

**Minutes from March 10, 2020**  
**Hanahan City Council Meeting - 6:30PM**  
**Debbie Lewis Municipal Chambers**  
**1255 Yeamans Hall Road Hanahan, SC 29410**

A regular City Council Meeting of Hanahan City Council was held on Tuesday, March 10, 2020 in the Debbie Lewis Municipal Chambers at 1255 Yeamans Hall Road in Hanahan 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 Sally and Mayor Rainwater. Council Member Hodges was absent. Reminder, we will be one less vote, as Dan Owens resigned. We had a quorum for tonight's meeting.

Staff members that signed the visitor's log were: Mike Cochran - City Administrator, Bradley – Maintenance, Hilary VanOrsdel – HR, Randy Moneymaker – Rec Dept., Dennis Turner – Police Chief, Bo Bowers – Fire Chief, Tyler Dempsey – Building & Codes, Shaine Beal – Building & Codes, Joe Gill – Public Works Director and Courtney Sobel – Finance Director.

*\*A copy of the sign-in sheet is included with the minutes.*

**CALL TO ORDER**

Mayor Rainwater called the Tuesday, March 10, 2020 City Council Meeting to order at 6:32pm.

**INVOCATION**

The invocation was led by Pastor Richard Perea of Calvary Chapel of Charleston.

**PLEDGE OF ALLEGIANCE**

Council Member Hedgpeth led us in the Pledge of Allegiance.

- A. Mayor Rainwater recognized former Council Member Dan Owens, stating that we appreciate his dedicated service to our city and citizens the past ten (10) years. During his tenure, Dan Owens made numerous contributions to the overall health and vitality of the City of Hanahan and provided invaluable leadership, guidance, initiative and service to the overall provision of high-quality public services to the citizens of Hanahan. Additionally, Dan Owens participated in many noteworthy activities and projects including: construction of the Senior Center, Village Renaissance Project in the Charleston Farms area, planning of the Murray Drive intersection and Railroad Avenue extension to Otranto Road project, Murray Drive sidewalk project, construction of the Amphitheatre, 53-Acre Park, new Public Works facility, walking trails at the City Park and Tanner Trails, the new City website, tackling the flooding issues in our city; especially in the Turkey Creek area with the Army Corps of Engineers, Downtown Revitalization project, the City's Annual Trunk or Treat event, the overall triumph of the Red, White and Blue Festival, and the Annual Hanahan Christmas Parade, just to name a few. Dan Owens has dedicated so many hours of public service for our City that required an absence from his family. Dan has provided experienced leadership as a public steward for over ten (10) years. Mayor Rainwater and Council Members wished him all the best with his newly appointed position, as District 1 Berkeley County Councilman. Each of the Council Members shared a few sweet words and wished him well. A beautifully framed Key to the City/Resolution #1-2020 was presented to Dan Owens. The Owens family was all in attendance and had their pictures taken when he was presented the Key to the City. He received a standing ovation.
- B. Mayor Rainwater and City Administrator, Mike Cochran, recognized Council Member Kevin Hedgpeth on his recent graduation from the MEO (Municipal Elected Officials Institute of Government), completing the required seven (7) courses to graduate. Council Member Hedgpeth graduated in February 2020, from the Institute. Congratulations Council Member Hedgpeth.

