

**Minutes from February 11, 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, February 11, 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 Owens, and Mayor Rainwater. Council Member Hodges arrived late and missed the first three votes (*i.e. Deviate from Agenda, Congenital Heart Defect Proclamation, and the Approval of January 14, 2020 Minutes votes*). Council Member Sally was not present. 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, Randy MoneyMaker – Rec Dept., Dennis Turner – Police Chief, Bo Bowers – Fire Chief, Jeff Hajek – Building & Codes, 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 in with the minutes.*

**CALL TO ORDER**

Mayor Rainwater called the Tuesday, February 11, 2020 City Council Meeting to order at 6:33pm.

**INVOCATION**

The invocation was led by Pastor Chip Summers of Yeamans Hall Presbyterian Church.

**PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Chandler led us in the Pledge of Allegiance.

Mayor Rainwater asked to make a motion to deviate from the February 11, 2020 Council Meeting Agenda so that we could go ahead and have Seamon Whiteside and Associates give their update on the 53-Acre Park (*as we pay them by the hour*).

- *A motion to deviate from the February 11, 2020 Council Meeting Agenda, to have Seamon Whiteside and Associates give their update on the 53-Acre Park, was made by Mayor Pro Tem Chandler.*
- *A second was made by Council Member Hedgpeth.*
- *There was no discussion. The motion was called; no one opposed. The vote was 5-0. (Note: The vote count reflects Council Member Sally being absent, and Council Member Hodges arriving late and missed his vote).*

Taylor Hart, from Seamon Whiteside and Associates gave the 53-Acre Park update. He stated that he will be the Project Manager moving forward. He said that they have previously given us conceptual design ideas and conceptual cost estimates. The cost estimate was performed by a sub-contractor, Aiken. Taylor then handed out the Master Summary giving the most recent cost estimates. He stated that currently, this is a very preliminary stance. As of now the Total Construction Cost (TCC) is \$11,075,499. The Probable Base Bid of \$10,584,094 listed, is what they expect the cost to be, as of now. The \$527,405 listed is the Construction Phase Contingency, which he stated is a contingency option during the project that he stated acts like a buffer amount. They have come down about \$600,000 from their last cost estimate. They are still dealing with a lot of unknowns but as they continue their design, they will have a better idea.

- *Council Member Owens asked what "Pole Barn" is on his Master Summary handout. Taylor replied that is a storage area for Maintenance to house their mowers, tractors, Gator cart(s), etc.*
- *Council Member Hedgpeth said that you stated that this amount is down \$600,000 from previous estimate from where we had about half of the meadow cleared out, correct? Taylor Hart replied that is hard to say, as we gave the original cost estimate and Aiken gave this one. He went on to say that there is roughly about 35% contingency right now, which seems high, but the stage that we are at right now, this is acceptable. It's not like comparing apples to apples and he believes the numbers will be clearer as they continue. Taylor said that he also thinks that it will be more than a \$600,000 savings.*
- *Mayor Pro Tem Chandler asked is the 10% markup part of the contingency. Taylor replied that it is included. The only number that isn't included in the contingency is the 5% Construction Phase Contingency and that is solely for changes/revisions that we have requested. Mayor Pro Tem Chandler said, so you mean change orders to which Taylor said yes, like a change order on your part.*

- *Mayor Pro Tem Chandler then asked what if there is an oversight on your (company) fault, who would be responsible for the difference? Taylor replied that he can't really answer that, but stated that it wouldn't be to pay them, rather it would be to pay the other company, i.e. landscaper being we needed extra material. That's an example that Taylor gave. It would be money that would have to have been paid anyway. Taylor then went on to say that they look exhaustingly over every detail.*
- *Mayor Pro Tem Chandler asked if there were any changes with the initial design. Taylor said there were a few things added, like an access road from the maintenance area all the way to the site. They also modified the size of ponds, making them smaller and less expensive. Cut down on the pavilion but made the main area 30'x95'. The restroom location was also modified. They added a fishing pier, but most everything stayed about the same with some tweaking. Taylor Hart stated that soil is always a variable and some of these numbers are the way they are right now, because we just don't know the soils variable just yet. Dirt is very expensive; hauling it off or bringing in good dirt so your site doesn't settle. Once we find out the soil's variable, we will have a better idea.*
- *Mayor Pro Tem Chandler asked if they were going to have to dig out for the ponds or if there was already a natural topo (topographic site). Taylor replied that they have placed the ponds in the most topography appeased areas, i.e. lowest areas on the site and reusing the dirt/soil that they do dig up for other projects on site, if the dirt is good/usable.*
- *Council Member Hedgpeth asked what our next step forward is. Taylor replied to get them from the conceptual phase to being able to get permits. Council Member Hedgpeth asked if we were still looking at a 10 month to a year timeframe for permitting. Taylor replied yes, we are still looking at that timeframe and unfortunately there is not much they can do about that.*
- *Mayor Pro Tem Chandler asked if they could move forward without having the soil tested and Taylor replied that is correct. They can move forward without having to do soil testing.*
- *Mayor Rainwater asked, what if we decided that we wanted to go back to our original placement of the park, seeing it's only saving us \$600,000, could we do that. Taylor replied that we could, but he advises us to be cautious doing so. From his experience, one change leads to more changes, which in the end, will be more costly.*

