



**JASPER COUNTY COUNCIL
358 THIRD AVE., RIDGELAND SC. 29936**

**COUNCIL CHAMBERS
MARCH 18, 2013, 3:30 P.M.
MINUTES**

3:30 P.M. – Workshop

Executive Session Officials Present: Chairman Henry Etheridge, Vice-Chairwoman Barbara Clark, Councilman Theodus Drayton, Councilman Johnson, Councilman L. Martin Sauls, IV

Staff Present: Administrator Andrew Fulghum, Clerk to Council Judith Frank, Director of Administrative Services Ronnie Malphrus, Director of Planning and Zoning LeNolon Edge, I-T Director Earl Bostick, Jr., Business License Coordinator Renty Kitty

In accordance with the freedom of information act the electronic and print media were notified. During periods of discussion and/or presentations minutes are typically condensed and paraphrased.

Call to order - Chairman Etheridge called the Budget Workshop to order at 3:30 p.m.

Approval of Workshop Agenda- Vice- Chairwoman Clark motioned and Councilman Sauls seconded the motion to approve the Workshop Agenda. The motion carried with all members present voting in favor.

Andrew Fulghum – Presentation of Jasper County Capital and Operations Budget Fiscal Year 2013-2014 Ordinance – Mr. Fulghum told the Council that he was not to the point where he had the budget ready to present, but he provided an overview of the budget and a schedule for adoption of the budget ordinance. Mr. Fulghum asked the Council review the narrative of the ordinance to see if they wanted to make any changes. Mr. Fulghum presented a pie chart reflecting the budget over the last five years and Mr. Malphrus provided a spread sheet covering the last five years. Mr. Fulghum said he discussed with the Chairman about creating a budget within the budget for economic development. Mr. Fulghum also provided information concerning the out of pocket expenses over the last five years. Mr. Fulghum said the out of pocket expenses were also shown monthly. Mr. Fulghum said he had a draft version of the property taxes and several other handouts for the Council. Mr. Malphrus provided the schedule and explained that he did not have all the numbers from the assessor that he needed to complete the budget. Chairman Etheridge said the Council was only going to meet every two weeks until later in the budget process. Mr. Malphrus said he should have the budget ready by April 15, 2013 and after that the larger departments will be making presentations concerning their budget. Mr. Malphrus said the 1st reading of the budget ordinance is scheduled for May 6, 2013 and the public hearing is scheduled for

June 3, 2013 and the final reading is scheduled for June 17, 2013. Mr. Malphrus said the budget will reflect this year's budget, the department requests and what the administration is recommending. Chairman Etheridge asked for the year to date expenditures. Councilman Sauls asked that the fire assessment be complete before they make the EMS presentation. Mr. Malphrus said they should be able to hold the debt mills to 12 mills. Mr. Malphrus provided a pie chart showing the revenue sources that reflected that taxes bring in the most. Chairman Etheridge asked about FILOT agreements and Mr. Malphrus said that there are FILOT agreements with SCANA, the hospital and Nickel Plate. Chairman Etheridge asked if there would be a big percentage change from last year. Mr. Malphrus said no. Mr. Malphrus said the EMS is the major expenditure consuming about 25% of the entire budget, with elected officials at 19%, the detention center at 13% and that Engineering Services costing 10%. Mr. Malphrus said the various other departments range from 1% to 5%. Vice-Chairwoman Clark said she wanted an explanation for everything listed as other or miscellaneous. Vice-Chairman Clark said she wants the citizens to know what their taxes are paying for. Councilman Sauls asked Mr. Malphrus to explain County debt and School debt. Mr. Malphrus explained that the County debt, the school debt and the difference in the value of the mills for the County and Schools. Mr. Malphrus said the Millage was the 12th highest out of the 46 counties when you compare the total of County and School millage. Mr. Malphrus said there was a huge difference in the value of the mills from County to County. Mr. Malphrus said that most of the revenues are stabilized and they know what they are dealing with. Mr. Malphrus said that last year they received \$250,000 from the Clerk of Court and those funds will not be available this year. Mr. Malphrus said that the SCANA FILOT is on a declining scale and will be about \$100,000 - \$150,000 less this year. Mr. Malphrus said they were looking at about \$350,000-\$400,000 less revenue this year and it takes about 50 homes valued at \$300,000 to bring in \$85,000 in tax revenue. Mr. Fulghum said he would provide the Council with a copy of the Clemson Study and that it shows that services cost more for rooftops rather than commercial businesses. Mr. Fulghum said that properties annexed into the municipalities to do affect the expenses of the County as the services are provided by the municipalities. The Council discussed the income from the tax on vehicles and the funds they expect to receive from the local government fund from the State. Mr. Malphrus said that he is planning on using the same amount as last year when doing the budget. Councilman Drayton commented that Mr. Malphrus was usually right with the figures he project. Vice-Chairwoman Clark commented that SCAC was fighting so that the Counties do not lose any local government funds. Vice-Chairwoman Clark said she wanted the public to have copies of what the Council is considering so they know where the Council is heading. Vice-Chairwoman Clark thanked Mr. Malphrus for answering their questions without looking at Mr. Fulghum for approval. Vice-Chairwoman Clark said that Mr. Malphrus is aware of who is in charge.

