

**Minutes from April 13, 2021**  
**Hanahan Council Meeting - 6:30PM**  
**Debbie Lewis Municipal Chambers**  
**1255 Yeamans Hall Road Hanahan, SC 29410**

A City Council Meeting was held on Tuesday, April 13, 2021 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 – Mayor Pro Tem Hedgpeth, Member Sally, Council Member Spurlock, Council Member Dyson, Council Member Chandler, and Council Member Boggs. We had a quorum for tonight's meeting.

Staff members that were present were: Mike Cochran - City Administrator, Courtney Soler – Finance Director, Bo Bowers – Fire Chief, Joe Gill – Public Works Director, Randy Moneymaker – Parks & Recreation Director, Jon Ellwood – IT, Larry Sturdivant – Building & Codes, Dennis Turner – Police Chief, Jeff Hajek – Building & Codes, Allyson Driggers – Payroll, Tyler Dempsey – Building & Codes. Allyson Driggers took the minutes, as Emily Huff was home in quarantine.

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

**CALL TO ORDER**

Mayor Rainwater called the Tuesday, April 13, 2021 City Council Meeting to order at 6:30pm.

**INVOCATION**

The Invocation was led by Council Member/ Pastor Adam Spurlock, as Pastor Tyler Daniel had to cancel at the last minute.

**PLEDGE OF ALLEGIANCE**

Council Member Chandler led us in the Pledge of Allegiance.

**RECOGNITIONS**

1. **Citizen of the Month** – This recognition had to be postponed until next month, as the award recipient was out of town and unable to attend.
  
2. **Difference Maker Art Project Winners** – The Mayor held her annual Difference Maker Art Project in our four (4) Hanahan schools and the winner from each school was recognized tonight by Council. The Mayor stated that when she first walked into her office for the first time at City Hall, she asked herself what message she wanted to send

to every person who entered her office. With the help of our talented students in Hanahan, she stated that she has sent a strong, beautiful message, thanks to the art that hangs on her office walls. The winners were for this academic school year are Skylar McLeaf (Bowens Corner Elementary), Madison Stewart (Hanahan Elementary), Brianna Cobos (Hanahan Middle) and Ansley Adams (Hanahan High). Their artwork will be on display in the Mayor's office for the next year. Each of the students were awarded a certificate and had their pictures taken with Council.

**3. National Autism Awareness Proclamation** – was read by Mayor Pro Tem Hedgpeth. The Proclamation states that each year, people across the globe take time to recognize the millions of people living with autism spectrum disorder. Autism spectrum disorder is a pervasive developmental disorder affecting the social, communication, and behavioral skills of those affected by it. This number increased over time as identification methods have improved. The City of Hanahan continues awareness efforts in order to educate community members about autism and best practices in educating individuals with autism. April 2021 will be recognized as National Autism Awareness month in the City of Hanahan.

- *A motion to declare April 2021 as National Autism Awareness Month was made by Council Member Sally.*
- *A second was made by Council Member Spurlock.*
- *There was no discussion.*
- *The motion was called; no one opposed. The vote was 7-0.*

**4. Donate Life Proclamation** - was read by Council Member Spurlock. The Proclamation states that one of the most meaningful gifts that a human being can bestow upon another is the Gift of Life through organ, eye and tissue donation. More than 108,000 children and adults await lifesaving transplants, of which more than 1,300 are in South Carolina. In 2020, for the first time ever, more than 200 South Carolinians said "Yes" to organ donation, saving the lives of 514 people awaiting their second chance at life. We are still losing an average of 20 lives every day due to the lack of organs available for transplantation because every 10 minutes, another name is added to the national transplant waiting list. According to national research conducted by Donate Life America, more than 90 percent of Americans support donation and more than 54 percent of South Carolinians have registered at the DMV. The decision to become an organ donor can save up to eight lives and tissue donation can enhance many more -- men, women, and children who depend on the generosity and sacrifice of others to receive a second chance at life. Every person should support this life saving effort by learning more about organ, eye and tissue donation, making their families aware of their wishes and registering online at [www.DonateLifeSC.org](http://www.DonateLifeSC.org), or when they receive or renew their South Carolina driver's license. April 2021 will be recognized as Donate Life month in the City of Hanahan.

