

CITY OF HARDEEVILLE
REGULAR CITY COUNCIL MEETING
AND PUBLIC HEARINGS
MINUTES
JANUARY 7, 2021
5:00 PM

Present: Mayor Harry Williams, Mayor Pro Tem Carolyn Kassel, Council Members John Carroll, David Spisso, and Bo White, City Manager Michael Czymbor, City Attorney Prina Maines, City Clerk Lori Pomarico, Police Chief Sam Woodward, Planning Director Brana Snowden, Planning Manager Katie Woodruff, Media Specialist Imelda Golden, Media Technician Shantez Herrington

I. INVOCATION & PLEDGE OF ALLEGIANCE

Reverend Vanessa Johnson gave the invocation.

II. CALL TO ORDER

Mayor Williams called the meeting to order at 5:00 p.m.

III. OATH OF OFFICE MAYOR - HARRY WILLIAMS

Mayor Harry Williams was sworn in by Reverend Vanessa Johnson.

Mayor Williams thanked all the residents of the City for supporting him and Council during his first term as Mayor. Mayor Williams stated so much has been done but now they must expand their vision to include the needs of everyone.

IV. OATH OF OFFICE COUNCIL MEMBER - JOHN CARROLL

Council Member John Carroll was sworn in by Municipal Court Judge Nancy Gutierrez.

Council Member Carroll thanked the residents of the City for allowing him to serve another four (4) years. The City means a lot to him and his family.

V. OATH OF OFFICE COUNCIL MEMBER - BO WHITE

Council Member Bo White was sworn in by Municipal Court Judge Nancy Gutierrez.

Council Member White stated a lot of exciting things are happening in the City and he is thankful to be able to serve. He stated he will do his best and he looks forward to the next four (4) years.

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

A motion was made by Mayor Williams to nominate Mayor Pro Tem Kassel to serve as Mayor Pro Tem for 2021. The motion received a proper second by Council Member White and carried unanimously.

Mayor Pro Tem Kassel stated she is honored to accept the position as Mayor Pro Tem for another year. She thanked the Mayor and her colleagues on the Council for their support. Mayor Pro Tem Kassel stated she is looking forward to continuing the work that she has done in the last year. She also thanked City staff for their continued support of the Council with the direction and the vision they are striving to achieve.

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

A. APPOINTMENT OF THE CITY ATTORNEY PURSUANT TO ARTICLE IV SECTION 2-136 OF THE HARDEEVILLE CODE OF ORDINANCES

A motion was made by Council Member Spisso to reappoint Attorney Prina Maines to serve as City Attorney for a two-year term. The motion received a proper second by Council Member Carroll and carried unanimously.

Attorney Prina Maines was sworn in by Municipal Court Judge Nancy Gutierrez.

City Attorney Maines thanked Council for the opportunity; she will continue to do the best she can.

VIII. APPROVAL OF AGENDA

A motion was made by Mayor Pro Tem Kassel to approve the agenda. The motion received a proper second by Council Member Carroll and carried unanimously.

IX. [RESERVED]

X. PUBLIC COMMENTS (3 MINUTE TIME LIMIT)

XI. PUBLIC PRESENTATIONS

A. A PROCLAMATION COMMEMORATING THE CITY OF HARDEEVILLE SCHOOL CHOICE WEEK – JANUARY 24 – JANUARY 30, 2021

Mayor Williams read the proclamation in its entirety and placed his signature on the document.

A motion was made by Mayor Pro Tem Kassel to approve the proclamation. The motion received a proper second by Council Member White and carried unanimously.

B. INTRODUCTION OF FIRE DEPARTMENT DEPUTY CHIEF – BRIAN MAYO AND ENGINEERS – NICHOLAS KELLERMEYER AND CHRISTIAN HANTHORN

Chief Camp introduced Engineers Christian Hanthorn and Nicholas Kellermeyer to Council. They both thanked everyone for the opportunity.

Chief Camp also introduced Deputy Chief Brian Mayo to Council. Deputy Chief Mayo stated it is great to be with the City.

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

Parks, Recreation and Tourism Director Combs introduced Recreation Center Manager Hugo Montenegro to Council. Mr. Montenegro thanked Council for the opportunity.

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

A motion was made by Mayor Pro Tem Kassel to approve the December 10, 2020 Regular City Council Meeting Minutes. The motion received a proper second by Council Member White and carried unanimously.

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

A motion was made by Council Member Carroll to approve the December 22, 2020 Special City Council Meeting Minutes. The motion received a proper second by Council Member White and carried unanimously.

XIII. OLD BUSINESS

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 RELATINGTHERETO.

(2020-12-10C)

PUBLIC HEARING

City Manager Czymbor stated there are no further comments.