We got back on track with our Agenda and moved on to Recognitions.

- A. Dennis Turner, Police Chief and Mike Cochran, City Administrator joined Mayor Rainwater for the recognition of our newest Police Officer, Charles "Wil" Sowell. Officer Sowell successfully graduated from the SCCJA - South Carolina Criminal Justice Academy, on January 24, 2020. He is our 6<sup>th</sup> Officer now that has graduated under this new academy program and it is working out perfectly now. The back log that they were facing is now gone and that are happy with that. Officer Sowell is from Edgefield, North Augusta. He moved here in 2008, after completing his Bachelor of Arts in History at USC

Aiken. Officer Sowell then worked at a historic plantation for a short time, before going back to school for his master's in history through The Citadel, in 2012. His thesis focus is very interesting being it was on WWII PTSD and soldiers liberating from concentration camps. After receiving his master's, he went and worked in the firearms industry. With his thorough knowledge of firearms, he became a certified firearms instructor through the National Rifle Association and SLED. He teaches CPW courses and has taught over 3,600 people. Officer Sowell is also experienced in martial arts. He & his wife live in Charleston Farms and they have been in the area for about 10 years. Officer Sowell is currently doing his field training and wish to officially welcome him to Hanahan.

- B. Mike Cochran, City Administrator and Bo Bowers, Fire Chief presented the February Employee of the Month award to Chris Evans of the Fire Department. Chris is a firefighter and a backup driver. Chief Bowers said that Chris took it upon himself to redo all of our map books. He got with GIS with the County and put everyone's house with a house number (address) and fire hydrant locations. He did this so meticulously and professionally and for that, Chief Bowers wishes to reward him as Employee of the Month. Pictures were taken and he was presented with his certificate.
  
- C. Mayor Rainwater did the recognition of our Citizen of the Month, Adam Erickson. Mayor Rainwater said that Adam helped with the videography of our submission video for the HGTV Hometown Makeover Contest. Our video submission was submitted last week Friday for HGTV's contest which was geared toward flipping a Main Street in a downtown area that needs help. Mayor Rainwater said that when she first saw the contest, she was a little hesitant but with City Administrator Mike Cochran's approval, she decided to go for it. With that said, Adam Erickson spent countless hours filming the video for our submission and spent even more countless hours, editing it. The video turned out amazing. The video submission was played and streamed online for residents to see and it has welcomed great feedback. Adam Erickson was called up front and thanked once again. Pictures were taken and he was presented with his certificate.

- D. Council Member Hodges was on the Agenda to read the **Congenital Heart Defect Awareness Week Proclamation**, but arrived late, so Mayor Rainwater read the proclamation. She stated before reading it, that this one is near and dear to our hearts, as just last weekend, our Fire Department held a fundraiser for one of their own. One of our firefighter's son, Jaxon has congenital heart defect. He has already had a surgery and is doing well.

This Proclamation states that a congenital heart defect (CHD) is an abnormality in the heart that develops before birth. Congenital heart defects are the most common type of birth defect and are also the most common cause of infant death due to birth defects. Over one million families across America experience the hardships and challenges of raising children who suffer from congenital heart defects. Some congenital heart defects are not diagnosed until months or years after birth. When the condition goes undiagnosed, sudden cardiac death can occur, especially in youth athletes. Congenital Heart Defect Awareness Week provides an opportunity for families who have been affected by congenital heart defects to celebrate life, remember loved ones that they have lost, honor the healthcare professionals, and share information with the public. February 7-14, 2020 will be recognized as Congenital Heart Defect Awareness Week in the City of Hanahan.

