



JASPER COUNTY COUNCIL
COUNCIL MEETING

Jasper County Clementa C. Pinckney Government Bldg
358 3rd Avenue Ridgeland, SC 29936

December 5, 2022
MINUTES

Officials Present: Chairwoman Barbara B. Clark, Vice Chairman Dr. Curtis Brantley
Councilman L. Martin Sauls, Councilman Pastor Alvin Adkins and Councilman John Kemp.

Staff Present: County Administrator Andrew Fulghum, Clerk to Council Wanda H. Simmons, County Attorney David Tedder, Kimberly Burgess, Russell Wells, Lisa Wagner, and Videographer Jonathan Dunham.

Also Present:

Chairwoman Clark called the meeting to order at 5:04PM. Chairwoman Clark asked the Clerk to Council to read the Report of Compliance to the Freedom of Information Act. Ms. Simmons, Clerk to Council read the Clerk's Report of Compliance with the Freedom of Information Act 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.*

The information below was read for the executive session.

Motion to go into executive session: Vice Chairman Dr. Brantley

Second: Councilman Kemp

Vote: Unanimous

The motion passed.

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:

(1) Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body – Auditor; Treasurer; Engineering Services

(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 – Election Matters; Cypress Ridge Spec Building Number 4; Levy Volunteer Fire

Department; Jasper County v. Western Surety Company and Denise Smith; Ridgeland - Claude Dean Airport Leases; 95 Logistics Center; City of Hardeeville v. Jasper County, South Carolina, et al. Appellate Case No. 2022-001266

(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; Project Refurb

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

Return to Open Session:

Motion to return to regular session: Councilman Adkins

Second: Vice Chairman Dr. Brantley

Vote: Unanimous

The motion passed.

The Pledge of Allegiance was led by Councilman Kemp and Councilman Adkins gave the Invocation.

Approval of Agenda:

Motion to approve with the removal of item XI (Ordinances) Item #B: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Approval of the minutes 09.06.2022 and 09.28.2022:

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Presentations:

A: Chief Russell Wells – Presentation of Personnel completing Paramedic Training Curriculum.

Chief Russell Wells was present to make the presentations to the personnel who had completed all of their Paramedic Training Curriculum. Chief Wells presented the individuals who had completed their training curriculum and went over the highlights as follows:

- Paramedic School – 1200 hours of classroom instruction covering:
 - Anatomy and Physiology
 - Respirator
 - Advanced Cardiology

- Pharmacology
- Multi-system Trauma and Mass Casualties
- Pediatrics
- Geriatrics
- Emergency Medical System Operations
- Hospital Clinical and Field Clinical Rotations
- Cognitive Examination
- Psychomotor Examination
- Mentorship with JCFR Sr Paramedics
- All of this occurs, he noted, while working their regular shifts, during holidays and weekends and is completely voluntary.
- Each individual has committed, he noted, to providing the best possible patient care for the citizens and visitors of Jasper County.

B: Lyn Boyles – Presentation and Update of Keep Jasper Beautiful

Ms. Boyles was present for this presentation and update of Keep Jasper Beautiful. She noted that they had established a strong presence in the county with their anti-litter efforts and that they continue to grow through the support of Jasper Soil & Water Conservation District, the KJCB Advisory Board, Law Enforcement, Community involvement and the continued support of the Jasper County Council. She noted that their focus for Jasper County is educating the public to change the behavior of littering and to lead by example by getting out in the community with their litter drives. She stated that they are proud to be able to say that their accomplishments have stemmed from dedication and perseverance, their board members, the never-ending support of Jasper County and their amazing community to make Jasper County clean and green. She also provided information noting how much litter had been collected, the number of volunteers, number of litter prevention events/programs attended, etc. This information is attached to the minutes as "Attachment A".

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 6PM 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.

Public Comments:

Grant McClure of Coastal Conservation League said he had prepared comments for item 11B. He noted that the rezoning is inconsistent with the Comprehensive Plan. He noted that he was also concerned about the timing as the Town of Ridgeland is considering the Tipton Hall Development.

