

CITY OF HARDEEVILLE
REGULAR CITY COUNCIL MEETING
AND PUBLIC HEARINGS
MINUTES
JULY 24, 2008
6:00 PM

Present: Mayor Bronco Bostick, Mayor Pro-Tem Roy Powell, Council Members A. Brooks Willis and Michael Foskey, City Manager Kevin Griffin, Assistant City Manager Jeff Slocum, Fire Chief Dan Morgan, Assistant Chief Steve Murphy, Recreation Director Joe Gailey, Planning Director Brana Snowden, Licensing and Permitting Director Jaime Vega, Building Official Bob Klein, Economic Development Director Ted Felder, City Clerk Lori Pomarico and Public Information Director Jason Rogers.

I. CALL TO ORDER

Mayor Bronco Bostick called the meeting to order at 6:00 p.m.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Council Member Brooks Willis gave the invocation

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

Mr. Sal Arzillo, President of Hardeeville Chamber of Commerce, made a formal request that the question of Sunday alcohol sales be put on the ballot in November. Mayor Bronco Bostick stated that there are certain guidelines that we have to follow and deferred to City Manager Kevin Griffin for explanation. Mr. Griffin stated that there are two methods regarding Sunday alcohol sales. One is the sale of beer and wine in restaurants. The other is full alcohol sales on Sunday, which has to be done by referendum in the State of South Carolina. The Council would simply approve an ordinance at two readings to put the item on the ballot and the citizens would actually decide whether or not Sunday alcohol sales would go through in the City of Hardeeville.

Ms. Lyndia Daniels announced that there will be a training session, open to the public, for poll workers on July 30th for the August 12th election for City Council member.

A. HARDEEVILLE BUSINESS ASSISTANCE PROGRAM – PATRICIA CAMERON, UNIVERSITY OF SOUTH CAROLINA-BEAUFORT SMALL BUSINESS DEVELOPMENT CENTER; TOM HENZ, NATIONAL BANK OF SOUTH CAROLINA

Economic Development Director Ted Felder introduced Pat Cameron and Kim Kileen. Pat Cameron of the University of South Carolina Beaufort Small Business Development Center

presented the Council with a packet. Ms. Cameron briefly described how the Hardeeville Business Assistance Program began in January 2008. Tom Henz of the National Bank of SC, Ted Felder and Ms. Cameron met and brainstormed on what they could do to help existing businesses in Hardeeville stimulate their economic development to help their businesses grow and the Hardeeville Business Assistance Program was created. Ms. Cameron's role is the education and the one on one business consulting that is offered through the program.

Ms. Kim Kileen from NBSC stated that they believe Hardeeville is the new growth center for this area and are pleased to participate in this program. NBSC is offering its bank services as well as the expertise of several business officers at the bank to any business owner or prospective business owner in Hardeeville.

Mr. Ted Felder mentioned that the Business Assistance Program has its own page on the Economic Development section of the City of Hardeeville website with all contact information.

B. CDBG NOTICE OF PUBLIC HEARING CONCERNING NEEDS ASSESSMENT

Ms. Michelle Knight of Lowcountry Council of Governments gave a slide presentation. The CDBG program is designed to assist units of local government in improving economic opportunities and meeting community revitalization needs for people of low and moderate income (LMI). The State of South Carolina has been allocated approximately \$23,500,000 CDBG funds for 2008. All projects have to meet a National Objective and promote Fair Housing. An application will compete within four categories that have the same general submission requirements. Community Infrastructure addresses documented health threats, provide new service to a community, and address some regional infrastructure solution; basically water, sewer, drainage and road projects. Community Enrichment is to fund facilities, services or other types of activities to promote sustainability and smart growth in a community. Village Renaissance is mixed use projects which incorporate the principles of a Main Street revitalization into the adjacent in-town residential neighborhoods. Projects must promote smart growth, sustainable and green building. Housing rehabilitation has to benefit 100% LMI persons. Paint the Town is the first of the pilot programs to paint and make necessary repairs to the façade and exteriors of LMI housing in a single neighborhood. There is a maximum of \$7,500 per unit and must address at least 10 units per project. Workforce Housing is targeted to LMI qualifying workforce housing for teachers, first responders and nurses where other substantial investment is being leveraged.

