

CITY OF HARDEEVILLE
PUBLIC HEARING & REGULAR
CITY COUNCIL MEETING
MAY 4, 2006
6:00 PM

Present: Mayor Rodney Cannon, Mayor Pro Tem Brooks Willis, Council Members Bea Jones, Bill Horton, & Earl Cooler. City Administrator Shane Haynes, City Attorney David Tedder, Assistant City Administrator Kevin Griffin, City Clerk Cindy Thompson, Finance Director Santesia Henderson, Fire Chief John Ekaitis, Planning Director Brana Snowden, Media Director Paul Floeckher, and IT Director Jeff Broxton

I. CALL TO ORDER

Mayor Cannon called the meeting to order.

II. INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Pro Tem Willis gave the invocation.

Mayor Cannon stated that Item A under New Business needs to be taken off of the agenda. Council Member Bill Horton made a motion to take this item off the agenda; his motion received a proper second from Council Member Cooler and passed unanimously.

Mayor Cannon also stated that there needs to be an item added to the agenda to amend the 2006-2007 Building Permit and Development Subdivision fees. Mayor Pro Tem Willis made a motion to add this item to the agenda under New Business; his motion received a proper second from Council Member Jones and passed unanimously.

III. PUBLIC PRESENTATIONS/COMMENTS

A. PRESENTATION FROM MR. DAN CAMPBELL FROM OSHER LIFELONG LEARNING INSTITUTE AT USCB REGARDING THEIR EXPANSION INTO JASPER COUNTY (See Attachments)

IV. PROCLAMATIONS

A. MENTAL HEALTH PROCLAMATION

V. OLD BUSINESS(COUNCIL ACTION WILL FOLLOW PUBLIC HEARING

None

VI. PRESENTATION & APPROVAL OF MINUTES FROM THE APRIL 21 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 Council Member Jones and passed unanimously.

VII. NEW BUSINESS(COUNCIL ACTION WILL FOLLOW PUBLIC HEARING

A. FIRST READING OF AN ORDINANCE TO AMEND SECTION 42-38 OF THE HARDEEVILLE CODE OF ORDINANCES 2006-5-4

This item was taken off the agenda by motion. (See Above)

A. FIRST READING OF AN ORDINANCE TO ADOPT A SCHEDULE OF BUILDING PERMIT AND DEVELOPMENT/SUBDIVISION FEES FOR THE 2006-2007 CALENDAR YEAR(2006-5-4) SECTION 2-61 OF THE HARDEEVILLE CODE OF ORDINANCES

This item was added to the agenda by motion. (See Above)

Administrator Haynes stated that in conjunction with all of the growth and development that is going on in Jasper County and the City; the staff was asked by council and finance committee last year to develop a consistent set of building permit and development subdivision fees which council had previously adopted. During the last five months that the ordinance has been in place and has been enacting those fees; the staff has been trying to revamp and monitor the processes in the planning department and to also see whether or not the fees are consistent. ACA Griffin stated that in the fall of 2005 the staff conducted a cost of service study for the newly formed planning and development services that led to the current fee schedule and was based on the direct and indirect labor costs, material costs, outside consultant services and overhead costs. It is based on a detailed study of land use applications; staff looked at studies conducted in across the nation and local area. With that, they came up with what staff thought is fair in recovering and meeting the goals providing 100% cost of recovery of services. He also mentioned that they have jointly adopted this fee schedule with Jasper County and Jasper County also adopted a recoupment ordinance. The recoupment ordinances related to fees that are incurred for outside consulting services to the city to do professional means. He stated that some of the problems they had were complaints from developers dealing with not having a schedule for that without knowing how much time the review would take or how much time would be needed for outside consultants. So staff has set up a recoupment ordinance; which is also called a development review fee account; with that account it sets the guidelines for the account and how money will be established into this account. When an application is made they would pay the fee laid out within the development fee ordinance but would also somewhat of an escrow account depositing money into the account. The money would be drawn off the account for outside service and any remaining funds will be refunded back to the developer or the applicant themselves. With that, staff has also taken a look and reprogrammed some of the fees adjusted where they were applied in the process. Some were kind of hefty on the front end on some of the master plans and

reprogrammed those pushed them back to where the more technical review comes in. Council Member Horton made a motion to accept the ordinance as written; his motion received a proper second from Council Member Jones and passed unanimously.

VIII. COMMITTEE REPORTS

Public Works-Mayor Pro Tem Willis stated that they have the City Clerk coming in to take minutes for the public works committee meetings. They brought up a date with the drainage situations in town and are progressing; they also discussed problems with state maintained roads. Rather than coming in to patch, they are digging out the substance causing the problem and putting in a substantial base to hold for the pot holes. The southbound lane on I95 has a hump before you get into the lane, and they are working on having that fixed. Council Member Horton stated that they have been working closely with DOT and encourage the citizens with potholes to give us a call with their concerns. He also stated we should have some equipment coming in; which will be a new mosquito truck and are also in final preparations with a new tractor that has a slope mower. Council Member Horton stated that they did look at a machine last week to help keep the culverts clean. The permits are in place for the McTeer Street drainage project and should see something by late summer. Mayor Cannon stated that the city is still spraying for mosquitoes; however we are getting a new truck to keep up with that. Council Member Horton stated that the drainage projects are also helping out with the mosquitoes. Mayor Pro Tem Willis stated they were concerned about the growth on the overpass on 17 and may have some new planting materials for that area.

