



City of Hardeeville

Regular City Council Meeting and Public Hearings

Council Chambers 205 Main Street Hardeeville, SC 29927

**AGENDA
JANUARY 7, 2021
5:00 PM**

1. I.
INVOCATION & PLEDGE OF ALLEGIANCE

2. II.
CALL TO ORDER

3. III.
OATH OF OFFICE MAYOR - HARRY WILLIAMS

Documents:

[ITEM III - OATH OF OFFICE MAYOR \(ELECTED\) \(PDF\).PDF](#)

4. IV.
OATH OF OFFICE COUNCIL MEMBER - JOHN CARROLL

Documents:

[ITEM IV AND V - OATH OF OFFICE COUNCIL MEMBER \(ELECTED\) \(PDF\).PDF](#)

5. V.

OATH OF OFFICE COUNCIL MEMBER - BO WHITE

Documents:

[ITEM IV AND V - OATH OF OFFICE COUNCIL MEMBER \(ELECTED\) \(PDF\).PDF](#)

6. VI.

SELECTION OF MAYOR PRO TEMPORE PURSUANT TO ARTICLE IV SECTION 2-96
OF THE HARDEEVILLE CODE OF ORDINANCES

7. VII.

ELECTION OF MUNICIPAL OFFICERS AND EMPLOYEES PURSUANT TO ARTICLE IV
SECTION 2-81 OF THE HARDEEVILLE CODE OF ORDINANCES

7.I. VIIA.
APPOINTMENT OF THE CITY ATTORNEY PURSUANT TO ARTICLE IV SECTION 2-

136 OF THE HARDEEVILLE CODE OF ORDINANCES

Documents:

[ITEM VIIA - OATH FOR CITY ATTORNEY \(PDF\).PDF](#)

8. VIII.
APPROVAL OF AGENDA
9. IX.
[RESERVED]
10. X.
PUBLIC COMMENTS (3 MINUTE TIME LIMIT)
11. XI.
PUBLIC PRESENTATIONS
 - 11.I. XIA.
A PROCLAMATION COMMEMORATING THE CITY OF HARDEEVILLE
SCHOOL CHOICE WEEK – JANUARY 24 – JANUARY 30, 2021

Documents:

[ITEM XIA - PROCLAMATION SCHOOL CHOICE WEEK \(PDF\).PDF](#)

- 11.II. XIB.
INTRODUCTION OF FIRE DEPARTMENT DEPUTY CHIEF – BRIAN MAYO AND
ENGINEERS – NICHOLAS KELLERMAYER AND CHRISTIAN HANTHORN
- 11.III. XIC.

INTRODUCTION OF PARKS, RECREATION & TOURISM RECREATION
CENTER MANAGER – HUGO MONTENEGRO

12. XII.
 - 12.I. XIIA.

PRESENTATION & APPROVAL OF MINUTES FROM THE DECEMBER 10,
2020 REGULAR CITY COUNCIL MEETING

Documents:

[ITEM XIIA - DECEMBER 10, 2020 COUNCIL MINUTES \(PDF\).PDF](#)

- 12.II. XIIB.

PRESENTATION & APPROVAL OF MINUTES FROM THE DECEMBER 22,
2020 SPECIAL CITY COUNCIL MEETING

Documents:

13. XIII.
OLD BUSINESS

13.I. XIII.A.

SECOND READING OF AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF THE EAST ARGENT IMPROVEMENT DISTRICT; PROVIDING FOR THE FINANCING OF IMPROVEMENTS WITHIN THE IMPROVEMENT DISTRICT BY ASSESSMENTS, THE ISSUANCE OF BONDS, OR OTHER REVENUES AS HEREIN DESCRIBED; AND OTHER MATTERS RELATING THERETO. **(2020-12-10C)**

PUBLIC HEARING

Documents:

[ITEM XIII.A - MID CREATION ORDINANCE - EAST ARGENT IMPROVEMENT DISTRICT \(PDF\).PDF](#)
[ITEM XIII.A - EAST ARGENT MID \(PDF\).PDF](#)
[ITEM XIII.A SUMMARY FOR ORDINANCE ON EAST ARGENT MID IMPROVEMENT PLAN AND FINANCING \(PDF\).PDF](#)

13.II. XIII.B.