Ms. Knight stated that the Economic Development Program has not changed significantly in recent years. The program is designed to provide public infrastructure to new or expanding businesses where there is a need and the business has committed to creating a number of jobs of which most are to go to LMI people.

Ms. Knight noted that Application Request deadline for the Fall programs, Community Enrichment and Village Renaissance, is August 22, 2008 at 5:00 pm; the Spring programs,

Community Infrastructure and Paint the Town, will be in April 2009. The Applications are due September 22, 2008 for the Fall programs and 30 days after the request deadline in April 2009 for the Spring programs. The amounts that can be applied for have a maximum of \$500,000 for Community Infrastructure; \$500,000 for Village Renaissance; \$200,000 for Paint the Town; \$300,000 for Workforce Housing; \$500,000 for Economic Development; and within Community Enrichment \$500,000 for Facilities and \$300,000 for Services/Other Activities. There is a minimum of \$50,000 for any project. CDBG funds cannot exceed 75% of the project cost, 25% must come from non-CDBG sources – local governments must provide at least 10%.

Ms. Knight added that the City of Hardeeville demographically based on census data is approximately 53% LMI. This affords the City opportunities to apply for things that have a citywide benefit.

Mr. Griffin stated that the City will be bringing some outlying needs to LCOG in August.

IV. OLD BUSINESS - None

V. PRESENTATION & APPROVAL OF THE MINUTES FROM THE
JUNE 30, 2008 SPECIAL CITY COUNCIL MEETING

A motion was made by Council Member Foskey to approve the June 30, 2008 Special City Council Meeting Minutes. The motion received a proper second by Mayor Pro Tem Powell and carried unanimously.

VI. NEW BUSINESS

A. A RESOLUTION ANNEXING APPROXIMATELY 2.001 ACRES OF LAND
INTO THE CITY LIMITS OF HARDEEVILLE, COMMONLY KNOWN AS
THE CHERRY POINT FIRE STATION
PUBLIC HEARING

City Manager Kevin Griffin stated that the City recently entered into a joint fire service agreement with Jasper County for the Cherry Point area. As part of that agreement we have entered into and purchased the Cherry Point Station. We have now closed and hold the deed to that property. The City needs to annex the property into the City limits so that police and fire services can be provided legally. State law requires a resolution for properties owned by the City to be annexed into the City. Mr. Griffin added that the default zoning on that property would be Conservation Preservation (CP).

There was no public comment. A motion was made by Mayor Pro Tem Powell to approve Resolution Item VI A at first reading. The motion received a proper second by Council Member Willis and carried unanimously.

B. A RESOLUTION ANNEXING APPROXIMATELY 6.41 ACRES OF LAND INTO THE CITY LIMITS OF HARDEEVILLE, COMMONLY KNOWN AS MILLSTONE LANDING
PUBLIC HEARING

City Manager Griffin stated that approximately 1 1/2 years ago the Hardeeville Tract was annexed into the City which is contiguous to Millstone Landing, a 6.41 acre of property that the City owns on the Savannah River. It was decided that a resolution be provided to annex the Millstone Landing into the City and will have a zoning of Conservation Preservation (CP).

There was no public comment. A motion was made by Council Member Foskey to approve Resolution Item VI B at first reading. The motion received a proper second by Mayor Pro Tem Powell and carried unanimously.

C. A RESOLUTION TO INDUCE SEMBLER ATLANTA, INC. AND ENTER INTO A MEMORANDUM OF UNDERSTANDING FOR OKATIE CROSSINGS PROJECT WITH SEMBLER ATLANTA, INC.
PUBLIC HEARING

City Manager Griffin stated that the Hardeeville City Council and the Jasper County Council had a joint council meeting at 4:30 p.m. this past Monday, July 21, 2008, to discuss a number of economic development issues. Foremost in that agenda was the Sembler project, Okatie Crossings at Hwy 278 and Hwy 170, which was recently annexed into the City. This is a resolution to allow the City to enter into a Memorandum of Understanding with Sembler Atlanta, Inc. to move forward on a multi-county business park. This would allow Sembler Atlanta, Inc. access to special source tax revenue credits to put public infrastructure into the project once they have committed to what their investment would be in jobs and dollars into the project and into the City and County.

