

CITY OF HARDEEVILLE
PUBLIC HEARING & REGULAR
CITY COUNCIL MEETING
MINUTES
OCTOBER 18, 2007
6:00 PM

Present: Mayor Rodney Cannon, Mayor Pro-Tem Brooks Willis, 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, Finance Director Michelle Werner and Judge John Carroll.

I. CALL TO ORDER

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

II. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Pro Tem Brooks gave the invocation.

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

A. SUSAN THOMAS, HILTON HEAD CHAMBER OF COMMERCE

Susan Thomas, Hilton Head/Bluffton Chamber of Commerce spoke regarding the Destination Marketing Program for the City of Hardeeville. She stated that one change would be the committee structure name of the business council to the Bluffton Hardeeville Council. This was embraced by all Council and the Board of Directors. She continued that five committees were established, some being active and starting to meet: Beautification Committee, Government and Economic Relations Committee, Membership Services Committee, Tourism Marketing Committee and Hardeeville/Regional Development Committee.

Ms. Thomas stated that the first step is to establish a benchmark of where the city is today. A critical part is to look at the branding and positioning. Believable Brand Company was brought in to report results in the middle of November 2007 and they are meeting visitors and asking specific questions about Hardeeville, the familiarity of the area, events, nature, and where there could be room for growth and improvement. When this report is complete they would like to make a presentation to the City Council Members. The report will be presented at the Bluffton/Hardeeville Council Board Luncheon as well.

From the branding process they will develop a positioning statement and a list of emotional, functional, creative designs, development logo and marketing applications such as a template for the website and online advertising.

She showed a view of their website Hiltonheadisland.org with the City Seal and reviewed the main visitor page touting 1 million unique visitors per year. She noted that there is a hyperlink that leads directly to the City of Hardeeville Web Site. Visitors can link to the City's festivals, events and activities. Eventually the Chamber will work with local businesses to add more information as the city grows and that section of the website will become a micro-site. She continued that there is an online calendar of events and the Celebrate Hardeeville Festival is represented. She extended an open invitation to contact the Chamber to inform them on what the businesses are accomplishing. She reviewed the 2008 Vacation Planner which increases circulation and a section for the City of Hardeeville is being added. The Planner will come out in late December to 150,000 visitors.

Ms. Thomas stated that in addition the Chamber is advertising through regularly funded programs and they want to give Hardeeville a presence in that advertisement. She passed out a hard copy of the Group Tour Marketing paper and stated that they have a regional advertising campaign targeting group tour planners. She continued that the Chamber attends several trade shows yearly and Hardeeville is being incorporated into that advertising. She stated that they look forward to continuing, creating, branding and moving forward. She continued that in 2008 or 2009 the State of South Carolina is undertaking an economic development program as part of the recommendation that came from studies. They have embraced three prong areas of support for tourism, advertising, marketing and a public private match program. The Chamber raised \$500,000 from the private sector and \$200,000 from the state. Ms. Thomas stated that the third prong dealt with development and potential for tourism which includes Jasper County, Hampton County and some parts of Beaufort County. Ms. Thomas replied to Council Member Jones stated that they do not currently have details on the Beautification projects however; they are speaking on public roadways, parks, and recycling. Ms. Thomas responded to Council Member Horton that there are 25 companies from Hardeeville serving on the current boards.

Mayor Pro Tem Brooks reported on the China trip. Ms. Thomas stated that the China trip was an incredible opportunity to deal with International businesses today and global markets are growing stronger. She reported that Delta will have direct service into Shanghai coming soon. She continued that the China trip is a nine-day trip in March 2008 to include air fare, hotel and meals for under \$2,000 per person.

IV. RESOLUTION

A. A RESOLUTION OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, CONFIRMING THE ASSESSMENT ROLL AND OTHER MATTERS RELATING THERETO. **ANDERSON TRACT PUBLIC COMMENT**

Manager Haynes stated that this Resolution is confirming the assessment role for the Anderson Tract and staff has been working with Bond Council, the City Attorney and Hilton Head Lakes to develop this resolution with part of process being the assessment roll. He continued that Bond Attorney Margaret Pope was unable to be present and Attorney Tedder is available to answer any questions. He finalized that this resolution is the next step to approve the Municipal Improvement District. **There was no public comment.**

A motion was made by Council Member Jones to adopt the resolution as submitted. There was a proper second by Council Member Cooler and the motion carried unanimously.