Earl Bostick – Presentation Regarding Replacement of Server – Mr. Bostick said that last year purchasing a new server was put on hold and it is more expensive to fix it and he asked for approval to start shopping for a solution. Mr. Bostick said the County has 38 servers and they have a shelf life of 4-5 years. Mr. Bostick said several of the County servers are at least 10 years old and they are failing. Mr. Bostick said 3 servers were replaced this year. Mr. Bostick said he wanted to invest in a virtual environment at a cost of \$150,000 and it will allow the County to grow. Mr. Bostick discussed a lease program where the equipment would be refreshed every 4-5 years. Mr. Bostick said the cost would be

about \$3,800 per month. It was the consensus of the Council for Mr. Bostick to investigate the options and to return to Council with a recommendation.

Lenolon Edge – Discussion Concerning Multi- Family Apartment Ordinance – Mr. Edge provided the Council with a redlined copy of the ordinance showing all the changes that were requested. Mr. Edge explained what each of the changes was for and that they were consistent with the way they were handled with the zoning ordinance. Councilman Johnson asked if townhomes and apartments were not synonymous and Mr. Edge said that townhomes can be multi-family and they can be owned. Councilman Johnson asked if 30 townhomes could be built on 3 acres would be allowed if they were not apartments. Mr. Edge said that could be done. Councilman Johnson asked what is accomplished by listing it as five acres and why not list the density per acre. Mr. Edge said that there was a 5 acre limit to insure adequate parking and green space. Councilman Johnson said that density would get you there as a matter of scale. Mr. Edge said that could be changed, but it may create a problem with the site plans. Councilman Johnson asked if adequate septic systems could be added since sewer is not available in a lot of places. Mr. Edge said he could add that proper utilities are available and remove that clause. Mr. Edge said on 5 acres, septic systems can be removed and he will make all the changes and bring it back to the meeting for the Council to approve. Vice- Chairman Clark said that it should state 10 units per acre, not 10 units per septic system. Chairman Etheridge asked the difference between townhome and multi-family apartments. Mr. Edge responded that multi-family apartments are not allowed in certain zoning districts. Mr. Edge said that townhomes are allowed in residential zoned areas, but multi-family apartments are not allowed. Mr. Edge said that before density and requirements were not specific and a more detailed site plan review is done and the people will know what to expect. Councilman Johnson thanked Mr. Edge for finding this and keeping in front of the problem.

Adjourn- Councilman Sauls motioned and Councilman Johnson seconded the motion to adjourn the budget workshop/meeting. The motion carried with all members present voting in favor.

5:30 P.M.

Call to Order – Chairman Etheridge called the meeting to order.