Council Member Foskey commented that this is a win-win situation for the City of Hardeeville.

There was no public comment. A motion was made by Mayor Pro Tem Powell to approve Resolution Item VI C at first reading. The motion received a proper second by Council Member Willis and carried unanimously.

D. FIRST READING OF AN ORDINANCE PROVIDING FOR THE ANNEXATION FOR THE PARCELS LOCATED ON HIGHWAY 170 KNOWN AS THE WILLIAMS TRACT TMP 080-00-03-032 (+/-22.3 ACRES)
(2008-7-24D)
PUBLIC HEARING

City Manager Griffin deferred to Planning Director Brana Snowden. Ms. Snowden stated that this annexation request is for 22.3 acres with frontage on Hwy 170 and is contiguous with the City of Hardeeville through the Argent 2 Planned Development, a portion of Sun City that was

annexed and zoned earlier this year. It is surrounded by Riverwalk Business Park to the north and a mixture of residential and commercial developments to the south along Hwy 170, and would follow 100% method of annexation.

Mayor Pro Tem Powell asked what is going in the development. A representative of the applicant responded that they are trying to take the property to its highest and best use for their economic benefit. Nothing specific has been planned at this particular time but they are seeking the General Commercial designation and annexation into Hardeeville as the best way to further market the property.

There was no public comment. A motion was made by Council Member Foskey to accept Ordinance No. 2008-7-24D at first reading. The motion received a proper second by Mayor Pro Tem Powell and carried unanimously.

- E. FIRST READING OF AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE HARDEEVILLE MUNICIPAL ZONING AND DEVELOPMENT ORDINANCE TO REZONE FROM RESIDENTIAL (R-2) IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) IN THE CITY OF HARDEEVILLE **THE WILLIAMS TRACT**
TMP 080-00-03-032 (+/-22.3 ACRES) **(2008-7-24E)**
PUBLIC HEARING

City Manager Griffin deferred to Planning Director Snowden. Ms. Snowden stated that Planning Commission met on this property and have recommended to Council that it be zoned General Commercial as the applicant has requested; both staff and Planning Commission support this request. The applicant again stated that the owner would like to bring the property into the City with General Commercial designation.

There was no public comment. A motion was made by Council Member Willis to accept Ordinance No. 2008-7-24E at first reading. The motion received a proper second by Council Member Foskey and carried unanimously.

- F. FIRST READING OF AN ORDINANCE TO ADOPT A MASTER PLAN FOR THE PARCEL KNOWN AS **THE SHOPS AT HILTON HEAD LAKES OF HARDEEVILLE** (A PORTION OF THE ANDERSON PLANNED DEVELOPMENT DISTRICT) LOCATED ALONG INDEPENDENCE BLVD. (HIGHWAY 278) (+/- 74.32 ACRES) **(2008-7-24F)**
PUBLIC HEARING

City Manager Griffin deferred to Planning Director Snowden. Ms. Snowden stated that this is a portion of the Anderson Tract Planned Development District that is annexed into the City of Hardeeville. This is the first level of review approval on a specific portion, The Shops at Hilton Head Lakes of Hardeeville. Ms. Snowden indicated the 74.32 acres has frontage along Hwy 278. It is a mixture of commercial, mixed use, and multi-family residential uses. Exact uses and

layouts will be determined at a future date with same development standards. Staff and Planning Commission have reviewed the development standards including parking, setbacks, landscaping, and signage. A traffic impact assessment has been performed and has been reviewed by City staff. Planning Commission and staff recommend approval. Mayor Pro Tem Powell questioned the use of surrounding areas. Jamie Starling of Thomas and Hutton clarified that surrounding areas are preserved wetland and is not included in the 74 acres.

There was no public comment. A motion was made by Council Member Foskey to accept Ordinance No. 2008-7-24F at first reading. The motion received a proper second by Council Member Willis and carried unanimously.

