**Minutes from February 14, 2023**

**Hanahan Council Meeting - 6:30PM**

**Debbie Lewis Municipal Chambers**

**1255 Yeamans Hall Road Hanahan, SC 29410**

A City Council Meeting was held on Tuesday, February 14, 2023, 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 meeting were – Council Member Chandler, Council Member Boggs, and Council Member Hedgpeth, Council Member Spurlock, Mayor Pro Tem Sally, and Council Member Dyson. Everyone was present. We had a quorum for tonight’s meeting.

Staff members that were present were: Courtney Soler – City Administrator, Danny Stewart, Parks & Recreation Director, Tommy Karn – Recreation, Norman Hritz – Fire Chief, Michael Bargeron – Assistant Fire Chief, Larry Sturdivant – Building & Codes, Lee Lawson – City Planner, Dennis Turner – Police Chief, Lt. Cassie Brooks – Police Department, Malachi Chisolm – Public Works Division Chief (sat in for Joe Gill, Public Works Director), Gale Dollar – Clerk of Court, Cameron Spencer – Assistant to the City Administrator, Kristine Amara – HR Director, Tyler Dempsey – IT, Allyson Driggers – City Treasurer, and Emily Huff – Clerk of Council.

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

**CALL TO ORDER**

Mayor Rainwater called the Tuesday, February 14, 2023, City Council Meeting to order at 6:30pm.

**INVOCATION**

The Invocation was led by Pastor Josh Romine of Kings Cross Church.

**PLEDGE OF ALLEGIANCE**

Council Member Boggs led us in the Pledge of Allegiance.

**RECOGNITIONS**

1. **Employee of the Month** – Mayor Rainwater asked for Courtney Soler, City Administrator and Lieutenant Cassie Brooks to come up to present the Employee of the Month award to Officer Padgett. Lt. Brooks stated, that on January 11, 2023, Officer Padgett who was off duty, but in his patrol car, heard a call dispatched involving a fisherman at the boat landing. The fisherman’s leg was stuck in the dock, and he was pinned with his head below the water. Officer Padgett responded to this call, and upon his arrival, he saw other boaters trying to help. Officer Pagett swung into action and quickly removed any gear that would have weighed him down in the water. Officer Padgett dove into the cold water and was able to position his body behind the fisherman and keep his head afloat, so that he was able to breathe. Fire and EMS responded to the scene as well and directed Officer Padgett to go under the water to push the man up, while they pulled from the opposite end. They were able to free his leg and keep him from drowning. It should be noted that the temperature outside that day was about 58 degrees, and the water temperature was approximately 53 degrees. Had it not been for Officer Padgett’s swift action and putting someone else’s life above his own, this man would not be alive today. Officer Padgett is very deserving of the police department’s Life Saving Award along with being nominated as the Employee of the Month for his very selfless actions.

The Life Saving Award ribbon pin was presented to Officer Padgett by Chief Turner. A certificate of appreciation and a gift card was presented, and pictures were taken with Council.

1. **Citizen of the Month** – Mayor Rainwater then introduced and invited up Mrs. Rhoda Green, as she nominated the Citizen of the Month, Mr. Center Reed. In Mrs. Rhoda’s nomination letter, she stated, that “on December 31, 2022, that we are often bombarded with bad news and sometimes starved for good and inspiring ones. This Christmas season, her family had an inspiring story of divine intervention and a visitation from a Good Samaritan – a Guardian Angel, on his merry way to Florida, Mr. Reed. The day after her husband’s birthday, November 30th became miraculous. A short, routine visit to the bank turned into many daylight hours and a long night in Georgia, for Mr. Robert – who was ended up becoming lost, disoriented, and confused. Mr. Center decided to stop at a truck stop/visitor center on his way to Florida, on December 2nd, one he had never stopped at on many of his other similar trips to Florida. He saw a man sitting on a bench, and thought he looked familiar, so he stopped. Once he got closer, he said to the man, I know you. He did indeed know him, it was Robert, whom he had worked with at Rick Hendrick some 20 years earlier.” What a coincidence. Mr. Center text Ms. Rhoda (Robert’s wife) letting her know that he had Mr. Robert. Mr. Robert didn’t have his phone with him, he forgot it, as he was only planning to go to the bank. Instead, he was found some 100+ miles away from his home in Charleston, which also happened to be home Mr. Center. Later, it was learned that Mr. Robert’s truck was undriveable, as the steering wheel had failed. One could only imagine how this story could have ended had Mr. Center not stepped into the picture and been and the right place, at the right time. Ms. Rhoda’s email submission closed with this assurance, “God is with us! Emanuel!” We are so very thankful and appreciative of Center Reed. He truly was Robert’s Guardian Angel that day and for that, we wish to recognize and award him as the February Citizen of the Month!

