

Minutes from November 12, 2019
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, November 12, 2019 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, as was the Public Hearing for the Introduction and First Reading of Ordinance #8-2019 -Update Chapter 10of the City Code of Ordinances for Classification and Rates. 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. The Council Members that were present at tonight's meeting were -Kevin Hedgpeth, Mike Sally, Mike Dyson, Council Member Owens, and Mayor Rainwater. Mayor Pro Tem Chandler was out due to surgery. Council Member Hodges was not in attendance due to prior obligations. We had a quorum for tonight's meeting.

Staff members that signed the visitor's log were: Mike Cochran - City Administrator, Jon Ellwood – IT, Hilary VanOrsdel – HR, Larry Sturdivant – Building & Codes, Mike Bargeron – Asst. Fire Chief, Randy Moneymaker – Rec Dept., Dennis Turner – Police Chief, Tyler Dempsey – Building & Codes, Jeff Hajek – Building & Codes, Shaine Beal – Building & Codes, Joe Gill – Public Works Director and Emily Huff, Clerk of Council.

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

CALL TO ORDER

Mayor Rainwater called the Tuesday, November 12, 2019 City Council Meeting to order at 6:31pm.

INVOCATION

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

PLEDGE OF ALLEGIANCE

Council Member Owens led us in the Pledge of Allegiance.

RECOGNITIONS

- A. Mayor Rainwater introduced Judge Revelise and stated that he has served as Municipal Judge in Hanahan since 2005 and has a total of thirty-eight (38) years' experience as a Summary Court Judge. His present term expires in December. The Mayor swore in Judge Victor Revelise for another 4-year term as Municipal Judge for the City of Hanahan.
- B. Chief Turner joined Mayor Rainwater in recognizing Sergeant Gombar for his heroic actions demonstrated during a medical call that took place on October 31, 2019, on Murray Drive, that he responded to and saved a life. When he arrived, the individual did not have a pulse. Sergeant Gombar used the AED and ultimately saved this individuals life! He was awarded the Life Saving Ribbon.
- C. Assistant Fire Chief, Michael Bargeron joined City Administrator, Mike Cochran in awarding the November Employee of the Month to David Yonko. He was the main person for getting the Fire Department's Open House up and going. He did the smoke house and the fire house squirt house. The Open House was a huge success, thanks to David Yonko and his hard work. He was awarded a certificate and gift card.
- D. Council Member Sally read the **Small Business Saturday Proclamation**. This Proclamation states that according to the United States Small Business Administration, there are currently 30.2 million small businesses in the United States, they represent 99.7 percent of all businesses with employees in the United States, are responsible for 65.9 percent of net new jobs created from 2000 to 2017. Small businesses employ 47.5 percent of the employees in the private sector in the United States. 94% of consumers in the United States value the contributions small businesses make in their community. 96% of consumers who plan to shop on Small Business Saturday® said the day inspires them to go to small, independently owned retailers or restaurants that they have not been to before or would not have otherwise tried. 92% of companies planning promotions on Small Business Saturday said the day helps their business stand out during the busy holiday shopping season. 59% of small business owners said Small Business Saturday contributes significantly to their holiday sales each year. The City of Hanahan supports our local businesses that create jobs, boost our local economy and preserve our communities. Advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving (November 30, 2019) as Small Business Saturday.
 - *A motion to declare November 30, 2019 as Small Business Saturday was made by Council Member Hedgpeth.*
 - *A second was made by Council Member Sally.*
 - *There was no discussion. The motion was called; no one opposed. The vote was 5-0.*

E. Council Member Hedgpeth read the **COPD Awareness Month Proclamation**. This Proclamation states that Chronic Obstructive Pulmonary Disease (COPD), which includes chronic bronchitis and emphysema, is the third leading cause of death in the United States and the only one of the top five causes of death whose prevalence and death rate is increasing. COPD is a chronic and progressive disease that affects more than 30 million individuals in the U.S., half of whom have not been properly diagnosed. The major risk factor for COPD is smoking and other risk factors include environmental exposure to air pollution, industrial irritants and burned biomass fuels. COPD is the second leading cause of disability in the nation at an estimated annual cost of more than \$50 billion. Increased public awareness, early detection, and treatment are crucial to prevent or slow the progression of lung disease and can lead to reduced costs and better quality of life. The City of Hanahan is committed to encouraging our residents to learn more about the prevention and treatment of COPD and wishes to proclaim November 2019 as COPD Awareness Month. Mayor Rainwater stated that this Proclamation means so much to her, as she just lost her aunt, last week, to COPD.

