



# JASPER COUNTY COUNCIL COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg.  
358 3<sup>rd</sup> Avenue, Ridgeland, SC 29936  
Monday, June 3, 2024  
**MINUTES**

**4:00PM**

## **Budget Workshop:**

### **FIT – Families in Transition – Jennifer Coleman**

Deborah Taylor of Families in Transition (FIT) was present to address and review their budget request with Council. She read a letter from Jennifer Coleman and presented their budget request for this Fiscal Year.

### **Jasper Soil and Water Conservation District – Lyn Boyles**

Lyn Boyles of the Jasper Soil and Water Conservation District was present to address and review their budget request with Council. Ms. Boyles discussed this year's budget request and how Jasper County supports them thru the Budget and Accommodations Tax. She discussed the grants they had received, the different programs and events. She discussed Keep Jasper Beautiful and the impact that this program has on the County. She noted that the Litter Program was growing by leaps and bounds and that once again the program had been nominated by the President's Circle. She also discussed the amount of litter collection(s) that had been done in Jasper County. She thanked Council for their support when addressing her budget request.

### **Jasper County Election Commission – Jeanine Bostick**

Jeanine Bostick of the Jasper County Election Commission was present to address and review her budget request with Council. She also gave an update of the coming election. She reviewed her information for her budget request for this coming fiscal year and explained their items of need for their department.

The Regular Council Meeting began after the conclusion of the Budget Workshop.

**Officials Present:** Chairman L. Martin Sauls IV, Vice Chairwoman Barbara B. Clark, Councilman John Kemp, and Councilman Joey Rowell **Absent:** Councilman Coy Garbade.

**Staff Present:** County Administrator Andrew Fulghum, Clerk to Council Wanda Giles, County Attorney David Tedder, Kimberly Burgess, Chief Russell Wells, Rose Dobson Elliott and Videographer Jonathan Dunham.

**1. Call to Order of Council Meeting by Chairman Sauls**

Chairman Sauls called the meeting to order as soon as the Workshop was over. The Report of Compliance with the Freedom of Information Act was read for the records as follows: *In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification.*

***Clerk's Report of Compliance with the Freedom of Information Act.***

*\*In compliance with the Freedom of Information Act, notice of meetings and agendas were posted and furnished to all news media and persons requesting notification\**

**2. Executive Session SECTION 30-4-70.**

**(a) A public body may hold a meeting closed to the public for one or more of the following reasons:**

**(2) Discussion of negotiations incident to proposed contract arrangements and proposed purchase or sale of property, the receipt of legal advice where the legal advice related to 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 –Tax Map # 063-26-14-001 and # 063-26-14-002; Banking Matters; Nickel Plate MCIP; Exit 3; Emergency Services: Crowley & Wechsler Agreement; Project Telfair**

**(5) 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 a public body – Prospect Update**

**ANY EXECUTIVE SESSION MATTER ON WHICH DISCUSSION HAS NOT BEEN COMPLETED MAY HAVE DISCUSSION SUSPENDED FOR PURPOSES OF BEGINNING THE OPEN SESSION AT ITS SCHEDULED TIME, AND COUNCIL MAY RETURN TO EXECUTIVE SESSION DISCUSSION AFTER THE CONCLUSION OF THE OPEN SESSION AGENDA ITEMS.**

**Motion to go into Executive Session: Vice Chairwoman Clark**

**Second: Councilman Kemp**

**Vote: Unanimous**

The motion passed.

**PLEASE BE ADVISED THERE MAY BE VOTES BASED ON ITEMS FROM THE EXECUTIVE SESSION.**

**3: Return to Open Session at 6:30PM**

**Motion to return to regular session: Councilman Kemp**

**Second: Vice Chairwoman Clark**

**Vote: Unanimous**

The motion passed.

○ **3.1 Action coming out of Executive Session**

**Motion to authorize the Administrator to enter into a Professional Services Contract with Crowley and Weschler for accounting services as discussed in executive session at a not to exceed cost of \$20,000:**

Councilman Rowell

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

**4. Pledge of Allegiance and Invocation:**

The Pledge to the Flag was given and the Invocation was given by Councilman Rowell.

**5. Approval of the Consent Agenda Items:**

Councilman Kemp stated he would like to remove item numbers 15, 16, 17, 18, 19 and 21 from the Consent Agenda. The second was made by Councilman Rowell. The vote was unanimously approved, and the motion passed.

**6. Approval of the Regular Agenda:**

**Motion to approve with the inclusion of items removed from the Consent Agenda and added onto the regular agenda:** Councilman Kemp

**Second:** Councilman Rowell

**Vote:** Unanimous

The motion passed.

