



Town of Ravenel  
5962 Highway 165, Suite 100  
Ravenel, SC 29470  
Office: (843) 889-8732  
Fax: (843) 889-8727

# Town of Ravenel Regular Council Meeting

October 31, 2023, at 6:00 p.m.

Council Chambers at Town Hall - 5962 Highway 165, Ravenel, SC 29470

LIVESTREAM VIDEO WILL BE AVAILABLE FOR VIEWING VIA  
THE TOWN OF RAVENEL FACEBOOK PAGE  
IF YOU HAVE ANY COMMENT ON ANY ITEM ON THIS AGENDA EMAIL:  
[TOWNADMINISTRATOR@TOWNOFRAVENEL.COM](mailto:TOWNADMINISTRATOR@TOWNOFRAVENEL.COM)

## AGENDA

**Regular Town Council Meeting:**

**6:00 p.m.**

1. Call to Order / Roll Call
2. Invocation & Pledge of Allegiance
3. Mayor's Comments/Report
  - a. Introduction of Attorney Harvey
  - b. Intersection Turn Signal
  - c. Veterans Luncheon – 11/10
  - d. Thanksgiving Gift Cards
  - e. Tree Lighting – 12/2
  - f. Does anyone wish to speak during item #11 – Public Comments?
4. Approval of Agenda
  - a. Recusals/Conflicts of Interest
5. Approval of Minutes:
  - a. September 26, 2023 – Public Hearing and Regular Council Meeting
6. Public Statements / Presentations (5 minutes)
  - a. Statement forms submitted prior to meeting
7. Reports from Staff and Officers
  - a. Town Attorney Report
  - b. Charleston County Sheriff's Office Report
  - c. Clerk – Treasurer Report

- d. Town Planning and Zoning Administrator Report
    - i. SCPRT Legislative Funding Plans
    - ii. Old EB Ellington School Site Survey
  - e. Town Code Inspector / Facility Manager Report
8. Reports of Commissions, Boards, and Committees
- a. Sewer Advisory Board
    - i. No recent meeting
    - ii. Upcoming Sewer Meeting with Hollywood & Meggett
  - b. Planning & Zoning Commission
    - i. No recent meeting
    - ii. Upcoming Meeting on November 2 (this Thursday)
  - c. Board of Zoning Appeals
    - i. No recent meeting / No scheduled meeting
9. Old Business
- a. 2<sup>nd</sup> Reading of Ordinance 16-23 regarding P&Z Member residency
  - b. 2<sup>nd</sup> Reading of Ordinance 17-23 regarding Fiscal Year 2024 Budget
10. New Business
11. Public Comments (3 minutes)
12. Town Council Comments
13. Executive Session
14. Action/s as a Result of Executive Session
15. Adjournment

**TOWN OF RAVENEL  
PUBLIC HEARING AND REGULAR TOWN COUNCIL MEETING  
TUESDAY, SEPTEMBER 26, 2023  
5:45 P.M.**

The Public Hearing and Regular Town Council Meeting of the Town of Ravenel was held Tuesday, September 26, 2023, 5:45 p.m. at 5962 Highway 165, Ravenel, South Carolina. The following members of Council were present: LaJuanda Brown, Robert Cochran, Andrea Gail Farris, Jim Rodgers, Jr., W. Buckey Waters (Mayor Pro Tem), Terry Wilkinson, and Mayor Stephen Tumbleston who presided. Also, in attendance were Town Administrator and Planner Mike Hemmer, Clerk-Treasurer Tammy Wood, and Code Inspector and Facilities Manager Jason Moffitt. The Town Attorney was not present at this meeting.

The media and public were duly notified of the date, time, and place of the meeting.

**Public Hearing:**

*This Public Hearing has been properly advertised and notified and is held pursuant to Section 6-1-80 of the South Carolina Code of Laws regarding the 2024 Ravenel Municipal Budget.*

Mayor Tumbleston called the Public Hearing to order at 5:45 p.m. A quorum was present to conduct business.