- *A motion to declare November 2019 as COPD Awareness Month was made by Council Member Sally.*
- *A second was made by Council Member Hedgpeth.*
- *There was no discussion. The motion was called; no one opposed. The vote was 5-0.*

F. Council Member Owens read the **Diabetes Awareness Month Proclamation**. The Proclamation stated that Diabetes is an incurable disease in which the body does not produce or properly use insulin. Diabetes affects approximately 577,000 South Carolinians. Of these, an estimated 127,000 have diabetes and don't know it, greatly increasing their health risk. Every year an estimated 27,000 people in South Carolina are diagnosed with diabetes. Type 1 diabetes is one of the most common autoimmune diseases to affect people of all ages, including toddlers and babies, while the incidence of Type 2 diabetes, once thought of as a disease affecting adults only, is quickly growing among children and adolescents.

An estimated 127,000 have diabetes and don't know it, which if left undiagnosed and untreated, can cause serious and costly complications including heart disease, stroke, end-stage kidney disease, blindness, amputation and death. Treatments used to manage diabetes, including maintaining a healthy weight through diet and exercise have shown to help prevent the development of the disease.

November 2019 is Diabetes Awareness Month and the City of Hanahan is committed to helping raise awareness of the importance of prevention, diagnosis, and management of all types of diabetes. Council Member Owens has diabetes, as does his son, whom was diagnosed 10 years ago. He urged residents to a healthier lifestyle to help combat this disease.

- *A motion to declare November 2019 as Diabetes Awareness Month was made by Council Member Owens.*
- *A second was made by Council Member Hedgpeth.*
- *There was no discussion. The motion was called; no one opposed. The vote was 5-0.*

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.

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 October 8, 2019 Consent Agenda were:

- 1. Approval of the Minutes from the October 8, 2019 City Council Meeting.**
 - *A motion to approve the Minutes from the October 8, 2019 Council Meeting 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.*
- 2. Approval of the Minutes from the October 15, 2019 City Workshop Meeting.**
 - *A motion to approve the Minutes from the Council Workshop on October 15, 2019 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.*

NEW BUSINESS – We moved on to new business

- A. Shaine Beal, Business License Official was called up and she introduced **Ordinance #8-2019** – Update Chapter 10 of the City Code of Ordinances for Classifications and Rates. This Public Hearing was advertised with the Post & Courier on 10/28/19 and a copy of the ad was included in the Council Packets. Shaine stated that there will be some negative impacts to some companies. We are still working off the 2008 era and we must get on board with other cities. We are behind the power curve.
- *Council Member Sally stated that there will be no increase of fees.*
 - *Mayor Rainwater asked will they notify businesses. Shaine stated that they will send a renewal out with this information to our businesses, when they get their bill. This will be moving forward. Shaine also stated that this will be a decrease to most companies. The City will be losing a significant amount of money. Our rates are very different than other cities/towns.*
 - *Mayor Rainwater opened it up to a Public Hearing.*
 - *Council Member Owens gave the motion to go into a Public Hearing.*
 - *Council Member Sally second the motion.*
 - *Johnny Harkness of 1036 Dominion Drive thinks that we may be going up high doing a classification change. Shaine replied by stating that no rate changes will be made for the Real Estate category.*
 - *Council Member Sally read through the handouts and stated that Securities and Commodities will have about a \$50 increase. He stated that the way we operate the business license process is a complete cluster. It is tough on businesses when you have to get a business license in each city you are working in (i.e. Goose Creek, Ladson, Mt. Pleasant, James Island, West Ashley, etc.).*
 - *Johnny Harkness continued by stating, at last count there were 25 different cities in a 25-mile radius and asked why we can't maintain this.*
 - *Mayor Rainwater replied by saying that at this time, we are doing this by adopting this Ordinance. By doing so, it allows business owners to go into a single portal, to pay their business license fee(s) all at once, by selecting which cities that you need/want a business license in. This will make it easier on the business owners, by offering them a one stop shop, per say.*
 - *Johnny Harkness said that he believes that these rates should be discussed now. The businesses should be notified about these increases, so they don't negatively affect them.*
 - *Council Member Sally, Council Member Owens, and Mayor Rainwater agreed. Mayor Rainwater asked City Administrator, Mike Cochran to see how we can go about notifying businesses in advance. Mike Cochran agreed.*
 - *A motion to approve **Ordinance #8-2019** – Update Chapter 10 of the City Code of Ordinances for Classifications and Rates was made by Council Member Owens.*