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**PRESENTATIONS AND PROCLAMATIONS**

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**7. Proclamation for South Carolina Center for Father's and Families proclaiming June the Joy of Fatherhood Month in Jasper County.**

Mr. Marc Himes was present to accept the Proclamation for South Carolina Center for Father's and Families proclaiming June the Joy of Fatherhood Month in Jasper County. The proclamation was read and presented to Mr. Himes.

**8. Presentation by the Gullah & Latino Advisory Council.**

Italia Parisi was present to make a presentation to the County Council from the Gullah & Latino Advisory Council. Ms. Parisi discussed who the Gullah & Latino Advisory Council are and what they are about. They provided some brochures about the Gullah & Latino Advisory Council. She noted that they are non-profit and seek volunteers. She said they want to inspire and connect the Gullah and Latino people and their focus on a better quality of life through IDEA (Inclusion, Diversity, Equity and Access). Several members also shared

quotes with Council as they related to the Advisory Council and their mission. For additional information on this item, please go to the video at [https://www.youtube.com/channel/UCBmloqX05cKAsHm\\_ggXCJIA](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA).

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## RESOLUTIONS

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### **9. Mr. Fulghum - Consideration of Resolution [#R-2024-18](#) To Adopt The Jasper County Equal Employment Opportunity Plan.**

Mr. Fulghum was present to review and discuss the consideration of Resolution #R-2024-18 to adopt the Jasper County Equal Employment Opportunity Plan. He explained what this request was for and noted that it had been a workshop topic. He noted that this commits the Council, Administrators and Directors to embrace diversity.

**Motion to approve:** Vice Chairwoman Clark

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

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## PUBLIC HEARINGS, ORDINANCES AND ACTION ITEMS

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### **10. Kim Burgess – Consideration of the [3<sup>rd</sup> reading](#) and [Public Hearing](#) of Ordinance [#O-2024-12](#) Authorising the Execution and Delivery of Certain Instruments Relating to the Acquisition, Construction, Renovation, Equipping, Use, and Leasing of Certain County Facilities; Approving the Issuance of St. Peters Parish/Jasper County Public Facilities Corporation Installment Purchase Revenue Bonds and Bond Anticipation Notes; Consenting to the Form of Trust Agreements Between [St. Peters Parish/Jasper County Public Facilities Corporation](#) and the Corporate Trustee; The Lease Of Certain Personal Property, Real Property And The Buildings And Other Site Improvements Located Thereon, by Jasper County, South Carolina to St. Peters Parish/Jasper County Public Facilities Corporation, Including Authorising the Execution and Delivery of a Base Lease Agreement, Between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation; Authorising the Execution and Delivery of a Public Facilities Purchase and Occupancy Agreement Between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation; Authorising the Execution and Delivery of a Lease Agreement Between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation; and Other Matters Relating Thereto. (*1<sup>st</sup> reading 04.01.2024; 2<sup>nd</sup> reading 05.06.2024*)**

Kimberly Burgess was present to review and discuss the consideration of the 3<sup>rd</sup> reading and Public Hearing of Ordinance #O-2024-12 authorising the execution and delivery of certain instruments relating to the acquisition, construction, renovation, equipping, use, and leasing of certain county facilities; approving the issuance of St. Peters Parish/Jasper County Public Facilities Corporation Installment Purchase Revenue Bonds and Bond Anticipation Notes; consenting to the form of trust agreements between St. Peters Parish/Jasper County Public Facilities Corporation and the Corporate Trustee; the lease of certain personal

property, real property and the buildings and other site improvements located thereon, by Jasper County, South Carolina to St. Peters Parish/Jasper County Public Facilities Corporation, including authorising the execution and delivery of a base lease agreement, between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation; authorising the execution and delivery of a public facilities purchase and occupancy agreement between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation; authorising the execution and delivery of a lease agreement between Jasper County and St. Peters Parish/Jasper County Public Facilities Corporation. She discussed this ordinance at length and explained the total cost for the bonds and mentioned that this was replacing fire apparatus.

The public hearing on this item was opened but there were no comments so the public hearing was closed.

**Motion to approve:** Vice Chairwoman Clark

**Second:** Councilman Rowell

**Vote:** Unanimous

The motion passed.

