

**Minutes from December 8, 2020
Hanahan Council Meeting - 6:30PM
Debbie Lewis Municipal Chambers
1255 Yeamans Hall Road Hanahan, SC 29410**

A City Council Meeting was held on Tuesday, December 8, 2020 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 Pro Tem Chandler presided. Council Members that were present at tonight's meeting were – Mayor Pro Tem Chandler, Council Member Hedgpeth, Council Member Sally, Council Member Spurlock, Council Member Dyson, and Council Member Boggs (*to be sworn in tonight*). Mayor Rainwater was not present this evening as she was in Washington, DC attending a COVID-19 Vaccine Summit. We had a quorum for tonight's meeting.

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

Sign-in sheet is included with the minutes.

CALL TO ORDER

Mayor Pro Tem Chandler called the Tuesday, December 8, 2020 City Council Meeting to order at 6:31pm.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Council Member Spurlock led us in the Pledge of Allegiance.

RECOGNITIONS

- **Employee(s) of the Month** - Mike Cochran, City Administrator announced the December Employees of the Month, Assistant Fire Chief Michael Bargeron, Lee Bailey, Tim Gros, and Drayton Hancock, from the Fire Department. Mike Cochran stated that these guys have been running the COVID testing site here at the station and they have been completing all the paperwork, logs, etc. and submitting to DHEC and other places of protocol. They have worked tirelessly getting all of this done and have done a fantastic

job doing so. Mike Cochran stated that we are one (1) of two (2) agencies doing this, south of Columbia. We are extremely proud of these guys and we sincerely appreciate their thoroughness. They were each then presented with a certificate of appreciation and a \$25 gift card. Pictures were taken.

- **Citizen(s) of the Month** – We had five (5) Citizens of the Month, but two did not wish to be recognized and we respected their wishes. The other three (3) who were in attendance and were okay with being publicly recognized were Paige Turner, Pat Eckstine, and Bryce Florie. They all worked determinedly behind the scenes to get the YES to Hanahan Parks Bond Referendum passed. Mike Cochran, City Administrator stated that not only did it pass, but it passed with 76%; and we could not have done it without them. He went on to say that if we had to pay them, that we wouldn't have been able to do so. They were so valuable to us and we are super thankful for them. Their work was instrumental. Each of them was presented with a certificate of appreciation and a \$15 gift card to Loco's. Pictures were taken.

- **Swearing in New Council/Re-Elected Council Members** – Judge Victor Revelise performed the Swearing in of our new Council Member, Ken Boggs as well as our newly re-elected Council Members, Jeff Chandler and Mike Dyson. It was noted that Dyson was completing his 18th year on Council and Chandler was completing his 25th year on Council. Each of them was sworn in and their Oath of Office was signed. Copies of their Oath's will be given to each of them as well as to Human Resources, for their respective files. Pictures were taken with their family members who were in attendance.
 - Mayor Pro Tem Chandler stated that on a personal note, he felt blessed to be able to stand for the Pledge and meet all together tonight and thanked everyone for coming out.

CITIZENS COMMENTS REGARDING AGENDA ITEM ONLY

Mayor Pro Tem Chandler opened the meeting for Citizens comments regarding agenda items only.

There were none. There being no further input, he 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 November 12, 2020 City Council Meeting
2. Disposal of outdated in-car/body cam

3. **Ordinance #10-2020** – An Ordinance Providing Emergency Procedures for Public Meetings of the City of Hanahan During the Continuance of the Coronavirus Epidemic. *(This Ordinance will remain on the Consent Agenda each month, during the duration of the Coronavirus Epidemic, as requested by Council, to keep us current).*
 - *A motion to approve the items on the December 8, 2020 Consent Agenda, was made by Council Member Sally.*
 - *A second was made by Council Member Boggs.*
 - *There was no further discussion.*
 - *The motion was called, and the vote was 6-0.*

UNFINISHED BUSINESS

1. Jeff Hajek, Planner/ Economic Director came up for the Second Reading of **Ordinance #13-2020** – An Ordinance Amending the City of Hanahan’s Zoning and Land Development Ordinance; Section 4, 5, 6 – “Political Signs”.
 - *A motion to approve the Second Reading of Ordinance #13-2020 – An Ordinance Amending the City of Hanahan’s Zoning and Land Development Ordinance; Section 4, 5, 6 – “Political Signs” was made by Council Member Sally.*
 - *A second was made by Council Member Hedgpeth.*
 - *There was no further discussion.*
 - *The motion was called, and the vote was 6-0.*