There were no Public Comments.

The Public Hearing adjourned at 5:46 p.m.

**Regular Meeting Agenda:**

**1. CALL TO ORDER & ROLL CALL**

Mayor Tumbleston called the Regular Meeting to order at 6:00 p.m. A quorum was present to conduct business.

**2. INVOCATION & PLEDGE OF ALLEGIANCE**

The Invocation and Pledge of Allegiance was led by Mayor Tumbleston. A moment of silence was held for his mother, former Town of Ravenel Councilmember Jean Tumbleston.

**3. MAYOR'S COMMENTS/REPORT**

Mayor Tumbleston informed the public that the Town has been made aware of a vulgar political sign located on private property along Savannah Highway. He has received counsel from the Town Attorney, and legally nothing can be done as it is considered the right to freedom of speech.

**a. Report on Blutide Marine Construction Hiring**

Mayor Tumbleston shared that Blutide Marine will begin construction on the Ravenel Hall and Ballfield renovations on Monday, October 2, 2023. The projected completion date is no later than the end of January 2024.

**b. Pleasant Places Landscaping Upgrade**

Mayor Tumbleston met with the Town's contracted landscaping company who agreed to devote more attention to landscaping maintenance at Rantowles Grove and areas near the railroad tracks.

**c. Does anyone wish to speak during item #11 – Public Comments?**

Cora Lee Singleton and Jacob Beach indicated interest in speaking during Public Comments.

**4. APPROVAL OF AGENDA**

**a. Recusals/Conflicts of Interest**

None.

**5. APPROVAL OF MINUTES**

**a. August 29, 2023 – Regular Town Council Meeting**

Councilmember Wilkinson made a motion to approve the August 29, 2023, Regular Meeting minutes; this motion was seconded by Councilmember Cochran. All voted in favor. Motion passed unanimously.

**6. PUBLIC STATEMENTS/PRESENTATIONS (5 MINUTES)**

**a. Statement forms submitted prior to meeting**

None.

**7. REPORTS FROM STAFF AND OFFICERS**

**a. Town Attorney Report**

None.

**b. Charleston County Sheriff's Office Report**

Sergeant Brandon Wade reported various offenses that occurred in Town over the last month that resulted in citations, arrests, and/or ongoing investigations.

**c. Clerk-Treasurer Report**

Wood included the August 2023 Financial Report in packets provided to Council.

**d. Town Planning and Zoning Administrator Report**

Hemmer reported that the Town received a \$5,607.00 grant from the Park and Recreation Development (PARD) fund for fixtures at The Train Depot. He also shared that conceptual designs are underway for The Old E.B. Ellington School Site and a community engagement event will be held on October 21, 2023, from 1:00 to 3:00 p.m. to receive feedback on ideas for the 10-acre site.

To date, a total of 89 Zoning Permits have been issued this year.

**e. Town Code Inspector and Facilities Manager Report**

Moffitt continues working on enforcement cases throughout Town. He provided Council with a summary of these cases along with courses of action. In addition, he shared the details of minor repairs and upgrades in progress and completed at Town facilities. He is in the process of planning another Town Clean-Up Project with a location and dates still pending. Moffitt continues to submit work order requests to Charleston County and SCDOT for roadway maintenance matters and other issues.

**8. REPORTS OF COMMISSIONS, BOARDS AND COMMITTEES**

**a. Sewer Advisory Board**

No recent or scheduled meetings.

**b. Planning & Zoning Commission**

**i. Meeting Held: September 7, 2023**

Commissioners discussed changes to Section 6.6.2 and 6.7.2 of the Town's ordinance regarding the residency status of members on the Planning and Zoning Commission and the Board of Zoning Appeals. Also, Commissioners are diligently working on the Comprehensive Plan Update. There will be no meeting in October.

**c. Board of Zoning Appeals**

No recent or scheduled meetings.