- *A motion to declare April 2021 as Donate Life Awareness Month was made by Council Member Boggs.*
- *A second was made by Council Member Chandler.*
- *There was no discussion.*
- *The motion was called; no one opposed. The vote was 7-0.*

**5. Sarcoidosis Awareness Month Proclamation** – was read by Council Member Chandler. The Proclamation states Sarcoidosis is the growth of inflammatory cells on various parts of the body, most commonly on the lungs, lymph nodes, eyes, and skin. Sarcoidosis affects nearly 200,000 people in the United States and is most common among adults between the ages of 20 and 40, with women and African Americans having a higher chance of contracting the disease. The signs and symptoms of sarcoidosis vary widely depending on the person and organs affected and can include fatigue, fever, swollen lymph nodes, and weight loss. Research suggests the cause of sarcoidosis is a combination of genetic and environmental factors, but the exact cause and progression of the disease is still unknown. The numerous diagnostic tests and ongoing clinical observation and/or management are costly. There is no known cure to slow or halt the progression of chronic cases. Volunteers, researchers, caregivers, and medical professionals are working to improve the quality of life and prognosis of persons living with sarcoidosis and their families. Sarcoidosis Awareness Month aims to generate public understanding, support, and compassion for those suffering from the disease. April 2021 will be recognized as Sarcoidosis Awareness month in the City of Hanahan.

- *A motion to declare April 2021 as Sarcoidosis Awareness Month was made by Council Member Sally.*
- *A second was made by Council Member Chandler.*
- *There was no discussion.*
- *The motion was called; no one opposed. The vote was 7-0.*

**6. Resolution #3-2021 - Safe Workplace** – was read by Council Member Boggs. The Resolution states that the City of Hanahan realizes that it has a responsibility to provide a safe work environment for its employees and that the prevention of accidental losses affecting employees, property, and the public will enhance the operating efficiency of City Government.

The City will endeavor to provide the resources necessary to achieve and maintain a safe and healthy workplace. Management will provide the leadership to assure safety. Each employee will be responsible for their own personal safety and for the safe completion of assigned tasks. The City requires its employees to respond to all planned safety efforts and to perform their assigned jobs in the safest manner possible.

Workplace safety procedures and rules will be enforced. The City's annual performance evaluation will include evaluation of safety practices for each employee.

The City supports compliance with all Federal and State safety regulations and provides and requires the use of personal protective equipment by all employees. The City is committed to doing all in its power to make its safety and loss control program a success. The City shall appoint a safety coordinator and establish and support the work of an on-going safety committee. Safety and loss control will be administered through a team approach.

- *A motion to approve Resolution #3-2021 – Safe Workplace was made by Council Member Sally.*
- *A second was made by Mayor Pro Tem Hedgpeth.*
- *There was no discussion, other than Mayor Rainwater thanking Wynette DeGroot, HR Director for submitting the Resolution.*
- *The motion was called; no one opposed. The vote was 7-0.*

**7. Resolution #4-2021 – Fair Housing** - was read by Council Member Sally. The Resolution states that the City of Hanahan desires that all its citizens be afforded the opportunity to attain a decent, safe, and sound living environment. The City of Hanahan rejects discrimination on the basis of race, religion, color, sex, national origin, disability, and/or familial status in the sale, rental, or provision of other housing services. The State of South Carolina enacted the South Carolina Fair Housing Law in 1989. April is recognized nationally as Fair Housing Month.