- *A motion to declare February 7 - 14, 2020 as Congenital Heart Defect Awareness Week 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. (Note: The vote count number reflects Council Member Sally being absent, and Council Member Hodges arriving late and missing his vote).*

- E. Mike Cochran, City Administrator and Mayor Rainwater called up Mr. Earl Copeland, one of Hanahan's former Mayors and an Author. Mike Cochran stated that Mr. Copeland has been around this city for many years and that he is a walking piece of history. He stated that he wanted to thank him for taking the time to memorialize the events that took place, back in his day. Mike Cochran stated that he has photos that go back into the 60's when Hanahan was still a Public Service District, before Hanahan was even a city. Mayor Rainwater stated that we are so very thankful that he put this book together, showcasing Hanahan through so many great pictures and with that, we wish to have his book included in the City's Archives. Mr. Copeland stated that he put the book together primarily for his family and there are very few printed. He stated that it was done through his perspective but thought it was important to have some historical documentation on the city. Mr. Copeland also stated that it was 45 years ago, this year that he was elected Mayor of Hanahan.

#### **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 February 11, 2020 Consent Agenda were:

#### **1. Approval of the Minutes from the January 14, 2020 City Council Meeting**

- *A motion to approve the Minutes from the January 14, 2020 Council Meeting was made by Council Member Owens.*
- *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 Sally being absent, and Council Member Hodges arriving late and missed his vote).*

## UNFINISHED BUSINESS

- A. Seamon Whiteside and Associates have already given their update on the 53-Acre Park, so we moved on to Agenda Item B – Unfinished Business.
- B. Jeff Hajek, Planner and Economic Development Director came up and gave the Second Reading – Rezoning of TMS#: 259-00-00-145 from CG to RM.  
Jeff said that this rezoning is from Commercial General to Residential Multifamily.
- *Council Member Owens asked if it was figured out how many apartments there would be. Jeff Hajek replied that this is purely conceptual at this point.*
  - *Mayor Pro Tem Chandler made a comment/question saying wouldn't this go to RM-N, not RM. Jeff Hajek replied that was incorrect, this would be RM and it will remain at the current density.*
    - *A motion to approve the Second Reading – Rezoning of TMS#: 259-00-00-145 from CG to RM was made by Council Member Owens*
    - *A second was made by Council Member Hedgpeth.*
    - *There was no further discussion.*
    - *Motion was called. The vote was 6-0. (NOTE: Everyone was present except for Council Member Sally for this vote.)*
- C. Mayor Rainwater made a motion to postpone the Public Hearing – Introduction and First Reading – Proposed Zoning Text Amendments to the Multifamily Residential (RM) Ordinance until next month, March 2020.
- *A motion to postpone the Public Hearing – Introduction and First Reading – Proposed Zoning Text Amendments to the Multifamily Residential (RM) Ordinance was made by Mayor Rainwater.*
  - *A second was made by Council Member Hedgpeth.*
  - *There were a few questions from Council:*
    - *Council Member Owens asked if we were getting any closer. Jeff Hajek said that we were.*
    - *Mayor Rainwater stated that she thinks it is smart to put off for a month. We can come back and reevaluate this in March.*
    - *There were no other comments/questions from Council.*
  - *Motion was called. The vote was 6-0.*

D. Jeff Hajek, Planner and Economic Development Director discussed the Proposed Definitions revisions within the 2008 Zoning and Land Development Ordinance. Jeff stated after receiving feedback, they drafted a revised version. It is primarily the Charleston Farms neighborhood. Jeff showed a PowerPoint. The slide indicated – Amendment for Frontage Definition - Originally Proposed in January “That side of a lot abutting a public or private right-of-way or the distance over which that lot abuts the public or private right-of-way.” The Newly Proposed Amendment for Frontage Definition states “That side of a lot abutting a public right-of-way or the distance over which that lot abuts the public right-of-way. If the term ‘frontage’ is applied to the Town Residential (TR) district, it shall be defined as both public or private right-of way and seen as a special exception with approval from the Zoning Administrator. Both public and private rights-of way must meet road criteria set forth in Section 5.6, Land Development Ordinance.”

In short, a summary of changes in the definition are:

- Added verbiage that states private right-of-way may be applied only in TR zone, as a special exception.
- Both public and private rights-of-way must meet road criteria in Section 5.6 (Roads).

Mayor Rainwater asked if there was a motion to hold a Public Hearing for the Introduction and First Reading – Proposed Definitions within the 2008 Zoning and Land Development Ordinance.