Carolyn Kassel noted that the City of Hardeeville Council wanted to say thank you for the support she had received over the 2 terms she served on the Hardeeville City Council. Council congratulated her and thanked her for all she had done for the City of Hardeeville and for the County.

Stephen Schmidt noted that he was on the Ridgeland Aviation Committee and was President of RACA. He said he had 3 issues of concern: leases, turf operation are and the Aeronautics Commission. He discussed his areas of concern relating to these issues.

Smitty Cooler spoke against the project.

Kathy Coursey said she supported the comments of Grant McClure and Smitty Cooler and asked that Council keep Chelsea rural and plan it well.

Resolutions:

A: David Tedder - Resolution #R-2022-30 Calling For A Public Hearing To Be Held Regarding A Fire Consolidation; And Other Matters Related Thereto. (Levy Volunteer Dept).

David Tedder was present to review and address this resolution request for the calling for a public hearing to be held regarding a fire consolidation. A public hearing was opened but there were no comments, so the public hearing was closed.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

Ordinances:

A: David Tedder - Consideration of the 1st reading of an Authorizing Certain Amendments, Modifications and Changes to the County's Code of Ordinances; Authorizing the Execution and Delivery of a Consolidated Fire Service Agreement Between Jasper County, South Carolina and Levy Volunteer Fire Department; Authorizing the Appropriation of County Funds Under the Terms of Such Agreement; and Other Matters Relating Thereto.

David Tedder was present to review and address this ordinance request authorizing some amendments, modifications and changes to the County's Code of Ordinances and authorizing execution and delivery of a consolidated fire service agreement between Jasper County, South Carolina and Levy Volunteer Fire Department. Mr. Tedder noted that this ordinance authorized a transfer of assets to Jasper County for use in that district and establishes a new board incorporating existing members. He noted that this provides for staffing levels, redefines the area and that this fire district is funded through the General Fund.

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

B: Lisa Wagner - Consideration of the 1st reading of an Ordinance to amend the Official Zoning Map of Jasper County so as to transfer two properties located along Lowcountry Drive, at the southeast corner of Strawberry Hill Road, bearing Jasper County Tax Map Numbers 083-00-06-026 and 083-00-06-027 from the Residential Zone to the Community Commercial Zone on the Jasper County Official Zoning Map.

This item was removed from the Agenda.

C: Andrew Fulghum – Public Hearing and 3rd reading of Ordinance #O-2022-37 To Authorize Jasper County To Enter Into A Memorandum Of Understanding/Lease Agreement With The Polaris Tech Charter School For The Lease Of The Athletic Facilities At The Airport Field Complex. (1st reading 11.07.2022; 2nd reading 11.21.2022)

Mr. Fulghum was present to address and review this 3rd reading of the ordinance to authorize Jasper County to enter into a MOU with Polaris Tech Charter School for the lease of the Athletic Facilities at the airport field complex. A public hearing was held on this item but there were no comments so the public hearing was closed.

Motion to approve: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

D: David Tedder – 3rd reading of Ordinance #O-2022-32 Authorizing the sale of TMS 048-00-01-029, approximately 10.62 acres, a portion of TMS 048-00-01-012, approximately 12.89 acres, and TMS 048-00-01-032, approximately 2 acres, to Gopher Hill Holdings, LLC, or its assigns, to accept two parcels of land from Gopher Hill Holdings, LLC or its member, Randall S. Booker, being TMS 048-00-01-007, approximately 25.52 acres, and TMS 048-00-01-005, approximately 19.09 acres, as part payment, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to Gopher Hill Holdings, LLC, or its assigns, and obtain for Jasper County the properties referenced above. (1st reading 10.17.2022; 2nd reading 11.21.2022) - (Project Refurb)

David Tedder was present to review and address this ordinance request for the 3rd reading of an ordinance. He noted that this ordinance was relating to Cypress Ridge Industrial Park. This ordinance was to authorize the sale of TMS 048-00-01-029, approximately 10.62 acres, a portion of TMS 048-00-01-012, approximately 12.89 acres, and TMS 048-00-01-032, approximately 2 acres, to Gopher Hill Holdings, LLC, or its assigns, to accept two parcels of land from Gopher Hill Holdings, LLC or its member, Randall S. Booker, being TMS 048-00-01-007, approximately 25.52 acres, and TMS 048-00-01-005, approximately 19.09 acres, as part payment, and to authorize the Jasper County Administrator to execute such contracts, amendments, deeds and other documents as may be necessary and appropriate to effect the sale to Gopher Hill Holdings, LLC.