2. Jeff Hajek, Planner/ Economic Director then moved on to the Second Reading of **Ordinance #12-2020** – An Ordinance Amending the City of Hanahan’s Zoning Map – Rezoning for Heron Preserve PD.
 - *Council Member Hedgpeth thanked Jeff Hajek and Bowman for getting all of the answers they sought.*
 - *Mayor Pro Tem Chandler asked if a second traffic study was completed and Jeff Hajek how he felt about it. Jeff Hajek replied that he is fine with everything they came back with. Mayor Pro Tem Chandler then stated that his only other issue was the ladder truck (fire truck), being able to fit through; to which Jeff Hajek replied that they would have to have the Fire Department approval.*
 - *A motion to approve the Second Reading of Ordinance #12-2020 – An Ordinance Amending the City of Hanahan’s Zoning Map – Rezoning for Heron Preserve PD was made by Council Member Sally.*
 - *A second was made by Council Member Spurlock.*
 - *There was no further discussion.*

- *The motion was called, and the vote was 6-0.*

NEW BUSINESS

1. Mayor Pro Tem Chandler then moved on to the New Business portion of the meeting, where he invited Mr. Taylor Hart of Seamon Whiteside to come up and give the cost estimate update. Taylor Hart stated that he was here for a cost estimate update on the 53-Acre Park. He said that the most recent cost estimate which he handed out, was a Total Probable Base Bid of \$10,535,198 and 100.0%; (40 acres at \$264,199 per acre). The handout that Taylor gave out, lists the Construction Phase Contingency at \$526,760 as well as the Non-Competitive Market at the same, \$526,760. The Total Construction Cost (TCC) is listed at \$11,588,717 and 110.0%. Taylor stated that this was the third cost estimate, the last one was done back in April and it was up about \$1 million then.

- Council Member Hedgpeth asked with the base bid changing, did anything else major change. Taylor replied no, most change would be to the main recreation building, and that got larger. He said they will have a ton of room in there.
- Council Member Sally asked if the project site improved, to which Taylor replied yes, it did improve, and he showed Council a large-scale photo.
- Mayor Pro Tem Chandler asked if the restrooms would be a building on its own and Taylor replied that there is a restroom for public use at the concession stand, but there will also be a stand-alone restroom as well.
- Mayor Pro Chandler then asked if we could cook in the concession stand. Taylor replied that is something that he can check on, as he isn't an electrical engineer, but he could talk with the Project Architect. Chandler responded that we would want this option. Taylor responded by saying the major thing would be adding a grease trap and some other electrical upgrades.
- Council Member Hedgpeth asked what we have at our current concession stands and Parks and Recreation Director, Randy Moneymaker replied that we have the hood system currently.
- Council Member Dyson asked what the timber value is at, as this is a rather large project, and he feels we could get some money back on the timber. Taylor replied that is a valid question and it is something that Mike Cochran may need to look at. City Administrator, Mike Cochran then stated that he has already looked into this, but when he did it was too early on in the project, to be able to tell.

Taylor went on to give permit dates of March 22nd, but stated that if we make changes to concessions, those dates could certainly be pushed back.

- Mayor Pro Tem Chandler then asked regarding the electrical utilities, is it a single or expandable. He asks because we ran into this problem before and it was costly. Taylor replied that it is expandable, and we have the capacity to do so. He believes it's a 3-phase but will need to confirm.

- Mayor Pro Tem Chandler then asked if we would have a mechanical and an electrical building; to which Taylor replied no, we would have a stub-out. We could do that now but would caution us on doing so.
- Council Member Sally asked if the Recreation area is septic and Taylor replied yes, it is as well the dog area. It will be owned by us (City of Hanahan), however DHEC requires dog waste to sewer septic tank.

2. Next on the agenda, was the appointment of a new Mayor Pro-Tem.

Under section 2-28 of the Code of Ordinances the council shall, at the time first meeting of the newly constituted council after any general election for council, elect of its members as Mayor Pro Tempore for a term of two (2) years. Council Member Dyson nominated Council Member Hedgpeth to serve as Mayor Pro Tem for the term of two (2) years. There were no other nominations.

