

CITY OF HARDEEVILLE
PUBLIC HEARING & REGULAR
CITY COUNCIL MEETING
MARCH 2, 2006
6:00 PM

Present: Mayor Rodney Cannon, Mayor Pro Tem Brooks Willis, Council Member Bill Horton. Council Members Bea Jones and Earl Cooler are out sick. City Administrator Shane Haynes, City Attorney David Tedder, Asst City Administrator Kevin Griffin, City Clerk Cindy Thompson, Fire Chief John Ekaitis, Building Official Jim Hatter, Planning Director Brana Snowden, Finance Director Santesia Henderson, Recreation Director Bobby Hiott, Media Director Paul Floeckher, IT Director Jeff Broxton, Asst Media Director Jason Rogers. Police Chief Jimmy Hubbard is attending a conference.

I. CALL TO ORDER

Mayor Cannon called the meeting to order.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Pro Tem Willis gave the invocation.

III. PUBLIC PRESENTATIONS/COMMENTS

None

IV. OLD BUSINESS (COUNCIL ACTION WILL FOLLOW PUBLIC HEARING)

A. SECOND READING OF ORDINANCE ANNEXING TMP 030-00-02-009 (+/- 590.63 AC) AND TMP 030-00-01-001 (+/- 5,857AC) KNOWN AS THE HARDEEVILLE TRACT/COPPER STATION HOLDINGS (2005-7-7G)

Administrator Haynes stated this is the second reading adopting the annexation of the properties. He stated it is staff's recommendation to give favorable consideration to this ordinance. Attorney Tedder went over the changes for the PDD. ACA Griffin stated that the Hardeeville tract has two rail lines running through it. It also has the potential for an Exit 3 off of I-95. He stated that Copper Station is dedicating 135 acres to the City with a non exclusive option for another five years on an additional 250 acres. There is also another additional 250 acres that will be held for five years in industrial use. He also stated that there is also an affordable housing component within the agreement. There will be a tax base created with the greater amount of tax revenue from commercial. They are approved for 9874 residential units, 1026 acre light industrial, 517 highways commercial, and 334 neighborhoods commercial. Police and Fire services will be available. Attorney Tedder went over the changes to the PDD and the Development Agreement. Mayor Cannon inquired about the Mayor Cannon inquired about the recreational. Attorney Tedder stated that would be decided at site specific. Council Member Horton inquired if

the language was the same as the previous agreements. Attorney Tedder stated that it is. Attorney Tedder stated that we have a donation for a park site at Millstone Landing. There is a parks fees that we can use to enhance the landing area in addition to or instead of creating a park separate from that. Mayor Pro Tem Willis inquired about the access to the wildlife refuge. ACA Griffin stated that there is language in the agreement that says that the developer agrees to cooperate in partnership with the refuge to create more access and recreational opportunities.

PUBLIC COMMENT-None

Mayor Pro Tem Willis made a motion to accept this ordinance as written; his motion received a proper second from Council Member Horton and passed unanimously.

- B. SECOND READING OF AN ORDINANCE ADOPTING A PDD AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INCLUDE TMP 030-00-02-009 (+/- 590.63 AC) AND 030-00-01-001 (+/- 5,857 AC) KNOWN AS THE HARDEEVILLE TRACT/COPPER STATION HOLDINGS (2005-7-7H)

Administrator Haynes stated that this is the proposed second reading for this ordinance; the property has been duly posted and noticed as required. Administrator Haynes stated that is staff's recommendation to give favorable consider on the second reading of this ordinance. There is a traditional neighborhood component within these developments.

PUBLIC COMMENT-None

Council Member Horton made a motion to accept this ordinance as written; his motion received a proper second from Mayor Pro Tem Willis and passed unanimously.

- C. SECOND READING OF AN ORDINANCE ADOPTING A DEVELOPMENT AGREEMENT FOR TMP 030-00-02-009 (+/- 590.63 AC) AND TMP 030-00-01-001 (+/- 5,857) (2005-7-7I)

Administrator Haynes stated this property has been duly posted and noticed as required by statute. Administrator Haynes stated that it is staff's recommendation to give favorable consideration to the second reading of this ordinance. Attorney Tedder stated that the development fee schedule has \$1980 for roads in that area from Argent West and East. Because of the location of the Hardeeville tract being on the other side, there should be a different list of those fees which is Exhibit D. It's the same type of offsite improvement, but it is a different list.