A certificate of appreciation and a gift card was presented, and pictures were taken with Council.

1. **Citizen Recognition** – Mayor Rainwater asked for Lt. Brooks to come back up for her Citizen Recognition presentation. Lt. Brooks started by inviting up Mandy Brabham. The other citizens who also helped were not in attendance tonight.

Lt. Brooks stated that a few months back, the police department responded to a call where an elderly woman had been burglarized and assaulted. The suspect was arrested in this case; however, some help was needed for our citizen, as she did not have many resources. Lt. Brooks reached out to Mandy Brabham, who in turn reached out to members of Restoration Church to help. It was found that our citizen needed more lighting around her home, as it was very dark in both her front and back yard. This is where Jeff Walters stepped in. He bought and installed lights the much-needed lights for her front and back yard at no cost to our citizen. He gave of his time freely to make this citizen feel safe and in hopes that she sleeps a little bit better at night. It was determined that this citizen was behind on their rent and other bills and there was a possibility that they may lose their home. Mandy Brabham took it upon herself to purchase groceries for this citizen, on several occasions. She also gave freely of her time to take this citizen to doctor’s appointments and to help her get back on her feet.

When Mandy realized that additional help was needed, she contacted John and Charlotte Spagnolia, who handle the Benevolence Fund at Restoration Church. They along with Mandy went and sat down with the citizen and helped her balance her checkbook, so that she was aware of her finances. Additionally, they were also able to obtain funds to pay this citizen’s back owed rent and bills, so that she still was able to have a roof over her head and food on the table. This is still an on-going operation, all the people mentioned are still reaching out to this citizen and helping however needed. Hanahan is full of wonderful citizens, and we are very fortunate to have people like this that are willing to jump in at the drop of a phone call. They are so well deserving of this and we are so thankful to have such outstanding citizens in Hanahan.

1. **Employer Support of the Guard Award** – Mayor Rainwater said that we have a highly admired award that we now will present, the Employer Support of the Guard and Reserve Award – Patriotic Employer, to Battalion Chief, Lee Bailey.

The Patriot Award reflects the efforts made to support citizen warriors through a wide range of measures including flexible schedules, time off prior to and after deployment, caring for families, and granting leaves of absence if needed. Chief Bailey was nominated by Kalab Evans, a former firefighter for the city. Unfortunately, Kalab couldn’t be present tonight, as he is away on a military training exercise. However, he did send an email which said: *“I wish I could be there for this, as being there with you to receive this award would mean a lot to me. You are an amazing mentor and leader, and I learned more from you than words can explain. You showed me the leader within myself and taught me to keep striving for success in my career. You also taught me that failure and success aren’t just individual responsibilities in the fire service, they’re team responsibilities. We’re a family, and a team, and that makes all the difference in our field.*

*I hope you’re doing well. Congratulations on being the leader, that the department needed in a time of need. I have no doubt the camaraderie and family atmosphere grew stronger as the changes made were implemented.*

*I continue working forward in my career and I recently received my Inspector 1 and Incident Safety Officer certifications. I look forward to achieving what I can during my career, being the mentor and leader, you showed me I can be, and never failing to help others see the true potential in themselves, just as you’ve done for me. Thank you for everything you put into me while I was under your leadership.*

*With Love and Respect,*

*Kalab Evans”*

Mayor Rainwater closed by congratulating Chief Bailey on his well-deserved recognition. Pictures were taken with Council.

1. **Swearing In New Fire Chief** – Mayor Rainwater called up Norman Hritz, for his official Fire Chief Swearing In. Mayor Rainwater read his bio which stated, Fire Chief Norman Hritz was appointed Chief of Hanahan Fire Department on January 23, 2023. He has served in every operational rank during his twenty-three-year career. He is responsible for the overall strategic leadership to ensure the department is well positioned to provide the best service to the City of Hanahan’s citizens and visitors. To accomplish this, Chief Hritz leads thirty-eight members assigned to three stations that provide both fire and emergency medical services to the community. Chief Hritz is a graduate of Columbia Southern University and started his fire service career in 1999 as a volunteer firefighter with Eutawville Fire Department in Eutawville, South Carolina. During his tenure he served many roles including Firefighter, Lieutenant, and Training Officer. In 2002, Chief Hritz began a full-time career with the City of North Charleston Fire Department and was promoted to Battalion Chief in 2018. During his tenure in North Charleston, Chief Hritz was a member of several committees to include accreditation with the Center of Public Safety Excellence and served with the Special Operations in the Marine and Haz-Mat Division’s spending over 10 years as a Fire Boat Captain in the marine unit. He also has earned credentials from Texas A&M and Oklahoma State University.