Executive Session - Discussion of Negotiations Incident to Proposed Contract Arrangements and Proposed Purchase or Sale of Property, Receipt of Legal Advice where the 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 - Jasper Ocean Terminal and Discussion Regarding the Development of Security Personnel or Devices -Detention Center - Councilman Sauls motioned and Councilman Johnson seconded the motion to go into executive session for the Discussion of Negotiations Incident to Proposed Contract Arrangements and Proposed Purchase or Sale of Property, Receipt of Legal Advice where the 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 - Jasper Ocean Terminal and Discussion Regarding the Development of Security Personnel or Devices -Detention Center. The motion carried with all members present voting in favor.

Return to Open Session - - Councilman Sauls motioned and Councilman Johnson seconded the motion to return to open session. The motion carried with all members present voting in favor.

The Council took a dinner break.

7:00 P.M.

Call to Order – Chairman Etheridge called the meeting to order at 7:00 p.m.

Pledge of Allegiance – Councilman Drayton led the Pledge of Allegiance.

Invocation – Councilman Sauls gave the invocation.

Approval of the Agenda – Councilman Sauls motioned and Councilman Drayton seconded the motion to approve the agenda. The motion carried with all members present voting in favor.

Approval of the Minutes – 03/04/2013 and Retreat – Councilman Sauls motioned and Vice-Chairwoman Clark seconded the motion to approve the minutes from the 03/04/2013 Council Meeting and the minutes from the retreat. The motion carried with all members present voting in favor.

Proclamations and Presentations - Chairman Etheridge- Announcement Regarding Council Meetings – Chairman Etheridge announced that all Council Meetings until the end of June will begin at 7:00 p.m. and a budget workshop will precede the meetings starting at 4:30 p.m. until the Council has receives the budget from the administration and at that point they may need to schedule more budget workshops. Chairman Etheridge also announced that the May 6, 2013 budget workshop and meeting will be held in the Hardeeville Council Chambers.

Ordinances

Lenolon Edge – 2nd Reading and Public Hearing of an Ordinance for A Zoning Text Amendment for Multi-Family Apartments – Mr. Edge presented the revised ordinance and listed the amendments and changes. Councilman Sauls motioned and Councilman Johnson seconded the motion to approve the revised ordinance. The motion carried with all members present voting in favor. Chairman Etheridge opened the public hearing; there were no comments; Chairman Etheridge closed the public hearing. Councilman Sauls motioned and Councilman Drayton seconded the motion that this be the 2nd reading and public hearing of the ordinance for a zoning text amendment for multi-family apartments. The motion carried with all members present voting in favor.

Andrew Fulghum – 2nd Reading of the Ordinance to Renew the Lease Agreement between Jasper County and the United Way – Mr. Fulghum stated that there were no changes to the ordinance. Mr. Fulghum said the ordinance authorizes the renewal of the lease agreement between Jasper County and

the United Way. Mr. Fulghum said the lease was for 3 years. Councilman Johnson motioned and Councilman Sauls seconded the motion that this be the 2nd Reading of the Ordinance to Renew the Lease Agreement between Jasper County and the United Way. The motion carried with all members present voting in favor.

Lenolon Edge – 2nd Reading And Public Hearing Of The Ordinance To Amend The Official Zoning Map Of Jasper County So As To Transfer Properties Bearing Jasper County Tax Map Numbers 067-00-01-006, 067-00-01-032, And 067-00-01-018 Generally Located On Carolina Drive From The Rural Preservation Zone To The Industrial Development Zone On The Jasper County Official Zoning Map – Mr. Edge explained the ordinance and said there were no changes. Chairman Etheridge opened the public hearing; there were no comments; Chairman Etheridge closed the public hearing. Councilman Sauls motioned and Councilman Drayton seconded the motion that this be the 2nd Reading And Public Hearing Of The Ordinance To Amend The Official Zoning Map Of Jasper County So As To Transfer Properties Bearing Jasper County Tax Map Numbers 067-00-01-006, 067-00-01-032, And 067-00-01-018 Generally Located On Carolina Drive From The Rural Preservation Zone To The Industrial Development Zone On The Jasper County Official Zoning Map. The motion was carried with all members present voting in favor.