- *A second was made by Council Member Sally. He continued by stating that he does agree with Mr. Harkness and he too thinks that we should notify the businesses that this would negatively impact.*
 - *There was no further discussion.*
 - *Motion was called. The vote was 5-0.*
- B. Mike Cochran, City Administrator took the podium to discuss the BCSD Use Agreement with the 53-Acre Park. Mike Cochran stated that \$313,331.66 is to be paid out over a 3-year period, by BCSD. The construction part is to take about a year. The existing fields will have a better life span with the addition of this new park.
- *Council Member Hedgpeth asked if this was a contract that they were looking at with BCSD, because if so, it is pretty detailed. The "Exhibit B" that we have in our packet, is what we gave them in 2017.*
 - *Council Member Owens stated that he doesn't want to be held to this design. Council Member Hedgpeth stated that the tennis courts aren't even shown on the "Exhibit B" design. Additionally, Council Member Hedgpeth pointed out the dates in Section C. City Administrator, Mike Cochran stated that the dates have been left open; our timeline is a little compressed. Council Member Sally said that his paperwork didn't show any dates.*
 - *Council Member Hedgpeth said that he got these dates from the BCSD website and this is what they were voting on tonight at their Board Meeting. He went on to state, that is even more alarming.*
 - *Council Member Owens asked that we remove "Exhibit B". City Administrator, Mike Cochran said that the only reason that was included was for the TMS number.*
 - *Council Member Sally asked if we have to coordinate with BCSD for this design. Mike Cochran said that he understands what everyone is saying, but his take was as long as we put in the tennis courts, etc. we are good. Council Member Sally then said that the design has to be consistent with "Exhibit B". Mayor Rainwater stated that was just a concept drawing.*
 - *Council Member Owens said that he would just rather be right, than wrong.*
 - *Council Member Sally said that he is most concerned with the dates listed.*
 - *Mayor Rainwater said that she wasn't a fan of "2. B." She would like to better understand that section or have it removed. Additionally, it should say tennis courts and synthetic fields.*
 - *Mike Cochran, City Administrator said that he will talk with the Attorney again and bring this back to Council next month, with answers to the questions that have been brought up this evening (changes to be made to agreement/contract are: tennis courts and synthetic fields only, design concept drawing, removal of dates).*

- C. Mike Cochran, City Administrator went on to the next agenda item, discussing the Cell Tower Land Lease. He stated that the contract expires in 2022 and they are wanting a long-term agreement. There will be a one-time payment of \$10,000. Mike Cochran stated that this is a decent agreement for us.
- *Council Member Sally asked if this is the going rate for cell towers. Mike Cochran replied that it is. He spoke with Goose Creek.*
 - *A motion to approve the Cell Tower Land Lease was made by Council Member Sally.*
 - *A second was made by Council Member Owens.*
 - *There was no further discussion.*
 - *Motion was called. The vote was 5-0.*
- D. Mike Cochran, City Administrator moved on to discuss the purchase of property of 5819 and 5821 Robinson Street. He stated that parking is an issue here at City Hall, especially on Wednesdays, Court Day. The purchase of this land struck him as an ideal spot for us. We would gain 42 additional parking spaces with this property. Employees would park back on this lot and leave the spaces up front, for residents. Commercial appraisal was done, and the property appraised at \$225,000. The sellers have agreed to \$210,000.
- *Mayor Rainwater commended Mike Cochran for taking the initiative and being proactive with this.*
 - *A motion to approve the property purchase of 5819 and 5821 Robinson was made by Council Member Sally.*
 - *A second was made by Council Member Owens.*
 - *There was no further discussion.*
 - *Motion was called. The vote was 5-0.*
- E. Mike Cochran, City Administrator along with Jeff Hajek, Economic Planner Director gave a presentation on Charleston Farms/ Economic Development Incentives. They are hoping to entice new business owners to come to the Town Center district. This incentive will be on a first come, first serve basis. It will be a reimbursement grant and we will ask that the applicants get their projects done in 6 months and match it. There are certain eligibilities, i.e. exterior painting, new awnings, etc. Note, that this is all a proposal.
- *Mayor Rainwater asked if there was a reason this was a reimbursement. Jeff Hajek replied to make sure that the project gets done and to not have to go the loan route. It gets messy/complicated that way.*