His Oath was signed by each respected party; Assistant Fire Chief Bargeron, City Administrator Courtney Soler, and Mayor Rainwater. Pictures were taken with Council and his family who were in attendance.

**CITIZENS COMMENTS REGARDING AGENDA ITEMS ONLY**

There were no other comments/questions.

There were no comments/questions that were submitted online.

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

**CONSENT AGENDA**

Consent Agenda items are adopted with a single motion, second, and a vote unless a request for removal is heard from a Council Member. Items on the February 14, 2023, Consent Agenda were:

1. Approval of the Minutes from the January 6, 2023, Special City Council Meeting
2. Approval of the Minutes from the January 10, 2020, City Council Meeting
3. Approval of the Minutes from the February 4, 2023, Council Vision Planning Workshop
4. Approval of the Emergency Repair on Unit 43
5. Approval of the Emergency Repair to the Yeamans Hall Gym HVAC

* *A motion to approve the items on the February 14, 2023,* *Consent Agenda, was made by Council Member Hedgpeth.*
* *A second was made by Council Member Boggs.*
* *There was no further discussion.*
* *The motion was called, and the vote was 7-0.*

*\*NOTE: Mayor Rainwater mentioned that there was one change that Emily already has made, and that was to the January 6, 2023, Special City Council Meeting Minutes where it had the vote count incorrect, stating that Mayor Pro Tem Hedgpeth was absent and that should have read that Mayor Pro Tem Sally was absent – not Hedgpeth. The correction has been made and the minutes posted on the city website will reflect this.*

**UNFINISHED BUSINESS**

1. **Ordinance #1-2022 – Second Reading** – An Ordinance Amending the City of Hanahan’s Budget for Fiscal Year 2022-2023 (Amendment #2). \*Note that this Ordinance was listed as amended #1 last month, and that is incorrect, it is amendment #2, which this now reflects. Mayor Rainwater called for Courtney to come up once again for her presentation of Ordinance #1-2022. Courtney began by stating that the different changes are housekeeping items, which she likes to think of our budget as a roadmap on how we spend. Courtney reiterated that there were 10-line-item adjustments that we made which are:
2. This was for the four (4) new approved staff members for the Recreation Department. These positions were budgeted in capital, along with corresponding new revenue dollars. These positions salary costs need to come out of the salary lines and additional revenue needs to be posted to a revenue line, for accounting purposes, these lines will be reclassified. This does not change the budget from a monetary side – just moving the numbers/reclassifying.
3. This was a human error item; it was requested during the budget process; the amount did not get moved over to the “requested/approved” column in the budget. This line is necessary equipment for the Recreation Department for maintaining the city grounds. It was for $5,500 Rec. Equipment Maintenance.
4. This is the cost of installing the solar streetlights. During the creation of the current year’s budget, it was assumed that the project was going to be completed with the costs already recognized within that year’s budget. They thought that this project would have been completed by June 30, 2022, but that did not happen.
5. This also is a timing issue like #3. When the budget was created, staff had to estimate how much of the Comprehensive Plan and Town Center Master Plan would be finished by 6/30/2022, and how much of those costs would flow into FY 22/23. It turned out less was completed by 6/30/2022 and more costs were incurred in FY 22/23. There were budget savings in the prior fiscal year to equal these increases.
6. This is due to increase in permitted projects. There is a time restriction with inspections, so if our staff is tied up on inspections, we must use the third-party inspectors. The budget for the cost of third-party inspections will need to be increased. This time last year there was $55k in permit fees, it is already at $130k. We did not meet our budgeted revenue line in last year’s revenue budget. We are forecasted to meet the goal this year ($300k).
7. The city was awarded a grant to replace its Records Management Software (RMS) in the Police Department (thanks to Chief Turner) that aligns with our new Computer Aided Dispatch (CAD) Software. The grant will cover the entire cost of the new software. The expense and revenue will increase at the same rate.
8. The cost of electricity and gas was increased by 3% in the current year’s budget ($16,500); however, this increase was too conservative. We are forecasting to go over budget with this utility cost and must adjust the budget accordingly.
9. The cost of vehicles has increased along with the quantity of repairs/maintenance. We are having to send out many repairs to outsource this year due to staffing issues.
10. The flatbed truck was involved in an accident in FY 22/23 and the insurance covered the cost of the truck, but not the cost to buy and install a new lift gate.
11. The city had $100,000 budgeted for a playground at The Hawk’s Nest Park. Unfortunately, in this economy and with the inflation and supply chain issues, the original designed playground could not be purchased. Berkeley County has agreed to give the city $160,000 to help mitigate the costs – $100,000 of which will go to the playground and $60,000 of which to help add fencing and dugouts to the baseball fields. The City will also contribute $29,000 of its recreation fundraiser profits towards the cost of the playground as well ($14,292 of current year profits, $14,708 use of fund balance). $1,000 of the cost will come from the current budget for the park project.

