

Minutes from January 12, 2021
Hanahan Council Meeting - 6:30PM
VIRTUAL via ZOOM
Debbie Lewis Municipal Chambers
1255 Yeamans Hall Road Hanahan, SC 29410

A City Council Meeting was held on Tuesday, January 12, 2021 at 6:30pm. 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 virtual meeting were – Mayor Pro Tem Hedgpeth, Council Member Chandler, Council Member Sally, Council Member Spurlock, Council Member Dyson, and Council Member Boggs. Everyone was virtually present this evening. We had a quorum for tonight's meeting.

Staff members that were present on the Zoom call were: Mike Cochran - City Administrator, Courtney Soler – Finance Director, Bo Bowers – Fire Chief, Joe Gill – Public Works Director, Randy MoneyMaker – Parks & Recreation Director, Jon Ellwood – IT, Larry Sturdivant – Building & Codes, Dennis Turner – Police Chief, Jeff Hajek – Building & Codes, Wynette DeGroot – HR Director, and Emily Huff – Clerk of Council.

There will not be a sign-in sheet to be included with the minutes, as this was a virtual meeting.

CALL TO ORDER

Mayor Rainwater called the Tuesday, January 12, 2021 City Council Meeting to order at 6:30pm.

INVOCATION

The Invocation was led by Mayor Rainwater. Originally scheduled, was Pastor Erik Grayson from Aldersgate United Methodist Church, but the meeting had to be changed to virtual, so we had to cancel him for the evening.

PLEDGE OF ALLEGIANCE

Council Member Chandler led us in the Pledge of Allegiance.

RECOGNITIONS

We had to deviate from the original agenda that went out in council packets, due to making the meeting virtual; therefore, we did not have any recognitions. We hope to recognize them (Employee and Citizen of the Month) at our February Council Meeting.

- **Employee of the Month** – N/A

- **Citizen of the Month** – N/A

National School Choice Week Proclamation – Council Member Sally read the National School Choice Week Proclamation which stated, all children in Hanahan should have access to the highest-quality education possible. Hanahan recognizes the important role that an effective education plays in preparing all students in Hanahan to be successful adults. Quality education is critically important to the economic vitality of Hanahan.

Hanahan is home to a multitude of high-quality public and nonpublic schools from which parents can choose for their children, in addition to families who educate their children in the home. Educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community. Hanahan has many high-quality teaching professionals in all types of school settings who are committed to educating our children.

School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options. January 24-30, 2021 will be recognized as National School Choice Week, in the City of Hanahan.

- *A motion to approve the National School Choice Week Proclamation, was made by Council Member Sally.*
- *A second was made by Council Member Chandler.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

CITIZENS COMMENTS REGARDING AGENDA ITEM ONLY

Mayor Rainwater opened the meeting for Citizens comments regarding agenda items only.

There were none (none in person and none submitted online). There being no further input, she 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 December 8, 2020 Consent Agenda were:

1. Approval of the Minutes from the December 8, 2020 City Council Meeting
2. Police Armored Econo Van to go to B&D Auto & Scrap Metal
3. **Emergency Ordinance #10-2020** – An Ordinance Providing Emergency Procedures for Public Meetings of the City of Hanahan During the Continuance of the Coronavirus Epidemic
4. The following four (4) vehicles to be sold on GovDeals:
 - Unit 244** - K-9 2009 Ford Crown Victoria - VIN# 2FAHP71V39X115259
(this vehicle hasn't been used since August 2019, additionally, \$6905 was spent on maintenance for FY 17-18 and 18-19. The vehicle has roughly 150k miles per Joe Gill, Public Works Director.)

-Unit 243 - K-9 2009 Ford Crown Victoria - VIN# 2FAHP71V19X115258
(this vehicle hasn't been used since August 2019, additionally, \$9460 was spent on maintenance for FY 17-18 and 18-19. The vehicle has roughly 150k miles, per Joe Gill, Public Works Director.)

-Unit 39 - 1999 International Garbage Truck - VIN#1HTSHADT5XH658889
(this vehicle, Unit 33 and 39 are the oldest trash trucks in the fleet. Both units need major repairs mechanically, as well as floor replacements. Unit 39 is a 1999 with 106,455 miles. Mechanically, it needs an engine harness and a radiator along with body repairs. The cost of repairing it would be in the \$12-15k range. It has not been used since Feb. 2019, per Joe Gill.)