Lenolon Edge – 1st Reading of an Ordinance to Approve a PDD and Master Plan at Palm Key- Mr. Edge told the Council the request was for a rezoning and approval of a master plan. Councilman Sauls motioned and Vice- Chairwoman Clark seconded the motion that this be the 1st Reading of an Ordinance to Approve a PDD and Master Plan at Palm Key. Vice- Chairwoman Clark asked where the Development Agreement was that should accompany a PDD application. Mr. Edge said there was not a DA, but the Council can require one. Vice- Chairman Clark said they needed to know how services for the 95 units would be paid for and while she was not against the project, it needed a DA. Councilman Sauls said the DA will have the costs broken down and he has not seen one for this project. Mr. Edge said there was not a DA with the request, but the Council can require one. Vice- Chairwoman Clark said there was no need to pass this since the DA was not presented. Councilman Johnson said it was mentioned that this was for a worthy cause and he asked if there was anything available to assure that it was for disabled veterans and he asked if there were any incentives or restrictions as to serve the disabled veterans. Mr. Edge said he was not aware of any, but the intent is to serve the wounded veterans. Mr. Edge said that the current zoning does not allow this use and that is why they are doing a PDD and a master plan. Vice- Chairwoman Clark said the way something is started is how it ends up. Vice- Chairwoman Clark said she is not against the project, but it needs to be done right. Vice- Chairwoman Clark said they are doing County business and it needs to be more specific so the Council can make the best decision for the residents of Jasper County. Chairman Etheridge asked if all the new structures fall under the new regulations and Mr. Edge said they would. Chairman Etheridge asked if all the units were for rent and Mr. Edge said they were all rental units and they were not for sale. Councilman Sauls withdrew his motion and Vice- Chairwoman Clark withdrew her second. It was the consensus of the Council that the staff works on this and when it comes back to Council and the Development Agreement needed to be included.

Marvin Jones- 1st Reading of an Ordinance to Authorize the Administrator to Convey Certain Property Adjacent to Turpin Park to the Town Of Ridgeland – Mr. Jones told the Council that a MOU was being prepared and that it should be ready for the next meeting. Mr. Jones recommended to the Council that they keep enough land for parking for the two properties owned by the County. Mr. Jones added that Mr. Edge recommended 54 slots. Mr. Jones discussed the map attached to the ordinance showing the property line. Councilman Johnson motioned and Vice-Chairwoman Clark seconded the motion that this

be the 1st reading of the Ordinance to Authorize the Administrator to Convey Certain Property Adjacent to Turpin Park to the Town Of Ridgeland with the understanding that some changes made to the documents prior to the second reading. The motion carried with all members present voting in favor.

Resolutions –There Are No Resolutions

Old Business - Dale Terry – Update on Nimmer Turf Road – Mr. Terry explained that due to the expense of the changes required by SCDOT to the entrance, the area that is to be paved has been decreased from 1,900 feet to 1,470 feet. Councilman Johnson asked if it will remain a County road and Mr. Terry said it would. Councilman Johnson asked who will maintain the road and Mr. Terry said the County would be responsible for maintaining the road and they would have to go to the Transportation Committee for funding and they would outsource the maintenance. Councilman Drayton asked how far from the plant will the pave road end and Mr. Terry said the road goes about ½ way to the plant and that he hope to get more funds from the Transportation Committee next year to finish the road.

Dale Terry – Update on Grays School – Mr. Terry reported that public works has torn down 2 wings and the gates are locked. Mr. Terry said they work on the project as time allows.

Wilbur Daley – Update on Fire Tower Road Fire Station – Mr. Daley said that the Council inspected the new fire truck that was purchased with USDA grant funds. Mr. Daley said the construction is on schedule and he will bring pictures to the next meeting. Councilman Johnson asked if he got the tanks and Mr. Daley said they were purchased and will be picked up as soon as possible. Mr. Daley said there is a shortage of volunteers and they are needed in every station. Mr. Daley requested that if anyone was interested to contact him. Chairman Etheridge said rural fire depends on volunteers, and volunteers, water and engines are what are needed to bring down the ISO ratings. Councilman Drayton asked when the station would be finished and Mr. Daley said it should be done by the 1st of June if the weather holds out.