Recreation-Mayor Cannon stated there have been a number of events in the area. Ms. Willette Brant would like to hold a car and bike show out back and she is in the process of getting everything done; she has filled out the application. They are ready to move forward and wants to start advertising but she will need to go before council to get approved; she is not completely through bringing everything in so that the staff may double check everything. She would like to start advertising. Mayor Cannon would like to request conditional approval for a week so she can get with staff and have everything done to the administrator's satisfaction, and they can move forward. Council Member Horton inquired if there were any other events for that date. Mayor Cannon stated as of right now, there is nothing scheduled for June 18. Mayor Cannon stated that she would like to hold the event from noon until 10:00 pm; she will be setting up at 10:00 am and start to break down at 9:00 pm so that they are out by 10:00 pm. Council Member Horton inquired about which section of the facility she would like to use. Mayor Cannon stated that staff needs to get with Ms. Brant; because they are expecting about 300 people. He also stated if they get with staff and get everything done, then we will know how much space they need to have. Attorney Tedder stated that this event would be on city property, so city employees will have to be on hand to supervise for an extended period of time which will include overtime. He

thinks the administration would be a little concerned about setting too much of a precedent on this; it will be a burden on staff to get scheduled with the overtime and with the police and fire departments because it would have electrical, foods, and safety issues. That is the concern they have with the imposition on the staff at a crucial time with trying to get the budget in place and having an election next week. Attorney Tedder stated we would do what council wishes. Council Member Horton stated that in the citizen's mind, this may be quite a bit of lead time and inquired about the city passing the rules and regulations for rental of the facility which covers all of this. Attorney Tedder stated that in normal conditions, that would be adequate time. Council Member Horton inquired if we were to give conditional approval, we aren't necessarily committing to a time frame of giving them a definite answer and is leaving the ball in their court; if we give say they can use our facility as long as they meet the city's conditions and we will get back to them; if they want to go ahead and advertise and take the chance of them not being able to meet the requirements. Attorney Tedder stated that the special conditions are to be set by council. Administrator Haynes stated that he would think it would behoove the staff since we do not have sufficient time to review and bring it to council; if council is going to issue a conditional permit; if you would think about the specific conditions to make sure they are included of what's contained in the permit. Council Member Horton inquired if there may be specific conditions that are not covered in the application or the ordinance. Administrator Haynes stated that the only thing would be with the end time of the event and possible noise. They are saying they will be done by 10 which are within our parameters. Council Member Horton stated that there may be a parking issue. Council Member Horton inquired if the facility cleaning will be included with that time. Mayor Cannon stated they would shut down at 9 and cleanup after that and should be out by 10. Finance Director Henderson requested if Ms. Brant could come in and try to determine how many officers, etc. she would need. Administrator Haynes stated that the city will have to determine how many people we will need and that Ms. Brant will have to pay for overtime up front. Mayor Pro Tem Willis inquired about the timing of this event with the election. Attorney Tedder stated that he doesn't want to overstep his bounds. The point he is trying to make is for future reference that citizens need to give the city time to prepare. Mayor Pro Tem Willis made a motion to go along with the situation described; his motion received a proper second from Council Member Cooler. Council Member Horton would like for more discussion. He understands that the city has procedures in place that state specific time frames to do things; we are in a slight dilemma without a Recreation director to handle this and does put an additional burden on the staff; he is inclined to think they should be able to give a commitment on the date; then come back to council for final approval once all of the information has been completed. Council Member Jones is having a problem understanding the issue of why the advertising from May 18 to June 18 would be a problem for them. As much as she would like to say ok, let's go ahead, she is a little hesitant with the pressures put on the Administrator with his

work load. It seems if this was properly done and followed it would fit within the time frame. Mayor Cannon stated there is a motion. Those in favor were Mayor Pro Tem Willis and Council Member Cooler; those opposed were Mayor Cannon, Council Member Jones, and Council Member Horton. Council Member Horton would like to offer a motion that if this is within normal time frame and procedures that we allow the commitment of the date only and if the subject chooses to advertise without knowledge of all of the requirements that the city may place upon her; that's her choice and the staff return back to them by the 18th meeting with the appropriate requirements for approval or denial by council; his motion received a proper second from Council Member Jones; Mayor Cannon voted in favor of the motion. Mayor Pro Tem Willis and Council Member Cooler voted no.