PUBLIC COMMENT-None

Mayor Pro Tem Willis made a motion to accept this ordinance as written; his motion received a proper second from Council Member Horton and passed unanimously.

- D. SECOND READING OF AN ORDINANCE FOR A PDD AMENDMENT FOR TMP 029-46-10-022(+/-130 AC) LOCATED ON JOHN SMITH ROAD AND MCTEER STREET KNOWN AS THE GRAY PROPERTY (2006-2-16C)

Administrator Haynes stated that this ordinance passed a couple of years ago and has also received approval from the SJHPC for the amendment. ACA Griffin stated this is an amendment for the commercial section of the property planning a building supply and would like to add manufacturing uses to manufacture trusses on site. Council Member Horton inquired if there had been any changes since the first reading. ACA Griffin stated there were no changes.

PUBLIC COMMENT-None

Council Member Horton made a motion to accept this ordinance as written; his motion received a proper second from Mayor Pro Tem Willis and passed unanimously.

E. SECOND READING OF AN ORDINANCE TO AMEND THE HARDEEVILLE CODE OF ORDINANCES ARTICLE VI SECTION 2-171 THROUGH 2-181 FOR PROCUREMENT (2006-2-16D)

Administrator Haynes stated this is for adopting changes to the existing procurement ordinance. Our existing bond council suggested some changes to make the procurement ordinance more beneficial. Attorney Tedder went over some of the changes to the ordinance.

PUBLIC COMMENT-None

Mayor Pro Tem Willis made a motion to accept this ordinance as written; his motion received a proper second from Council Member Horton and passed unanimously.

V. PRESENTATION & APPROVAL OF MINUTES FROM THE FEBRUARY 16, 2006 PUBLIC HEARING & REGULAR CITY COUNCIL MEETING

Council Member Horton made a motion to accept the minutes as written; his motion received a proper second from Mayor Pro Tem Willis and passed unanimously.

VI. NEW BUSINESS (COUNCIL ACTION WILL FOLLOW PUBLIC HEARING)

A. FIRST READING OF AN ORDINANCE AUTHORIZING THE CREATION OF THE TRADITION IMPROVEMENT DISTRICT

Attorney Tedder stated that this is the next step in the process in creating the Tradition improvement district for municipal improvement bond. It is staff's and developer's recommendation to be tabled until a time certain which is March 16. Mayor Pro Tem Willis made a motion to table this item; his motion received a proper second from Council Member Horton and passed unanimously.

PUBLIC COMMENT-

B. FIRST READING OF AN ORDINANCE APPROVING THE EXECUTION AND DELIVERY OF AN AGREEMENT WITH JPR PROPERTIES INC APPROVING THE EXECUTION AND DELIVERY

OF A LETTER OF UNDERSTANDING AND OTHER MATTERS
RELATING THERETO

Administrator Haynes stated that they are combining two steps into one to go forward on the MID process. Attorney Tedder stated this improves the form of a letter of intent which states the city intends to cooperate in creating the district imposing assessment and issuing bonds. It also provides that the city is not obligated to establish the district or issue the bonds and will not incur any liability. The public hearing will be held on March 16. Council Member Horton inquired if they have to go by our standards. Attorney Tedder stated that that they will have to.

PUBLIC COMMENT-None

Council Member Horton made a motion to accept this ordinance as written; his motion received a proper second from Mayor Pro Tem Willis and passed unanimously.

C. FIRST READING OF AN ORDINANCE TO ZONE

APPROXIMATELY 7.49 AC KNOWN AS TMP 029-00-04-002 FOR THE TWO SISTERS PROJECT TO LIMITED INDUSTRIAL (2006-3-2A)

Administrator Haynes stated this is part of the Two Sisters project to be incorporated. In this case the petitioner had requested two types of zoning; therefore there needs to be two separate ordinances along with the annexation. He also stated this item has received approval from the SJHPC, has been duly posted and noticed in the paper. It is staff's recommendation to give favorable consideration to this ordinance. ACA Griffin stated that is adjacent to the Industrial Park. Mayor Pro Tem Willis inquired if the properties were adjacent to each other and would like to know what the buffer will be in between. ACA Griffin stated that will be decided at site specific. Mayor Cannon stated there will be a public hearing on this item March 16, 2006.