This concluded Courtney’s presentation.

* *A motion to approve the Second Reading of* **Ordinance #1-2022 – Second Reading** – An Ordinance Amending the City of Hanahan’s Budget for Fiscal Year 2022-2023 (Amendment #2) *was made by Council Member Boggs.*
* *A second was made by Council Member Hedgpeth.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*
* *Mayor Rainwater wished to thank Berkeley County Supervisor, Johnny Cribb, and Berkeley Council Member Josh Whitley for making their contributions.*

**NEW BUSINESS**

1. **Resolution #2-2023** – A Resolution Honoring David Aylor – Mayor Rainwater asked for Police Chief Turner to please join her, as well as David Aylor’s parents for the presenting of the Resolution. The Resolution stated David Aylor, a graduate of the College of Charleston and the University of South Carolina School of Law. David clerked for the South Carolina Senate Judiciary Committee, for the U.S. Magistrate as well Attorney Andrew Savage III in Charleston. David Aylor then began his legal career serving as an Assistant Solicitor in the Ninth Circuit Solicitors Office for Charleston County. In 2009, David Aylor founded his law firm, David Aylor Law Offices, to which grew exponentially to a firm of 22 staff members, with six locations around his home state of South Carolina, serving over 10,000 clients. In addition of running his own law practice, David was a motorcycle enthusiast, so much so, he established Riders Law Group to ensure the safety of motorcyclists. With Riders Law Group, he provided representation for injured motorcyclists and their families. David Aylor was well respected both out in the community and in the courtroom. He was a well-respected trial attorney, with a couple trials featured on Dateline, and had other high-profile cases covered in other media outlets, at local and national levels. David Aylor was a regular guest on radio and television news stations, where he provided perception into current legal issues. He also offered free legal advice to callers while live on the air. David Aylor also was an adjunct professor at the College of Charleston and Trident Technical College, teaching Criminal Justice. David was also appointed as the Prosecutor for the City of Hanahan, since 2010. In addition to his appointments to commissions, David Aylor had a genuine passion for helping others and giving back to the community. David volunteered and served many local organizations such as serving as a mentor Lunch Buddy at Hanahan Elementary School, Going Places, Communities in Schools of South Carolina, Be A Mentor, Charleston Animal Society, Charleston Hispanic Association, Boy Scouts of America, Birthdays for All, Push-Up & Up, and Toys for Tots, just to name a few.

The Resolution was presented to David Aylor’s parents who were in attendance this evening.

* *A motion to approve* ***Resolution #2-2023 – A Resolution Honoring David Aylor*** *was made by Council Member Hedgpeth.*
* *A second was made by Council Member Boggs.*
* *There was no further discussion or questions.*
* *The motion was called, and the vote was 7-0.*

1. **Resolution #1-2023** – A Resolution by the City of Hanahan, SC City Council to Accept the Town Center Master Plan – Mayor Rainwater introduced and invited up Irene Dumas Tyson from Boudreaux and John Winters from Thomas & Hutton to present. Irene began by saying it was such an honor to work with us. She said that Mayor Rainwater told them from the start, “this master plan needs to be focused with big impact.” Irene went on to say that Hanahan is a hidden jewel, which is a good thing, and it also means that we have a whole lot of potential.

The Master Plan was highly focused on the downtown area. The hope is to make downtown the true center for Hanahan.