Public Safety-Council Member Jones stated that she and other staff members attended the Jasper County hurricane preparedness meeting this week to go over the emergency operations plan. She stated that it is a work in progress and requests everyone to go through the document. With Hurricane Katrina, there have been some changes as to who determines what. The biggest problem for this area is the storm surge and the second being debris with all of the trees in the area. They also discussed the possibility of using trains for evacuation, etc. She would appreciate if everyone would look over the plan and if you have any suggestions, let her know. Council Member Horton inquired about the NIMS and the requirement for all key staff members to have had the IS700 class. Has that taken place yet? Council Member Jones stated yes.

IX. ADMINISTRATOR'S REPORT

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

Planning-Director Snowden stated that they have had staff review committee meeting, pre application conferences and site visits totaled 29 meetings. The development review process is very tedious and time consuming. She stated they stopped counting the contacts for the month at 75 with more questions about how to get started in Hardeeville. They did find some glitches in the review process and have been working those out. The TV spots on the clearing and tree removal have been working. As far as the development permits, go, West Argent has resubmitted their entry road and the transportation consultants are reviewing that now along with city staff. East Argent got the first review of the road but is a little closer on their first development of lots; which will be just under 300 lots plus the golf course. Tradition, the golf course lots (72) are real close behind them. West Argent is almost ready to come in with their second master plan. There have been concerns with the fee ordinance. Also have heard there have been concerns about charging a fee and issuing a zoning compliance permit for small repairs on homes. Staff only charges that fee if they are going through a major expansion or new construction. She and Kevin attended the American Planning Association conference in San Antonio and had lots of sessions.

They made a lot of good contacts and learned about a lot of other areas. Council Member Horton inquired about zoning permits on repairs on the homes and as long as you're not changing the footprint of your residence, you would be ok without having to pay those fees. Director Snowden stated that is correct.

Finance-Director Henderson handed out the Revenue/Expense report for the month of April. She stated that she did send out for bids on the audit for 2006-2007 fiscal years. There were eight packets sent to accounting firms and have received 2 bids; one from a company in Augusta and an accounting firm in Beaufort. The actual cost bid is due on May 10 and will forward that info on. April 15 was the deadline for business licenses in city limits. She also commended Mrs. Jane Crutchfield for all her hard work. If there are any businesses that haven't renewed, please go on line, fill out the application forms and get them in. Director Henderson stated that the next budget workshop will be next Wednesday at 6:30 and should have revisions out tomorrow.

Fire-Chief Ekaitis stated that this past month, responded to 78 calls for service, 2 vehicle accidents with extrication, one structure fire and one fatality with pedestrian hit by car. The total calls for the year so far are 316. The total training hours for the month were 123 which turn out to be 4.1 hours a day. There were 104 hours of training each month, fire prevention at Career Day at West Hardeeville Elementary. They attended the Ace banquet Monday night; performed maintenance on all vehicles and Tower 8 1 is here. They will be having a Cobra drill with others. Council Member Jones stated that Chief Ekaitis and Shane Comparetto received certificates for their work for attending the job fair. Engineer Comparetto and Engineer Camp did a good job putting the equipment on the new truck. Council Member Horton inquired about the deaths is down since they upped the enforcement. Chief Ekaitis stated that is correct.

IT-Director Broxton stated that the total hits for the month were 48. He also went over the statistics for the website. The top page for the month was the News section. Top documents were Argent West documents. He also stated that he has added more items to the website. One of the problems on the website is the contact form. He stated that he is adding a complaint form to the website. The upcoming items for website are the planning minutes, local maps, the library. Still working with judicial department to get the court systems revamped. Court system will go live on June 5.

Media-Director Floeckher stated that the audio visual room is working again. They addressed other audio issues too. There is a story running regarding the referendum coming up on Tuesday, May 9. All information is on the website. There will be touch screen voting machines. He also stated that he spoke with Tom Watson from Emergency Services in Jasper County about doing regular hurricane tips. Technical College of the Lowcountry semester ends s

ACA-Griffin stated that a lot of people were seeking them out at the American Planning Association conference. One of the sessions that stood out was a growth management session with cutting edge practices.

Attorney-Tedder stated that the MASC meeting in July that they will be doing a presentation. Howard Duvall has requested that he and Bill Harvey from Beaufort do a presentation from the legal on Saturday of the conference.

Administrator-Haynes stated that he will be sitting in the for the Mayor in Richmond Hill Georgia for a water panel discussion being put on by Georgia Southern University. The intercostals water group has been asked to come in by the Georgia EPD to come in and facilitate a series of meetings that deal with the regional water initiatives and what to do about groundwater usages and alternative needs. Dean Moss from BJWSA will be doing a presentation at the panel discussion. At the budget workshop last night, they discussed the removal of derelict and abandoned mobile homes; talked with staff and Attorney Tedder has created a file that has a comprehensive nuisance abatement ordinance to present to council.

Council Member Horton stated that Mr. Paul bathe would like to join the Planning Commission; he is currently on the Zoning Board Of Appeals. Mayor Pro Tem Willis seconded the nomination. There were no objections.

X. ADJOURNMENT

Council Member Horton made a motion to adjourn; her motion received a proper second from Council Member Jones and passed unanimously.