

**Minutes from September 15, 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, September 15, 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 Christie Rainwater presided. Council Members that were present at tonight's meeting were – Mayor Pro Tem Chandler, Council Member Hedgpeth, Council Member Dyson, Council Member Spurlock, Council Member Hodges, and Mayor Rainwater. Council Member Sally was not in attendance. 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 Money maker – Parks & Recreation Director, Allyson Driggers – AP & Payroll, Jon Ellwood – IT, Larry Sturdivant – Building & Codes, Dennis Turner – Police Chief, Tyler Dempsey – Building & Codes, Jeff Hajek – Building & Codes, Mike Barger on – Assistant Fire Chief, Wynette DeGroot – HR, Gale Dollar – Court, and Emily Huff – Clerk of Council.

Sign-in sheet is included with the minutes.

CALL TO ORDER

Mayor Rainwater called the Tuesday, September 15, 2020 City Council Meeting to order at 6:30pm.

INVOCATION

The Invocation was led by Pastor Adam Spurlock of Restoration Community Church.

PLEDGE OF ALLEGIANCE

Council Member Hodges led us in the Pledge of Allegiance.

RECOGNITIONS

- A. Employee of the Month - Mike Cochran, City Administrator and Fire Chief Bowers announced the September Employee of the Month, Drayton Hancock. Chief Bowers stated that Hancock worked hard in helping the City with its COVID response. He went on to say that Drayton is an Engineer who not only fights fire and provides EMS care, he also has been serving as our Logistics Chief. He has added on the responsibility of ordering and accounting for all supplies ordered during any emergency operation. Moreover, Engineer Hancock is a COVID-19 tester, and most recently was noted to have provided immense help in the successful operation of a test site, on behalf of

DHEC, in Richland County. Engineer Hancock does all of this while maintaining a high standard and a positive attitude. He truly embodies the culture we are developing at the Hanahan Fire Department. He was awarded with a certificate and \$25 gift card. Pictures were taken as well.

- B. Citizen of the Month – Mayor Rainwater then announced the September Citizen of the Month, Ms. Jen Nielson. Mayor Rainwater stated that Jen came to her and offered her help with promoting Yeamans Hall Canteen. Since Jen has volunteered her time and advertising expertise. Jen has created posts for social media with our food trucks logos/pictures to help showcase their food and brand, all while helping to advertise them and Yeamans Hall Canteen food truck park. Her designs have been very eye catching and have prompted more foot traffic as well as revenue out at Yeamans Hall Canteen. Mayor Rainwater then stated that Jen has even more fabulous ideas in store for the coming months as well as for Fourth Friday, which will be held on Friday, September 25th. Thanks, and appreciation was given, and Ms. Jen was presented with a certificate and a \$25 gift card. Pictures were taken.
- C. First Responder Recognition – Mayor Rainwater introduced Hanahan resident, Jenna Pender Brown who sent a message to the Mayor, asking to recognize a few of our First Responders who assisted her daughter, Harper on Thursday, August 20, 2020. Mrs. Jenna said that our First Responders; Drayton Hancock, Kyle Finneran, Ryan Carroll, Michael Barger and Ellen Teston showed compassionate aid while assisting Harper. Young Harper had an accident that scared her and her parents. Mrs. Jenna wrote a heartfelt note of gratitude for the care they received that day and they wished to thank each of the First Responders. Harper made them each a piece of artwork, calling it her “self-portrait” and handed them to them, one by one. Mrs. Jenna then announced that Harper suffers from Spina bifida. Pictures were taken with First Responders and some tears were most certainly shed. It was a sweet moment to witness.
- D. Police Officer of the Year – Mr. Larry Cobb of the Exchange Club along with Chief Turner were asked to come up, as Larry Cobb presented the 2020 recipient of the Exchange Club Police Officer of the Year award. Mr. Cobb stated that Chief Turner formally nominated Sergeant Jermaine Johnson as the 2020 recipient of the Exchange Club Police Officer of the Year award and in his recommendation letter, Chief Turner stated that during the past year, Sergeant Johnson has exemplified the definition of what it means to be a public servant. Chief Turner said that Sergeant Johnson began his employment with the City of Hanahan in 2016 and has since proven to be an asset to the city. Since he started with the Police Department, Sergeant Johnson has volunteered his time to coach a youth basketball team at the Recreation Department and has assisted with our midnight basketball event. A plaque was presented to Sergeant Johnson and pictures were taken.