The purpose of the Town Center Master Plan is to envision and implement a Town Center Master Plan that creates new opportunities for bringing people together and for establishing businesses and investments that will sustain Hanahan as a “Wonderful Place to Live, Work, and Play.”

Goals of the Master Plan:

* Create a visionary and attainable roadmap for developing a vibrant, unique, and sustainable Town Center.
* Create and capture a leverage plan that maximizes the Town Center real estate.
* Amplify the Master Plan with opportunities to for third places (Third Places are critical components to diversifying and sustaining a strong local economy and to becoming a desired destination for residents, visitors, and businesses.)
* Set the stage for a new Town Center that is ready for new investments.
* Reinforce Hanahan 2040: Pathway to the Future.
* Incorporate development and planning best practices.
* Imbue an authentic sense of space.
* Identify opportunities that create a dense, walkable, mixed-use district.
* Engage and listen to the community.

Community Input from the Public Workshop Charette which was held on May 16 – 18, 2022. 105 participants took the online community survey with 100% of them being Hanahan residents.

What Hanahanians Want:

* Identifiable, defined downtown
* Walkable and bikable downtown with interesting things to do and greenspaces
* Curate and strenghten the existing unique local businesses (i.e. Blackwells, Tideline Aquatics, Dashi, Doscher’s, Ye Ole Music, etc.)
* More local businesses to enjoy, shop, dine, linger: diverse restaurants, boutiques, breweries, wine bar, bistro, café, bakery, ice cream shop, hot dog stand, gift shop, qualitity grocery, place to have breakfast.
* Outside dining
* Enhance tree canopy.
* Gathering places for all, especially family.
* Authentic Hanahan look, architecture, identifiable features.
* Consistent, regularly schedule downtown events to create a buzz.
* More art downtown: murals, public art, music, studios, galleries – build the arts community.
* Rehabilitated and renovated buildings and properties that are well maintained.
* More recreation opportunities.
* Multi-use paths that connect the entire city.
* To become a destination.
* Improved commercial environment downtown.

Top 3 Wants:

1. Coffee Shop
2. Bakery
3. Entertainment (bowling, axe throwing, small movie theater, etc.)

Other Highly Suggested Wants:

* Dog Park
* Chick-fil-A
* Office Spaces
* DeKalb Farmers Market
* Bars
* Plant Nursery
* Grocery Store
* Breakfast Place
* Senior Center
* Car Wash
* Ice Cream Shop
* Fresh Foods Farmer Market

Amenities Residents Want to See Emphasized:

* Mixed-Use Development
* Downtown Wi-Fi (free)
* Dog Park
* Better Signage
* Outdoor Dining/Seating
* Public Art
* Improved Landscaping
* Dedicated Bike & Pedestrian Paths

Other Suggestions Included:

* Connectivity
* Green Space
* Motivated Business Owners to Take Care of Their Spaces
* Farmers Market
* Better Roads Through Neighborhoods
* More Bars
* Splash Pad
* New Businesses
* Improved Signage

Guiding Principles:

* Sustain downtown as the heart of Hanahan.
* Elevate the sense of security and level of community engagement.
* Capture and promote the history and stories of Hanahan.
* Require the highest quality design and development in all projects, new and redevelopments.
* Increase bike and pedestrian connectivity.
* Create an entrepreneurial culture that supports existing local businesses and cultivates new home-grown businesses.
* Continue to strengthen regional partnerships to continually improve and to sustain the city’s quality of life.
* Strengthen the qualities that define the spirit of Hanahan, which are exemplified through family values, authentic hometown feeling, inclusivity, award-winning schools, neighbors helping neighbors, a welcoming and safe atmosphere, the ability to see the potential and opportunities for the future and resolve to work for this future.

Catalyst Investments in Downtown Hanahan: 2022-2030: (Phased 7-12 years)

