

**Minutes from September 14, 2021
Hanahan Council Meeting - 6:30PM
Debbie Lewis Municipal Chambers
1255 Yeamans Hall Road Hanahan, SC 29410**

A City Council Meeting was held on Tuesday, September 14, 2021, at 6:33pm. The meeting was advertised in the Post and Courier. The agenda was posted on the City of Hanahan webpage, the City's Facebook page and a copy of the agenda was posted on the lobby bulletin board at least 24 hours prior to the meeting. Mayor Rainwater presided. Council Members that were present at tonight's meeting were – Mayor Pro Tem Hedgpeth, Member Sally, Council Member Dyson, Council Member Boggs, Council Member Spurlock, and Council Member Chandler. We had a quorum for tonight's meeting.

Staff members that were present were: Mike Cochran - City Administrator, Courtney Soler – Finance Director, Allyson Driggers – Accounts Payable, Bo Bowers – Fire Chief, Danny Stewart – Parks & Recreation Director, Jon Ellwood – IT, Larry Sturdivant – Building & Codes, Dennis Turner – Police Chief, Gale Dollar – Clerk of Court, Alexis Kiser – Building & Codes, Tyler Dempsey – Building & Codes, Wynette DeGroot – HR Director, and Emily Huff – Clerk of Council.

The sign-in sheet has been included with the minutes.

CALL TO ORDER

Mayor Rainwater called the Tuesday, September 14, 2021, City Council Meeting to order at 6:33pm.

INVOCATION

The Invocation was led by Pastor Josh Driscoll of Highland Park Baptist Church.

PLEDGE OF ALLEGIANCE

Council Member Sally led us in the Pledge of Allegiance.

RECOGNITIONS

- 1. Citizen of the Month** – Mayor Christie Rainwater and City Administrator, Mike Cochran called up Gary Greenman. Mr. Greenman was nominated by a neighbor, Cassie Algai, who stated in her email nomination of him, that Gary has been The Gardens at Tanner Plantation HOA President since its inception. He is heavily involved in their neighborhood; he constantly and consistently goes above and beyond for all of their neighbors. Cassie went on to say that everyone knows him, as he is quick with a wave and a smile. He's also been known to jump in if he sees neighbors working on outdoor projects, organizing neighborhood activities like the annual Halloween parade, and

helping to keep their neighborhood beautiful with common area yard work and doggie bag stations. Cassie went on to mention that Gary is the epitome of an upstanding citizen and Hanahan is lucky to have him. A certificate of appreciation and a gift card was presented, and pictures were taken with Council.

- 2. Employee of the Month** – Mayor Christie Rainwater and City Administrator, Mike Cochran named Denise Porter, of Building and Codes as the September Employee of the Month. Denise was unable to attend tonight’s meeting as she was away celebrating their anniversary out of town, and her signal wasn’t good enough to Facetime and surprise her with the award, per Larry Sturdivant. Mike Cochran stated that Denise has worked as a permit clerk in Building and Codes with the City not quite two (2) years, but you would never know it. She is an experienced South Carolina business license professional with more than 20 years’ experience in the field. When the position of Business License Official came open recently, Denise was able to transition into the position seamlessly, thus assuring a continued high level of service to our customers. Denise will always greet you with a warm hello and smile.

- 3. MASC Trophy Presentation** – Mayor Rainwater introduced and invited up Mr. Eric Budds, from MASC for the trophy presentation. Hanahan Fire & EMS were the distinguished winners for the MASC Achievement Award. Mr. Eric Budds, Deputy Executive Director of MASC, stated that Mayor Rainwater was first presented the award in July at the MASC Annual Conference. Hanahan Fire & EMS were awarded this for their COVID-19 relief efforts. The city won in the public safety category. Twenty-seven cities and towns submitted their projects and initiatives for consideration in the annual awards. The trophy was presented to Hanahan Fire & EMS and pictures were taken. The MASC video was then shown to all in attendance. It was stated by Mr. Budds, that the trophy will be retained for one (1) year, and we then will receive a plaque keepsake. Additionally, a dinner to honor the city was provided this evening, before the meeting commenced.

Berkeley County Councilman, Tommy Newell (District 4) took a moment to thank the Fire Department, he said about 3 weeks ago he took his daughter to get her vaccine, she was so scared to get it, but the fire fighter who administered the vaccine was so good with her. He asked her to count to three with him and by the time he got to two, it was already done. It was so quick and painless; she didn’t even notice. Mr. Newell then stated that he decided to make an appointment to get his Johnson & Johnson vaccine but was told they could do it while he was there already, so he did just that. Mr. Newell said that his daughter said to him that when she has to come back for her second dose, she wants the same firefighter to give it to her. That made him proud of her and our hard-working guys. Mr. Newell in closing said, that trophy is small in comparison to what they deserve.