V. OLD BUSINESS

A. SECOND READING OF AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF HARDEEVILLE, SOUTH CAROLINA; FOR THE FISCAL YEAR BEGINNING JULY 1, 2006 AND ENDING JUNE 30, 2007. (2007-10-4A)
PUBLIC COMMENT

Manager Haynes noted no changes to Ordinance 2007-10-4A. City Council had no questions. **There was no public comment.**

A motion was made by Council Member Jones to adopt Ordinance No. 2007-10-4A at second reading. The motion received a proper second by Council Member Cooler. Council Member Horton reiterated that the budget presentation is good however; the city is still operating under the auspices that the money is spent and then approval is requested. He continued that the city passes the budget for a reason so as staff could follow budget constraints. The motion carried 4-1 with voting as follows: Mayor Cannon, for; Mayor Pro-Tem Willis, for; Council Member Cooler, for; Council Member Horton, against; Council Member Jones, For.

B. SECOND READING OF AN ORDINANCE APPROVING AN AMENDMENT TO THE FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF HARDEEVILLE AND HILTON HEAD LAKES, LLC, OF SOUTH CAROLINA, OWNER OF THE LAND WITHIN THE CITY OF HARDEEVILLE, COMMONLY KNOW AS THE "ANDERSON TRACT". (2007-10-4B).
PUBLIC COMMENT

Attorney Tedder stated that this ordinance had not changed since first reading. **There was no public comment. A motion was made by Council Member Horton to adopt Ordinance No. 2007-10-4B at second reading. The motion received a proper second by Council Member Jones and carried unanimously.**

- C. SECOND 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 there were no changes since first reading of this ordinance and the ordinance clarified that certain properties will be subject to assessments to include some technical cleanups.

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

- D. SECOND READING OF AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY KNOWN AS TMP 080-00-03-065 (+/- 35.28 ACRES) NOT ALREADY WITHIN THE CITY LIMITS OF HARDEEVILLE IN JASPER COUNTY. **REYNOLDS ROAD, LLC**
(2007-10-4C)

PUBLIC COMMENT

There was no public comment. A motion was made by Council Member Jones to adopt Ordinance No. 2007-10-4C at second reading. The motion received a proper second by Council Member Horton and carried unanimously.

- E. SECOND READING OF AN ORDINANCE FOR A ZONING AMENDMENT FOR THE FOLLOWING PARCEL LOCATED ALONG ARGENT BLVD (HIGHWAY 141) AND JASPER STATION ROAD FROM INTENSE DEVELOPMENT (ID) IN JASPER COUNTY TO GENERAL COMMERCIAL (GC) AND LIMITED INDUSTRIAL (LI) 080-00-03-065 (+/-35.28 ACRES).

REYNOLDS ROAD, LLC (2007-10-4D)

PUBLIC COMMENT

Planning Director Snowden stated that they have received the plat and the acreages mentioned are 10 acres of general commercial in the east parcel with the remainder 26.28 acres light industrial. Council Member Horton questioned whether the ordinance needed

clarification or a reference to the acreages noted above. Attorney Tedder replied that the motion should be approved by adding the reference to the plat designation. Mr. Dan Lynch, Reynolds LLC, stated that the 10 acres was not set and they were awaiting direction from City Council.

There was no public comment. A motion was made by Council Member Horton to adopt Ordinance No. 2007-10-4D with an additional reference to the specified acreage and plat. The motion received a proper second by Council Member Jones and carried unanimously.

VI. PRESENTATION & APPROVAL OF MINUTES FROM THE OCTOBER 4, 2007
REGULAR CITY COUNCIL MEETING

A motion was made by Council Member Cooler to approve the minutes from the October 4, 2007 Regular City Council Meeting. The motion received a proper second by Mayor Pro Tem Willis and carried unanimously.