- *Mayor Rainwater asked is this currently in the budget or will this be next year. City Administrator, Mike Cochran said it won't happen right now; it would be mid-year, next year.*
- *Mayor Rainwater stated that she would be interested in seeing higher numbers and getting more matched. We would see more improvements being made that way.*
- *Council Member Sally said that the current proposal states that land/property owners will have to have a 33% match. The City should match whatever that number is and contribute the max.*
- *Council Member Hedgpeth asked if there was a timeframe to reapply. Council Member Sally said that there could be a timeframe.*
- *Mayor Rainwater said that she would be a fan of going 50/50 and that perhaps we can do a pilot year and try it. She really would like to up the numbers though.*
- *No voting was done on this agenda item.*

UNFINISHED BUSINESS

- A. The Second Reading **Ordinance #7-2019** – An Ordinance Adding Section 26-95 of the City of Hanahan Code of Ordinances – Trespass Warnings on Public Property and Other Property Generally Open to the Public, was held. The Ordinance was first introduced by Mike Cochran, City Administrator. A notice of the Public Hearing, Introduction and First Reading was advertised in The Post & Courier on October 7, 2019.
- *A motion to approve Ordinance #7-2019 – An Ordinance Adding Section 26-95 of the City of Hanahan Code of Ordinances – Trespass Warnings on Public Property and Other Property Generally Open to the Public was made by Council Member Sally.*
 - *A second was made by Council Member Hedgpeth.*
 - *There were no questions.*
 - *Motion was called. The vote was 5-0.*

REPORTS AND COMMENTS:

A. CITIZENS COMMENTS

The meeting was opened for citizens' comments.

- *Johnny Harkness of 1036 Dominion Drive asked if we have finished doing storm. Council Member Sally said that we still have several piles left. Mr. Harkness continued by stating there is still a pile on Berkeley Street, and it has been there for close to 6 weeks. It's been there since the storm. Joe Gill, Public Works Director replied to Mr. Harkness saying that they were unable to get equipment under the powerlines, where the pile was placed. Mayor Rainwater asked if this was his property he was asking about. Mr. Harkness replied that it is. Mayor Rainwater asked that Public Works Director, Joe Gill meet Mr. Harkness out there.*
- *Mr. Harkness then went on to say that there have been limbs at his mother's house since April 7th. Joe Gill, Public Works Director replied by saying that he knows that has been tagged/flagged several times. Mr. Harkness replied by stating no, there has not been any paperwork. He has looked/checked additionally, he has even sat and watched them. Never any paperwork. Mr. Gill said that he personally put paperwork on the can.*
- *Mr. Harkness went on to say that if you drive down Murray, a man had a big tree cut down. It was done back in June, and the city picked it up. He said that pile was under lines like his, but they got his pile. Mayor Rainwater made the comment, Mr. Harkness we will hire you as a Private Investigator, you do great work! Mr. Harkness laughed but went on to continue his initial comment by saying that pile was picked up on a weekend. He feels certain people get special treatment. Council Member Sally said that our Public Works Department worked several weekends.*
- *Mr. Harkness then went on to say that he came to the Public Hearing on February 12 and February 13, 2019 he got a citation for weed growing in the right-of-way (at his mother's property). He said that she is 92 years old. They can't cut this, they tried once before and it ruined their machines. On top of that, they are demanded to pay storm water fees. Mayor Rainwater asked, what answer are you looking for. Mr. Harkness replied and said you can look at it anyway that you want to but let me tie the ends together for you, but on this same lot; the vacant lot, we could not get police protection. He asked for a Jury Trial, but was a few minutes late arriving for it and the Judge said that it will be a Bench Trial instead.*
- *Mr. Harkness went on to say this is harassment. No one else on the block got a citation. He said that he knows that he (Tyler with Code Enforcement) is being told to write him these citations. He must be being told to do this. Council Member Owens said that it asinine; accusing us of coming after him solely. Mr. Harkness became defensive and replied to Council Member Owens by saying, are you saying what I said is asinine? Council Member Sally then voiced his opinion by saying that he does not agree with what Mr. Harkness just said; accusing us, the Council, as telling the City staff to fine you. We know the rules, there is an order; warn, warn, then fine. You shouldn't have accused us of that Mr. Harkness. In fact, everyone was grateful when you brought this up in the past. You had us do our own research into the issues and everything that you brought up.*