-Unit 33 - 2002 International Garbage Truck - VIN# 1HTWGADT52J04031
(this vehicle, Unit 33 and 39 are the oldest trash trucks in the fleet. Both units need major repairs mechanically as well as floor replacements. Unit 33 is a 2002 with 192k miles. It needs a rear timing cover replaced and body repair. The repair costs would be \$15-20k. We spent \$11,881 in FY 18-19 and spent \$20,754 in FY 19-20. It was put OOS in Aug. 2020, per Joe Gill.)

Joe Gill noted that all of the above listed units will start and operate, but he recommends we put them on Gov Deals for sale.

5. New Worker's Compensation Carrier (South Carolina Municipal Insurance Trust Workers Compensation Fund)
6. Steward Street Park Renovations Proposal from ADC Engineering
 - *A motion to approve the items on the January 12, 2021 Consent Agenda, was made by Council Member Chandler*
 - *A second was made by Mayor Pro Tem Hedgpeth.*
 - *There was further discussion:*
 - *Council Member Sally said that he has a question for ADC; Warren Pruitt with ADC was on the line and able to answer. Council Member Sally asked, so we are seeking to approve fees for design and management of this project? Warren Pruitt replied yes, what we are proposing is that we initially do a feasibility program study and master plan for the city. That feasibility study is to look at what the program is for the city and weigh that against the existing buildings and what is necessary to bring those buildings up to the quality that we expect.*
 - *Council Member Sally then asked will we have a Workshop with y'all on this. Warren Pruitt said yes, they would like to do that. Council Member Sally then asked if they would be at the upcoming Council Work Session on January 23, to which Mike Cochran, City Administrator replied no, they will not be at that one. It would have to be another Workshop.*

- Council Member Sally then asked, when do y'all plan to start, to which Mr. Pruitt replied Cleve Gillette will start the surveying tomorrow morning, but they won't be able to start until they get the survey back, looking at 2-3 weeks for that.
- *The motion was called, and the vote was 7-0.*

UNFINISHED BUSINESS

1. Jeff Hajek, Planner/ Economic Director for the City of Hanahan spoke regarding the Second Reading of **Ordinance #14-2020** – An Ordinance Amending the City of Hanahan's Zoning and Land Development Ordinance; Section 8 – "Signage".

Jeff Hajek said that the existing Section 8.3.1, "Murals" states:

Criteria for murals in the City:

1. Murals will only be allowed in the following districts: Town Center (TC), Town Residential (TR), General Commercial (CG) and Industrial (ID).
2. Murals will be a form or expression of art, and not commercial or advertising for a business in any way.
3. Murals may *not* contain any obscene or explicit content.
4. All murals must be approved by the Design Control Committee (DCC).

Documentation Required for murals in the City:

1. Written consent from the property owner.
2. If a mural is in a highly visible area, a letter of support from the community is *encouraged*.
3. A draft of the artwork.
4. A plan for who will be maintaining the mural in perpetuity.

Jeff Hajek then stated that Section "F" has been added to 8.3.1 "Murals" for the City of Hanahan's interest, which states:

- (F) In reviewing each submittal, the DCC should consider the government's interest in:
- a. promotion of tourism;
 - b. economic growth;
 - c. aesthetic interests and compatibility with the building architecture and surroundings;
 - d. preservation of property values;
 - e. historical preservation; and
 - f. maintaining harmony of design in Town Center (TC), Town Residential (TR), General Commercial (CG) and Industrial (ID) districts.

Jeff stated that Sections “G” and “H” have also been added to the Ordinance, since last month’s meeting and they state:

(G) The board should consider the size and scale of the mural, the textures, materials and colors in relation to the government interests listed above.

(H) The DCC may deny an application if the DCC determines that the mural would be detrimental to the government interests enumerated above. Any decision denying a mural submittal must be reduced to writing, with consideration given to at least one of the above enumerated factors.