4. **Retirement of the 2011 GO Bond Debt** – Mayor Rainwater asked City Administrator, Mike Cochran to come back up to discuss the retirement of the 2011 GO Bond Debt. Mike Cochran said that the bond was for \$1.83M and it was paid off early. He said that retired debt is rare in government. He said that this retirement of debt helps us from a cashflow perspective. Additionally, it saved us \$39K in interest. Mayor Rainwater said that this was a huge undertaking on the city’s part, and we are very proud. It is always nice to save some money.

CITIZENS COMMENTS REGARDING AGENDA ITEM ONLY

There were no citizen comments.

There were no comments/questions that were submitted online either. There being no further input, Mayor Rainwater closed this segment of the meeting.

CONSENT AGENDA

Consent Agenda items are adopted with a single motion, second, and a vote unless a request for removal is heard from a Council Member. Items on the August 10, 2021, Consent Agenda were:

1. Approval of the Minutes from the August 10, 2021, City Council Meeting
 2. Approval of the Minutes from the September 7, 2021, City Council Workshop
 3. Approval to Purchase BD Veritor Test Strips
 4. Approval to Purchase Truck for PD
- *A motion to approve the items on the September 14, 2021, Consent Agenda, was made by Council Member Sally.*
 - *A second was made by Mayor Pro Tem Hedgpeth.*
 - *There was no further discussion.*
 - *The motion was called, and the vote was 7-0.*

UNFINISHED BUSINESS

There wasn’t any Unfinished Business to discuss this evening, we moved on to New Business.

NEW BUSINESS

1. Mayor Rainwater asked for Larry Sturdivant, Building Official to come up for the reappointments to the Board of Zoning Appeals. Larry stated that Jennifer Parson expressed her desire to serve another term, of four (4) years, on the Board of Zoning Appeals. She has served since March 14, 2017. Larry also stated that Sheri Connolly expressed her desire to serve another term of four (4) years as well, on the Board of Zoning Appeals. Sheri has served since June 12, 2012. It was the staffs' recommendation that both Jennifer Parson and Sheri Connolly be reappointed for another four (4) year term, to the Board of Zoning Appeals.

- *A motion to approve Jennifer Parson and Sheri Connolly's reappointment for another four (4) year term, to the Board of Zoning Appeals, was made by Council Member Spurlock.*
- *A second was made by Council Member Boggs.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

2. Mayor Rainwater asked City Administrator, Mike Cochran to come up for the reading of **Resolution #7-2021 – A Resolution Designating an Authorized Representative and Contact Person for Purposes of the American Rescue Plan Act of 2021**. Mike Cochran stated that this is just procedural. The Resolution reads the American Rescue Plan Act of 2021 (ARPA) appropriates \$19.53 billion to States for distribution to non-entitlement units of local government (NEUs), which are local governments typically serving a population under 50,000. The City of Hanahan, South Carolina (the Municipality), is an NEU for purposes of ARPA and expects to receive funding pursuant to the ARPA appropriation.

ARPA requires that the Municipality designate an Authorized Representative to approve and sign documents, make certifications required by ARPA, and otherwise act as the Municipality's designated and lawfully appointed agent for purposes of ARPA. ARPA further requires that the Municipality designate a Contact Person to receive official communications and notice related to ARPA.

Michael Cochran, the City Administrator of the Municipality, is hereby designated as the Municipality's Authorized Representative pursuant to ARPA. The Authorized Representative is hereby authorized and directed to do all things necessary (including without limitation to sign documents, make certifications, make regular reports to council and otherwise act on behalf of the Municipality) to receive and expend funds pursuant to an appropriation by council and ARPA rules. The Authorized Representative's contact information is:

Michael Cochran
City Administrator
1255 Yeamans Hall Rd, Hanahan, SC 29410
843-576-5250/ mcochran@cityofhanahan.com

Courtney Soler, the Chief Financial Officer of the Municipality, is hereby designated as the Municipality's Contact Person pursuant to ARPA. The Contact Person's contact information is:

Courtney Soler
Chief Financial Officer
1255 Yeamans Hall Rd, Hanahan, SC 29410
843-576-5255/ csoler@cityofhanahan.com

- Council Member Chandler asked when they will be hired, to which Mike Cochran replied that we will be taking some members who were just up here, referring to the FD/EMS and redistribute money.