G. A RESOLUTION TO ENTER INTO AN AGREEMENT FOR USE OF RECREATION FACILITIES FOR THE NAIA BASEBALL PROGRAM AT USC-BEAUFORT
PUBLIC HEARING

City Manager Griffin deferred to Assistant City Manager Jeff Slocum and Recreation Director Joe Gailey. Mr. Slocum stated that this resolution authorizes the City to enter into an agreement with USCB to make improvements to Field 3 of our Recreation Complex at USCB's expense. This also establishes that the improvements that they make to the field will be the property of the City, and this resolution will also authorize the City to negotiate a use agreement with USCB providing for the use of the field unless required by the City for tournament play; provide for proper insurances protecting the City from liability; and to provide for maintenance of the field. Mr. Gailey stated that he has been discussing this with Kim Abbott, Athletic Director at USCB and Coach Rick Soffield, Head Baseball Coach, for several months and they will invest approximately \$60,000 in renovations and upgrades to the field to include installation of sod and irrigation on the infield area, repairs and upgrades to the outfield including removal of the warning track grass, extension of the dugouts and moving fence areas around the bull pen areas. This is a win-win situation for the City and will bring people out on a regular basis. The City will benefit from the concession stand.

Mayor Bostick commented that this is a public facility and that the City would benefit from the concession stand. Mayor Bostick questioned what benefit would there be from the gate money. Mr. Gailey responded that the gate money would be USCB's to pay for their umpires, upkeep of the field, baseballs, uniforms, etc.

There was no public comment. A motion was made by Mayor Pro Tem Powell to approve Resolution Item VI G at first reading. The motion received a proper second by Council Member Foskey and carried unanimously.

VII. APPOINTMENTS

A. APPOINTMENT OF TWO MEMBERS FOR HARDEEVILLE PUBLIC FACILITIES CORPORATION

City Manager Griffin stated the Hardeeville Public Facilities Corporation is a 501(c)(3) non-profit corporation that has been set up to allow the City to enter into agreements to purchase properties for the City or refinance properties that the City currently owns. This is a separate arm of the City that the City Manager sits on as well as two other members appointed by the City Council. This will be used specifically for the Hargray Building purchases as well as possibly a refinance of some other properties and equipment currently in the City. Council needs to nominate two members tonight in order to complete the final documents and move forward with the Hargray financing.

Mayor Pro Tem Powell nominated Mr. Dennis Joslin. Mayor Bostick made a motion to accept Mr. Dennis Joslin as the first member. The motion received a proper second from Council Member Willis and carried unanimously.

Council Member Willis nominated Mr. Earl Cooler. Mayor Pro Tem Powell made a motion to accept Mr. Earl Cooler as the second member. The motion received a proper second from Council Member Foskey and carried unanimously.

B. APPOINTMENT OF ONE MEMBER TO ELECTION COMMISSION

City Manager Griffin explained that there is one spot on the Election Commission that has been vacated for some time and with the upcoming election Council needs to appoint someone to fill that vacancy.

Council Member Foskey nominated Ms. Joyce Meeks. Mayor Bostick made a motion to accept Ms. Joyce Meeks as a member of the Election Commission. The motion received a proper second from Council Member Willis and carried unanimously.

VIII. MANAGER'S REPORT

City Manager Griffin stated that the City has recently entered into a professional services agreement with BP Barber and Associates to provide engineering, economic development and planning services to the City. Mr. Griffin introduced John Culbreath and Kari Foy of BP Barber and Associates. Mr. Culbreath stated that BP Barber will provide assistance if necessary to planning, economic development and grants.

City Manager Griffin stated that the East College Golf Combine will be held in Hardeeville at Tradition on July 28th and 29th.

City Manager Griffin stated that the Jasper County Farmers Market is open every Friday from 2 p.m. to 6 p.m. in Ridgeland. The Sun City Cloggers will be at the Farmers Market on Friday, July 25th. For information on location and events, please call Ms. Honey Johnson at 726-8127.