- *A motion to elect Council Member Hedgpeth was made by Council Member Dyson.*
- *A second was made by Council Member Sally. *revision made, per Hedgpeth; Sally second.*
- *There was no further discussion.*
- *The motion was called, and the vote was 6-0.*

3. Jeff Hajek, Planner/ Economic Director was invited back up for the Introduction and First 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, “signs directly painted on wall, shall be considered wall signs.” The intent of this Ordinance is to allow wall signs for commercial use only. He stated that the reasoning behind this is the movie that filmed here at Blackwell’s and the mural that was painted out there.

Proposing the following to add to the wall signs ordinance:

1. Murals Ordinance
 1. Criteria for murals in the city.
 2. Required submittal documentation.

Zoning Text Amendments – Murals

Criteria for murals in the city:

1. Murals will only be allowed in the following districts: Town Center (TC), Town Residential (TR), General Commercial (CGG), 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.
- Council Member Sally asked Jeff to define non-commercial and Jeff answered that our Ordinance says wall sign, attaching sign to the wall or painted. This isn't for advertising purposes. Council Member Sally said but the wall sign is smaller, correct and Jeff replied yes, it is smaller. Jeff Hajek tried to give an example by stating if the Tidelands Aquatic (the fish store) wanted to have fish painted on their building, that currently, they wouldn't be allowed. Council Member Sally but isn't that a mural if it's painted on the wall. Jeff replied that when he thinks of a mural, he thinks of artwork; not attached. He said that he assumes the size was to make it not a billboard effect. Council Member Sally said that he would like to look into this further. He knows that many of the older buildings has their names painted on them and those have to stay.
 - Council Member Chandler asked if we have had legal look into this, because in his opinion, he feels this falls under freedom of speech. He wants to make sure that we aren't challenged in court. He then asked/stated, how do we maintain that if it is a Pandora's Box. Jeff Hajek replied that the Design Committee (DCC) would handle this, they would be the ones to approve. Jeff went on to name those members on the DCC Board: Steven Dyson, Joey Peters, Craig Pagels, Jamie Hairfield, and Danielle Woodford.
 - Council Member Sally stated that he is having a hard time with the non-commercial part of it, to which Mayor Pro Tem Hedgpeth questioned, wouldn't the property owner have to give approval. Jeff Hajek replied, yes.

Zoning Text Amendments: Section 8.3.7 (E): Electronic Changeable Copy Signs – Changeable copy signs are “any sign with a portion thereof constituting a reader board with characters, letters or illustrations that can be changed or rearranged by any means (manual, electronic, atmospheric, mechanical, remote, etc.) without altering the face or surface of the sign.”

- Various institutions, including a local church and Berkeley County School District, have requested the use of the LED and color features on electronic copy signs.
- These features, now ubiquitous in electronic copy signage, should be updated in the ordinance in order to accommodate for newer technologies and remain current.

Jeff Hajek stated that we used to only allow amber, but now we would propose to allow LED.

Zoning Text Amendments: Section 8.4.1: On-Premises Signs (Highway-Oriented)

8.4.1 (E): comment on document stated this ordinance is “very excessive” and should consider a revision.

- City staff proposes reducing the percentage from 50% to 30% of total wall area for a wall sign.
- Planning Commission wanted to main visual order and not allow “billboard sized” signs along highway-oriented corridors.

Zoning Text Amendments: Section 8.4.2: Off-Premises Signs (Highway-Oriented)

8.4.2 (D): comment from Workshop states this ordinance allows “huge signs” and “should be rethought.” Only pertains to signs in the Industrial District (ID).

- City staff proposes reducing the square footage from 150SF to 75SF, in order to promote a more compatible sense of size and scale, as well as allow said signs to “blend in” rather than “stand out”.

Zoning Text Amendments: Section 8, Signage Recommendation: Approval

Based on staff’s review, it is recommended by the PC that City Council approve the listed amendments to Section 8 (Signage) of the 2008 Zoning Ordinance for the requested text changes for the following reasons:

1. The proposed amendments adhere to the Goals and Policies of the 2012 Comprehensive Plan, as well as the 2008 Zoning Ordinance.
2. The proposed amendments will provide a sense of community by enhancing individual zoning districts through the adjustments of signage dimensions, as well as the creation of public art through the city.
3. The proposed amendments will encourage redevelopment and revitalization of older commercial and residential areas in the Town Center (TC) and other districts.
4. The proposed amendments will seek to strike a balance between appropriateness of scale and content.

That concluded Jeff Hajek’s presentation.

