She stated that this town does need change in going back to the Mayor/Council form of government. She noted that she would like to challenge the person who said Ms. Meeks spoke out of turn and acknowledge who they are. Mayor Cannon stated that Ms. Meeks is not undeserving for the volunteer work that she does. He continued that to vote her back on the commission would take a supermajority of the Council. Mayor Cannon sincerely apologized to Ms. Meeks.

PRESENTATION ON THE 2008 HARDEEVILLE BUSINESS FORUM

Mr. Ted Felder presented the Hardeeville Business Assistant Program, Small Business and National Bank of South Carolina and explained that these people will talk about their roles. Mr. Felder introduced Mr. Tom Hines from SCB&T. Mr. Hines stated SCB&T has been serving small business for 100 years and brought USCB on board which will be beneficial with 25 years of banking experience. They have a team behind them that are great bankers and we will serve

the businesses of Hardeeville and bring business to the City in order to meet their goals to grow bigger.

Ms. Patricia Cameron of USBC explained her role in the partnership. She stated that they were excited in this endeavor and were aware of the growth. The program has been in existence over 20 years, in all 50 states and associated with the University. She explained that they conduct one on one consulting services, help with business plans, buying a business and understanding the financial statements. They offer existing businesses that need help with marketing plans and the services are at no cost and confidential. They also offer one on one consulting for the Hardeeville businesses that may call and set up interviews. The first forums will be held February 26th at City Hall and forms will be available.

Mr. David Butler introduced himself and stated he works for a member of Congress. He is honored to be here and is a life long resident of Hilton head. He hopes to be able to work with the City and the door is always open. He explained that he went on a tour with Council Member Horton and Ted Felder and Hardeeville has great things to come. Mr. Butler gave his background information.

Mr. Jerome Davis on behalf of Jenkins Avenue Association stated that there were light issues for the sidewalks once you pass Ace Hardware and states this is not safe for the citizens. He also explained that there is a tree on Main Street across from Jenkins Avenue which is rotted all the way through and contains bees.

PROCLAMATION FOR CITIES MEAN BUSINESS MONTH

Mayor Cannon read the proclamation in full. The Council accepted the Proclamation for Cities Mean Business Month.

IV. OLD BUSINESS

- A. SECOND READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 039-00-01-016 (+/-2.0) ACRES NOT ALREADY WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY (**POWER GROUP LLC**) (**2008-01-17B**)
PUBLIC HEARING

There was no public comment. A motion was made by Council Member Jones to adopt Ordinance No. 2008-01-17B at second reading. The motion received a proper second from Council Member Horton and carried unanimously.

- B. SECOND READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING TMP 039-00-01-016 (+/-2.0 AC) LOCATED ON HIGHWAY 17 FROM RESTRICTED DEVELOPMENT (RD) IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) (**POWER GROUP LLC**) (**2008-01-17C**)**PUBLIC HEARING**

There was no public comment. A motion was made by Council Member Cooler to adopt Ordinance No. 2008-01-17C at second reading. The motion received a proper second by Council Member Jones and carried unanimously.

- C. SECOND READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 039-00-01-015 (+/- 2.0 ACRES) NOT ALREADY WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY (**POWER GROUP LLC**) (**2008-01-17D**)
PUBLIC HEARING

There was no public comment. A motion was made by Council Member Horton to adopt Ordinance No. 2008-1-17D at second reading. The motion received a proper second by Council Member Jones and carried unanimously.

- D. SECOND READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING TMP 039-00-01-015 (+/-2.0 AC) LOCATED ON HIGHWAY 17 FROM RESTRICTED DEVELOPMENT (RD) IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) (**POWER GROUP LLC**) (**2008-01-17E**)
PUBLIC HEARING

There was no public comment. A motion was made by Council Member Jones to adopt Ordinance No. 2008-01-17E at second reading. The motion received a proper second by Council Member Horton and carried unanimously.

- V. PRESENTATION & APPROVAL OF MINUTES FROM THE JANUARY 17, 2008 REGULAR CITY COUNCIL MEETING

A motion was made by Council Member Horton to approve the January 17, 2008 Regular City Council Meeting Minutes. The motion received a proper second by Council Member Jones and carried unanimously.