**9. OLD BUSINESS**

**a. 2<sup>nd</sup> Reading of Ordinance 13-23 (Town Code Recodification)**

*An ordinance recodifying and indexing the general and permanent ordinances of the Town of Ravenel, including adoption of chapter and section numbering system.*

Councilmember Farris made a motion to approve the 2<sup>nd</sup> Reading of Ordinance 13-23; this motion was seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.

**b. 2<sup>nd</sup> Reading of Ordinance 14-23 (MA2023-05 Rezoning)**

*An ordinance rezoning 0.69 acres of property located at 5727 Martin Street with TMS #: 188-00-00-161 from Residential Town (R-2) to Residential Three (R-3).*

Councilmember Cochran made a motion to approve the 2<sup>nd</sup> Reading of Ordinance 14-23; this motion was seconded by Councilmember Farris. All voted in favor. Motion passed unanimously.

**c. 2<sup>nd</sup> Reading of Ordinance 15-23 (1<sup>st</sup> Amendment to Tea Farm Agreement)**

*An ordinance approving the first amendment to the Tea Farm Tract Annexation and Development Agreement.*

Councilmember Farris made a motion to approve the 2<sup>nd</sup> Reading of Ordinance 15-23; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

**10. NEW BUSINESS**

**a. Introduction of Ordinance 16-23 (P&Z Member Residency)**

*An ordinance amending Section 6.6.2 of the Ravenel Zoning Code pertaining to the composition of the Planning Commission, and Section 6.7.2 pertaining to the composition of the Board of Zoning Appeals.*

Councilmember Waters made a motion to approve the Introduction of Ordinance 16-23; this motion was seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.

**b. Introduction of Ordinance 17-23 (Fiscal Year 2024 Budget)**

*An ordinance to adopt the annual general fund budget containing estimates of proposed revenues and expenditures for the Town of Ravenel, South Carolina beginning January 1, 2024, and ending December 31, 2024.*

Councilmember Cochran made a motion to approve the Introduction of Ordinance 17-23; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

**c. Resolution 2023-08 (Charleston Regional Hazard Mitigation Plan)**

*A resolution for the adoption of the amended 2023-2024 Charleston Regional Hazard Mitigation and Program for Public Information Plan by the Town of Ravenel, South Carolina.*

Councilmember Cochran made a motion to approve Resolution 2023-08; this motion was seconded by Councilmember Wilkinson. All voted in favor. Motion passed unanimously.

## **11. PUBLIC COMMENTS (3 MINUTES)**

*Cora Lee Singleton of 5978 Archies Drive*, asked for clarification regarding jurisdictional limits of Ravenel residents and their voting qualifications.

*Jacob Beach with the Clemson University Asian Longhorned Beetle Eradication Program*, communicated his appreciation to the Town for allowing him and his team to attend several Town sponsored events (Ravenel Depot Farmers Market, Annual Back to School Giveaway, etc.) to volunteer, give back to the community, and inform residents of the invasive species that was discovered in the United States just several years ago. He shared what signs to look for and who to contact upon a sighting, as the U.S. Department of Agriculture and other national universities, organizations, and entities work persistently to eradicate the insect and its effects on the environment.

## **12. TOWN COUNCIL COMMENTS**

Councilmember Brown mentioned that The Old E.B. Ellington School Site event and Park and Play may conflict as they overlap in time. The Town entered a collaboration with Charleston County Parks for a new program called “Park and Play”. These events take place in Hollywood and Ravenel (Ravenel Hall – 5700 Conners Street) two Saturdays of the month ending in November 2023, during three different time slots on each day. Children ages 5-14 are encouraged to attend to participate in games and activities, educational programs, and fitness and yoga instruction. The program is sponsored by Charleston County Parks, and promises to be a fun, safe, and bully-free program. Children are instructed to wear athletic clothing and bring their own water bottles. Additional Park and Play dates and locations into 2024 will be offered in the future.