* Create a sense of arrival:
  + Install welcome signs
  + Install banners – seasonal, events, special moments, etc.
  + Re-align Yeamans Hall Road
  + Install a roundabout the intersection of Yeamans Hall/ Loftis/ Carolyn Roads
  + Continue streetscaping throughout downtown and bury powerlines.
  + Redesign City Hall Plaza into a more welcoming Third Places
* Create a downtown buzz:
  + Capture the history and stories of downtown Hanahan and institute storytelling avenues.
  + Create a unique branding for all downtown promotions, events, and Master Plan projects.
  + Regular schedule of unique events.
  + Create Third Places.
  + Institute a public art policy and program; explore public/private funding opportunities.
  + Deep dive into the Master Plan recommendations and involve residents and business owners in continued discussions to accelerate downtown Hanahan.
* Create an Entrepreneurial Environment:
  + Convene and establish the Hanahan Acceleration Team (HAT), an economic development commission.
  + Spotlight and celebrate local businesses and industries regularly.
  + Explore entrepreneurial partnerships with the BCD COG, Trident Technical College, Charleston Southern University, and The College of Charleston.
  + Create Third Places
  + Create a development corporation to manage investments redevelopment projects in downtown.
* Create an Implementation Framework:
  + Join Main Street SC
  + Review and update ordinances and design/development guidelines to ensure the Master Plan recommendations can be implemented.
  + Ensure the city has the staff and resources to manage implementation.
  + The HAT to work in connection with the Comp Plan, LCRT, and other long-term projects.
  + Explore and pursue grants.

Initial and Immediate Projects to Implement:

1. City Council to adopt Downtown Master Plan
2. Start branding (downtown Hanahan)/ story-telling campaign and incorporate into promotions, wayfinding, and events.
3. Design and construct at least two new entrance signs (starting with Yeamans Hall Road/Remount Road intersection.
4. Review and update Town Center ordinance, design guidelines and design review process to reflect the downtown vision and guiding principles.
5. Convene Hanahan Accelerate Team (HAT), a downtown economic development commission, to shepherd the implementation of the Master Plan.
6. HAT begins research and implementation of downtown incentives to support the Master Plan.
7. Host consistent, regularly scheduled downtown events that are well promoted, i.e., Food Truck Thursdays, Third Thursdays, First Fridays…create the buzz to invite people downtown.
8. Start a local entrepreneurial and business development program in collaboration with BCD COG, Trident Technical College, and The College of Charleston.
9. Create a fun arts destination such as a scavenger hunt for Hanahan Hawks – engage local artists to create hawks and install around downtown. This idea would be like Greenville’s Mice on Main.
10. Continue to enhance the streetscape: complete curb and gutter and add banners and/or flags.

Economic Development Recommendations:

…One of South Carolina’s Fastest Growing Cities

* Create a Town Center in a new economy.
* Build on local and one-of-a-kind businesses.
* Encourage Mixed-Use Development.

Recommended Economic Development Strategies

The City of Hanahan’s economic development strategy should include activities like business recruitment and assistance to improve the appearance of the corridors. To be successful, we should promote and celebrate our existing businesses and build on relationships with local businesses and developers to continue to provide a warm, inviting, and desirable environment for today and the future.

* Create a team of advocates for positive economic growth (HAT);
* Initiate and/or refine development regulatory processes;
* Identify the best sites and location for future development; and
* Create an economic development toolkit that includes incentives, tax abatement processes, and other tools to facilitate proactive and positive economic development.

“Hanahan Is Home”

* Home To History
* Home To Heroes
* Home To Happy

@Home In Hanahan

@Play In Hanahan

@Work In Hanahan

@The Heart of it All In Hanahan

Placemaking and Prosperity

The work of revitalization is all about placemaking and prosperity.

Placemaking is about creating authentic places where people want to be to experience and enjoy a community, make memories, connect with people and to enhance life. Placemaking is about creating Third Places.

Third Places are critical components to diversifying and sustaining a strong local economy and to becoming a desired destination for residents, visitors, and businesses. Hanahan needs more Third Places downtown as evidenced in the overwhelming responses about more restaurants, bars, parks, bakeries, hangouts for students, and art spaces.

This concluded Irene Tyson’s presentation. John Winters from Thomas & Hutton presented next.

Downtown Master Plan – the existing fabric of the City of Hanahan consists of small businesses, low density residential neighborhoods, and a quaint urban core. With close proximity to commerce, recreation, education, rapid transit, and the Goose Creek Reservoir, the city has an opportunity to improve the pedestrian and bicycle transportation framework that would connect these key destinations to downtown Hanahan.

Pedestrian connectivity can promote and ensure: safety, accessibility and inclusivity, healthy and active living, environmental sustainability/ resiliency, community character, economic vitality, sense of place and community, strengthen regional partnerships, promote tourism, the spirit of Hanahan.