New Business - No New Business

Committee Reports- Councilman Sauls recognizes Mayor Malphrus in the audience and said he was excited to be working with Ridgeland on the Turpin Park Project. Councilman Sauls commented that the new fire truck was a fine vehicle and they were chipping away at getting the ISO ratings down. Councilman Sauls announced that April 10, 2013 is Jasper County State House Day and he invited the public to attend. Councilman Sauls announced that Jasper on the Move is on April 27, 2013. Councilman Sauls said on March 28, 2013, Business after Hours will be held at the Walterboro Bank. **Vice-Chairwoman Clark** thanked Mr. Malphrus, Mr. Fulghum, Mr. Edge and Mrs. Frank for a job well done. Vice- Chairman Clarks said they always provide whatever the Council asks for. Vice- Chairwoman Clark said she wanted things to be transparent and she wants to keep the public informed. Vice- Chairwoman Clark said she attended the Joint Meeting in Hardeeville and that it was an excellent meeting and she wished more people would attend the Joint Meetings. Vice- Chairwoman Clark said she met with Representative Herbkershman and the solicitor. Vice- Chairwoman Clark told the public that she inspected some to the roads and she thanked Mr. Terry for handling the problems. Vice- Chairman Clark said the Council has been working on the budget and they are trying to do the right thing

for the citizens of Jasper County. **Councilman Johnson** said that there are a number of citizens concerned about ACE and how what is happening will have a negative impact on economic development. Councilman Johnson said that ACE is being scaled back and it is harder to attend. **Councilman Drayton** said the also has heard a lot about ACE. **Chairman Etheridge** discussed the Joint Meeting and he complemented the staff at Sgt. Jasper Park. Chairman Etheridge said the Park is a beautiful setting; it is clean; and ready for the people to enjoy. Chairman Etheridge encouraged the public to attend the meetings and the budget workshops. Chairman Etheridge discussed the County working with Hardeeville on getting the new library built. Chairman Etheridge said the Council and staff are working on the Industrial Parks and getting them ready for economic development and the Council was also working with the Town of Ridgeland on Turpin Park. **Vice- Chairwoman Clark** announced that the next Legislative Delegation Meeting in April 29, 2013. Vice-Chairwoman Clark said the County website has been updated and it lists the contact information for the delegation and it also has a list for positions appointed by the delegation. Vice-Chairwoman Clark said the application for those positions is also available on the County website.

Administrator’s Report – Mr. Fulghum reported that he and the Chairman met with the pilots at the airport to discuss the new runway. Mr. Fulghum said he would be attending a SC Aeronautics’ meeting to try and get additional funding. Mr. Fulghum said they are gearing up to have projects on the shelf so they can take every opportunity for CBDG funding. Mr. Fulghum requested that people contact him if they have a project. Mr. Fulghum reported that the Health Dept. project is moving forward and he was working on an infrastructure project with BJWSA for sewer extension on Old Bailey Road to 32 homes. Mr. Fulghum said he hopefully BJWSA will pay for the match. Mr. Fulghum said he is continuing to work with the Antioch group. Mr. Fulghum told the Council that on March 19, 2013, 15 students from the public school will be job shadowing in 13 County departments from 8:30 a.m. to 11:00 a.m.

Open Floor To The Public – Per Ordinance 08-17 Any Citizen Of The County May Sign To Speak Before The Council Meeting On Matters Pertaining To County Services And Operations. Presentations Will Be Limited to Three (3) Minutes (Total Public Input Will Be Limited to 30 Minutes) Chairman Etheridge opened the floor to the public; there were no comments; Chairman Etheridge closed the floor to the public.

Adjourn – Vice- Chairwoman Clark motioned and Councilman Sauls seconded the motion to adjourn the meeting. The motion carried with all members present voting in favor.

The meeting ended at 8:40 p.m.

Respectfully Submitted By:

Approved by:

Judith M. Frank, ccc
Clerk to Council

Henry Etheridge
Chairman