Motion to pass as amended and provided in the packet: Councilman Sauls

Second: Councilman Adkins

Vote: Unanimous

The motion passed.

E: David Tedder – Public Hearing and 2nd reading of Ordinance #O-2022-38 Authorizing The Execution And Delivery Of A Fee-In-Lieu Of Tax Agreement By And Between Gopher Hill Holdings, LLC Or Its Assigns (The "Sponsor") And Jasper County, Whereby Jasper County Will Enter Into A Fee-In-Lieu Of Tax Agreement With The Company And Providing For Payment By The Sponsors Of Certain Fees-In-Lieu Of Ad Valorem Taxes; Providing For

Special Source Revenue Credits In Connection With Such Agreement; Authorizing And Approving (1) Development Of A New Joint County Industrial And Business Park Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended, In Conjunction With Hampton County (The "Park") Such Park To Be Geographically Located In Jasper County; (2) The Execution And Delivery Of A Written Park Agreement With Hampton County As To The Requirement Of Payments Of Fee-In-Lieu Of *Ad Valorem* Taxes With Respect To Park Property And The Sharing Of The Revenues And Expenses Of The Park; And (3) The Distribution Of Revenues From The Park Within Jasper County; And To Authorize The Jasper County Council Chairman Or County Administrator, As Appropriate, To Execute Such Agreements And Other Documents As May Be Necessary And Appropriate To Effect The Fee-In-Lieu Of Tax Transaction And To Provide For Other Matters Relating Thereto.

(1st reading 11.21.2022; 2nd reading 12.05.2022) **(Project Refurb)**

David Tedder was present to review and address this ordinance request for the Council. He noted that this request related to the fee in lieu of tax agreement between Gopher Hill Holdings LLC, or its assigns and Jasper County. The public hearing on this item was opened but there were no comments so the public hearing was closed. Mr. Tedder noted that the 3rd reading of this ordinance would be in January.

Motion to approve: Councilman Adkins

Second: Councilman Sauls

Vote: Unanimous

The motion passed.

New Business:

A: [Kimberly Burgess](#) - Presentation of guaranteed maximum price (GMP) from MB Kahn Construction for Ridgeland - Claude Dean Airport South Apron Expansion.

Kimberly Burgess was present to review and discuss this item relating to the guaranteed maximum price (GMP) from MB Kahn Construction for the Ridgeland-Claude Dean Airport South Apron Expansion. Ms. Burgess noted that M. B. Kahn Construction Co., Inc., under the construction management at risk agreement with Jasper County, requested bids for the expansion of the south apron at the Ridgeland-Claude Dean Airport. On bid day, M. B. Kahn received two electrical bids and one site development bid. M. B. Kahn will have a full-time, on-site project manager for this project. The GMP reflects both the bids and the cost of a full-time, on-site project manager. This request was to accept guaranteed maximum price (GMP) from M. B. Kahn Construction Co., Inc. for the Ridgeland-Claude Dean Airport South Apron Expansion in the amount of \$2,964,591. She noted that the staff recommendation was that the Council accept the guaranteed maximum price (GMP) submitted by M. B. Kahn for the south apron expansion and authorize the County Administrator to execute all documents necessary to begin this project, including the GMP.

Motion to approve: Councilman Sauls

Second: Councilman Adkins

Vote: All votes were yes and Councilman Kemp abstained.

The motion passed.

Old Business: None

Council Members Comments:

Councilman Sauls thanked Ms. Kassel for coming to the meeting and all the people who had spoken under the public comment section. He also discussed the Farmers Market the Coosawhatchie Community Center. He noted that we have MB Kahn helping because our staff members are not professional contractors. He thanked Lyn Boyles and talked about all that she had done and all that she had been able to do in the County. He said he had attended the quarterly meeting in Hampton for the Southern Carolina Alliance and that it had been a good meeting. He noted that the Spec Industrial Warehouse had been sold and that at I-95 was starting at the Georgia State line and would be starting to work towards widening next year.