- Council Member Sally said that he still has heartburn with the part that reads “murals shall be an expression of art and not commercial or advertising for a business in any way.” Jeff Hajek replied that that can be changed, to remove “any non-commercial” verbiage, if we wish.
- Mayor Rainwater then asked if a business wants to do a sign that is artsy, like Blackwell’s, they can do that, it just falls under the sign portion of the ordinance and not the mural portion, is that correct she asked. Jeff Hajek replied, those are two different signs; wall sign is no bigger than 24 sq. ft. or 5% of the façade, and a mural can be the whole side wall but would have to go through the DCC (Design Control Committee).
- Mayor Pro Tem Hedgpeth said that was his question, that the mural would have to go through the DCC. Jeff Hajek replied yes, it would.
- Council Member Chandler then said while it is limited to size for the business, like in the commercial district or maybe down North Rhett, does this in any way effect billboards, full size billboards. Does this open the door for any kind of art expression, to which Jeff Hajek replied no, we don’t allow highway billboards here. Council Member Chandler then stated, so this has to be attached to the building and strictly for advertisement use. Jeff Hajek replied, yes sir.
- Council Member Sally then said that he would like Jeff Hajek’s opinion on what he’s missing, as he sees Blackwell’s sign as advertising and artistic in nature. He then asked what he is missing, as we all seem to like their sign in the community and basically, we are looking at making their sign non-conforming with this ordinance. Jeff Hajek replied that he has spoken with the Mayor about this already and said that it is really up to y’all (Council). Council Member Sally then stated maybe we should take out in Section 8.3.1.2 Murals Section B – that we take out the part that says “murals shall be a form or expression of art.” Jeff Hajek replied that it really just depends on the wish as to what City Council wants; do y’all (Council) want murals to be only advertising when this opens up; business advertising rather than art on the side of the buildings. Council Member Sally replied that he thinks Jeff Hajek has a point, that we don’t just want it mural-ly advertising. We still want it artistic in nature. Council Member Sally then asked Jeff Hajek if he thought the mural at Blackwell’s Hardware is artistic in nature or would he think the DCC would think it was artistic in nature, to which Jeff Hajek replied that’s what is hard; art is

- very subjective. He would say that it is an artistic advertisement; it has more flourishment than it does words.
- Council Member Sally went back to Section 8.3.1.2 Murals – Section B, saying that if we just took out “and not commercial or advertising for a business in anyway”, but left the part “murals shall be a form or expression of art. Or, the other idea he had was, if the name of the business had to conform with the wall sign ordinance, but could be intermingled in with murals section. He then asked if those would be treated as two and have to be approved separately. Jeff Hajek answered stating that it does seem like it should be business or no business, but he still thinks that it needs to go to the DCC because some businesses might have other interpretations of art and advertising. Council Member Sally said that he agrees, then paused and said, that he thinks he agrees and went on to say that I think I understand that if they are doing a simple wall sign with their business name, that would just go to staff for approval. Jeff Hajek replied yes correct, a wall sign will just go to him for approval, but when are talking murals, anything painted on the side walls, any size, we are talking about it being contingent upon the DCC’s decision. Mayor Rainwater chimed in and said what if we took out the word “non-commercial” under the main heading but then under Section B, we changed the end of it to “the expression art without the primary purpose of it being advertising, where they could include their name. She asked Jeff Hajek if he thought that would work and he replied that he thought it causes too much of a gray area.
 - Mayor Pro Tem Chandler then asked, could this section be worded somehow stating, there won’t be actual words in/on the mural. Mayor Rainwater then said that murals using the name of the business would also incorporate the guidance of sign ordinance, so that way it is committed to that square footage. Council Member Sally said, that’s what he is saying in a sense; perhaps there just needs to be a footnote there. Jeff Hajek chimed back in and said that the wall sign could just go through him. He would say those would be two (2) submittals. Council Member Sally tagged on stating, that is what he is saying, and, in that case, he doesn’t think we need to change the Ordinance. Jeff Hajek then stated that he thinks the only thing we could add would be making sure that “wall signs” are in line with 8.3.1 and that it can be incorporated into a mural design but will be reviewed as a wall sign. Mayor Rainwater and Sally agreed and thought that was a good idea.
 - Council Member Boggs asked if it would be possible to add a provision for Council approval, should someone have a design that didn’t conform to the Ordinance, like an appeals process. Jeff Hajek replied that he wasn’t sure of that answer but would consult with our Attorney, Mac.
 - Mayor Pro Tem Hedgpeth asked is our intention here, to try and encourage businesses to dress up the sidewalls of their buildings. Is that why we are doing this. Jeff Hajek replied yes, we have been asked by citizens that we expand our art. We have a local non-profit here, that has received an Arts Commission Grant from the State of SC. Jeff went on to say that the murals would not go up on the buildings unless the property owners allowed them, additionally they would be appointed to the DCC; there would be a process. Mayor Pro Tem Hedgpeth then stated if we are

going to have all of these restrictions, people/businesses aren't going to want to submit. He finished by asking what's their incentive in doing so.

