

CITY OF HARDEEVILLE
PUBLIC HEARING & REGULAR
CITY COUNCIL MEETING
MINUTES
September 20, 2007
6:00 PM

Present: Mayor Rodney Cannon, Council Members Earl Cooler, Bea Jones and Bill Horton, City Manager Shane Haynes, City Attorney David Tedder, City Clerk Virginia Haas, Media Director Paul Floeckher, Police Chief Richard Nagy, Assistant Chief Dan Martin, Assistant Chief Dan Morgan, City Engineer Karen Jarrett, Recreation Director Joe Gailey, Planning Director Brana Snowden, Economic Development Director Ted Felder and Judge John Carroll.

I. CALL TO ORDER

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

II. INVOCATION & PLEDGE OF ALLEGIANCE

Mr. Cooler gave the invocation.

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

Mr. Eugene Williams spoke on behalf of Jenkins neighborhood. He thanked City Council and staff for attendance at their recent community meeting and for working together to solve local problems.

A. HERB SIROWITZ, BUSINESS & GOVERNMENT AFFAIRS COMMITTEE
SUN CITY HILTON HEAD

Mr. Bob Taylor presented a PowerPoint regarding Business and Government Affairs Committee of Sun City Hilton Head. He explained that Sun City is active, engaged, beyond the gates and they are committed to working with the city on a number of issues that affect the whole corridor. He explained that Sun City wants to be seen as part of the solution and would like to get to know the city better and how we might bridge and work together. Mr. Taylor was introduced to city staff members. Mayor Cannon stated that they would be working together with a very proactive council and thanked Mr. Taylor for presenting.

IV. 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 30-40-70(A)(5).

Mayor Cannon announced that an executive session would now occur. A motion was made by Council Member Horton to recess and then move into executive session. The motion received a proper second by Council Member Jones and carried unanimously.

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

V. RESOLUTIONS

- A. A RESOLUTION OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, APPROVING AN ASSESSMENT ROLL AND THE SENDING OF A NOTICE OF THE ASSESSMENT TO PROPERTY OWNERS; AND OTHER MATTERS RELATING THERETO. **ARGENT WEST PUBLIC COMMENT**

Mayor Cannon announced that this resolution was asked to be tabled to a later date and for further review. A motion was made by Council Member Horton to table Item V. Resolution. The motion received a proper second by Council Member Jones and carried unanimously.

VI. OLD BUSINESS

- A. SECOND READING OF AN ORDINANCE TO ADOPT A MASTER PLAN FOR THE PARCEL KNOWN AS **ANTUNES TRACT** (PARCELS 14 &15 OF THE HARDEEVILLE TRACT) (PORTION OF 039-00-03-022 & 039-00-05-033) LOCATED AT INTERSECTION OF HIGHWAY 170 AND HIGHWAY 17 (+/- 24.17 AC) **(2007-9-6B)**
PUBLIC COMMENT

Ms. Snowden pointed to the highlighted section on the map located at the intersection of Highway 170 and Highway 17. She stated that the conceptual master plan is for limited industrial development and meets all requirements. **There was no public comment. A motion was made by Council Member Jones to approve Ordinance 2007-9-6B at second reading. The motion received a proper second by Council Member Cooler and carried unanimously.**

VII. PRESENTATION & APPROVAL OF MINUTES FROM THE SEPTEMBER 6, 2007 REGULAR CITY COUNCIL MEETING

A motion was made by Council Member Horton to approve the minutes of the September 6, 2007 Regular City Council Meeting. The motion received a proper second by Council Member Jones and carried unanimously.

VIII. NEW BUSINESS

- A. FIRST READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 042-00-02-014 (+/- 45.74 AC) NOT ALREADY WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY (2007-9-20A) (EXIT 8 INVESTORS)
PUBLIC COMMENT

Ms. Snowden pointed out that the property in question sits between Highway 17 right of way and I95 across from the Argent West Tract and Sergeant Jasper Park. It is contiguous to the city just to the south of the property.