SECOND READING OF AN ORDINANCE APPROVING THE ASSESSMENT ROLL AND MASTER ASSESSMENT METHODOLOGY FOR THE EAST ARGENT IMPROVEMENT DISTRICT AND OTHER MATTERS RELATING THERETO. **(2020-12-10D)**

PUBLIC HEARING

Documents:

[ITEM XIII.B - ASSESSMENT ROLL ORDINANCE - EAST ARGENT IMPROVEMENT DISTRICT \(PDF\).PDF](#)
[ITEM XIII.B - EAST ARGENT IMPROVEMENT DISTRICT MASTER METHODOLOGY REPORT \(PDF\).PDF](#)
[ITEM XIII.B SUMMARY FOR ORDINANCE FOR THE MASTER ASSESSMENT METHODOLOGY AND ROLL FOR THE EAST ARGENT MID IMPROVEMENTS \(PDF\).PDF](#)

13.III. XIII.C.

SECOND READING OF AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/-197 ACRES, KNOWN GENERALLY AS THE HUNT CLUB AT EAST ARGENT LOCATED OFF OF EAST ARGENT LOOP ROAD AND JASPER STATION ROAD AND TO AMEND THE OFFICIAL MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN. **(2020-12-10E)**

PUBLIC HEARING

Documents:

[ITEM XIII.C - SUMMARY FOR HUNT CLUB MASTER PLAN \(PDF\).PDF](#)
[ITEM XIII.CD - EAST ARGENT IMPS - LOCATION MAP \(PDF\).PDF](#)
[ITEM XIII.C - COVER ORD FOR HUNT CLUB MASTER PLAN \(PDF\).PDF](#)
[ITEM XIII.C - HUNT CLUB MASTER PLAN \(PDF\).PDF](#)

13.IV. XIII.D.

SECOND READING OF AN ORDINANCE TO ADOPT A MASTER PLAN SUBMITTAL FOR A TRACT OF LAND CONSISTING OF APPROXIMATELY +/-50.55 ACRES, KNOWN GENERALLY AS POINTE GRAND AT EAST ARGENT LOCATED OFF OF EAST ARGENT LOOP ROAD AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF HARDEEVILLE TO INDICATE THAT PORTION SUBJECT TO THE MASTER PLAN. **(2020-12-10F)**

PUBLIC HEARING

Documents:

[ITEM XIII CD - EAST ARGENT IMPS - LOCATION MAP \(PDF\).PDF](#)
[ITEM XIII D - COVER ORD FOR POINTE GRAND MASTER PLAN \(PDF\).PDF](#)
[ITEM XIII D - SUMMARY FOR POINTE GRAND MASTER PLAN \(PDF\).PDF](#)

14. XIV.

New Business

14.I. XIVA.

FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA ESTABLISHING THE EXIT 3 REDEVELOPMENT PROJECT AREA; MAKING CERTAIN FINDINGS OF AN "AGRICULTURAL AREA" AND A "BLIGHTED AREA" WITHIN THE EXIT 3 REDEVELOPMENT PROJECT AREA; DESIGNATING AND DEFINING REDEVELOPMENT PROJECTS CONSISTING OF PUBLIC IMPROVEMENTS WITHIN THE EXIT 3 REDEVELOPMENT PROJECT AREA; DESIGNATING APPROPRIATE REDEVELOPMENT PROJECT COSTS; APPROVING AN OVERALL REDEVELOPMENT PLAN; AND OTHER MATTERS RELATED THERETO. **(2020-11-5A)**

PUBLIC HEARING

Documents:

[ITEM XIVA - ORDINANCE-EXIT 3 REDEVELOPMENT PLANTIF \(PDF\).PDF](#)
[ITEM XIVA - SUMMARY ORDINANCE ON EXIT 3 TIF REDEVELOPMENT PLAN \(PDF\).PDF](#)
[ITEM XIVAB - CCL COMMENT HARDEEVILLE AGENDA IXA B EXIT 3 \(PDF\).PDF](#)

14.I.i. XIVB.