VII. NEW BUSINESS

- A. FIRST READING AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, TO AMEND ARTICLE 17 OF THE HARDEEVILLE CODE OF ORDINANCES TO INCORPORATE THE 2006 AMENDMENTS TO TITLE 12, CHAPTER 51 BY THE STATE LEGISLATURE AND OTHER TECHNICAL OR TYPOGRAPHICAL/GRAMMATICAL CHANGES. (2007-10-18A)
PUBLIC COMMENT

Attorney Tedder explained that this Ordinance was an amendment to Article 17 as a result of reviewing the MZDO procedures and there were some State changes on tax procedures, methods of mailing tax notices plus other grammatical changes. He continued that at the next meeting they will change Chapter 2 from Clerk Treasurer to Finance Director making the ordinance in line with State Law. Attorney Tedder reported that the city could contract with the County for joint collection, if the software programs were able to communicate with each other. Attorney Tedder summarized that this Ordinance clarifies that city procedures are correct.

There was no public comment. A motion was made by Council Member Jones to approve Ordinance 2007-10-18A at first reading. The motion received a proper second by Council Member Horton and carried unanimously.

- B. FIRST READING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA AMENDING AN ORDINANCE ENTITLED "AN ORDINANCE OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, AUTHORIZING THE ESTABLISHMENT OF THE TRADITION IMPROVEMENT DISTRICT; PROVIDING FOR THE

FINANCING OF IMPROVEMENTS WITHIN THE **TRADITION IMPROVEMENT DISTRICT** BY ASSESSMENTS, ISSUANCE OF BONDS, OR OTHER REVENUES AS HEREIN DESCRIBED; APPROVING AN ASSESSMENT ROLL AND THE SENDING OF A NOTICE OF THE ASSESSMENT TO PROPERTY OWNERS; AND OTHER MATTERS RELATING THERETO.” (2007-10-18B)

PUBLIC COMMENT

Manager Haynes stated that this Ordinance is the establishment of the Tradition Improvement district which amends the original Ordinance. He reported that Bond Council felt items needed to be restated and the Municipal Improvement District follows which needed clarifications as described in the document. Attorney Tedder stated that this Ordinance describes what properties the assessment will be attached. The golf and recreation areas will not be subject to assessments. **There was no public comment.**

A motion was made by Mayor Pro-Tem Willis to approve Ordinance No. 2007-10-18B. The motion received a proper second by Council Member Cooler and passed unanimously.

VIII. COMMITTEE REPORTS

Mayor Pro-Tem Willis reported on I95 drainage work, McTeer street ditch cleaning, the drainage project in Industrial Park, Furman street project and Davis Drive grading. He reported that the street signs had been installed, the sink hole on St. Phillips was completed and the pot hole behind the post office was repaired. He reported on SCDOT resurfacing Jasper County roads and Highway 278 extension of Bluffton Parkway. He reported a meeting with Bill Miles regarding the McTeer St. transfer of property. Mayor Pro-Tem Willis stated that he was organizing a trip to Columbia with elected officials to plea to the State Highway department to assist the city with the potholes and tattered roads.

Council Member Cooler reported much progress with the MZDO. The Planning & Zoning Committee met yesterday and is anxious to bring forward the changes to City Council. He reported on another Growth Management workshop on Monday at 6:30 p.m. He commended the planning department on completing great work. He reported that the MZDO will be brought forward for review at the November 1st City Council Meeting.

Council Member Jones reported on the Hardeeville Bowl for Abundant Life academy, Hardeeville Homecoming for Hardeeville Hurricane’s last week, flag football beginning November 4th and the Hardeeville Festival. She stated that Hardeeville Today is a sponsor partner and will be doing advertising for the Hardeeville Festival to include a table at the Festival. She invited all sponsors to call in for a table at the Festival and speak with Alexis Roeber.