- *A motion to approve Resolution #4-2021 – Fair Housing was made by Council Member Chandler.*
- *A second was made by Council Member Spurlock.*
- *There was no discussion.*
- *The motion was called; no one opposed. The vote was 7-0.*

**8. Resolution #5-2021 - Urging the South Carolina Service Commission to Adopt a Viable Rate Structure for Rooftop Solar Installation** - was read by Mayor Pro Tem Hedgpeth. The Resolution states that the City of Hanahan supports clean energy sources, like solar, for electricity generation as a means to reduce air and water pollution and greenhouse gas emissions related to traditional energy production. The City of Hanahan has made great efforts to be more environmentally sustainable in our policies, planning, and operations. The City of Hanahan acknowledges the solar energy industry has a \$1.5 billion impact in the state, contributes more than \$58.8 million in state and local taxes annually, and supports 7,250 South Carolina jobs. The City of Hanahan acknowledges an added benefit to an increase in solar power to the grid is that home solar being a

distributed source of energy generation will help the state be more resilient in the face of a hurricane, flood, or other disaster. South Carolina utility customers pay high electricity bills and affordable rooftop solar programs provide customers with a way to decrease their energy bills and energy usage and the City of Hanahan supports a rate structure for rooftop solar installation that promotes the use of renewable energy in South Carolina. The South Carolina Public Service Commission is considering Dominion Energy of South Carolina's proposed solar net metering plan or "Solar Choice Metering Tariff" (Docket 2020-229-E). The proposals set forth by Dominion Energy and the Office of Regulatory Staff include pricing structures that would significantly increase the fixed cost that Dominion charges solar customers, would add a mandatory fee that would be calculated based on the number and generation capacity of the solar panels that customers install, decrease the value of solar energy sold back by customers, and would cause a substantial decrease in new rooftop solar installations by individuals and businesses. The rate structures proposed by Dominion Energy and the Office of Regulatory Staff would result in higher utility bills for customers, a loss of jobs in the rooftop solar industry, and would not provide for the growth of renewable energy as specified as a state goal in Act 62 of 2019. The solar advocates in the proceeding proposed a time of use rate for rooftop solar that correctly recognizes costs and benefits related to rooftop solar as required by Act 62. The City of Hanahan and its citizens, as Dominion Energy customers, would be materially harmed by the approval of the Dominion or Office of Regulatory Staff proposals.

- *A motion to approve Resolution #5-2021 – Urging the South Carolina Service Commission to Adopt a Viable Rate Structure for Rooftop Solar Installation was made by Mayor Pro Tem Hedgpeth.*
- *A second was made by Council Member Boggs.*
- *There was no discussion.*
- *The motion was called; no one opposed. The vote was 7-0.*

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

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

There were no citizen comments.

There were no comments/questions that were submitted online either. 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 April 13, 2021 Consent Agenda were:

1. Approval of the Minutes from the March 9, 2021 City Council Meeting
2. Approval of the Minutes from the March 23, 2021 City Council Workshop
3. **Emergency Ordinance #10-2020** – An Ordinance Providing Emergency Procedures for Public Meetings of the City of Hanahan During the Continuance of the Coronavirus Epidemic

- *A motion to approve the items on the April 13, 2021 Consent Agenda, was made by Council Member Sally.*
- *A second was made by Mayor Pro Tem Hedgpeth.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

## UNFINISHED BUSINESS

N/A

## NEW BUSINESS

1. Mayor Rainwater called up Jeff Hajek, Planner/ Economic Director for the City of Hanahan, to discuss **Ordinance #2-2021** – Sale of Land (Yeamans Hall Canteen) MOD.HAB. Jeff stated that his presentation would pretty much mimic the Council Workshop we had a few weeks ago. Jeff stated that the RFP was published in SCBO, with an original deadline November 4, 2020. The deadline extended until December 4, 2020. The RFPs were narrowed down to two (2), however, one (Famulari's) redacted today.

Jeff gave a brief property overview stating:

- Property purchased in June 2018.
- Purchase price: \$310,000.
- Four parcels in total 0.42 acres.
- Three dilapidated structures removed from property.
- Structures were tested and monitored for asbestos.
- Dominion easement runs through front of property.
- Commercial Appraisal: \$375,000.

RFP Process – 1 final decision.