FIRST READING OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA, AUTHORIZING AND APPROVING THE EXIT 3 IMPROVEMENT PLAN AND THE ESTABLISHMENT OF THE EXIT 3 MUNICIPAL IMPROVEMENT DISTRICT; PROVIDING FOR THE FINANCING OF IMPROVEMENTS WITHIN THE EXIT 3 MUNICIPAL IMPROVEMENT DISTRICT BY ASSESSMENTS, ASSESSMENT DEBT AND OTHER FUNDS AS HEREIN DESCRIBED; AND OTHER MATTERS RELATING THERETO. **(2020-11-5B)**

PUBLIC HEARING

Documents:

[ITEM XIVAB - CCL COMMENT HARDEEVILLE AGENDA IXA B EXIT 3 \(PDF\).PDF](#)
[ITEM XIVB - ORDINANCE - EXIT 3 MID \(2020\) \(PDF\).PDF](#)
[ITEM XIVB - SUMMARY FOR ORDINANCE ON EXIT 3 MID IMPROVEMENT PLAN \(PDF\).PDF](#)

14.I.i.1. XIVC.

A RESOLUTION OF THE CITY OF HARDEEVILLE, SOUTH CAROLINA CITY COUNCIL AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING WITH SLF III HARDEEVILLE, LLC DATED OCTOBER 31, 2018 TO COMPLETE CONCEPT PHASE SERVICES NECESSARY FOR A NEW EXIT INTERCHANGE ON I-95, TO BE KNOWN AS EXIT 3, AND THE RIVERPORT PROPERTY (2021-1-7C)

PUBLIC COMMENT

Documents:

[ITEM XIVC - RESOLUTION AUTHORIZING CM TO ENTER AMENDMENT 3 \(PDF\).PDF](#)
[ITEM XIVC - SLF COH MOU \(PDF\).PDF](#)
[ITEM XIVC - THIRD AMENDMENT TO IGA \(PDF\).PDF](#)
[ITEM XIVC - AGENDA SUMMARY THIRD AMENDMENT \(PDF\).PDF](#)
[ITEM XIVC - EXIT 3 CONCEPT PROPOSAL.PDF](#)

15. XV.
MANAGERS REPORT

16. XVI.
COUNCIL ISSUES AND CONCERNS

17. XVII.
EXECUTIVE SESSION

17.I. XVIII.

DISCUSSION OF NEGOTIATIONS INCIDENT TO PROPOSED CONTRACTUAL ARRANGEMENTS AND PROPOSED SALE OR PURCHASE OF PROPERTY, THE RECEIPT OF LEGAL ADVICE WHERE LEGAL ADVICE RELATES TO A PENDING, THREATENED, OR POTENTIAL CLAIM OR OTHER MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE, SETTLEMENT OF LEGAL CLAIMS, OR THE POSITION OF THE PUBLIC AGENCY IN OTHER ADVERSARY SITUATIONS INVOLVING THE ASSERTION AGAINST THE AGENCY OF A CLAIM IN ACCORDANCE WITH S.C. CODE OF LAW 30-4-70(A)(2).

• **PROPERTY ACQUISITION**

COUNCIL MAY TAKE ACTION IN OPEN SESSION ON MATTERS DISCUSSED IN EXECUTIVE SESSION

18. XVIII
ADJOURNMENT

19. Upcoming Events

January 12 Annual Strategic Retreat – Latitude Margaritaville 8 A.M.

January 12 Accommodations Tax Comm. Mtg – Council Chambers 10 A.M.

January 13 Planning Commission Meeting – Council Chambers 10 A.M.

January 21 Hardeeville City Council Meeting – Council Chambers 5 P.M.

January 21 Ridgeland Town Council Meeting – Ridgeland Town Hall 6 P.M.