There was no public comment. A motion was made by Council Member Horton to approve Ordinance No. 2007-9-20A 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 TMP 042-00-02-014 (+/-45.74 AC) LOCATED ON HIGHWAY 17 FROM INTENSE DEVELOPMENT (ID) IN JASPER COUNTY TO LIMITED INDUSTRIAL (LI) (2007-9-20B) (EXIT 8 INVESTORS)
PUBLIC COMMENT

Ms. Snowden stated that the Council may recognize this property from a first reading as a planned development with all parcels combined. Ms. Snowden continued that the applicant is returning with the parcels sub-divided and a request for limited industrial. Since the original inception, changes have been done to the MZDO on limited industrial, landscaping added and other standards. With the types of industrial properties that the city has a need for staff was supportive of bringing this request back to City Council. The request will proceed to the Planning and Zoning Commission next week.

There was no public comment. A motion was made by Council Member Jones to approve Ordinance 2007-9-20B at first reading. The motion received a proper second from Council Member Horton and carried unanimously.

- C. FIRST READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 042-00-02-012 (+/- 83.23 AC) NOT ALREADY WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY (2007-9 -20C) (EXIT 8 INVESTORS)
PUBLIC COMMENT

Ms. Snowden explained that this request is also contiguous to the city across I95 and meets all standards for annexation. Ms. Snowden replied to Mr. Horton that the parcels may look equal because the map is not to scale. She continued that she would retrieve that information from the county for the next meeting.

There was no public comment. A motion was made by Council Member Cooler to approve Ordinance No. 2007-9-20C at first reading. The motion received a proper second from Council Member Horton and carried unanimously.

D. FIRST READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING TMP 042-00-02-012 (+/-83.23 AC) LOCATED ON HIGHWAY 17 FROM INTENSE DEVELOPMENT (ID) IN JASPER COUNTY TO LIMITED INDUSTRIAL (LI) (2007-9-20D) (EXIT 8 INVESTORS)
PUBLIC COMMENT

There was no public comment. A motion was made by Council Member Jones to approve Ordinance No. 2007-9-20D at first reading. The motion received a proper second by Council Member Cooler and carried unanimously.

E. FIRST READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 042-00-02-015 (+/- 81.73 AC) NOT ALREADY WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY (2007-9-20E) (EXIT 8 INVESTORS)
PUBLIC COMMENT

There was no public comment. A motion was made by Council Member Jones to approve Ordinance No. 2007-9-20E at first reading. The motion received a proper second by Council member Cooler and passed unanimously.

F. FIRST READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING TMP 042-00-02-015 (+/-81.73 AC) LOCATED ON HIGHWAY 17 FROM INTENSE DEVELOPMENT (ID) IN JASPER COUNTY TO LIMITED INDUSTRIAL (LI) (2007-9-20F) (EXIT 8 INVESTORS)
PUBLIC COMMENT

There was no public comment. A motion was made by Council Member Cooler to approve Ordinance No. 2007-9-20F at first reading. The motion received a proper second by Council Member Jones and carried unanimously.

G. FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA CLARIFYING AN ORDINANCE ENTITLED "AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, AUTHORIZING THE ESTABLISHMENT OF THE ANDERSON TRACT MUNICIPAL

**IMPROVEMENT DISTRICT; PROVIDING FOR THE FINANCING OF IMPROVEMENTS WITHIN THE ANDERSON TRACT MUNICIPAL IMPROVEMENT DISTRICT BY ASSESSMENTS, ISSUANCE OF BONDS, OR OTHER REVENUES AS HEREIN DESCRIBED; AND OTHER MATTERS RELATING THERETO. (2007-9-20G)
PUBLIC COMMENT**

Attorney Tedder stated that in working with Ms. Pope it was determined there was an ambiguity that could affect the issuance of bonds in that only residential properties were to be assessed. He continued that this ordinance is clarifying that all properties shown as residential will be assessed even if the zoning is changed to commercial.

There was no public comment. A motion was made by Council Member Jones to approve Ordinance 2007-9-20G at first reading. The motion received a proper second by Council Member Cooler and passed unanimously.

- H. FIRST READING OF AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, TO AMEND THE **ARGENT WEST DEVELOPMENT AGREEMENT** BY DELETING ARTICLE XI.C (PARKS) AND SUBSTITUTING THEREFORE A NEW ARTICLE XI.C, INSERTING A NEW ARTICLE XI.D AND RENUMBERING THE FOLLOWING ARTICLE SUBSECTIONS, AND RENAMING THE “PARK” DEVELOPMENT FEES IN ARTICLE XI.I “EDUCATIONAL/INSTITUTIONAL/RECREATIONAL”.
(2007-9-20H)

PUBLIC COMMENT

Manager Haynes stated that Phase II of park improvements at the community center is a priority and Core Communities inquired if the city would amend the development agreement to allow them to remove the 75 acres regional park commitment in turn for a cash payment to the City which could be used for recreational purposes. Staff recommends that this is a fair and equitable agreement and asks that City Council give favorable consideration to this ordinance.