- E. Fire Fighter of the Year – Chief Bowers was called up as Mr. Larry Cobb announced that Chief Bowers has formally nominated Engineer/EMT Cody Vanhorn as the 2020 recipient of the Exchange Club Fire Fighter of the Year award. Mr. Cobb read Chief Bowers letter of recommendation letter which stated that over the past year, Cody has exemplified the traits that are and have been the hallmark of the fire service for almost
- F. two (2) centuries. Through his dedication, perseverance, service and integrity to the citizens of our city, Cody has truly earned this award. Cody came to the City of Hanahan from Ohio and worked fervently to learn, and master skills needed to become an Engineer and help improve training in our department. Cody has worked tirelessly to improve himself and his department through training of not only himself, but by also ensuring those around him benefit from his knowledge. Chief Bowers then said that Cody shows those that are junior to him, how to serve the citizens of Hanahan through his actions as a senior member of the fire service. Cody is a consummate professional who has the heart of a servant and is willing to give his all every day for the team. A plaque was presented to Engineer/EMT Vanhorn and pictures were taken.

Mayor Rainwater then asked for all the Exchange Club members that were present, to please stand up and be recognized. We had about a dozen in attendance for tonight's meeting for the awarding of the Exchange Club's Police Officer and Fire Fighter of the Year.

CITIZENS COMMENTS REGARDING AGENDA ITEM ONLY

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

There were none. There being no further input, the Mayor 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 September 15, 2020 Consent Agenda were:

1. Approval of the Minutes from the August 11, 2020 City Council Meeting
 2. Resolution #10-2020 – Debt Set Off
 3. Purchase of Replacement Vehicle for the Police Department (via insurance)
 4. Purchase of Trash Bins for Public Works
- *A motion to approve the items on the September 15, 2020 Consent Agenda, was made by Mayor Pro Tem Chandler.*
 - *A second was made by Council Member Hedgpeth.*
 - *The motion was called, and the vote was 6-0. (Reminder: Vote counts reflect Council Member Sally not being present).*

NEW BUSINESS

1. Mayor Rainwater moved on to the New Business portion of the meeting, **Resolution #8-2020** - A Resolution for the Adoption of the 2019 Berkeley County Hazard Mitigation Plan. Mayor Rainwater stated that Council was given a copy of the final draft of the 2020 Berkeley County Hazard Mitigation Plan, in their Council packets last week for their review. Mayor Rainwater then stated that prior to approval by the State of South Carolina and submission to FEMA, each jurisdiction must pass its own resolution for adoption. The City of Hanahan's resolution was prepared for our jurisdiction and a copy of it was placed in the Council packet. She asked if there were any questions, which there weren't.
 - *A motion to approve **Resolution #8-2020** – A Resolution for the Adoption of the 2019 Berkeley County Hazard Mitigation Plan was made by Council Member Hedgpeth.*
 - *A second was made by Council Member Spurlock.*
 - *There was no further discussion.*
 - *The motion was called, and the vote was 6-0.*
2. Mayor Rainwater called up Jeff Hajek, Planner/ Economic Development Director up to discuss **Resolution #9-2020** – 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.