Points of Interest:

* Downtown Hanahan – a dense, walkable community with access to local businesses, restaurants, and grocery stores. City Hall and the City Gymnasium. Locals and visitors can experience Downtown Hanahan all within a 5-mile walk.
* Hanahan Residential – low density residential neighborhoods with proximity to downtown, schools, parks, and the Goose Creek Reservoir.
* Goose Creek Reservoir – 600 acres of lake that divides Hanahan into two areas. This water way serves as a destination for recreation and wildlife entertainment.
* Tanner Plantation – a rapidly developing neighborhood with its own commercial district. Though segregated from Downtown Hanahan via Goose Creek Reservoir, future greenways (existing easements) have the opportunity to connect Hanahan as a whole.
  + Hanahan Education – schools within the city are located along main throughfares. Improved sidewalks, bike paths, and the implementation of multi-use paths are fundamental in creating safe and accessible transportation infrastructure.
  + Existing Parks and Recreation – Loftis Field, Hanahan Recreation Center and Amphitheater, Hanahan Gymnasium, and Westvaco Park are existing areas of recreation. Residents will soon enjoy two new parks: The Hawks Nest Park and Steward Street Park.
  + Existing Easements – Hanahan’s easements divide the town from east to west and north to south. These undeveloped greenspaces can connect the existing residential fabric and offer safe, alternative modes of transportation using greenways.

Pedestrian Connectivity- the framework for improved connectivity to Downtown Hanahan consists of implementing safe pedestrian and bike infrastructure that would improve existing side paths and form new ones. This is done in three ways:

1. Multi-Purpose Path – Murray Drive and Railroad Avenue
2. Multi-Purpose Path – Yeamans Hall Road and Dickson Avenue
3. Converting existing sidewalks to multi-use paths along highly trafficked routes. This allows for both pedestrians and cyclists to travel safely going both directions.

Creating “sharrows” (shared roads) along roads with rights-of-way that cannot support side paths. These road markings are clear and consistent to communicate to driver they are sharing the road with cyclists.

Implementing greenways along active easements. These greenways will provide connectivity between neighborhoods, increase pedestrian and bicycle activity within the area, and create value, sense of ownership and economic growth within the city.

John then presented three different concepts of the Downtown Hanahan Master Plan to council and stated the catalyst investment areas: long term implementation projects to start planning now. Collaborate with Berkeley County, BCDCOG, the City of North Charleston, SCDOT, property and business owners.

Vision – create a safe and beautiful multi-modal environment to elevate commercial and residential opportunities in downtown Hanahan and create well-designed places for new architecture that speaks to the community’s value and potential.

1. Remount Road Gateway planning can begin immediately. This project will announce the City of Hanahan and welcome all to downtown. This gateway can become a point of community pride and establish a positive precedent for the planning and implantation of city projects.

Existing Challenges with Remount Gateway:

* Under-scaled City of Hanahan welcome signage that competes with visual clutter.
* Undefined pedestrian zone (lacking landscaping, lighting, and wayfinding) that feels unsafe.
* Buildings that are designed primarily for the automobile, not the pedestrian, with minimal spaces for gathering and engagement.
* Architecture lacking cohesive material and character that distinguishes Hanahan from surrounding cities.
* No sense of arrival into the city: bleeding boundaries

1. Downtown Crossroads are long-term redevelopment, complex projects that will influence and impact economic development opportunities and most importantly, create a unique sense of place (identity) for the City of Hanahan for years to come.

Existing Challenges with Downtown Crossroads:

* An important intersection that feels like more of a “pass-through” than a moment of arrival or a defined downtown.
* Undefined pedestrian zone (lacking landscaping, lighting, and wayfinding) that feels unsafe.
* Parking in front of buildings, which discourages pedestrian interaction.
* Buildings in need of improvement with a lack of vertical density, scale, and enclosure, which creates an uncomfortable and confusing pedestrian environment.
* Lack of commercial and retail variety.
* Lack of “third spaces” that encourage gathering, community engagement, and community pride.

A few more conceptual renderings were shown to council, and this concluded John’s presentation.

Irene then stated her 5 G’s:

1. Grab them
2. Guide them
3. Greet them
4. Give them places to gather
5. And then you’ve got them

Mayor Rainwater asked Council if they had any questions and there were none.

* *A motion to approve* ***Resolution #1-2023*** *– A Resolution**by the City of Hanahan, SC City Council to Accept the Town Center Master Plan was made by Council Member Hedgpeth.*
* *A second was made by Council Member Spurlock.*
* *Mayor Pro Tem Sally said that he wishes to be able to review everything before voting because he doesn’t know what this new Resolution may do.*
* *Council Member Hedgpeth agreed, and he withdrew his motion.*
* *There were no further discussion or questions.*
* *The Resolution was tabled.*
* *Council Member Boggs seconded the motion to table.*
* *The motion was called, and the vote was 7-0.*

**REPORTS AND COMMENTS:**

1. **CITIZENS COMMENTS**

There were no Citizen Comments.