- Mayor Rainwater asked Jeff Hajek if he feels confident with changes that Council has brought up. Jeff replied yes, he doesn't feel that it is that many changes.

- *A motion to approve the Second Reading of Ordinance #14-2020 – An Ordinance Amending the City of Hanahan's Zoning and Land Development Ordinance; Section 8 – "Signage" was made by Council Member Sally, with the previously stated amendments to 8.3.1.2 – Murals - Section B, being, that we propose to remove the part that reads "and not commercial or advertising for a business in any way."*
- *A second was made by Council Member Spurlock.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

NEW BUSINESS

1. Mayor Rainwater then moved on to the New Business portion of the meeting, where she invited Mr. Paul Trouche of Haynsworth, Sinkler, and Boyd to speak regarding **Ordinance #15-2020 – General Obligation Bonds of 2021 "Bond Referendum"**. Mr. Trouche stated that he was happy to be working with us again and said that he would do a brief rundown on the Ordinance:
 - Bond not exceeding \$13,900,000.
 - The projects would be a park and recreational facility for the City of Hanahan. Those were the projects that were approved for the referendum. All of the proceeds would be for these projects.
 - Currently, there is one major blank in the Ordinance and that is Article 2, under the issuance of bonds. We provided for it not exceeding \$13,900,000 worth of bonds with a 20-year annual principal; that is annual principal payment over 20-years and semi-annual interests payments. Which Mr. Trouche said is very standard. He then stated that we don't have the actual amounts of the amortization in there and there is a reason for that; we want to keep the city's debt services as level as possible over the 20-year period, so we don't have fluctuations in milage.
 - We will get more than \$13,900,000 when we go to sell the bond. The bonds will be sold on a national level platform, so we will be getting bidders from all over country. Mr. Trouche went on to say that it's a nice size issuance and an attractive credit.
 - Will receive at closing more overall, which will result in our interest rates being a little higher.
 - Bonds will be callable after 10-years with no penalty. He stated that this is standard in this industry.

-Looking at having the Second Reading in February and we would have all of those numbers by then. After that then we would go to the rating industries and look to get a rating from one (1) or two (2) rating agencies.

-We expect to get a strong rating of the bonds based on the City's strong credit. We would probably close around the first of March, once we have our rating in hand and would look to sell sometime in March; probably by the third week of March; we should have the money then.

-Bonds are sold electronically; all done locally – no traveling necessary. No logistical concerns.

-Article 8 Section 6 (page 18 of the Ordinance) – under the section of no personal liability, he wanted to point that it states that in no event shall any member of Council, or any agent, or employee of the city be held liable in any way for the payment of the bonds.

-All the bidders can see all of the other bids, and of course, we would accept the lowest bid.

- Council Member Sally said, did you say that these bonds are callable in 10 years, to which Mr. Trouche replied yes, but not by you, by the City. He went on to say that we are getting a great rate and that in ten (10) years from now, we could have an even lower rate. We will reserve the right to call them in ten (10) years. Rates are already so low, so no sense to do any less.
- Mayor Rainwater then asked, in reference to Section 6, are there any other responsibilities for her or Council. Mr. Trouche replied that bonds are going to be book entry; the Mayor signs and the Clerk will attest them. We will have 20 bonds through 2041, Mayor, you will only sign 20 bonds and the Clerk; saying you will spend all the proceeds with ten (10) years. Mr. Trouche said that they will prepare all the documents and have the Mayor, City Administrator, Mike Cochran and Clerk sign. He said it is about a 15–30-minute process and will likely be the second or third week of March 2021. He went on to say that our other main responsibility is that the City is to post their annual expenses and that we would likely hire someone to do this, at a minimal cost. General Obligation bonds are very straight forward Mr. Trouche stated.
- Mayor Pro Tem Hedgpeth then asked if there is any need that we haste with this and have a second meeting. Mr. Paul Trouche replied that the main timeline, he doesn't think rates will go up. Rating Agencies will be mid-February. He feels our calendar is aggressive.
- Mr. Trouche said on a personal note, we, the City of Hanahan was his first client, when he was a young lawyer, and this may likely be his last bond before his retirement. So, he started his career with us and very well may finish his career with the City of Hanahan. He felt that was special enough to share with us.