Jeff Hajek had a PowerPoint presentation that he prepared and showed. He stated that the proposal is to apply for a \$25,000 Hometown Economic Development Grant for professional services to assist in creating a master plan for the Town Center (TC) District. Jeff stated that the master plan will create a vision and guide for development and redevelopment in the TC District. It will involve extensive community engagement and will address redevelopment strategies, economic analysis, programming, renderings, etc. (Action Plan). Jeff also stated that it will be a "marketing document" for potential investors. He went on to discuss what makes a good master plan, stating that they should be flexible, involve the community and other stakeholders from the offset, and they should create a common, unified vision among residents. Jeff went on to mention that the City has drafted application and is in the process of refining said draft, which is due September 25, 2020. Required match is at least 15%. He said staff is requesting that the City match the full \$25,000 in order to make the application competitive, as well as fund the Plan (given the estimates received from consultants). Jeff said the Resolution today signifies the City's commitment to the match.

- *A motion to approve **Resolution #9-2020** – 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 Hedgpeth*
- *A second was made by Council Member Spurlock.*
- *There was some discussion.*
 - Council Member Hedgpeth asked Jeff Hajek, did you say the average is \$50K, so we would pay \$100K? What if we do that and it comes back at \$75K? Mayor Rainwater replied that we can customize these packages and say that we don't want to exceed a certain amount, so we don't go over.
 - Mayor Pro Tem Chandler said that normally on these, they are at 15%, why are we going more. Jeff Hajek replied so we can get a nice, wide scope. Mayor Pro Tem Chandler then asked if we have shopped this to what this would cost us. Jeff Hajek replied yes, him and the Mayor have done their shopping/research. Mayor Pro Tem Chandler then stated that if he recalls correctly, most contractors require more than a year contract. Jeff Hajek replied that this is all part of the scope, i.e. timeline, amount, agreeing on a contract price, etc. that we can set. Mayor Pro Tem Chandler then said, so this is just more in depth, to which Jeff Hajek replied, yes, it is more in depth and it for a general area.
 - Council Member Hedgpeth asked if master plans work. Jeff Hajek replied that he asked the same question and he has gotten great feedback and he added that it's gone a long way for the Town of Moncks Corner. Mayor Rainwater added that when she attended the Riley's Mayor event, she presented for Hanahan and she said that this was their number one request; to have a master plan. She added it would be in the best interest for Hanahan.
 - Council Member Hedgpeth asked how this would mesh with our existing plan, to which Jeff Hajek replied that it would work nicely and would support this very well.
 - Mayor Pro Tem Chandler said that personally, with the bond coming up, we don't even know what our finances are going to look like. He said that he realizes we going to foot a big portion of this, and he feels that portion could cover a fire fighters' salary and he would rather the money go towards employee needs. Mayor Rainwater said that sometimes you have to spend money, to make money. Mayor Pro Tem Chandler then stated that he understands that construction won't likely start for three (3) years, to which Jeff Hajek replied yes, and that is even better for us, in his opinion. Mayor Pro Tem Chandler then asked this is just a guideline, there isn't an ordinance. Jeff Hajek replied the existing ordinance is designed control committee. They have to go through that board to get redeveloped strategies.

- Council Member Hedgpeth asked how long they typically take to pay us back. Jeff Hajek replied, that's a great question, and it depends on our scope. It depends on the length of time and the market. Mayor Rainwater stated that it would be fifty percent (50%) paid for if we get the grant.
 - Council Member Hedgpeth asked when we will know if we get the grant. Jeff Hajek replied that he believes the turnaround time is quick, and he believes in October.
 - *There was no further discussion.*
 - *The motion was called, and the vote was 3-2. *Council Member Hodges and Mayor Pro Tem Chandler voted no, and Council Member Dyson abstained. (Reminder: Vote counts reflect Council Member Sally not being present). Motion was approved.*
3. Mayor Rainwater then invited Courtney Soler, Finance Director up to discuss the Budget Amendment to **Ordinance #4-2020** – FY 2020-2021 Budget (Section 5). Courtney said she would give a brief overview. She stated that looking at the final piece of the LOST credit factor, which we had to give to them by the end of August and that is what we owe on our tax bills in December/January. Looked at appraised values and amount of money we are going to distribute back to taxpayers, and we create a factor to help distribute that money proportionally depending on appraised value of property. Courtney then stated that they discovered that we were going to have to change the revenue for the upcoming year and that is because of the economic condition with COVID; sales tax decreasing, different forecasts in percentages and she said overall, the best thing to do is to shoot conservatively and then each year here after, look at what we bring in, compared to what we give back and reconcile. The amendments are to take back this revenue from \$1.8 million, which was in the budget to \$1.65 million and using that for our calculations moving forward. The overall budget has not changed, only some minor wording.
- *A motion to approve the Budget Amendment to **Ordinance #4-2020** – FY 2020-2021 Budget (Section 5) was made by Council Member Spurlock*
 - *A second was made by Council Member Hedgpeth.*
 - *There was no discussion.*
 - *The motion was called, and the vote was 6-0.*