PUBLIC COMMENT-None

Mayor Pro Tem Willis made a motion to accept this ordinance as written; his motion received a proper second from Council Member Horton and passed unanimously.

D. FIRST READING OF AN ORDINANCE TO ZONE

APPROXIMATELY 79.58 AC KNOWN AS TMP 029-00-04-009 FOR THE TWO SISTERS PROJECT TO LIMITED INDUSTRIAL AND GENERAL RESIDENTIAL (2006-3-2B)

ACA Griffin stated this is the second portion of the Two Sisters project. There will be 38 acres limited industrial and 39 acres will be general residential. At final reading at the public hearing, as the property owners are processing a plat for each individual parcel to be zoned.

PUBLIC COMMENT-None

Council Member Horton made a motion to accept this ordinance as written; his motion received a proper second from Mayor Pro Tem Willis and passed unanimously. Mayor Cannon stated there will be a public hearing on March 16, 2006.

VII. COMMITTEE REPORTS

Public Works- Mayor Pro Tem Willis stated they will be meeting in the morning and turned the floor over to Tony Maglione. Mr. Maglione went over all of the current projects that they are working on. (See attached)

VIII. ADMINISTRATOR'S REPORT

Mr. Wallace Milling from JK Tiller & Associates stated they are nearing the end of the project. 90 % of the underground irrigation work has been done; the trees have been installed and starting to now plant grass, shrubs, etc. in the next coming weeks.

Administrator Haynes turned the floor over to the Department Heads for their monthly reports.

Public Works/Building Dept- Mr. Hatter stated that they have had a lot of inquiries regarding building here. There is more construction traffic in the area. They will probably begin mowing pretty soon. Mosquitoes are starting to show up also. It costs around \$340 every time they spray.

Recreation Dept-Mr. Hiott stated that in December we applied for a grant through Palmetto Pride for beautification. He stated that we received about \$2400 and will be sending trees to us for the remaining amount. Adult flag football ended Sunday with an all day tournament. The Rebels won for the second year in a row. Youth Baseball has 60 participants. Opening Day should be April 1. There will be a pitch, hit, and run tournament. We may also have the Field of Dreams day with the Savannah Sand Gnats.

Planning Dept-Ms. Snowden stated that the contacts for the month are 42. They have had about 24 development meetings this month. These meetings are held on Wednesdays for developers, etc. They have a route system available for plans, etc. Argent West has done some work for their golf course plan and the sales office plan. Argent East has some clearing plans in. Argent East is looking at breaking ground in May. They have also been looking at various permitting software.

Fire Dept-Chief Ekaitis stated they answered 72 emergency calls, 151 calls for the year, 72 training hours, Engineer Heather Calhoun attended the plans examiner class in Columbia and this week is at the Fire Inspection 1 class. They had 8 fire safety classes throughout the city. He also handed out pictures of the new aerial truck and should be scheduled to be delivered the week of April 24th.

IT Dept-Mr. Broxton stated that he fixed the ordinance link. The statistics for the month were the total hits of 30,683 with the news section being the top link, followed by zoning and development, police department, then the recreation department, then the fire department. The top documents downloaded were the Argent West PDD, the Comprehensive Plan, then the Argent East documents.

Media Director-Mr. Floeckher stated that Jason Rogers; our new assistant media director, has jumped right in doing the drainage piece and the memorial service for Mark Jones. This will give Paul more time to do press releases and the website. There has been an addition of public service announcements.

There will be some coverage from the Municipal Association's Hometown Legislative Action Day. There were about 50 middle and high school students that came to City Hall today for job shadow day.

Attorney-Tedder stated they have been working very hard on the MID's. The other issues are the Development Agreements that will be coming up soon. The legal state of the City is in good shape.

ACA-Griffin stated that the Clemson real estate graduates are here and will be visiting Jasper and Beaufort counties today. They will also be looking at some commercial projects between here and Bluffton.

Administrator-Haynes stated they went to the MASC annual winter meeting and received positive feedback from other elected officials. He also went over some of the municipal bills coming up that will have negative impacts. He stated they are also working with the Department of Commerce for some infrastructure funds that would be used for business development and extending the streetscape project. The Department of Commerce will send someone to do a site visit in mid March.

IX. ADJOURNMENT

Council Member Horton made a motion to adjourn; his motion received a proper second from Mayor Pro Tem Willis and passed unanimously.