



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

**COUNCIL CHAMBERS
MARCH 4, 2013, 3:00 P.M.
MINUTES**

3:00 P.M.

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, Atty. Marvin Jones, Clerk to Council Judith Frank, Director of Administrative Services Ronnie Malphrus, Director of Engineering Services Dale Terry, Director of Emergency Services Wilbur Daley, Director of Parks and Recreations Johnny Davis, Director of Planning and Zoning LeNolon Edge, ROD Patty Green

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 meeting to order at 3:00 p.m.

Executive Session – Councilman Sauls motioned and Vice Chairwoman Clark 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 –Possible Port Litigation and for the for the 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; However, If An Adversary Hearing Involving An Employee Or Client Is Held, The Employee Or Client Has The Right To Demand That The Hearing Be Conducted Publicly Nothing, Contained In This Item Shall Prevent The Public Body, In Its Discretion, From Deleting The Names Of Other Employees Or Clients Whose Records Are Submitted For Use At The Hearing – Judicial Offices – Detention Center. The motion carried with all members present voting in favor.

Councilman Johnson motioned and Vice Chairwoman Clark seconded the motion return to open session the motion carried with all members present voting in favor.

Action as a Result of Executive Session – No action was taken.

Call to Order - Chairman Etheridge called the meeting to order at 4:00 p.m.

Pledge of Allegiance – Chairman Etheridge led the Pledge of Allegiance.

Invocation – Vice Chairman Clark gave the invocation.

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

Approval of the Minutes Vice Chairwoman Clark motioned and Councilman Drayton seconded the motion to approve the minutes of the 01/28/2013, 02/04/2013, 02/12/2013, 02/19/2103 Council meeting. The motion carried with all members present voting in favor.

Z. Alicia Fosse - Workforce Development Initiative from the American Board – Ms. Fosse was not present.

Ordinances

LeNolon Edge – 2nd Reading Of An Ordinance For A Zoning Text Amendment For Multi-Family Apartments – Mr. Edge told the Council that this ordinance is a text amendment of the zoning ordinance regarding the density and he said a table has been added since the last reading. Mr. Edge also highlighted the conditions and requirements for multi-family apartments. Vice Chairwoman Clark motioned and Councilman Sauls seconded the motion that this be the 2nd Reading of an Ordinance for a Zoning Text Amendment for Multi-Family Apartments. Attorney Jones pointed out that a motion was needed to approve the changes prior to a motion for 2nd reading. Vice Chairwoman Clark withdrew her motion and Councilman Sauls withdrew his second. Vice Chairwoman Clark motioned and Councilman Sauls seconded the motion to approve the amendments to the ordinance. The motion carried with all members present voting in favor. Councilman Johnson said he that this ordinance was making something complicated out of something simple and if multi-family units were allowed and they conformed to the multi-family development for anything over two elsewhere in the ordinance why add this. Mr. Edge said that townhouses and duplexes were considered differently and this ordinance applies to apartments. Councilman Johnson said that he felt 5 acres for 3 units was overkill and he felt septic tanks should be allowed for 3 units on 5 acres. Vice Chairman Clark said she asked about giving land to family and he told her no because it was not a multi-family unit. Mr. Edge said a single family unit can use a septic and duplexes and townhomes do not apply. Vice Chairwoman Clark said it should not be harder in general commercial than it is in other areas. Mr. Edge responded that multi-family apartments are not allowed in other zoning areas and a density requirement is needed. Councilman Drayton questioned that the chart in the ordinance required sidewalks to be 5 feet wide, but the ordinance states they

needed to be 4 feet wide. Mr. Edge said they need to be 5 ft. wide in community commercial and general commercial zoning areas. Vice Chairman Clark motioned and Councilman Sauls seconded the motion to table this ordinance until the next meeting and to make sure it was correct. The motion carried with all members present voting in favor.

Andrew Fulghum – 1st Reading Of The Ordinance To Renew The Lease Agreement Between Jasper County And The United Way – Mr. Fulghum reviewed the lease and told the Council that United Way wanted to extend the lease for 3 more years. Mr. Fulghum said the lease is for \$1.00 per year. Mr. Fulghum said the United Way has occupied the building for 6 years and they have made improvements to the building. Mr. Fulghum added that the current lease expires in April. Councilman Sauls motioned and Councilman Drayton seconded the motioned that this be the 1st 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.

Resolutions – None

Old Business - None

New Business - Ronnie Malphrus - Approval of Bids for Architectural Services for the Health Department Bldg. - Mr. Malphrus explained that he advertised for bids and he only received one bid from Grady Woods in the amount of \$36,000 for the Architectural Services for the Health Department addition to the Mary Gordon Ellis Building. Councilman Johnson motioned and Vice Chairwoman Clark seconded the motion to approve the bid from Grady Woods in the amount of \$36,000 for the Architectural Services for the Health Department Bldg. The motion carried with all members present voting in favor.

Andrew Fulghum – Approval of Appraisal Services for The Cypress Ridge Business Industrial Park- Mr. Fulghum explained that an appraisal is needed for the lease agreement renewal agreement with Brown Campbell. Mr. Fulghum said that the lease agreement also includes an option to purchase the property. Mr. Fulghum said he received two bids and asked the council to approve the low bid from Waite Appraisal and that it will be paid for from the Commercial Development Fund. Councilman Sauls motioned and Councilman Drayton seconded the motion to approve bid from Waite Appraisals in the amount of \$2,500 for the appraisal services for the Cypress Ridge Business Industrial Park and that it be paid for from the Commercial Development Fund. Vice Chairwoman Clark asked if the lease was for 5 years and Mr. Fulghum said the lease has expired and is currently running month to month and that the payments are the same as listed in the lease. Councilman Johnson asked if the appraisal and negotiations would be confidential until after the negotiations are complete and Mr. Fulghum said that was correct. The motion carried with all members present voting in favor.