There were no further questions or comments from Council.

- *A motion to approve Resolution #7-2021 - A Resolution Designating an Authorized Representative and Contact Person for Purposes of the American Rescue Plan Act of 2021, was made by Mayor Pro Tem Hedgpeth.*
- *A second was made by Council Member Spurlock.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

3. Mayor Rainwater introduced and invited up Alexis Kiser, Planner/Economic Development Director for the reading of **Resolution #8-2021 – A Resolution Committing the City of Hanahan to Providing a Local Match for a Municipal Association of South Carolina Hometown Economic Development Grant and Following Its Procurement Policy When Securing Services and Products with Grant Funds**. Alexis stated that we are requesting \$25K with a 15% local match required by MASC. The Resolution states here assembled on this 14TH day of September 2021, that the Hanahan City Council hereby commits to provide a local cash/in-kind match of at least \$25,000, which exceeds the minimum fifteen-percent local match required by the Municipal Association of South Carolina, to support the City of Hanahan application for a \$25,000 Hometown Economic Development Grant. These grant and local matching funds will be used for the creation of a Town Center Master Plan. That the Council will follow its procurement policy adopted in accordance with SC Code of Laws Section 11-35-50 when securing all services and products purchased with funds awarded from a Hometown Economic

Development Grant. This resolution is made in regard to the submission of an application for Hometown Economic Development Grants funds to the Municipal Association of South Carolina on or before September 25, 2021.

- *A motion to approve Resolution #8-2021 - A Resolution Committing the City of Hanahan to Providing a Local Match for a Municipal Association of South Carolina Hometown Economic Development Grant and Following Its Procurement Policy When Securing Services and Products with Grant Funds, was made by Council Member Boggs.*
- *A second was made by Council Member Spurlock.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

There were no additional comments or questions.

REPORTS AND COMMENTS:

A. CITIZENS COMMENTS

-Marika Kary – 1206 Stratford Road – wanted to know about the purchase and sale of the food truck park, as she just saw that it happened about a week ago, via Facebook post. She went on to say that we, as citizens need a place to talk, and that we shouldn't attack people when they ask questions. She said that we need some sort of conceptual plan to work from. She was very upset about the sale on this land and not knowing anything about it. She thinks we as a city need to be better about communicating things such as this. She is worried that we have gotten ourselves into a financial commitment already, but what if the Planning Commission shuts it down.

-Sean Connolly – 1313 Roma Road – he too wanted to speak about the sale of the food truck and his concerns on it. He said that he brought a plan to the city in 2019 and was turned down, by Jeff Hajek, former Planner/Economic Director. He said, then six (6) months later, he gets an RFP and he read it over. He feels that this isn't a normal process of the sale of land. He doesn't necessarily feel like we are breaking any laws, it just is an odd process he said. Mr. Connolly went on to say that he did the research on the buyer and found out that he is a residential builder and investor. He too doesn't feel that people should be attacked like they were when they were simply asking questions on the Hanahan One Facebook page. Mr. Connolly asked where the \$3M was coming from and asked what if he defaults. He said that this is a prestigious build, and it can make or break Hanahan.

-Mayor Rainwater thanked both for their insight and advised them that full length presentations were done in council meetings and that we spent months and months on this. The land was put up for sale. There was an RFP. Short term loan. We are making the money on the short-term loan of it. We have a lawyer. Lots of time was spent on this, it was something we took lighthearted.

-Marika Kary – 1206 Stratford Road – came back up with some additional concerns that she has; stating that how you present is an issue – it needs to be better. We need better outreach. She feels that it is a whole misstep on our part. She also feels that the timing of this sale is an issue, saying that the sale of the land during a national pandemic and Presidential election was poor. She asked who the buyer was. Council Member Sally chimed in and said, no ma'am, we did this during a booming real estate market. We didn't do this secretly and behind closed doors, like you are making it seem to others, he said. Council Member Sally continued with, we have been discussing this for months and months. It was done very publicly and there are easy ways to find out information if you have questions, simply call or email one of us or anyone at City Hall. This wasn't good old boy/secretive business. Mike Cochran, City Administrator then stated the buyer of the land is the same person who is building the three (3) homes on Pilgrim. Marika then said that she feels that residential is completely different than this multimillion-dollar commercial build. She asked what happens if he fails to pay. Mike Cochran replied that we are vetted, we are protected. She replied that she sure hopes that is the case. Marika then went on to say that she feels the wording on the council meeting agendas may also be too vague, because when she read "Downtown Revitalization", she wouldn't have thought that was about the sell of the land, rather she would perhaps think of underground cables or something.