Council Member Spisso asked for clarification regarding the presented map. Jeff Coggin, East Argent, responded the areas in white are upland parcels that are not subject to the district.

Mayor Williams commented that East Argent parcels are starting to be developed and this will be great for the community of Hardeeville.

Mayor Williams asked for public comment.

There was no public comment.

A motion was made by Mayor Pro Tem Kassel to approve Ordinance 2020-12-10C at second reading. The motion received a proper second by Council Member Carroll and carried unanimously.

- 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

City Manager Czymbor stated there are no further comments.

Mayor Williams asked for public comment.

There was no public comment.

A motion was made by Council Member Spisso to approve Ordinance 2020-12-10D at second reading. The motion received a proper second by Mayor Pro Tem Kassel and carried unanimously.

- 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

City Manager Czymbor stated there are no further comments, staff is recommending adoption.

Mayor Williams asked for public comment.

There was no public comment.

A motion was made by Council Member Spisso to approve Ordinance 2020-12-10E at second reading. The motion received a proper second by Mayor Pro Tem Kassel and carried unanimously.

- 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

City Manager Czymbor stated there are no further comments, staff is recommending adoption.

Mayor Williams asked for public comment.

There was no public comment.

A motion was made by Mayor Pro Tem Kassel to approve Ordinance 2020-12-10F at second reading. The motion received a proper second by Council Member Carroll and carried unanimously.

XIV. NEW BUSINESS

- A. 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

Mayor Williams stated Items XIVA and XIVB have been tabled numerous times; he asked if they could be removed from the agenda. City Attorney Maines responded yes.

A motion was made by Mayor Pro Tem Kassel to remove Items XIVA and XIVB from the agenda. The motion received a proper second by Council Member White and carried unanimously.

- B. 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

See Item XIVA.

- C. 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

City Manager Czymbor stated several years ago the City received a grant from the State Infrastructure Bank Board, however that grant expired at the end of 2018. The City asked for an extension of the grant but did not get it. Stratford came forward and said they would finance the cost to complete the environmental permitting, traffic studies, and other initial things needed for Exit 3; most of that work has been completed. This Memorandum of Understanding (MOU) keeps things moving forward with the interchange to include additional work that needs to be done such as topographical surveying, conceptual design and other traffic work.

Mayor Williams asked for public comment.

There was no public comment.

A motion was made by Council Member Carroll to approve Resolution 2021-1-7C. The motion received a proper second by Council Member White and carried unanimously.

XV. MANAGERS REPORT

City Manager Czymbor stated the City received significant funding from EDA for the Hardeeville Commerce Park; the City closed on two (2) pieces of property in the Commerce Park, there is some discretionary money that can be used in the Economic Development and Land Acquisition Fund, he expects two (2) or more closings within the next three (3) months; Tuesday, January 12 the Annual Strategic Retreat will be held at Latitude Margaritaville; and he stated he's hopeful the City's new fire truck will be available prior to the next meeting for Council to see.

XVI. COUNCIL ISSUES AND CONCERNS

Council Member Carroll stated due to COVID-19 he has not been doing much; the children's Christmas parade was wonderful; and he wished everyone a Happy New Year.

Mayor Pro Tem Kassel participated in the Wreaths Across America event, it was a very moving afternoon; she attended a Zoom call with Senator Davis concerning the COVID-19 vaccine information, there is a chart on the DHEC website with more information.

Council Member Spisso thanked City Manager Czymbor for putting together a wonderful workshop, meeting, and Executive Session; he stated it was great to see everyone getting sworn in tonight; he attended the events at Christmas for the City; he wished everyone a Happy New Year; and First Friday will be held on Friday, January 8.

Council Member White commented that he appreciates City Manager Czymbor and City staff in terms of managing the developers in a positive and constructive way; he thanked Mayor Williams for his leadership.

Mayor Williams thanked everyone from Margaritaville for donating gift cards for Santa's toybox; he attended Santa's ride along on the fire truck; he thanked Don Kassel for his being on the Wreaths Across America Committee; he congratulated the new members of the Jasper County Council, Council Woman Clark was elected as Chair and Vice Chair will be Councilman Dr. Curtis Brantley; he hopes there will be increased communication between the City and County Councils; he stated the City is going to have a difficult budget season as there are more things competing for our dollar, he asked staff to spend time thinking about that prior to the Annual Retreat; he wished everyone a Happy New Year and thanked everyone for their support.

XVII. EXECUTIVE SESSION

- A. 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

XVIII. ADJOURNMENT

A motion was made by a member of Council to adjourn from Executive Session. The motion received a proper second and carried unanimously.

Lori Pomarico, City Clerk

Date

(Seal)