- *A motion to hold a Public Hearing was made by our newly appointed, 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 6-0.*

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 Sally.*
- *A second was made by Mayor Pro Tem Hedgpeth*
- *There was no further discussion.*
- *The motion was called, and the vote was 6-0.*

- *A motion to approve the Introduction and First 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 Spurlock.*
- *A second was made by Mayor Pro Tem Hedgpeth.*
- *There was some further discussion:*
 - Council Member Sally stated that he still was not sure he was convinced that he wants artist paintings all over buildings. He can it artistically. He just doesn’t feel it has to be art. Jeff Hajek replied by asking, are you saying that you would want the logo/name included, as he was just trying to better understand Council Member Sally’s concern(s). Council Member Sally replied by yes, like Chad Chinnners at Blackwell’s. He thinks that he has done an amazing job. Jeff Hajek replied that he is happy to go back to the Planning Commission board with this. Council Member Sally then asked/stated, there is no square footage listed, correct, to which Jeff Hajek replied yes, currently. If you don’t like that, we can put a dimension on it, but really, no one seems to do that; in his prior research.
 - Council Member Chandler then brought up a valid question asking where the doors fall (i.e., the painted doors done by local artists/residents that are out on display at Yeamans Hall Canteen, the food truck park). Jeff Hajek replied that the doors are not murals. They are an art installation; that’s what they’re called.
 - Council Member Chandler then stated that he thinks that we should have legal look into this. Jeff Hajek replied that it seems to work week in other cities and we still have ordinances.
 - Council Member Sally then asked about LED signs; and asked if we don’t currently have any. Jeff Hajek replied that we do; the schools have them but BCSD went about those on their own. Council Member Sally then stated that he believes that Highland Park has the LED signage as well, but he doesn’t believe theirs has pictures/graphics. Council Member Sally then stated that he just doesn’t see the need for them with images on the signs. He personally, doesn’t find them useful. Jeff Hajek said that there is a timing restriction for the slides on the LED signs to change. Council Member Chandler then chimed in and stated those LED picture signs have the ability to change pictures at any given minute. Jeff Hajek stated that this is an existing ordinance; it’s only for schools and churches. Jeff Hajek went on to say that this request has come from citizen requests.

- *Council Member Sally then offered a motion a eliminate LED signs from the provision. He feels that Bowens Corner Elementary School should have complied with our ordinances. He feels the digital sign to allow communication is a step up, on its own. He doesn't feel the need for the pictures/graphics. He said it is like a television on the road, as signs. He wants it removed, in place to change any color.*
- *No one second the motion that Council Member Sally made.*
- *The vote was called, and it was 5-1. Council Member Sally voted against it.*

REPORTS AND COMMENTS:

A. CITIZENS COMMENTS

-Pat Eckstine – 7472 Hawks Circle stated that she just wanted to say that we (the Council/City) were so courageous to put the parks out to the public. She is pleased with the results of the bond referendum. She also stated that she would like to see the city employees receive a salary increase, somehow. She said that we have such a good team, and she wants them all to stay. She then stated that if the parks referendum passed, this should show y'all. Ms. Eckstine then stated that she would gladly pay another mil in taxes, to make sure staff gets increases. Ms. Eckstine then stated that her thoughts are with the Police and Fire Departments with event that unfolded on Thanksgiving Day and the shooting from this past weekend. Ms. Eckstine then congratulated Kevin Hedgpeth, as being named our newest Mayor Pro Tem.

There were no comments/questions that were submitted online, on the provided link, prior to the start of the meeting.

There were no further comments/questions.

B. CITY ADMINISTRATOR'S REPORT

Mike Cochran, City Administrator came up to present his monthly report.

- 1. Boat Landing Boardwalk** – This project is complete! We are in final stages of putting a live streaming image online.
- 2. Village Renaissance Grant** – The work on Corner Avenue continues. New telephone poles have been installed; the project is progressing. The installation of the sidewalk and neighborhood signage remain.
- 3. Flooding at Turkey Creek** – Through our stormwater program that the county administers, the county is working a scope of work for the consultant in order to study the area along Hillside Drive and Spring Hill. As you may recall, these had inadequate drainage that cause water to pool. Once this study is done, we will know if the suggested fixes at the tributary along Hillside Drive to Spring Hill Drive will help prevent some of the localized flooding. The stormwater funds are paying for this study.

The county collects our stormwater payments and then administers them through via the Stormwater Advisory Committee. I am on that committee, along with Larry Sturdivant. The committee meets quarterly.