**11. David Tedder – Consideration of the 2<sup>nd</sup> reading and Public Hearing of Ordinance**

**#O-2024-14 authorizing the sale of a right of way easement over approximately 0.34 acres, 14,878 sq. ft., being a portion of TMS 042-00-05-040 adjacent to the Interstate Highway I-95, to the South Carolina Department of Transportation in order to facilitate the widening, in exchange for the amount of \$20,900.00 in just compensation, and to authorize the Jasper County Administrator to execute such right of way easement and other documents as may be necessary and appropriate to effect the transfer to the South Carolina Department of Transportation, or its assigns, and matters related thereto. (1<sup>st</sup> reading 04.01.2024) (I95 widening project).**

David Tedder was present to review and discuss the consideration of the 2<sup>nd</sup> reading and Public Hearing of Ordinance #O-2024-14 authorizing the sale of a right of way easement over approximately 0.34 acres, 14,878 sq. ft., being a portion of TMS 042-00-05-040 adjacent to the Interstate Highway I-95, to the South Carolina Department of Transportation in order to facilitate the widening, in exchange for the amount of \$20,900.00 in just compensation, and to authorize the Jasper County Administrator to execute such right of way easement and other documents as may be necessary and appropriate to effect the transfer to the South Carolina Department of Transportation, or its assigns.

The public hearing on this item was opened but there were no comments so the public hearing was closed.

**Motion to approve:** Vice Chairwoman Clark

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

**12. Lisa Wagner – Consideration of the 2<sup>nd</sup> reading and Public Hearing and Consideration of Ordinance #O-2024-15 to amend: (i) Ordinance Number O-2022-16 to adopt updated standards for the Planned Development District encompassing a 38.84 acre parcel located on U.S. Highway 278 (the “Property”); and (ii) Ordinance O-2022-14 to amend the development agreement (the “Development Agreement”) between**

**Jasper County (the "County") and Conduit Street Partners, LLC ("CSP" or the "Developer") that governs CSP's development of the Property into a 275-unit single-family residential community (the "Project"); in both cases to allow for the possibility that the Project may include not only "for rent" residential dwellings, but also "for sale" residential dwellings; and matters related thereto. (1<sup>st</sup> reading 05.06.2024)**

Lisa Wagner read her staff report in the agenda e-packet and was present to review and discuss the consideration of the 2<sup>nd</sup> reading and Public Hearing and Consideration of Ordinance #O-2024-15 to amend: (i) Ordinance Number O-2022-16 to adopt updated standards for the Planned Development District encompassing a 38.84 acre parcel located on U.S. Highway 278 (the "Property"); and (ii) Ordinance O-2022-14 to amend the development agreement (the "Development Agreement") between Jasper County (the "County") and Conduit Street Partners, LLC ("CSP" or the "Developer") that governs CSP's development of the Property into a 275-unit single-family residential community (the "Project"); in both cases to allow for the possibility that the Project may include not only "for rent" residential dwellings, but also "for sale" residential dwellings.

The public hearing was opened for comments at 7:11pm.

Harry Williams – He noted that he was not speaking for the City of Hardeeville or the Hardeeville City Council. He discussed his concerns with Council and noted that the developer said that this was "Affordable Housing", but it was actually Market Price Housing. He said this information is contradictory. He urged the county council to hold the developer to his original plans or send him back to the City of Hardeeville.

Peter Zadorozky, developer of the project, noted that these are "For Rent" homes with amenities, garages, yards, etc. He noted that the average selling price of a home was over \$400,000 and with a 7% interest rate made the mortgage over \$3,000 per month. The concept plan, the homes, the number of lots, how this type of development works, and other such information was discussed. Mr. Tedder noted that this would require another public hearing if passed on 07.15.2024.

**Motion to approve:** Vice Chairwoman Clark

**Second:** Councilman Rowell

**Vote:** All votes were yes; except Councilman Kemp who voted no.

The motion passed.

**12B. Kimberly Burgess - Consideration of the 3<sup>rd</sup> reading of Ordinance [#O-2024-13](#) To Provide For The Levy Of Tax For Public Purposes In Jasper County For The Fiscal Year Beginning July 1st, 2024 And Ending June 30th 2025 And To Make Appropriations For Said Purposes; To Adopt And Approve The Jasper County Capital And Operations Budget For Fiscal Year 2024-2025, To Adopt And Approve The Jasper County School District Capital And Operations Budget For Fiscal Year 2024–2025; To Provide For The Levy Of Taxation For Fiscal Year 2024–2025; To Limit The Disbursements By The County Treasurer To Those Appropriated By Law; To Provide That Expenditures Not Exceed Appropriations; To Authorize Tax Anticipation Notes; To Make Authorization Of Certain Transfers; To Provide For Additional Appropriations And Borrowing; To Codify Jasper County Rates And Fees; To Provide For Lapsing Funds And Continuing Appropriations For Subsequent Years; To Require Certain Agencies And Departments To File Accountings; To Require The Treasurer To Sign General Fund Checks; To Provide Special Rules For Travel And Training Disbursements;**