- *A motion to approve the Second Reading of Ordinance #15-2020 – General Obligation Bonds of 2021 “Bond Referendum” was made by Mayor Pro Tem Hedgpeth.*
 - *A second was made by Council Member Boggs.*
 - *There was no further discussion.*
 - *The motion was called, and the vote was 7-0.*
2. Next, Mayor Rainwater once again called on Jeff Hajek, Planner/ Economic Director for the City of Hanahan, for the Introduction, First Reading and Public Hearing of **Ordinance #1-2021** – Rezoning from Conservation Preservation (CP) to Residential Office (RO): CWS Technology Center (Subdivision of Parent Parcel TMS# 265-02-00-015). Jeff Hajek stated that Dan Schaffer, Engineer would be presenting first. Dan had a PowerPoint that was being shown and he stated that the orange line, indicates a neighborhood, Murray Drive & Railroad. He stated that the new building would be a 2-story, 32,000 sq. ft. building on 16 acres. Mr. Schaffer said that this will house their Customer Technology Center and Emergency Operations Center. There will be approximately 100 employees that will occupy the site, as well as an ever-changing number of daily customers. At this site, customers can come in to pay their bill, dispute bill, set up new accounts, as well as daily, day to day operations.

Mr. Schaffer stated that the current CWS (Charleston Water Services) is located downtown, Charleston which we all know is below sea level. By moving out to Hanahan, they would move above sea level. Additionally, this facility will serve as Emergency stay headquarters, in the event of a hurricane.

Jeff Hajek then presented and said that this property is currently CP (Conservation/Preservation) and they wish to change to RO (Residential Office). Jeff said the intent of the RO District: “...accommodate **office, institutional, and residential uses in areas along collector or arterial roads that will not sustain more intense uses or to transition between more intense zoning districts and residential areas.**” He went on to say that it meets the goals and policies laid out in the 2012 Comprehensive Plan: Population Goals and Policies, In conformance with the Future Land Use Map. The subject parcel is within the “Institutional/Public Facilities” where “to provide areas that are intended for use by federal, state, and local government agencies, houses of worship, schools and educational facilities.”

Jeff went on to discuss the Consistency with RO Ordinance: the proposed use is compatible with surrounding zoning districts, meets the general conformance standards (minimum lot size, minimum lot width, setbacks, etc.) The proposed development, CWS Customer Technology Center, is an “extension” of the existing CWS facility and preserves the same character and condition of the adjacent land uses. Jeff then stated that based upon staff’s review and Planning Commission Approval, it is recommended that the City Council approve the amendment to the 2008 Hanahan Zoning Map for the following reasons:

1. The rezoning is compatible with the goals, policies and future land use districts, as laid out in the 2012 Hanahan Comprehensive Plan
2. The rezoning is compatible with the 2008 Zoning Ordinance, specifically through the proposed land use.
3. The proposed amendment will provide expanded utility services for the residents of Hanahan through its Customer Technology Center

This concluded Jeff Hajek's presentation.

- Council Member Sally asked if he was right that Charleston Water doesn't pay Business License fees in Hanahan. Mike Cochran received the answer from Shaine Beal, that they do not pay Business License fees. Council Member Sally then asked does Charleston Water pay property taxes on that property or are they exempt. Mayor Rainwater replied that she believes that they are exempt from taxes, but they would pay impact fees. City Administrator, Mike Cochran replied that is correct, they are exempt; they don't pay.

- *A motion to hold a Public Hearing was made by Council Member Sally.*
- *A second was made by Council Member Chandler.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

PUBLIC HEARING

There were no questions/comments, therefore the Public Hearing segment of the meeting was closed.