- C. Mike Cochran, City Administrator asked for Hanahan resident, Ms. Rita Lucas and Tyler Dempsey, Building and Codes to come up. He noted that Ms. Lucas had recently been taken advantage of, by a tree company who overcharged her. The total amount that she was charged was in excess of \$10,000 for the tree removal/trimming in her yard. She was originally quoted around \$3,000. Ms. Rita took the podium and said that she wanted to share her story as to what happened to her. She said that Haley's Tree Company was supposed to remove a dead tree limb, but at the end of the day, the initial verbal quote of \$3,000 went to \$11,724. Obviously, very angry about the extra work they did without her permission and the high price tag, she was taken back. When the guy handed her the bill and asked her to write the check out to him, and not the company, the red flags went up. She stated that she knew that couldn't be right. Ms. Rita said that she didn't know what to do but after talking to several friends and neighbors, they advised her to call the Police. Ms. Rita said that she made a trip to City Hall and that is where she spoke with Tyler Dempsey, in Building and Codes. Tyler called he the Ohio based business and they had no idea that was going on. The guy who did the tree work and his coworker were in fact stealing money and conning people out of money. The two individuals were located and were held accountable. Ms. Lucas was so very thankful for Tyler's help and noted that she has since been reimbursed approximately \$7,000 of the \$10,000 she was wrongfully charged. Tyler Dempsey got quite the round of applause from residents in attendance, for going above and beyond.
- D. Bo Bowers, Fire Chief approached the podium to recognize the crew of Tower 2701 who responded to a fire the night of February 10, 2020 at an apartment at 5820 Murray Drive. Upon their search and rescue, they found an unresponsive male passed out on the floor in the kitchen, by the stove. They quickly extricated him and turned him over to the medic crew on scene for further evaluation. The other two engine crews quickly arrived on scene and it was determined that the fire was due to a pot that was left on the stove. Crews extinguished the fire and ventilated the structure, with no damage noted. Due to the quick action and professionalism of the crews that night, a life was saved and numerous others were as well; being this was an apartment building complex. For their actions of saving the victim from the fire room; Captain David Migon, Firefighter EMT Steven Fogle and Firefighter EMT Joseph Gebo are receiving the valor commendation bar. Captain David Migon. Additional recognition was given to Battalion Chief Michael Langan, Engineer Nicholas Lubbehusen, Engineer Cody Vanhorn, Firefighter EMT Jared Gostomski, Firefighter EMT Brian Tully, Firefighter EMT Chris Evans, Firefighter Paramedic Ruble, and Firefighter Paramedic Rourke.

- E. Mayor Rainwater said that I hope that all have noticed something new and very different when you came up the street tonight, the new Yeamans Hall Canteen food truck park. Mayor Rainwater thanked the Hanahan Garden Club and the City of Hanahan's Maintenance Department; Randy Money maker, Ken Childress, Robert Washington, Matt Anderson, Mike Owens, Aaron Walker, Charles Pickett, Carl Evans, and David Shea for their countless hours working to get the Yeamans Hall Canteen Food Truck Park, up and running. Additionally, the Mayor thanked Chief Bo Bowers, Assistant Chief Michael Bargerone and Captain Langdon from the Fire Department and Hilary VanOrsdel for their help as well, as they made the super cool wagon wheel light fixtures that have been hung in the barn. Tyler Dempsey of Building and Codes was thanked for his help with constructing the corn hole game boards with the Fire Department. Jeff Hajek and Mike Cochran were also thanked for all their time and hard work that they too demonstrated on this project.
- Council Member Hedgpeth stated that the Mayor left her name off the list of those to be thanked, as she worked extremely hard on this project.
  - Council Member Sally agreed with Council Member Hedgpeth.
- F. Mayor Rainwater recognized our Citizen(s) of the Month, the Hanahan Garden Club once again. She named them individually, Sarah Ramsey, Ben Ramsey, Paul Ramsey, Jamie Hairfield, Jason Hairfield, Frank Hairfield, Thomas Hairfield, Henry Hairfield, Jill Smith, Karen Cooke, Kathy Sneed, Robert Sneed and Alex Gonzalez for the Food Truck Park Layout and Design. Mayor Rainwater presented them, as a club, with a certificate of appreciation and a gift certificate to a local restaurant.
- G. Mike Cochran, City Administrator presented the March Employee of the Month award to Ken Childress of the Parks and Recreation Department. He said that Ken has done so much in short time working with the city and is pretty good at everything, as he has such a broad background. Mr. Childress' family surprised him and was in attendance for the meeting. Pictures were taken of Ken and his family, and he was presented with his certificate of achievement and gift certificate.