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**To Provide For Travel Reimbursements; To Provide Compliance With Act No. 317 Of 1990; To Provide Certain Benefits To Council Members; To Provide For County Commission And Committee Stipends; To Provide For Jury Mileage; To Adopt Property Values; And To Provide For Effective Date Of This Ordinance (1<sup>st</sup> reading 05.06.2024; 2<sup>nd</sup> reading and Public Hearing 05.20.2024) (formerly item 15)**

**Motion to approve the budget ordinance for the total millage reduced by another mill (for a total of a two mill reduction this year), fund the request of Families in Transition of \$30,000, and the Board of Elections at \$10,000 for equipment and remove the duplicated Ridgeland Fire Department contract amount entry of \$276,000 with the differences between the mill reduction and the change in expenditures funded out of the County Cash Carry Forward Account: Councilman Rowell**

**Second:** Vice Chairwoman Clark

**Vote:** Unanimous

The motion passed.

**12C. Kimberly Burgess – Bid Acceptance Recommendation for a Container and Compactor Bid for the purchase of four (4) containers and one compactor for use at the solid waste collection centers and to authorize the County Administrator or his designee to execute all documents necessary to complete the purchase. (formerly item 16)**

Kimberly Burgess was available to review and discuss the Bid Acceptance Recommendation for a Container and Compactor Bid. The recommendation was that the County Council accept the bid from FleetGenius of NC, Ins, in the amount of \$60,615.86. Also, since the bid was approximately \$24,384 less than the budgeted amount of \$85,000, and the demand for containers is a constant issue at the solid waste collection centers, staff would like to purchase additional containers at the quoted price not to exceed \$85,000, including shipping and sales taxes. Additionally, staff requests that the Council authorize the County Administrator or his designee to execute all documents necessary to complete the project.

**Motion to approve:** Vice Chairwoman Clark

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

**12D. Danny Lucas – Consideration of the 2024 CDBG Ranking Summary (formerly item 17)**

Danny Lucas was available to review and discuss the 2024 CDBG Ranking Summary with Council.

**Motion to approve the 2024 CDBG Ranking Summary as presented:** Vice Chairwoman Clark

**Second:** Councilman Rowell

**Vote:** Unanimous

The motion passed.

**12E. Kimberly Burgess – Bid Acceptance Recommendation for Debris Removal at the Coosawhatchie Community Center site. (formerly item 18)**



Kimberly Burgess was available to review and discuss the bid acceptance recommendation for Debris Removal at the Coosawhatchie Community Center site in the amount of \$24,500.

**Motion to approve the debris removal at the Coosawhatchie Community Center site:** Vice Chairwoman Clark

**Second:** Councilman Rowell

**Vote:** Unanimous

The motion passed.

**12F. Kimberly Burgess – Proposal Acceptance Recommendation for Financial and Compliance Auditing Services (formerly item 19)**

Kimberly Burgess was present to discuss the proposal acceptance recommendation for Financial and Compliance Auditing Services. Staff recommends that the County Council accept the proposal from Thompson, Price Scott, Adams & Co., P.A., for a total all-inclusive fee of \$65,000 for the annual financial audit and single audit, if necessary. Additionally, staff requests that the Council authorize the County Administrator or his designee to execute all documents necessary to complete the project

**Motion to approve:** Vice Chairwoman Clark

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

**12G. Kimberly Burgess - Acceptance and authorization of M. B. Kahn Construction Co., Inc. Capital Planning Services Extension (formerly item 21)**

Kimberly Burgess was present to discuss and review the acceptance and authorization of M. B. Kahn Construction Co., Inc. Capital Planning Services Extension with Council.

**Motion to approve the authorization of M. B. Kahn Construction Co., Inc. Capital Planning Services Extension:** Vice Chairwoman Clark

**Second:** Councilman Kemp

**Vote:** Unanimous

The motion passed.

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**CITIZEN COMMENTS**

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**13. Open Floor to the Public per Ordinance 08-17 Any citizen of the County may sign to speak in person at the Council Meeting (before the Council Meeting's 6:30PM start time on the Sign-In Sheet on the Podium), to address Council on matters pertaining to County Services and Operations. Presentations will be limited to three (3) minutes per person and total public input will be limited to 30 minutes.**



Timothy Wile discussed the fact that he had worked as a CPA in New York and discussed his concerns for the audit process.

Veronica Navan with GLAC was present to discuss her thoughts and concerns.