City Manager Griffin stated that the Jasper Soil and Water Conservation District will be hosting a Safety Camp for kids ages 6-16 on July 29th from 8 a.m. to noon. For more information, call 726-7611.

City Manager Griffin stated that the American Heart Association is holding an Art Contest Monday, July 28th through Friday, August 1st. Please call Ms. Judy Caramello at 681-2335 or Ms. Kelly Presnell at 689-8245.

City Manager Griffin stated that the Jasper County Board of Disabilities and Special Needs is hosting a Barbeque and Auction on August 9, 2008. For more information, please call 726-4499 Ext. 16 for tickets.

City Manager Griffin stated that the Taste of Jasper Benefit for the Jasper Boys and Girls Club is on August 9, 2008 at 6:00 p.m. For more information, please call Ms. Ashley Rhodes, Event Coordinator, at 368-2554 or Ms. Ann Walker at 812-4375.

City Manager Griffin gave a reminder that Coastal Carolina and the American Red Cross are sponsoring blood drives.

Fire Chief Dan Morgan reported that for the month of June the Fire Department responded to 11 fire related calls, 12 vehicle collisions, 10 service calls, and 49 medical calls for a total of 83 calls for the month. The City took over the Cherry Point Fire Station on July 1st. The additional coverage area is increasing the call volume; the Fire Department has responded to 86 calls in the first three weeks of July. The transition has gone very well; there has been a lot of productive and cooperative communications with Jasper County and with the employees they have maintained at that station; Bluffton Township Fire District is aware of the transition as well, we have signed new mutual and automatic aid agreements with them.

Planning Director Brana Snowden reported that in the past thirty days the Planning Department has done 4 plat approvals, 3 sign permits, various miscellaneous zoning permits, 10 clearing permits, and 5 development permits. Several master plans, annexations and zoning assignments have been done in the past few months. Planning Commission met today and will be bringing that to Council on August 7th. Ms. Snowden reported that the Intern Program is going very well; eight interns are currently working at the Fire, Police, Planning, Permitting, Building Inspections, Public Works, Recreation and Public Information Departments.

Municipal Judge John Carroll reported that 317 tickets were issued for the month of June; 195 tickets have been issued for the month of July to date; there were 48 bond hearings for the month of June; for the last fiscal year, July 1, 2007 through June 30, 2008, 596 bond hearings were conducted and 154 arrest warrants. Hispanic Court is offered twice a month, every other Thursday; an interpreter is furnished at no cost to the City.

Assistant Chief Steve Murphy reported that the number one priority of the Police Department is calls for service; there are three specialty officers – canine officer, traffic enforcement officer,

and community service and bicycle patrol officer. Assistant Chief Murphy stated that Officer Jennings will be formally recognized for helping to rescue a woman and the family dog from a smoke filled house on July 2nd; Officers Dennis Hudgins and Jonah Jenkins will be formally recognized for apprehending a subject after a foot chase on July 13th. Assistant Chief Murphy gave an update on the two new positions – applications have been processed, interviews have been conducted and conditional offers of employment have been issued. Assistant Chief Murphy stated that the interns that have been working at the Police Department will be doing business surveys; community service surveys will be conducted in the upcoming weeks. Assistant Chief Murphy noted that National Night Out is August 5th from 5:00 p.m. to 8:00 p.m. at the Recreation Complex; Target Stores is the national sponsor.

Permitting and Licensing Director Jaime Vega stated that renewal season has passed and they are planning for the 2009 renewal season. Ms. Vega reported for the month of June there were 66 business licenses, 12 in the City and 54 non-resident businesses; 14 building permits, 7 for new residential structures, 1 commercial building and the remainder for minor remodeling, repair, roofing type permits; coordinated with the Building Department of 255 inspections. Ms. Vega added that a Business License Coordinator, Cindy Oliver, has been hired.

Director of Building Safety Bob Klein reported for the past fiscal year, 203 permits were issued of which 82 were from January through June 30th; open/active permits is 204; Certificates of Occupancy total 159; total inspections performed is approximately 1,156. Council Member Foskey questioned the status of the Recreation Complex. Mr. Klein stated that the field house had 14 issues, several of which have been resolved; this is a nice, good, clean, quality job. Mr. Klein stated that the Contravest project is putting up 12 buildings in a 12 month period; there are 250 units in the first phase and should be complete in mid to late December.