- H. Council Member Sally read the Charleston STEM Festival Day Proclamation. The STEM Festival was held at the Exchange Park, Ladson on Saturday, March 7, 2020. The goal of the Charleston STEM Festival is to increase public awareness, interest and understanding about STEM by offering more than 80 exhibitors who will provide hands-on-activities, live performances, interactive demonstrations, and family-oriented STEM entertainment. Through the various activities and shows, the Charleston STEM Festival will increase engagement and anticipation in STEM learning opportunities and offering a direct connection to our vibrant community of STEM professionals. It is important to recognize that STEM is essential for modern society. Every day, each of us benefit from STEM knowledge through the food we eat, the air we breathe and the water we drink. STEM powers our work, protects us from natural disasters, improves our health and entertains. The citizens of the Lowcountry will have the opportunity to celebrate STEM much like we celebrate sports, food, art and music, integrated into our culture as a community tradition. Now, Therefore, we as Mayors of the Lowcountry, do hereby proclaim March 7, 2020 as **CHARLESTON STEM FESTIVAL DAY**, in the Lowcountry and ask all citizens to join us in celebrating STEM and participating in the Charleston STEM Festival.
- Mayor Rainwater stated that she had the privilege to attend this event, this past weekend. She urged to not make this just a one (1) day a year thing. Practice STEM daily at home.

### **CITIZENS COMMENTS REGARDING AGENDA ITEM ONLY**

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

- *There were no Citizen Comments.*

There being no further input, The Mayor closed this segment of the meeting.

### **EXECUTIVE SESSION**

Mayor Rainwater stated, at this time, Council needs to go into hold Executive Session for legal advice. 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 go into Executive Session was made by Council Member Sally.*
- *A second was made by Council Member Hedgpeth.*
- *There was no discussion.*
- *Executive Session began at 7:07pm.*

The Council resumed from Executive Session at 8:01pm and no action was taken.

**CONSENT AGENDA:** Consent Agenda items are adopted with a single motion, second, and vote unless a request for removal is heard from a Council Member.

Items on the March 10, 2020 Consent Agenda were:

**1. Approval of the Minutes from the February 11, 2020 City Council Meeting**

- *A motion to approve the Minutes from the February 11, 2020 Council Meeting was made by Council Member Hedgpeth.*
- *A second was made by Mayor Pro Tem Chandler.*
- *There was no further discussion.*
- *Motion was called. The vote was 5-0. (Note: The vote count reflects Council Member Hodges being absent.)*

**NEW BUSINESS**

1. Mike Cochran, City Administrator took the podium and discussed the Purchase of Police and Fire Radios. Currently, we have a mismatch of radios and they are old. There is a lot of need for new radios. The radios are \$1,800, per radio under the State contract with Motorola. They are expensive, we know that. These new radios have encryptions, therefore, when other agencies (i.e. Highway Patrol, Sheriff's Office, and neighboring counties) use encryption, we won't be able to hear/communicate with them without this feature. Our current radios are unable to be upgraded, as they are 15+ years old. The radios will last a long time, approximately fifteen (15) years. We will get a trade-in allowance on them. Expires two (2) years once we sign the contract. Additionally, these radios will absorb our radio ID's. We have two (2) separate quotes, one for the Fire Department and the other for the Police Department. City Administrator, Mike Cochran said that the request is to spend the money that we currently have allocated for radios, that we haven't spent this year, which is \$69,000 and put that towards air time, which we get for free, but we will pay for them and then pay ourselves back over a five (5) year period. These radios have the larger knobs which will be easier to use when in gear.
  - Council Member Sally asked if this purchase was necessary for Public Safety now. City Administrator, Mike Cochran replied yes. They are necessary.
  - Council Member Sally stated that there are so many quotes on here. City Administrator, Mike Cochran replied because each radio is built differently.
  - Council Member Hedgpeth asked if these will be fixed radios, meaning in their cars/cruisers as well as their walkie talkies. City Administrator, Mike Cochran replied yes.