- *A motion to a hold a Public Hearing for the Introduction and First Reading – Proposed Definitions within the 2008 Zoning and Land Development Ordinance was made by Council Member Hedgpeth.*
- *A second was made by Council Member Owens.*
- *There was no further discussion.*
- *Motion was called. The vote was 6-0.*

During the Public Hearing, Mayor Rainwater asked if there were any citizen comments.

Citizen Comments:

There were no citizen comments or questions.

Mayor Rainwater asked if there was a motion to close the Public Hearing.

Mayor Rainwater asked if there was a motion to close the Public Hearing.

- *A motion to close the Public Hearing was made by Council Member Owens.*
- *A second was made by Council Member Hedgpeth.*
- *There was no further discussion.*
- *Motion was called. The vote was 6-0.*

Mayor Rainwater then asked if there was a motion to approve the Introduction and First Reading – Proposed Definitions within the 2008 Zoning and Land Development Ordinance.

- *A motion to approve the Introduction and First Reading – Proposed Definitions within the 2008 Zoning and Land Development Ordinance was made by Council Member Owens.*
- *A second was made by Council Member Hedgpeth.*
- *There was no further discussion.*
- *Motion was called. The vote was 6-0.*

## **REPORTS AND COMMENTS:**

### **A. CITIZENS COMMENTS**

The meeting was opened for citizens' comments.

There were no citizens' comments and this portion of the meeting was closed.

### **B. CITY ADMINISTRATOR**

Mike Cochran gave his Administrator's report

- **Boat Landing Boardwalk** – Project is pending the RFP process for construction.
- **Village Renaissance Grant** – Met with the BCD COG on this in late January. An engineer for this has been approved by the SCDOT and they are working on the scope for the project. Final design is pending.
- **Flooding Turkey Creek** – The US ACOE (US Army Corps of Engineers) continues to work on their report. They will have more on-site visits on the creek coming as well as meetings with city staff as they prepare their report.
- **Downtown Revitalization** – Boring is in progress; this is an inconvenience to the impacted businesses but there is no other way to bury the lines. Encroachment permits for the lighting are in with SCDOT.

- **Railroad Ave.** – The SCDOT is slated for an April 2020 contract letting.
- **53-Acre Park** – Cost estimates are in place. Seamon Whiteside will be working on the designs so that it can be put out to bid.
- **Food Truck Court** – Painted, site work being done, electrical being done and we are on target to kick off on Saturday, February 29<sup>th</sup>. Schedule will be posted.
- **Ball Fields Renovation** – Irrigation and fencing replacement are ongoing; the project is progressing. Parks and Rec staff are really getting after it.
- **Notes** – 2/21 – Last day of Spring baseball/softball registration  
3/8 – Spring Forward Time Change

Mike Cochran, City Administrator then showed a brief slideshow showing pictures of a recent fire that took place last month. The fire occurred in a single-wide trailer where eleven (11) were living. The electrical wasn't set up properly and the fire extinguisher didn't work. Mike Cochran thanked our Fire Department for their promptness in arriving to the scene so quickly. Mike Cochran then stated that there was just another fire last night, in the Park Place Apartment community. The homeowner fell asleep with something on the stove. Mike again thanked the Fire Department and urged everyone to check their smoke alarm/detectors and their fire extinguishers, to make certain they are ready should they be caught in this type of emergency.

### **C. MAYOR AND COUNCIL COMMENTS**

Comments from the Council were:

- Mayor Pro Tem Chandler asked Mike Cochran when they will get the report from ACOE on Turkey Creek. Mike Cochran replied that May seems to be a realistic timeframe.
- Mayor Rainwater asked Mike to give an update on the Tanner Trail. Mike replied that it is in progress and that the COG is handling this slowly, but it is coming along.
- Council Member Hedgpeth asked if we could get the DOT to readdress the median that is painted a dark maroon. It is too dark and there have been several complaints on it. Mike Cochran said that he would look into this and see about getting the curb surrounding painted white, so it isn't so dark.
- Mayor Pro Tem Chandler thanked the Fire Department for the fundraiser that they hosted at the Amphitheater last weekend, for baby Jaxon. Fire Chief Bowers said that they have raised about \$28,000 and they still have to close a few accounts.
- Council Member Owens stated that this was probably his last meeting with us. He said that it has been a great 10 years and he feels lucky to have served us.

**ADJOURNMENT**

- There being no further business to discuss tonight, a motion to adjourn was made by Council Member Owens
- A second was made by Council Member Hedgpeth.
- There wasn't any discussion. The motion was called, and the vote was 6-0.
- The meeting adjourned at 7:41pm.

Our next regular monthly City Council Meeting will be March 10, 2020 at 6:30pm.