1. **CITY ADMINISTRATOR’S REPORT**

Courtney Soler presented her monthly report to Council:

1. **Downtown Revitalization** – The project is complete.
2. **Park Bond Projects** –
3. **The Hawks Nest Park** –

Recreation Center – the windows and roofing are being installed this week, plumbing and electrical work continue.

Pavilion – the roof is being installed this week and continue to work on electrical.

Restroom – finished roof, electrical this week.

Gulfstream continues to work on punch list items.

1. **Steward Street Park** – We are working on where to move the outdoor dog kennels between the demo at Steward Street Park and the kennels being built at The Hawks Nest Park. This will be about a 2-month demo project. If the current dog kennels cannot be taken apart and used, a temporary kennel system will be purchased and put at The Hawks Nest Park. Demo will begin within a week and estimate completion date by the end of March. ADC is finalizing the plans so the project can be bid out. The generator’s fuel tank will be moved to the Recreation Center, but the generator and transformer switch will be sold.

* Mayor Rainwater asked why weren’t granted short-term permission for the dog kennels. Courtney stated that the County isn’t accepting any new animals.

1. **Phase 3 Tanner Trail** – the timeline has been created for this project:

* Get necessary certifications 2/2023
* Prepare, finalize, and submit PS&E (planning, specifications, & estimates) packages and send to SCDOT through 4/21/2023
* Compile and submit final bid documents 4/24/2023 – 4/28/2023
* Pre-bid, bid services 4/8/2023 - 6/16/2026
* Construction activities 7/10/2023 – 5/10/2023

Note – the final activity is an administrative closeout, so completion date of construction is estimated 2/2024

1. **City Sign** – our current city sign was hit by a vehicle and is need of repair. The brick estimates came back, and the winning bid was $1,300. The work will begin in approximately 2 weeks and should only take a few days.

Notes/Dates:

* Next regular monthly City Council Meeting is scheduled for Tuesday, March 14, 2023, at 6:30pm.
* The city will start advertising out new Council Meeting/ Planning Commission Meeting start time of 6:00pm immediately and the new meeting start time will take effect on 5/2/23, for the Planning Commission Meeting and 5/9/23, for the May City Council Meeting.

Courtney then gave the financial update and gave kudos to Allyson, as this was the first time Courtney hasn’t prepared this report in quite a while.

As of 12/31/22, we are right on target with revenues and expenditures.

-Expenses have come under budget by $569,447 mostly due to salary savings.

-We have a savings in the Dispatch Department, as we were overpaying them for a while. We have a nice credit.

-Revenues are $491,202. Higher than last year which is attributed to the increase in the millage rate which increases the advelorem tax revenues.

-Significant increases in both business licenses and permit revenue. The new SC State Portal largely contributed to the increase.

That concluded Courtney’s financial update and City Administrator Monthly Report. She asked if there were any questions/comments from Council.

* Council Member just wished to thank Courtney and Allyson.
* Council Member Hedgpeth asked about the timeline on Foster Creek Trail, asking if it was firm. Courtney replied that it is very specific, and it is on a timing target. But of course, we never what could happen by February 2024, and of course, she will keep everyone posted.
* Mayor Rainwater said that she noticed that the Tanner Phase 3 construction shows as starting in July, but she asked, can we ask them if we can bump it up to start before school starts back. Courtney replied that it doesn’t hurt to ask, but she knows that it all will depend on permitting.

1. **MAYOR AND COUNCIL COMMENTS**

* Mayor Rainwater piggy backed off Courtney’s statement, warning residents to the upcoming time change for the City’s monthly Board Meetings. Starting in May 2023, all City Board Meetings will begin at 6:00pm, rather than 6:30pm. This goes for Planning Commission Meetings, City Council Meetings, etc.

There were no further comments from council.

**ADJOURNMENT**

* *There being no further business to discuss tonight, a motion to adjourn was made by Mayor Pro Tem Sally.*
* *A second was made by Council Member Hedgpeth.*
* *The motion was called, and the vote was 7-0.*
* *Meeting adjourned at 8:03pm.*

Our next regular monthly City Council Meeting will be March 14, 2023, at 6:30pm.