2. Hilary VanOrsdel, HR Director was invited up to discuss the Proposed Grievance Committee, for approval. Hilary stated that per the handbook, the council appoints a committee composed of five (5) employees to serve for a three (3) year term. We have had some departures and some terms expire. On the draft that was handed out, those that are highlighted are the staff recommendations. There is one change that would need to be made, and that would be remove the last person listed on the draft proposal and replacing with an Engineer/Medic from the Fire Department.

- *A motion to approve the Proposed Grievance Committee was made by Council Member Sally.*
- *A second was made by Council Member Hedgpeth.*
- *There was no further discussion.*
- *Motion was called. The vote was 5-0. (Note: The vote count reflects Council Member Hodges being absent.)*

3. Mike Cochran, City Administrator and Larry Sturdivant, Building and Codes Official, both took the podium to discuss the Ordinance Revisions to Sections of Chapter 18 pertaining to Environmental Concerns. Mike Cochran spoke about Chapter 18 – Environment; stating that there are a couple of ordinances in the city that have been around for a very long time. The property maintenance code being one of them. The enforcement portion of them gets rather difficult with the police and Building & Codes having to enforce them. With that said, a couple of changes that we have in mind have been highlighted in the handout given to council.

Sec. 18-27 – Prohibited – our current ordinance has that no person shall allow or permit weeds, bushes and grass to grow over 12 inches high. We would like to change the 12 inches to 10 inches. As of now, when a person's grass becomes 12 inches high and we enforce it, they have a 10-day warning period. After the 10-day warning period, they can be cited, should they not have taken care of their grass. Mike Cochran stated that after doing some research and the grass that grows around here, 12 inches is too high and it just doesn't look good and it is frustrating to the police, as they become a reminder service; as we have people that will wait until the last day to take care of their grass. We have 31 addresses which have had code violations with their grass. We are trying to make it better for neighbors, so they don't have to look at 12-inch-high grass.



**Sec. 18-2 – Abatement of public nuisances.** Mike Cochran stated that they want to clarify where it states board of health or health board, to read **building official, code enforcement officer or law enforcement officer**.

**Sec. 18-27 – Prohibited.** – change the weeds, bushes and grass to grow over **10 inches**, rather than 12 inches as currently listed.

**Sec. 18-29 – Notice to clean up premises; failure to clean up premises; failure to comply.** City Administrator, Mike Cochran stated that they wish to change from 10 days to **7 days**. And again, change the reading of health officer, to **building official, code enforcement officer or law enforcement officer**.

**Sec. 18-30 – Removal by City.** Mike Cochran stated to change it from 10 days to **7 days**.

**Sec. 18-31 – Keeping sidewalks or road right of way clean and free of trash, ashes, weeds, etc.** – Mike Cochran has stated to remove this section completely.

- Mayor Pro Tem Chandler said to Mike Cochran, so you are saying that we can cut their property. Mike Cochran replied that it has been in code for years and it does give the city rights to do so. Building & Codes Director, Larry Sturdivant stated that Section 18-30 states that upon failure to comply, they city may enter upon the premises of the person offending and cause the removing of the weeds, bushes and grass. Mayor Pro Tem Chandler said that he thought this was only for empty property. Larry Sturdivant replied no, these would be extreme cases though.
- City Administrator, Mike Cochran went on to say that these modifications are to help our staff be more effective. This isn't for revenue; we just want compliance.
  - *A motion to approve the Ordinance Revisions to Chapter 18 (Sections 2, 27, 29, 30 and 31) was made by Council Member Hedgpeth.*
  - *A second was made by Council Member Sally.*
  - *There was no further discussion.*
  - *Motion was called. The vote was 5-0. (Note: The vote count reflects Council Member Hodges being absent.)*
- Council Member Sally stated that no public hearing is needed, as this is a revision.
- Council Member Sally then stated that the ordinance states weeds or grass, but that the highway grass "sprigs" can grow that quickly. Larry Sturdivant replied by saying that he knows what he is talking about and that isn't the type he is referring to. They are talking about yards that aren't maintained, not highways, etc.