- *A motion to close the Public Hearing was made by Council Member Boggs.*
- *A second was made by Mayor Pro Tem Hedgpeth.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

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- *A motion to approve the Introduction and First Reading of **Ordinance #1-2021** – Rezoning from Conservation Preservation (CP) to Residential Office (RO): CWS Technology Center (Subdivision of Parent Parcel TMS# 265-02-00-015)" was made by Mayor Pro Tem Hedgpeth.*
 - *A second was made by Council Member Spurlock.*
 - *There was some further discussion:*

- Council Member Sally stated that the reason he brought up the Business License fees is because our Fire Department; he said this will be a 30,000 sq. ft. building with a lot more people that would rely on us. Mayor Rainwater stated that they pay a franchise fee each year; it's minimal. Council Member Sally replied that, actually we pay for that unless he is mistaken. He's seen on it his bill. He then stated that they will be using our governmental services and we are spending our Public Safety money there. He thinks that there should be some sort of reciprocation; it seems that Hanahan residents should be receiving some sort of discount.
- Mayor Pro Tem Hedgpeth said the big thing is the 100-employees; will those be shift workers he asked. Dan Schaffer replied that they would be typical 8:00am-5:00pm workers, except for dispatch. Mayor Pro Tem Hedgpeth then stated, so we are looking at 75-100 cars coming out of there at 5:00pm each day. Dan Schaffer replied that they are procuring a traffic study and will be happy to share that with us.
- Council Member Sally asked Dan, do y'all not have a HAZMAT team anymore, to which Dan replied he didn't know, he's an Engineer on the project, but he could ask. Russell with Charleston Water Services was also on the call and said that regarding the HAZMAT team, he is unaware of them not having a response team. His understanding is that they have a team, but he will find out. Council Member Sally then stated that he and Fire Chief Bowers, had questions and concerns about HAZMAT spills. Chief Bowers chimed in on the conversation and said that they have been conducting drills, but they do not have the capabilities to handle such. He went on to say that his fear is they would have to shut down a major intersection and the Air Force Base if there was a major spill.
- Council Member Chandler then stated that he had a question for Russell. He asked the chemicals that use (Chlorine), is there any change possible in the future, going from Chlorine (gas) to Hyper Chloride. Russell replied, next cycle 2023 would be when they begin researching. The feel that they have the safety policy in place, but of course, nothing is fool proof. He then said that there are other options to get away from gas. Council Member Chandler asked Russell if he could get that information to our City Administrator, on when they plan to move away from that. Russell replied that he could do that tomorrow.

- *The motion was called, and the vote was 7-0.*

REPORTS AND COMMENTS:

A. CITIZENS COMMENTS

There were no comments/questions that were submitted online, prior to the start of the meeting and no one was in attendance in the Courtroom, to ask any questions.

There were no further comments/questions.

B. CITY ADMINISTRATOR'S REPORT

Mike Cochran, City Administrator then presented his monthly report online.

- 1. Village Renaissance Grant** – We are awaiting the pouring of the sidewalk. The Charleston Farms signage, a grant requirement, is going to be placed at the Dominion power station on Allison Street at Dickson as well as one other location that we are working on getting clearance to place the sign.
- 2. Flooding at Turkey Creek** – We have the Army Corps of Engineers representative coming to the Yeamans Hall Gym to present to the community on Tuesday, January 26th at 6:00pm. We have requested an engineer from the ACOE to be present as well in the event there are technical questions. Also, in attendance will be a representative of Berkeley County's Stormwater program and city's Flood Mitigation consultant. COVID precautions will be in place and social distancing will be observed. This information is posted on the city's website and we are working out notifications for all the impacted neighborhoods.
- 3. Downtown Revitalization** – This project is nearly complete. The burying of the powerlines is now down to Comcast and WOW, both internet utilities expressing our desire to get their utilities off the poles ASAP, so that the solar lighting can proceed.
- 4. Railroad Avenue** – The SCDOT has this project and it was successfully bid out.
- 5. Food Truck Court (*Yeamans Hall Canteen*)** – Continues operation and there is a core following of trucks and customers. The Fourth Friday will be Friday, January 22nd.
- 6. Phase 3 Tanner Trail** – The COG is at 30% of the design and will be submitting plans to the SCDOT by the end of the month. They expect to be at 60% by the end of March. CDM Smith continues to work concurrently on preparing the necessary environmental documentation. This project is moving forward.
- 7. Park Bond Projects** – An update was sent to the Yes for Parks committee and posted to the city website.
 - 53-Acre Park: Working on some final details for the permit with the OSF, the SCDOT and our design firm.
 - Spell and Loftis Fields: Lighting proposal was on tonight's agenda:
 - the goal is to be done with this project by mid-April.
 - RFP is out for putting in two (2) wells for irrigation, at both fields.
 - RFP is out for new fencing on both fields.
 - New scoreboards for the Railroad Recreation Complex have been ordered.
 - Steward Street Park: Engineer and design professional were on tonight's agenda.
 - The bond issuance is in progress.