- VI. NEW BUSINESS

- A. FIRST READING OF AN ORDINANCE ANNEXING INTO THE CITY OF HARDEEVILLE (+/-49.45 ACRES) OF REAL ESTATE LOCATED IN JASPER COUNTY NOT ALREADY WITHIN THE HARDEEVILLE CITY LIMITS, AS WELL AS ADJACENT PUBLIC RIGHTS OF WAY, RAILROAD RIGHTS OF WAY, WATERS, LOWLANDS AND WETLANDS (**JASPER STATION, LLC**) (**2008-2-7A**)
PUBLIC HEARING

Ms. Snowden stated that the map shown does have an addition; rights of way are highlighted and show the corner of the right of way. Ms. Snowden also showed the plat for the property that has a flat corner on the side. Dan Lynch, managing partner of Jasper Station Association who is

requesting this annexation stated that previous to requesting this parcel that is highlighted as being cattycornered was a part of the same parcel and we split this up for commercial reasons. We hope for favorable consideration of this request. There was no public comment.

A motion was made by Council Member Horton to approve Ordinance No. 2008-2-7A at first reading. The motion received a proper second by Council Member Jones and carried unanimously.

**B. FIRST READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL LOCATED ALONG HIGHWAY 141 (ARGENT BLVD.) FROM INTENSE DEVELOPMENT (ID) IN JASPER COUNTY TO GENERAL COMMERCIAL (GC). TMP# 080-00-03-065 (+/- 49.45 ACRES) (JASPER STATION, LLC) (2008-2-7B)
PUBLIC HEARING**

Ms. Snowden stated that this zoning amendment was taken to the Planning Commission and staff has reviewed and recommend approval of this zoning request. There was no public comment.

A motion was made by Council Member Jones to approve Ordinance No. 2008-2-7B at first reading. The motion received a proper second by Council Member Cooler and carried unanimously.

**C. FIRST READING OF AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/- 30.9 ACRES, BEING A PORTION OF TMP NUMBER 067-00-01-012 KNOWN GENERALLY AS SHELLBROOK (PARCEL 4E) LOCATED WITHIN THE EAST ARGENT TRACT ALONG HIGHWAY 141, AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN (2008-2-7C)
PUBLIC HEARING**

Ms. Snowden stated that as you can tell on the map that the parcel is smaller than when the initial packets went out. The parcel is 4E and is called Shellbrook. The request will allow for 160 single-family attached units. Staff has worked with the planners and a number of items have proceeded through planning and staff recommends approval. Mr. Horton questioned the noticeable lack of sidewalks on the east side of the project and asked that the developer please consider a walking path along that area. A citizen requested the time frame for this development. Scott Green, Thomas and Hutton, stated that they are planning to get on line sometime this summer and vertical construction will occur towards the end of the summer. There was no public comment.

A motion was made by Council Member Jones to approve Ordinance No. 2008-2-7C at first reading. The motion received a proper second by Council Member Cooler and carried unanimously.

D. FIRST READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA TO AMEND THE HARDEEVILLE CODE OF ORDINANCES SECTION 2-38 SO AS TO AMEND THE AMOUNTS AND TIME OF PAYMENT OF SALARIES TO COUNCIL MEMBERS, INCLUDE THE ATTENDANCE FEE IN THE SALARY, CLARIFY THE TIME FOR PAYMENT OF EXPENSES, AND CORRECT TYPOGRAPHICAL OMISSIONS. (2008-2-7E)
PUBLIC HEARING

Manager Haynes explained that this Ordinance deals with City Council compensation as it relates to additional meetings and the process is being streamlined. We tried to simplify the Ordinance and make it an easier process. We met with the Finance Committee and they have given approval and asked that it be brought forward to City Council for consideration. He stated that if the Ordinance is adopted it will not take effect until after the general election.

Attorney Tedder stated that this is a simplistic Ordinance that will correct typographical errors over the years. He stated since we paid for attendance City Council has spent more time at meetings. He explained there would be a single payment once per month. He stated there is a process by which to submit mileage and meeting outside the city with a voucher form to track the meetings. He continued that much is a restatement of what is already in the ordinance. It was noted that there were no adjustments in pay since 2004. Attorney Tedder explained that the annual salary for City Council is \$8,400, the Mayor \$11,400 and the Mayor Pro-Tem \$10,400. It was also noted that the ordinance did not specify if the payments were in arrears. Attorney Tedder stated he would add to the ordinance "payable in arrears". Mr. Horton stated that the amount of the increase was well above the CPI index. He stated that he had researched other municipalities throughout the state and could find no precedence of the Mayor Pro-tem having a different salary level than that of the other council members.