Attorney Tedder passed out a substituted ordinance which clarified some issues. Attorney Tedder stated that the city will receive 2.5 million to be used for park improvements and the city has recreational opportunities identified by David Paige at the last meeting. In summary, Attorney Tedder stated that the city still has a recreational site to use in the future on the Argent West Tradition site and 2.5 million to use on its present site.

Mayor Cannon concurred with Manager Haynes that Tradition has been a good neighbor and partner to help the City of Hardeeville grow. Mr. Horton stated that the developers have changed our way of life for the better.

A motion was made by Council Member Horton to approve the substituted Ordinance No. 2007-9-20H at first reading. The motion received a proper second by Council Member Jones and passed unanimously.

IX. COMMITTEE REPORTS

Public Works: Council Member Cooler reported on public works projects, the streetscape and the many potholes in the city. He stated that the next **Planning Committee** would be held on Monday, October 1st at 6 p.m.

Mayor Cannon stated for the public that all Council Members sit on committees which they are assigned and much work is completed.

Recreation: Council Member Jones reported on football, the flag football team and the Celebrate Hardeeville Festival.

X. MANAGER'S REPORT

Police/Fire: Chief Nagy stated that assessments have been started at the Fire Department, then individual interviews will be conducted and then priorities will be set. There were seven priorities that would be completed and each one is being addressed and we are on track. Chief Nagy responded to Council Member Horton that a few candidates have interviewed for the Police Resource Officer position.

Police: Assistance Chief Martin reported 433 calls for service this month with 155 generated reports and 18 arrests. He stated that reports have to be completed at the station as they do not have laptops in the vehicles but are trying to move to that level in the next year.

Fire: Assistant Chief Dan Morgan reported 85 calls for service, 3 building fires, 16 vehicle collisions and 8 false alarms. The Fire Marshall issued 71 notices and smoke alarms are still available.

City Engineer Karen Jarrett reported on highway 278A, the signal mast arm project, I95 drainage project and the Anderson tract.

Public Works Director Joe Gailey reported on I95, Highway 17 and 278 grass cutting, mosquito spraying, street sweeping, streetscape, and street lighting.

Recreation Director Joe Gailey reported on youth football, Semi-pro Warriors tryouts, flag football and the Celebrate Hardeeville Festival.

Economic Development Director Ted Felder reported on the following: Marketing Packet and DVD for the city, Admissions Tax, Exit 8 property, SCANA/SCE&G, Greater Island Committee speech, ED 501c3, training certification timeline and John Antunes project.

Planning Director Snowden reported that the draft MZDO will be submitted for City Council review in mid-October. She stated that the Board of Zoning and Appeals meeting was rescheduled to Wednesday October 3rd at 3 p.m. due to lack of a quorum.

Assistant Manager Kevin Griffin reiterated speaking to the Board of Zoning and Appeals Members encouraging them to attend the scheduled meetings. Mayor Cannon asked Council for any interested persons who would like to serve on the Board of Zoning and Appeals.

Mr. Griffin reported that he, Mr. Felder and Ms. Jarrett went to the Low Country Council of Government and spoke about 278A connection to exit 3. He reported on a workshop meeting with Council on growth management. Mr. Griffin commended Joe Gailey on his effort with Public Works and Recreation Departments.

Attorney Tedder reported that there is an appeal going to Circuit Court on October 1, 2007 regarding the tree cutting incident at Highway 17. He reported that he is in contact with Mr. Griffin and Ms. Snowden regarding the update of the MZDO and working through the Construction Board of Appeals creation. Attorney Tedder thanked staff for their support.

Mr. Griffin reported issues with FEMA and undetermined flood zones. He stated that a representative from FEMA would be at City Hall at 2 p.m. on Monday for an informative meeting.

XI. ADJOURNMENT

A motion was made by Council Member Horton and seconded by Council Member Jones to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 9:00 p.m.

Virginia S. Haas, City Clerk

Date

SEAL