IX. MANAGER'S REPORT

Recreation Director Joe Gailey reported that Arts and crafts vendors were applying and food vendors were all prepared for the City of Hardeeville Festival. He reported that advertising for the Festival is on-going and the Hardeeville Warriors would be at the festival. The Hardeeville Warriors are conducting another tryout this Friday and the pre-season begins in November.

Mayor Cannon reported that Friday night will cater more to the younger crowd with rock and roll and Saturday will be geared toward family.

City Engineer Karen Jarrett reported that the signal mast arm project is under way and the footings are being placed which will be a nice addition. Ms. Jarrett reported that the extra grant money would fund the Streetscape Project to extend the decorative lighting up Highway 17.

City Manager Haynes reported that the Hardeeville Senior Citizen Center project that staff is working on with the Council on Aging is weeks away from the design/build contract. He continued that through the amendment with Tradition, the City has obtained \$2.5 million to allocate towards the community phase to include a field house, concession stand and locker rooms. There will also be a scoring tower for the baseball field to include restrooms and a concession stand for tournament play. He reported that illustrated drawings will be coming forward for City Council review.

Manager Haynes thanked Michelle Werner and Jeff Slocum for handling of the budget amendment. Manager Haynes stated that the city received a net gain of over \$700,000 in growth funds and the budget process will be refined.

Manager Haynes reported that in looking at how we manage our national resources, we are in a drought and impacted by our neighbors. A meeting was held and Engineer Jarrett attended to review a draft water management plan.

Ms. Jarrett explained that the drought has caused the water supply to become drastically low and the issue of concern is that there would be a project that would pipe water from the Savannah River to Atlanta which has a definite impact on the Low Country. Ms. Jarrett reported that the meeting was a public comment meeting and most participants repeated that they did not want to see water being taken from one basin to another. Citizens mentioned conservation and what efforts were being made to control the leaking pipes in Atlanta. Citizens felt this plan was entered into too hastily and there needs to be additional studies completed. Public comment is open until October 30th and EDP from Georgia is soliciting comments. Once the comments have been incorporated into changes in the plan, they will have meetings in November from the 26th through the 30th which Ms. Jarrett would be attending. Mayor Cannon asked that the information be placed on the city website. Manager Haynes thanked Council Member Horton for informing him of the meeting information.

Mr. Horton stated that this would tremendously limit our industrial prospects and economic development in the community. He continued that citizens should pay attention and speak to this issue.

Mayor Cannon reiterated that this is a major issue with BJWSA and citizens should take notice and stand up to protect any home resources.

Council Member Jones stated that it was made apparent in GA that they have other resources, but the problem is that the Governor is suing Core of engineers for releasing too much water out of their aquifer. She summarized that they are trying to solve their problems by giving us a problem and she expressed that this was unfair.

Mayor Pro-Tem Willis followed up on what Manager Haynes had mentioned regarding preparing the budget report. He stated that Mr. Horton used a term he objects to, naming "behavior" as in bad behavior, where the budget is concerned. He stated that this council voted yes for part of the auditing process approved by the CPA for the city and the budget has been reviewed thoroughly by the well qualified administrative staff. He continued that there is no utopia in government, no perfect line and citizens were covered in the way the budget was handled. He noted that the majority rules in this country. He stated that he arrives at his own system of voting and asks questions of staff prior to the meetings. He informed that he would like the citizens to remember him not by what questions he raises or items he disagrees but what he accomplishes in his time with the city. Mayor Pro-Tem Willis finalized that he objects to Council Member Horton's reflecting on his behavior.

Mr. Horton responded to Mayor-Pro Tem that he does ask questions and he tries to be non-offensive to people except those items that he feels strongly about like the budget. He stated that when a budget is passed it is expected to be adhered to. He continued that he asks only that items be brought to City Council so it can be voted on prior to the money being spent. Council Member Horton stated that he too wanted to be remembered for what he has accomplished for the city and he does not have to announce this to the public.

Mr. Cooler stated that he is against the pattering and will take the needed action in order to make things right.

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 7:15 p.m.

Virginia S. Haas, City Clerk

Date

SEAL