RFP #2 MODHAB – They are proposing:

Proposed buildings:

- Brewery/Full-service restaurant
- Retail tenancies (coffee, bike shop, etc.)
- Food truck park
- Multifamily building (6 units)
- 5 new single-family townhomes

Goals:

- Foster an active downtown culture
- \$3.3 million in development investment

Purchase Price:

- \$425,000

Jeff stated that the rendering in the PowerPoint may change a little due the easement change(s) with Dominion. This concluded Jeff Hajek's presentation and there were a few questions/comments from Council. Council Member Chandler asked about the concrete "pit" and asked if the City is responsible to pay anything further to get property ready for sale. Council Member Sally stated that the buyer can back out at any time in the next four (4) months.

Mayor Pro Tem Hedgpeth stated that he just wanted to clarify that we did get the clarification on the financing agreement, to which City Administrator, Mike Cochran replied yes, we did and we are good on that because it is significantly over the appraised value.

- *A motion to approve **Ordinance #2-2021** – Sale of Land (Yeamans Hall Canteen) MOD.HAB. was made by Council Member Boggs.*
- *A second was made by Council Member Sally.*
- *There was no further discussion.*
- *The motion was called, and the vote was 7-0.*

## REPORTS AND COMMENTS:

### A. CITIZENS COMMENTS

There were no comments/questions that were submitted online, prior to the start of the meeting and no one was in attendance in the Courtroom, to ask any questions.

There were no further comments/questions, other than Johnnie Harkness stating that Mayor Minnie's granddaughter was recently in a serious car accident, with a couple other Hanahan High School students, and he asked that we keep them all in our thoughts and prayers.

## **B. CITY ADMINISTRATOR'S REPORT**

Mike Cochran, City Administrator then presented his monthly report online.

- 1. Village Renaissance Grant** – This construction part of this is complete. There is a financial monitoring portion that will take place May 6<sup>th</sup> and the grant will be closed out after this. If you have not been down Corner Avenue recently, it is worth the drive. Kids now use the sidewalk to walk to school. It looks great.
- 2. Flooding at Turkey Creek** – Berkeley County Stormwater's consultant is studying the data from the ACOE to determine viability of some suggested solutions. Stormwater fees are funding this study. The scope and timeline area were attached to his report to Council.
- 3. Downtown Revitalization** – Comcast, WOW and Dominion are nearly done. Per an email from today (4/13), Dominion still has a couple houses to finish with power conversion. The power conversion for most businesses have been done. The cable utilities are still saying by the end of the month, same as last month. We have asked the installer of the solar lights to start on the odd numbered side of the road. The aprons pulling into both the Kwik Fill, Valero and the Yeamans Hall entrance to Blackwell's Hardware need to be fixed again. Without curbs, people keep driving through them and causing ruts. I have sent photos to and a request to the SCDOT for this to be fixed.
- 4. Food Truck Court (*Yeamans Hall Canteen*)** – The sale of this property was on tonight's council agenda.
- 5. Phase 3 Tanner Trail** – We have a conference call on this item tomorrow. The designer found some right of way issues relating to utilities and we need to discuss the action plan. I have also requested the additional funding from the county transportation committee to make it possible to finish this trail all the way to Archibald Drive. This request is pending.
- 6. Parks Bond**
  - The new poles and LED lights for Loftis and Spell fields are up, pending power. Both fields have been stripped and leveled. Work is progressing.
  - Spell tennis courts have been resurfaced.
  - Playground equipment has been ordered for both Roma and Manor parks.
  - 53-Acre park bids have been received. We are reviewing them currently.
  - Stewart Street Park – the architect is finishing the conceptual based upon last month's workshop. The marine engineer is finishing as well. Both will be sent to the cost estimator next week.

Notes:

-5/11/21 – May Council Meeting @ 6:30PM

-Weekday 9-4pm COVID testing by the HFD

-COVID Vaccine Clinic by appointment:

<http://www.signupgenius.com/go/10c0c4dafaf29aaf4ce9-hanahan1>

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

There were no additional Council Comments.

### **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 Spurlock.*
- *There was no discussion.*
- *The motion was called, and the vote was 7-0.*
- *Meeting adjourned at 7:22pm.*

Our next regular monthly City Council Meeting will be May 11, 2021 at 6:30pm.