## UNFINISHED BUSINESS

- A. Mike Cochran, City Administrator and Larry Sturdivant, Building and Codes Director then gave the Introduction and First Reading – Proposed Zoning Text Amendments to the Multifamily Residential (RM) Ordinance and Creation of RM-N Ordinance. Larry Sturdivant stated Council, what you have before you is recommendations from the Planning Committee to make some text changes to RM District. Council, you will see in your packets , the Staff Report that Jeff Hajek did and you will notice the increase in heights which will then allow some revitalization to our Multifamily Districts as well as to allow new development to come in. In addition, you will see what the existing Multifamily guidelines are as far as your heights, etc. and what the proposed changes are. With those changes, we think that it will make things a little more viable for people to develop or rehabilitate their properties.
- *A motion to go into a Public Hearing was made by Council Member Sally.*
  - *A second was made by Mayor Pro Tem Chandler.*
  - *There was no further discussion.*
  - *Motion was called. The vote was 5-0. (Note: The vote count reflects Council Member Hodges being absent.)*

## PUBLIC HEARING

- *Johnnie Harkness - 1036 Dominion Drive asked what the changes are. Council Member Sally gave Mr. Harkness his handout from the council packet to look over, as they are several changes being proposed.*
- *Johnnie Harkness – 1036 Dominion Drive asked aren't we supposed to be voting on this tonight. Mayor Rainwater stated no, tonight is the First Reading and Public Hearing. We will still have a Second Reading, in which we will vote upon it.*
- *Larry Sturdivant, Building and Codes replied to Johnnie Harkness' request with what the proposed changes are, stating that some of the changes will be with the maximum height: -RM District currently 35 feet, proposing **50 feet**. – Maximum density is currently 12 units per acre, proposing **35 units per acre**. – Pervious ratio would remain the same. – Minimum lot width would also remain the same.*

Larry Sturdivant, Building and Codes Director went on to the next item while still in the Public Hearing, which was the creation of RM-N Ordinance. Larry stated that this is basically, to fit more in line with the neighborhood settings. This would be a little more restricted, as the height would not be increased, so it is better blending. Additionally, this is to put the text into the ordinance.

Mayor Rainwater asked if there were any comments and/or questions. There weren't any.

- *A motion to close the Public Hearing was made by Council Member Sally.*
- *A second was made by Council Member Hedgpeth.*
- *There was no further discussion.*
- *Motion was called. The vote was 5-0. (Note: The vote count reflects Council Member Hodges being absent.)*

#### **PUBLIC HEARING CLOSED**

- *A motion to approve the Introduction and First Reading – Proposed Zoning Text Amendments to the Multifamily Residential (RM) Ordinance and the Creation of RM-N Ordinance was made by Council Member Hedgpeth; along with a temporary hold on permits for the RM-N zoning designation, pending the completion of the Planning Committee and Councils' mapping of the RM-N properties.*
- *A second was made by Council Member Sally.*
- *There was no further discussion.*
- *Motion was called. The vote was 5-0. (Note: The vote count reflects Council Member Hodges being absent.)*

B. Second Reading – Proposed Frontage Definition within the 2008 Zoning and Land Development Ordinance. Mayor Rainwater stated that she knows that we have gone over this already, very thoroughly, so she asked if there were any specific questions for Larry Sturdivant or Mike Cochran. Council did not have any questions.

- *A motion to approve the Second Reading – Proposed Frontage Definition within the 2008 Zoning and Land Development Ordinance was made by Council Member Sally.*
- *A second was made by Council Member Hedgpeth.*
- *There was no further discussion.*
- *Motion was called. The vote was 5-0. (Note: The vote count reflects Council Member Hodges being absent.)*

## REPORTS AND COMMENTS:

### A. CITIZENS COMMENTS

The meeting was opened for citizens' comments.

- *Johnnie Harkness - 1036 Dominion Drive stated that he would like to that we put on the agenda, what ordinances are being voted on at these meetings. Mayor Rainwater stated that it was posted online along with the agenda.*
  - *Johnnie Harkness - 1036 Dominion Drive then asked if the Public Hearing was posted in the Post and Courier. Mayor Rainwater stated that the Public Hearing was indeed posted in the Post and Courier. \*A copy of the ad was in the council packets.*
- Mayor Pro Tem Chandler asked if it was possible to assess Mr. Driggers backyard as it has been flooding recently. City Administrator, Mike Cochran replied that he doesn't understand why this is happening now. He said that the County is going to come back out and clear it when they have a nice, clear day.