Ms. Powell inquired about travel expenses and the city owns vehicles that may be used. In response it was noted there is one vehicle for City Council use and city vehicles are used whenever possible. There was no further comment from the public.

A motion was made by Council Member Cooler to approve Ordinance No. 2008-2-7E at first reading. The motion received a proper second by Council Member Jones. The motion carried 4-1 with voting as follows: Mayor Cannon, for; Mayor Pro-Tem Willis, for; Council Member Cooler, for; Council Member Jones, for; Council Member Horton, against. Attorney Tedder clarified that the motion contains that the funds are payable in arrears.

E. CONSIDERATION OF FUNDS FOR JASPER STATE HOUSE DAY
PUBLIC HEARING

Manager Haynes stated that this was a request from the State Delegation, Representative Pinckney for the city to consider matching the town of Ridgeland's donation of \$500 to offset expenses for the Jasper County State House Day which is Wednesday February 13th from 11:30 to 2 p.m. Council Member Jones inquired that this event is put together by delegates from all over the county and the goal is to make them aware of what is happening in Jasper County. Mr. Horton agreed to face time with numerous trips to Columbia being formal and open talk about the community. The more we can let them know, the better off we are and he agreed this would be money well spent.

A citizen stated that he thinks it is good that legislature would like to host Jasper State House Day. However he stated that he did not hear that they wanted the citizens to be involved. He stated that it was good to represent the city and honor Jasper County but questioned what about the citizens. The citizens have a choice also in the effects happening here. Mr. Felder stated that this event was pursued by the Legislative Delegation and the City has hosted meetings and the event was generated by Representative Pinckney and Dr. Brantley. They wanted to start small this year and build into a larger event. He finalized that the Town of Ridgeland is putting a gift bag together and they would let the City add to the gift bags.

A motion was made by Council Member Horton to match the \$500 dollar donation as the Town of Ridgeland did and to place a donated item as to the choice of Economic Development Director Ted Felder. The motion received a proper second by Council Member Jones and carried unanimously.

VII. COMMITTEE REPORTS

Recreation: Council Member Jones reported on the Hardeeville Warriors and that the money donated by Tradition would be put to good use. She reported on the Senior Citizen Center, and upcoming Easter Event.

Council Member Horton reported on the Seasons Opening for the Hardeeville Warriors which would be February 9th at 4 p.m.

Council Member Cooler reported on the Signal Mast Arms project and the Streetscape.

Mr. Brooks met with Jasper County Public Works Regarding the Industrial Park.

VIII. MANAGER'S REPORT

Manager Haynes reported on a letter from Hargray regarding cable service changes. The adjusted monthly services will go into effect on the march billing statements.

He reported on the Jasper County state day schedule for February 13th. He reported that the Legislative action day sponsored by MASC would be Wednesday February 20th. He reported on two forums held by BJWSA on Wednesday February 13th at Palmetto Electric from 6-9 p.m. and on Tuesday February 19th from 6-9 p.m. on Ribaut road.

He reported that the State House and legislative session will be discussing home rule, and two issues are annexation and spending caps. These items will be monitored.

Assistant Manager Slocum reported on the competitive grants program and submittals this year. The city has submitted for 6 grants as follows: improve of Millstone Landing, phase two of Recreation complex, Celebrate Hardeeville Festival, Sidewalks on Jenkins Avenue, and a fire training center and burn tower as well as the Heritage museum and Visitor Center.

A motion as made by Council Member Jones to recess for five minutes then move into executive session. The motion received a proper second by Council Member Horton and carried unanimously.

IX. EXECUTIVE SESSION

DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF PROPERTY IN ACCORDANCE WITH S.C. CODE OF LAW 30-4-70(A)(2) AND 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 THE PUBLIC BODY IN ACCORDANCE WITH S.C. CODE OF LAW 30-4-70(A)(5).

A motion was made by Council Member Jones to return from executive session. The motion received a proper second by Council Member Cooler and carried unanimously.

X. ADJOURNMENT

A motion was made by Council Member Jones and seconded by Council Member Cooler to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 8:30 p.m.

Virginia S. Haas, City Clerk

Date

SEAL