Councilman Adkins gave honor to God and thanked Ms. Kassel. He also thanked Lyn Boyles and noted that the county is growing and that he wanted to see the Rec Center come on the North End of the county. He mentioned that Hardeeville has a beautiful Recreation Center and that we needed one on the North End of the county for the citizens and wished everyone happy holidays.

Vice Chairman Dr. Brantley stated that as the Council and everyone moved into the holiday season that he wished a safe and spirit filled holiday season for everyone and asked God's blessings over them.

Councilman Kemp noted that at the last meeting that Dr. Brantley had gone to the SOLOCO meeting and that they had also had the Housing Trust Meeting for SOLOCO. He said that they introduced everyone on the board and that our representative Michelle Gaston was the only one that had shown up. He noted that the EMT Ambulance was soon to be coming to Margaritaville. He also thanked Carolyn Kassel for her service and credited her with changing the City of Hardeeville. He wished everyone a Merry Christmas and Happy New Year. He asked everyone to remember the Veteran's, Police, Fire, and Emergency Workers because they are serving us. He also encouraged everyone to be safe.

Chairwoman Clark thanked all of the entities, boards and noted that Christmas Greetings were being sent out by Council. She reminded Council that they will be having the Dr. Martin Luther King Jr. Parade and the upcoming Banquet, both in January. She too thanked Carolyn Kassel for all she had done. Chairwoman Clark mentioned the Christmas Dinner with the employees. She asked everyone to keep the County Employees in their prayers and also asked everyone to remember that Jesus is the reason for the season.

Administrator's Report:

Mr. Fulghum noted that his report was in the packet and that he was available for any questions. He noted that he had one item to highlight from his report regarding Saint Peters Parish. He then reviewed this item with Council.

Possible Return to Executive Session to Continue Discussion on Matters Regarding Agenda Item II.
There was no reason to return to executive session for this meeting.

Watch the video stream available on the County's website to hear the Council's discussion of a specific topic or the complete meeting at https://www.youtube.com/channel/UCBmloqX05cKAsHm_ggXCJIA.

Motion to adjourn: Vice Chairman Dr. Brantley

Second: Councilman Adkins

Vote: Unanimous

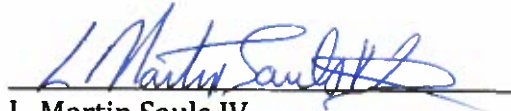
The motion passed.

The meeting adjourned at 7:18 pm.

Respectfully submitted:

Handwritten signature of Wanda H. Simmons in blue ink, written over a horizontal line.

Wanda H. Simmons
Clerk to Council

Handwritten signature of L. Martin Sauls IV in blue ink, written over a horizontal line.

L. Martin Sauls IV
Chairman

**KEEP JASPER COUNTY BEAUTIFUL
OUR WORK
2022**

- **31 TONS OF LITTER COLLECTED/VOLUNTEERS**
- **24 TONS OF LITTER COLLECTED/LITTER CREW**
- **612 volunteers**
- **2158 volunteer hours**
- **17 Adopt A Highway groups**
- **16 public spaces cleaned of litter**
- **2096 students reached on education of prevention**
- **584 citizens attended workshops on importance of litter impact and prevention**
- **51 litter prevention events/programs attended**
- **\$15,000 in litter fines collected (2020-2022)**
- **Partnered with local law enforcement for litter control and hosted seminar with Palmetto Pride/SC Litter Control Association for enforcement grants available**
- **Partnered with Waste Management for hauling prevention**
- **Partnered with local businesses and municipalities for litter prevention and recycling**
- **Partnered with South Carolina Alliance for regional beautification marketing**
- **Received award from Palmetto Pride for the Association of Counties for Jasper County Council**
- **Received the Affiliate of the Year award from Palmetto Pride 2022**
- **KJCB Director presented at Keep South Carolina Beautiful's annual conference on KJCB successful program and was recognized as one of the top affiliates for 2022**
- **Our Facebook page reaches over 7000 monthly**