### B. CITY ADMINISTRATOR

Mike Cochran gave his Administrator's report:

**Boat Landing Boardwalk** – Seamon Whiteside is preparing the bid documents so the project can be bid out.

**Village Renaissance Grant** – Final design is still ongoing. The COG has this project and Jeff Hajek gets updates as they move forward.

**Charleston Farms Grant** - SC Dept. of Commerce gave verbal approval on the construction contract; bidding process is starting soon. Construction will follow.

**Flooding Turkey Creek** – Met on-site with ACOE in late February. They are working on their final report. Their presentation is on target for the May meeting.

**Downtown Revitalization** - Boring is in process; this is an inconvenience to the impacted businesses but there is not way else to bury the lines. This project continues. The encroachment permit was approved for the lights. Light procurement is forthcoming.

**Railroad Avenue** – The SCDOT is slated for a July 2020 contract letting. This changed from last month, February.

**53-Acre Park** – Cost estimates are in place. Seamon Whiteside is working on the designs so that it can be put out to bid.

**Food Truck Park** – Opened Saturday, February 29<sup>th</sup>. Only the heaviest of rains keeps people away. The response has been very positive with at least one vendor, already inquiring about opening a restaurant. Tim Chubb, local electrician has done some amazing work and has gone above and beyond. We didn't want generators out there, because they are so noisy and back up to residences homes. Tim Chubb created a special design for the food truck vendors to plug into.

**Ball Field Renovations** – Irrigation, fencing and sod work should be done this week. The weather has caused multiple delays. Parks and Recreation staff continue to monitor. The anticipation is that they will have usable fields starting next Monday, March 16<sup>th</sup>.

**Notes:**

3/24 – City Council Workshop -Art Grant, Mayor's Design Fellowship

4/4 – Opening Day at 4pm for Rec. – moved later in day to accommodate other events.

4/7 – City Council (First Tuesday – due to Spring Break and Easter)

4/10 – Good Friday – Offices Closed

4/21 – Lunch Buddy Tuesday

**C. MAYOR AND COUNCIL COMMENTS**

Comments from the Council were:

- Mayor Pro Tem Chandler asked why the Railroad date was changed. City Administrator, Mike Cochran stated that CSX is challenging the condemnations.
- Mayor Pro Tem Chandler said, I see that we are changing our garbage collection. Joe Gill, Public Works Director answered yes, they are. They will go into effect in May. In history, when a neighborhood was built, they were just added in somewhere on a garbage collection run. Now, we are so large, that we need to do all of Tanner on one day and Otranto on one day, etc. This will also help so that brown goods won't be sitting on the side of the road all week, as that would now be picked up on Mondays. It will keep the streets looking neater. Additionally, this will save wear and tear on our trucks.
- Council Member Hedgpeth stated that when we go to broadcast this, will you please be certain to include Foster Creek. Public Works Director, Joe Gill answered absolutely. They will give ample time to get the change notices.
- Mayor Rainwater commended Joe Gill for making these big changes.

Council Member Hedgpeth asked about phase 3 power at the Amphitheater. City Administrator, Mike Cochran said that we have the final drawing from Constantine. It is

- just a matter of us taking the right approach. We are trying to come up with the most optimal way to go about this.

#### **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 Hedgpeth.
- There wasn't any discussion. The motion was called, and the vote was 6-0. (*NOTE: Everyone was present except for Council Member Hodges for this vote.*)
- The meeting adjourned at 8:55pm.

Our next regular monthly City Council Meeting will be April 7, 2020 at 6:30pm. Note that this Council Meeting is the first week of April, rather than the second, due to the Easter holiday and Spring Break/school closures. This meeting date was published in the Post & Courier.