REPORTS AND COMMENTS:

A. CITIZENS COMMENTS

-Johnnie Harkness - 1036 Dominion Drive – came up to the podium and stated that the trash has been picked up on Corner Street and he thanked Chief Turner for that. He then stated that there is now furniture being dumped on Corner Street and that there is no consistent schedule for collection.

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 back up to present his monthly report.

1. **Boat Landing Boardwalk** – Construction is underway and proceeding daily. Rain delays have slowed them, but they are working swiftly.
2. **Village Renaissance Grant** – Sidewalk work is remaining.
3. **Flooding at Turkey Creek** – While we await the ACOE being able to meet with community members face to face, our flood mitigation specialist is working with homeowners who are interested in mitigation. This information has been mailed to the impacted homeowners as well as posted on our website and social media.
4. **Downtown Revitalization** – Dominion is waiting on the cable and other utilities to be removed so the poles can be taken away. The solar LED streetlights have been ordered with an October delivery estimate, roughly the same timeframe as the pole removal.
5. **Railroad Avenue** – The SCDOT & CSX are working through issues; project is still slated but delayed.
6. **53-Acre Park** – Final costing is nearly complete. The project is moving forward, and December 2020 is the anticipated bid timeline.
7. **Food Truck Court (*Yeamans Hall Canteen*)** – Umbrellas have been procured and customer traffic seems to be up. Online vendor bookings have made this a much smoother process.
8. **Ball Field Renovations** – This is DONE! Thanks to Randy and his staff for their diligent work.
9. **Phase 3 Tanner Trail** – This is moving forward with design.

Notes:

10/6/20 – Planning Commission Meeting at 6:30pm

10/12/20 – Columbus Day observed - city offices will be open

10/13/20 – October Council Meeting at 6:30pm

C. MAYOR AND COUNCIL COMMENTS

- Mayor Rainwater and Mike Cochran then announced Wynette DeGroot to the Council. Wynette is our new Human Resources Director. She comes to us from the Isle of Palms, where she held the same position, HR Director for three and a half (3 ½ years). We are happy to have her.
- Mayor Rainwater then thanked Joe Gill, Public Works Director for being proactive and finding a new source for trash bins, when our current source is out of stock/back ordered. He took it upon himself to find another alternative and we appreciate that. The Mayor then thanked Randy MoneyMaker, Parks and Recreation Director for all their work dealing with COVID-19 and still making sure we have sports all while school is starting back up as well. Mayor Rainwater then said God bless our Building and Codes Department, the department that gets the least amount of love from the community. Thank you, guys, for all your hard work. Mayor Rainwater stated that y'all are all doing an amazing job, working outside of the box. You all are to be commended. Thank you.
- Council Member Hedgpeth then thanked the Court for all their hard work, in playing catch up from being shutdown for so long. The back log was lengthy, but it seems they are working through all of it just fine.

There were no additional Council Comments.

ADJOURNMENT

- *There being no further business to discuss tonight, a motion to adjourn was made by Mayor Pro Tem Chandler.*
- *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 7:35pm.*

Our next regular monthly City Council Meeting will be October 13, 2020 at 6:30pm.