- *Mr. Harkness continued, by stating that we don't cut the yards in front of Murray (rights-of-way)/Yeamans Hall. Yeamans Hall up in front of their houses. Mayor Rainwater said we aren't going to go back and forth. Our staff is here to uphold our Ordinances. None of us have done what you have said tonight. Mr. Harkness then said, all of you are the representatives correct, for me to complain or come to. Isn't that right, he asked. Council Member Sally replied Mr. Harkness and said, you know what, sometimes you don't have your grass cut. Just be a good neighbor. The City does not cut the common way. Mayor Rainwater said, we are done; to which Mr. Harkness said he will campaign against you.*
- *Bill Healy then took the podium to thank everyone for their amazing efforts at the Red, White and Blue Festival that took the weekend prior. He said that his brother came down from NY and they went to the festival. He said that his brother is a 70-year old Veteran whom was recognized at this event and it brought him to tears. He truly felt the appreciation of his service. It was a special day for so many. Thank you. It was a great event.*

B. CITY ADMINISTRATOR

Mike Cochran gave his Administrator's report

- **Boat Landing Boardwalk** – Awaiting the final approval from the OCRM division of SCDHEC.
- **Village Renaissance Grant** – the Environmental Review has been received. We anticipate being able to go to bid before the end of this year.
- **Flooding Turkey Creek** – Army Corps of Engineers continues to study the Turkey Creek. Their final report is anticipated in the next couple of months.
- **Downtown Revitalization** – The median at Yeamans Hall Road at Remount Road has been redone and now meets specifications, some of the vegetation has been replaced as well. There is one other construction related issue remaining and it will be done when the power line burying is completed. This is in process.
- **Railroad Ave.** – The SCDOT is awaiting OCRM approval for their permit. The anticipated time for this is February 2020. Preliminary work is being done now.
- **53-Acre Park** – Met with designers who expect to have a final design to Council for the December meeting with a cost estimate in January. School District agreement is in process and he will rework the contract agreement per tonight's meeting and will bring it back to Council next month.
- **Tanner Trail Phase 3** – BCD COG is working on engineering estimates and surveying. It is in process.

Notes:

11/18 – Thanksgiving Luncheon for the Senior Center at noon.

11/21 – Employee Thanksgiving Luncheon – Yeamans Hall Gym at noon.

11/28 & 11/29 – Offices Closed for Thanksgiving Holiday.

12/6 - Christmas Tree Lighting at the Amphitheater at 6pm with movie following.

12/7 – Exchange Club Christmas Parade at 10am, starting from Hanahan High School.

C. MAYOR AND COUNCIL COMMENTS

Comments from the Council were:

- Council Member Hedgpeth thanked everyone in the City for the Red, White and Blue Festival. Council Member Owens followed him by asking to bring the heat next year; it was a little cold out there this year.
- Council Member Owens then stated that the election for which he is running, (District 1 Council Seat) will be on December 10, please come vote.
- Council Member Sally wished everyone a Happy Thanksgiving.

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 Owens.
- There wasn't any discussion. The motion was called, and the vote was 5-0.
- The meeting adjourned at 8:06pm.

Our next regular monthly City Council Meeting will be December 10, 2019 at 6:30pm.