Economic Development Director Ted Felder recognized Erinn McGuire from Hardeeville Today, Joe Croley from Hilton Head Island Board of Realtors, Sal Arzillo from the Hardeeville Chamber of Commerce, and Kendall Malphrus from the Jasper County Chamber of Commerce. Mr. Felder reported that he has completed 75% of national and state certification; the Hardeeville Business Assistance Program held its third forum today at City Hall and will be teaming up with Police Chief Richard Nagy of the Hardeeville Police Department to do a walking tour of all the businesses in Hardeeville on Wednesday, July 30th because Hardeeville is not just a great place to do business it is a safe place to do business, and a successful business community is a secure business community; each business will be given a Business Assistance Program sticker to display in their windows. Mr. Felder stated that the local SCETV station, WJWJ, last night premiered an episode of Lowcountry Scene that featured Jasper County, we had a big part of the show and were able to focus on the economic growth headed our way and specifically the Jasper Ocean Terminal. Mr. Felder reported that with the help of Mr. Sal Arzillo, he recently visited all of the businesses at the Hardeeville Industrial Park and we now have included a special page for the Industrial Park on the City's website.

Council Member Foskey commented that the business walk is a great idea and a great PR move, and the local businesses needed to meet everyone.

Parks & Recreation and Public Works Director Joe Gailey reported that as of August 4th, Public Works will be back up to full staff and conditional offers of employment have been issued; continue mosquito spraying every other week; street sweeping will resume on an every other week basis; Tom McMurray is the new hire handling streetscape. Recreation Department reports that cheerleading and football registration is \$35 and continues through next Friday, August 1st, late registration fee is \$45 from August 4th through 15th; season begins August 9th, jamboree on the 9th and first full game on August 16th. Mr. Gailey stated that for National Night Out in addition to fire trucks and police cars the smoke house will be back this year, kid's activities will include a jump house, Hardeeville Troup 235 Boy Scouts and Pack 235 Cub Scouts will be there with a water slide and other activities; there will be displays in the Community Room that include the Hardeeville Library, Hope Cottage, CODA, the New Life Center; there will be a DJ, food, and drinks donated by Coca-Cola. Mr. Gailey stated that Officer Jennings has been doing the bulk of the work and the official name of the event is National Night Out on Crime Prevention and Awareness, it will be from 5:00 p.m. to 8:00 pm, Tuesday, August 5th and everyone is invited to come out and enjoy.

City Manager Kevin Griffin stated that the new City website went on air July 15th, and thanked Public Information Director Jason Rogers for getting it done.

Public Information Director Jason Rogers reported that all of the Department Heads contributed content to the website as well as proofreading and entering content. Mr. Rogers stated that he received a cell phone call from a woman in Oklahoma who had seen the website and was asking when the Festival would be held because she would be in the Savannah area in October. Mr. Rogers added that he has tried to make the website accessible to citizens. Mr. Rogers stated that a new Hardeeville News and Notes should be on the TV channel on Monday.

Council Member Foskey commented that he attended the Municipal Association conference over the past weekend and he had mentioned to several different councilmen and mayors about our website and they were highly impressed.

Assistant City Manager Jeff Slocum announced that the City has selected a firm to do a forensic audit for the City. It has been determined that Dixon Hughes has been selected to do the audit and they will be notified first thing tomorrow morning.

City Manager Kevin Griffin noted that the offices at City Hall will be closing tomorrow at 2:45 p.m. for an employee cookout at Sgt. Jasper Park.

Mayor Bostick commented that the Council had their first session of training in Charleston, SC at the Municipal Association's Annual Meeting. Mayor Bostick thanked City Manager Griffin, Assistant City Manager Slocum and the staff for their help.

IX. ADJOURNMENT

A motion was made by Council Member Foskey and seconded by Mayor Pro Tem Powell to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 7:35 p.m.

Lori Pomarico, City Clerk

Date

SEAL