Ms. Frazier spoke regarding the Coosawhatchie Community Center and asked about the plans and blueprints. Vice Chairwoman Clark noted that when those bids came in that Mr. Fulghum please be the person to contact them on that matter.

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**14. Administrator's Report** - Mr. Fulghum reviewed the information from his report. There were no Action Items requiring a vote from the Council in the Administrator's Report and Ms. Dobson-Elliott gave an update for her Department and the Transportation Committee.

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#### CONSENT AGENDA

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*15. Kimberly Burgess - Consideration of the 3<sup>rd</sup> reading of Ordinance #O-2024-13 To Provide For The Levy Of Tax For Public Purposes In Jasper County For The Fiscal Year Beginning July 1st, 2024 And Ending June 30th 2025 And To Make Appropriations For Said Purposes; To Adopt And Approve The Jasper County Capital And Operations Budget For Fiscal Year 2024-2025, To Adopt And Approve The Jasper County School District Capital And Operations Budget For Fiscal Year 2024-2025; To Provide For The Levy Of Taxation For Fiscal Year 2024-2025; To Limit The Disbursements By The County Treasurer To Those Appropriated By Law; To Provide That Expenditures Not Exceed Appropriations; To Authorize Tax Anticipation Notes; To Make Authorization Of Certain Transfers; To Provide For Additional Appropriations And Borrowing; To Codify Jasper County Rates And Fees; To Provide For Lapsing Funds And Continuing Appropriations For Subsequent Years; To Require Certain Agencies And Departments To File Accountings; To Require The Treasurer To Sign General Fund Checks; To Provide Special Rules For Travel And Training Disbursements; To Provide For Travel Reimbursements; To Provide Compliance With Act No. 317 Of 1990; To Provide Certain Benefits To Council Members; To Provide For County Commission And Committee Stipends; To Provide For Jury Mileage; To Adopt Property Values; And To Provide For Effective Date Of This Ordinance (1<sup>st</sup> reading 05.06.2024; 2<sup>nd</sup> reading and Public Hearing 05.20.2024) (\*\* This item was removed from the Consent Agenda and placed on the regular agenda under Public Hearings, Action Items and Ordinances)*

*16. Kimberly Burgess – Bid Acceptance Recommendation for a Container and Compactor Bid for the purchase of four (4) containers and one compactor for use at the solid waste collection centers and to authorize the County Administrator or his designee to execute all documents necessary to complete the purchase. (\*\* This item was removed from the Consent Agenda and placed on the regular agenda under Public Hearings, Action Items and Ordinances)*

*17. Danny Lucas – Consideration of the 2024 CDBG Ranking Summary. (\*\* This item was removed from the Consent Agenda and placed on the regular agenda under Public Hearings, Action Items and Ordinances)*

18. Kimberly Burgess – Bid Acceptance Recommendation for Debris Removal at the Coosawhatchie Community Center site. (\*\* This item was removed from the Consent Agenda and placed on the regular agenda under Public Hearings, Action Items and Ordinances)

19. Kimberly Burgess – Proposal Acceptance Recommendation for Financial and Compliance Auditing Services. (\*\* This item was removed from the Consent Agenda and placed on the regular agenda under Public Hearings, Action Items and Ordinances)

20. **Andrew Fulghum** - Acceptance of Body Armor Assistance Grant No. 1BA24008 award from the SC Department of Public Safety.

21. Kimberly Burgess - Acceptance and authorization of M. B. Kahn Construction Co., Inc. Capital Planning Services Extension. (\*\* This item was removed from the Consent Agenda and placed on the regular agenda under Public Hearings, Action Items and Ordinances)

22. Approval of the Minutes 04.01.2024

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END OF CONSENT AGENDA

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23. **Council Members Comments:** There were no Councilmember Comments.

24. **Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.** There was no need to return to the Executive Session for this meeting. For additional information on this meeting please visit our website for this meeting's agenda E-Packet or for the video go to [https://www.youtube.com/channel/UCBmloqX05cKAsHm\\_ggXCIIA](https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCIIA)

**Adjournment**

**Motion to adjourn:** Councilman Kemp

**Second:** Vice Chairwoman Clark

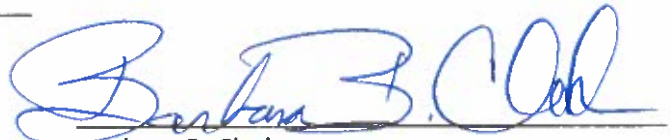
**Vote:** Unanimous

The motion passed and the meeting adjourned.

**Respectfully submitted:**



Wanda H. Giles  
Clerk to Council



Barbara B. Clark  
Vice Chairwoman