Our flood mitigation continues to work with a homeowner wishing to elevate their home. That grant application was submitted. We have 37 eligible properties, and one has opted so far. If there are any other owners of flood prone properties that are interested in elevating their homes or getting a grant for additional mitigation, please contact Larry in Building and Codes and he will put them in touch with our consultant.

- Council Member Sally asked if we could mail this out to our residents, to which Mike Cochran replied, we did.
- Mayor Pro Tem Hedgpeth then asked, we only had one respond and reply to the grant, out of the 37 that are eligible. He then asked, how many people replied but wasn't eligible. Mike Cochran replied that he didn't have that number with him, but he could get it.

- 4. Downtown Revitalization** – The aprons by the gas stations and Blackwell's side entrance off Yeamans Hall Road seem to be holding up. As you may recall, last month there were large washouts along the entrances to these areas. The SCDOT came in and filled them in and this seems to be working.

Dominion and the subcontractors continue to make steady progress with the powerline conversion. There still needs to be connections made to the buildings and some utilities removed from the poles.

Solar light installation: Met with the installers last week to walk the entire project and look at the site locations for the solar lights. The vendor felt that there was no way to carry out the installations until the powerlines were not in the way. I checked with Dominion on this and they are still making steady progress, but they cannot give any definitive date. We will keep monitoring this and provide an updated schedule once it is available.

- Council Member Chandler asked if there was any timeline, and Mike Cochran replied, in April he was told September and it's December now and still not done.
- Council Member Chandler then asked if these delays were costing us anything additional, to which Mike Cochran replied no.

- 5. Railroad Avenue** – The SCDOT let this project TODAY and have identified a low bidder, Kiewit. This has been going on for fifteen (15) years. It will still be a couple of years, but it will be awesome to be able to go through Hanahan, and not have to go out on Rivers Avenue.

- Mayor Pro Tem Hedgpeth asked if we could look into 4-way stop signs for speed/traffic, as a deterrent.
- Council Member Chandler asked if there will be a groundbreaking event, and Mike Cochran replied he would believe so.

6. **Food Truck Court** (*Yeamans Hall Canteen*) – Wreath sponsorship project will be on Friday, December 11th. There will also be a Holiday Market at Yeamans Hall Canteen from 4-8:00pm with more than 40 vendors signed up, on the 11th.
7. **Phase 3 Tanner Trail** – This is moving forward with design. Anticipated construction is late Spring/ early Summer 2021. Timeline from the BCD COG and the project manager was attached to Mike’s monthly report, which was given to Council.
8. **Park Bond Projects** – 53-Acre Park: the cost estimate is back from Aiken Cost Consulting. Once we get the final permits it will be ready for being put out to bid.
 - Spell and Loftis Fields: the lighting RFP is due back December 17.
 - RFQ for Steward Street Park closed last week. ADC engineering was the responsive vendor on this. We will be meeting with them tomorrow, December 9th on-site.

As projects progress, there will be a monthly update disseminated to keep the public informed. Additionally, the bond ordinance will be on next months’ agenda.

- Council Member Sally asked Courtney Soler, Finance Director to remind him, as he knows they previously talked about doing this in phases. Courtney replied that Tryon highly recommended us doing it all at once, to avoid issues. She said that they are happy and willing to talk to us about this.
- Council Member Sally then asked, now that the bond referendum has passed, when does it take effect. Courtney then replied, the majority won’t receive for a year from now. It will be two (2) annual payments. We have three (3) years to complete from the time we get the money, lock ourselves in at these low rates; that is what Paul Trouche with Tryon, is highly recommending. She then said that Mr. Trouche has been doing this for 20-30 years and he said that he has never seen it so low. She takes his advice wisely.

Notes:

12/11/20 – Wreath Project at Yeamans Hall Canteen – 4-8:00pm

12/24/20 – Christmas Eve – City Hall Closed

12/25/20 – Christmas Day – City Hall Closed

1/1/21 – New Year’s Day – City Hall Closed

1/12/21 – City Council Meeting at 6:30pm

C. MAYOR AND COUNCIL COMMENTS

- Mayor Pro Tem Hedgpeth wished everyone a Merry Christmas.
- Council Member Chandler thanked city and staff; he stated that he realizes the last few months have been trying. He too wished everyone a Merry Christmas.

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 Council Member Spurlock.*
- *There was no discussion.*
- *The motion was called, and the vote was 6-0.*
- *Meeting adjourned at 8:13pm.*

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