Committee Reports - Vice Chairwoman Clark reported that she met with the Parent University and they are in need of help. Vice Chairwoman Clark said that Parent University has no funds other than the contributions they receive. Vice Chairwoman Clark said they needed funds, volunteers and supplies. Vice Chairwoman Clark said the people living in Sun City have a wealth of knowledge and experience and she hoped they would become involved. Vice Chairwoman Clark said that Parent University is a good program, but there are others that are trying to take over. Vice Chairwoman Clark reported that she and Chairman Etheridge went out and toured areas of the County during the storm and they met with Mr. Terry concerning the road and ditches. Vice Chairwoman Clark said it is important to let the people know what can be done and who is responsible for taking care of things. Vice Chairwoman Clark said that she and Chairman Etheridge attended the Ribbon Cutting at Sgt. Jasper Park and the trail is beautiful and very educational. Vice Chairwoman Clark said the trail is like an outside classroom. Vice Chairwoman Clark said that Mr. Fulghum is doing some great things and he is keeping the Council informed. **Councilman Sauls** reminded the public of Mayor Bostick's meeting in Hardeeville and the Chamber was having a meeting to plan State House Day. Councilman Sauls invited the public to business after hours at the Bank of Walterboro on March 28, 2013; Councilman Sauls announced that Jasper on the Move is scheduled for April 27, 2013 at the Chelsea Plantation. Councilman Sauls said that the Chamber will be marketing Hardeeville and they will be getting A-Tax funds and they needed input from the employers and the citizens. Councilman Sauls said that Fire and EMS are working on taking inventory at all the stations, a needs assessment is being done, and long range plan is being developed to reduce the ISO ratings in Jasper County. Councilman Sauls told the public he attended the Delegation Meeting and things will be moving forward now that the County Delegation has 5 members. Councilman Sauls announced that the Lowcountry Heart Walk was being held on April 13, 2013 and invited the public to join the County's team and walk the sandy beaches of Hilton Head for this good cause. Councilman Sauls asked the public to contact Ms. Frank if they would like to form a team or join the walk. Councilman Sauls thanked the Chairman and the Vice Chairwoman for assessing the County and he said they are putting in time and effort and they back up what they say. **Vice Chairwoman Clark** said the County needs to get workers trained so the companies will locate in Jasper County. Vice Chairwoman Clark said she attended the School Board meeting and she also read a letter from the School Board regarding her concern that the School Board meetings were not televised. Vice Chairwoman Clark said the response was that she brought it up last year when she served on the School Board and they do not have the capacity to do it, but it is one of their long time goal, but it cannot be done at this time, but it will become a top priority with the School Board has the funds. Vice Chairwoman Clark said all they need is a man in the back like the County Council does and Hardeeville televised 3 School Board meetings at no charge, but the School Board won't televise their meetings because they don't have the technology or infrastructure. **Chairman Etheridge** reported that he attended an

Economic Development meeting and it was stressed to keep the County clean. Chairman Etheridge said that things are a mess in many areas. Chairman Etheridge discussed the old deserted houses, old cars, mobile homes and said these things needed to be cleaned up. Chairman Etheridge said the Council was going to have a workshop to schedule goals resulting from the Retreat. Chairman Etheridge reminded the public that budget workshops will be starting in a few weeks. Chairman Etheridge informed the people of a meeting in Columbia and the local government fund was discussed and he explained that the local government fund does not cover all the items mandated by the State. Chairman Etheridge discussed the two bills that Senator Pinckney is trying to get passed. Chairman Etheridge asked the public to contact the delegation and tell them they do not want these bills to pass. Chairman Etheridge said the EOC funds were cut 8% and that services will be held to one time only. Chairman Etheridge said the Council was also working on getting the Port back on the map for Jasper County. Vice Chairwoman Clark asked if the mobile homes that the County has from the tax sales could be burned for practice for the fireman. Mr. Daley said that is not allowed.

Administrator's Report – Mr. Fulghum told the Council that he had the information ready for them that they requested at the retreat with the exception of two reports from Human Resources. Mr. Fulghum asked the Council for direction as to how the Council wants him to proceed concerning Sunday liquor sales. Mr. Fulghum provided the Council with a list of project proposals for the affordable housing program at LCOG and he said the County contributes \$8,609 which is determined by population. Mr. Fulghum told the Council that 5 projects in Jasper County were approved and they will receive \$125,000 from that program.

Vice Chairwoman Clark said that Senator Pinckney is sponsoring a bill to make the ROD an elected position and no educational requirements would be needed. Vice Chairwoman Clark said the other bill Senator Pinckney is sponsoring is to give the school district full fiscal autonomy. Vice Chairwoman Clark said the current Council did not request either of these bills and the School Board said they did not know where the bill concerning full fiscal autonomy came from. Vice Chairwoman Clark said the Senator told her the School Board and County Council requested these bills last year. Vice Chairman Clark said she and this Council do not know anything about these discussion.

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 said that no one signed up to speak, but asked if anyone had any comments. **Barbara Bartoldus** reminded the Council of the Keep Jasper Beautiful group that has fallen on the wayside. She told the Council they did a great job. Vice Chairwoman Clark asked Ms. Bartoldus to chair a committee to get it rolling again. **Denise Davidson** said in

the school district's transparency report \$96,000 was paid to Good Life Communications so they have plenty of money and this needed to be looked into. Being no further comments, Chairman Etheridge closed the floor to the public.

Adjourn- Vice Chairman 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 5:15 p.m.

Respectfully Submitted By:

Approved by:

Judith M. Frank, ccc
Clerk to Council

Henry Etheridge
Chairman