Mike Cochran, City Administrator went on to mention that the annual audit will be presented in February. Williams Lane land closing is scheduled for Tuesday of next week, January 19, 2021. We closed on the cinderblock structure on Carolyn Street this week. The property was donated to the city.

- Mayor Pro Tem Hedgpeth asked about the question/idea that Mr. Harkness mentioned last month, regarding North Charleston completing the sidewalk. Mike Cochran replied that he sent that into Ray at North Charleston and was told that they are on a severe budget crunch, so that project would have to be in their future.
- Council Member Chandler asked if during the transition from one Workers' Compensation carrier, to the new one (MASC), will they be covered. Mike Cochran answered yes, we will be covered and then went on to mention that switching to this new carrier would be a savings of approximately \$70K/year.
- Council Member Chandler then asked if there will be a groundbreaking at Railroad once the time comes. Mayor Rainwater said that she just went to CHATS yesterday and that very question was brought up. She said that there certainly will be a groundbreaking celebration when the time comes.
- Council Member Chandler then asked regarding the 53-Acre Park, are they going to be able to give us the option for cooking in the concession stand. Mike Cochran replied that he spoke with Taylor at Seamon Whiteside, but he was told that making that change would cost us three (3) additional months. He said it seems like it would be something minor for them to add, but it's not. Mike Cochran then said that they thought about adding an additional pole for power, for food trucks to be able to connect to, as an option.

Notes:

1/18/21 – Martin Luther King Jr. Holiday – City Hall Closed

1/22/21 – Fourth Friday – Yeamans Hall Canteen at 5:00pm

1/23/21 – City Council Work Session at 9:00am – Cypress Gardens

1/26/21 – Army Corps of Engineers (COE) – Turkey Creek Flooding Presentation at 6:00pm – Yeamans Hall Gym

2/9/21 – February City Council Meeting at 6:30pm

C. MAYOR AND COUNCIL COMMENTS

- Council Member Sally said that he wanted to thank the Recreation Department. He said that during the month of December he went out to the Amphitheater several times and noticed how awesome it looked out there. He also said that the Boardwalk also looks awesome and has noticed that it is being used a ton.

- Mayor Rainwater said that in the Department's monthly reports, she noticed the inspections report and gave a shoutout to Larry and the rest of Building and Codes with that huge uptick in inspections. It shows that they have been busy! Mayor Rainwater also stated that she saw sanitation and their huge pick-up rate in garbage. She then went on to thank Public Works Director, Joe Gill for driving to go pick up the new trash trucks; that saved the City big money and about six (6) weeks in time. Mayor then thanked the Fire Department for their continued success with going above and beyond with the COVID-19 testing and soon vaccinations as well.

There were no additional Council Comments.

Mayor Rainwater moved on to the next agenda item and said that Council needs to hold Executive Session pertaining a personnel matter and that no action will be taken while in session. All information presented or discussed in Executive Session is ensured to be privileged by virtue of the rules governing Executive Sessions. All such information, written or expressed, shall remain privileged and shall not be divulged, discussed, or distributed outside the Executive Session.

- *A motion to push the Executive Session to next month's (February) Council Meeting was made by Council Member Chandler.*
- *A second was made by Mayor Pro Tem Hedgpeth.*
- *There weren't any questions/citizens comments.*
- *The motion was called, and the vote was 7-0.*

ADJOURNMENT

- *There being no further business to discuss tonight, a motion to adjourn was made by Mayor Pro Tem Hedgpeth.*
- *A second was made by Council Member Sally.*
- *There was no discussion.*
- *The motion was called, and the vote was 7-0.*
- *Meeting adjourned at 8:34pm.*

Our next regular monthly City Council Meeting will be February 9, 2021 at 6:30pm.