-Mayor Rainwater thanked Marika for coming out and for caring so much about downtown. We truly appreciate it. Mayor Rainwater stated that we had privy to all of this, and we absolutely do care. We spent a ton of time on this, through meetings, workshops, etc. We put a lot of blood, sweat, and tears into it. We want to be transparent, and we also would like to be first to answer questions. Hanahan One Facebook is not affiliated with the City of Hanahan at all. That is a privately run page to which a lot of drama comes from. Mayor Rainwater stated that she is not on that page, for that reason alone – drama. She reiterated and said that if anyone has any questions, to call or email us, or go to the City of Hanahan Facebook page. We would like to be first, to answer your questions/concerns. Marika in closing then stated that our website needs to be a little more friendly/mobile friendly as well. We are behind the times she said. Mike Cochran replied that we would love to, we simply just do not have the manpower.

There were no additional citizen comments/questions.

B. CITY ADMINISTRATOR'S REPORT

Mike Cochran, City Administrator then presented his monthly report.

- 1. Flooding at Turkey Creek** – The study on the pipe and drainage along Hillside Drive at Redeemer is done. Larry and I met with county stormwater and the engineer who did the study. The finding showed that the drainage system functions as designed for a 25-year rain event. That is the engineering standard that developers are held to. Adding in a King Tide or a hurricane at the same time and it does not perform well. The study showed that there is a way to improve the situation. The estimated cost is just under \$200,000. We are seeking funding through the SC Emergency Management Division. There is funding that is coming available for FEMA buyouts – the time window closes for applications at the end of September. We are resubmitting the one from last year, it was not funded. There is a process for this, but the property can never be built on again, in perpetuity. For information on this, contact Larry Sturdivant, our Building Official.
- 2. Downtown Revitalization** – Met with both Dominion Energy and the subcontractor who oversees the service removal and transfers. The contractor started the first week of September to convert and should be done. Of the 20 individual conversions that were needed, there are but three (3) left.
- 3. Phase 3 Tanner Trail** – The trail's final design is in process with the COG. Permitting is in process. We have secured the funding to finish the trail all the way to Archibald Drive, as originally proposed with the project submittal. The COG will be meeting with both the Timbercrest Village and South Cove communities this month as the trail will run behind their communities. Project letting is expected for November/December 2021.
- 4. Parks Bond -**
 - 53-Acre Park is moving along. Construction traffic has time restrictions, so just know that if there are violations, they are being addressed. There is to be no construction traffic in or out between 6:30 and 8am and between 1:30 and 2:45pm.
 - Steward Street Park – the geotechnical engineering was done in August. ADC is working on this.
 - We have an RFP out for park equipment installation for the equipment at Roma and Manor Parks. The equipment is in but it needs to be installed by a specific type of contractor that meets DHEC regulations.

Notes/Dates:

- 9/18 – Hanahan Day at CSU @6:00pm
- 9/24 – Hanahan Harvest at Yeamans Hall Canteen @4-8pm
- 10/5 – Planning Commission Meeting @6:30pm
- 10/12 – City Council Meeting @6:30pm
- 10/30 – Trunk or Treat at Amphitheater @6pm
- Weekdays - COVID testing and vaccinations by HFD @8:00am-3:00pm

C. MAYOR AND COUNCIL COMMENTS

- Mayor Rainwater asked Chief Bowers if it is best for residents to call or just show up for COVID testing and/or vaccines. Chief Bowers answered with, they may just show up for testing, but we do require appointments for vaccines. They can call the EOC Clinic number (843) 327-9915.
- Mayor Rainwater invited all to the Hanahan Harvest, scheduled for next Friday, September 24th at Yeamans Hall Canteen from 4-8:00pm. She said that there will be a pumpkin patch with Blackwell's Hardware selling their pumpkins on site, photo op with the Blackwell's Hardware old truck and pictures being taken by our local Ashley Wheeler Photography. She will be taking photos for donations. Additionally, we will have live music with Brady Smith, food trucks, craft vendors, and axe throwing with Lumber Jills.

There were no additional Council Comments.

ADJOURNMENT

- *There being no further business to discuss tonight, a motion to adjourn was made by Council Member Sally*
- *A second was made by Mayor Pro Tem Hedgpeth.*
- *There was no discussion.*
- *The motion was called, and the vote was 7-0.*
- *Meeting adjourned at 7:43pm.*

Our next regular monthly City Council Meeting will be October 12, 2021, at 6:30pm.