Councilmember Cochran expressed his condolences to Mayor Tumbleston concerning the passing of his mother.

## **13. EXECUTIVE SESSION**

None.

## **14. ACTION/S AS A RESULT OF EXECUTIVE SESSION**

None.

## **15. ADJOURNMENT**

Councilmember Waters made a motion to adjourn at 6:36 p.m.; this motion was seconded by Councilmember Rodgers. All voted in favor. Motion passed unanimously.



---

**Mayor Stephen Tumbleston**

---

**LaJuanda Brown**

---

**Robert Cochran**

---

**Andrea Gail Farrior**

---

**Jim Rodgers, Jr.**

---

**W. Buckey Waters**

---

**Terry Wilkinson**

**Minutes transcribed from tape and respectfully submitted by: Mikayla White, Clerk-Receptionist**

**Town of Ravenel**  
**Balance Sheet**  
As of September 30, 2023

|   | Sep 30, 23   |
|---|--------------|
| <b>ASSETS</b>                             |              |
| <b>Current Assets</b>                     |              |
| <b>Checking/Savings</b>                   |              |
| 100-1010 Payroll Banking                  | 7,085.73     |
| 100-1030 General Fund Banking             | 432,917.99   |
| 100-1130 Meeting & Accom                  | 380.88       |
| 100-1140 LGIF                             | 2,030,267.43 |
| 100-1145 LGIF (Recovery Act)              | 738,520.69   |
| <b>Total Checking/Savings</b>             | 3,209,172.72 |
| <b>Accounts Receivable</b>                |              |
| Accounts Receivable                       | 3,740.64     |
| <b>Total Accounts Receivable</b>          | 3,740.64     |
| <b>Other Current Assets</b>               |              |
| 100-1040 Petty Cash                       | 145.00       |
| 100-1200 BW CD#1610438                    | 317,066.22   |
| 100-1220 BW CD16                          | 1,207,198.88 |
| 100-1230 BWCD                             | 3.00         |
| 100-1240 CD 1610439                       | 0.28         |
| 100-1390 DUE FROM CPW                     | 437.57       |
| 100-1400 Due from Franchisors             | 67,107.62    |
| 100-1410 ST Pauls Music Fest              | 1,853.28     |
| 100-1450 Prepaid Expense                  | 4,711.94     |
| <b>Total Other Current Assets</b>         | 1,598,523.79 |
| <b>Total Current Assets</b>               | 4,811,437.15 |
| <b>Fixed Assets</b>                       |              |
| 100-1500 LAND                             | -369,475.48  |
| 100-1510 Land & Infrastructure            | 2.00         |
| 100-1520 Buildings & Struc                | 865,099.43   |
| 100-1530 Equip & Furnishings              | 140,254.58   |
| 100-1540 Vehicles                         | 21,244.14    |
| 100-1550 Accumulated Deprec- PW           | -118,578.98  |
| 100-1560 Accumulated Deprec               | -111,284.52  |
| 100-1570 Accumulate Depr Comm             | -123,840.12  |
| 100-1580 Accum Deprec Depot               | -303,421.05  |
| Capital Projects EB Ellington             | 16,169.10    |
| Capital projects in progress              |              |
| Ravenel Hall                              | 31,541.88    |
| <b>Total Capital projects in progress</b> | 31,541.88    |



**Town of Ravenel**  
**Balance Sheet**  
As of September 30, 2023

|   | Sep 30, 23           |
|---|----------------------|
| Capital Projects; Depot                   | 22,646.73            |
| <b>Total Fixed Assets</b>                 | <b>70,357.71</b>     |
| <b>Other Assets</b>                       |                      |
| 100-1300 DUE FROM COUNTY                  | 1,219.14             |
| 100-1310 DUE FROM STATE                   | 49,829.87            |
| 100-1460 INTEREST RECEIVABLE              | 1,280.00             |
| <b>Total Other Assets</b>                 | <b>52,329.01</b>     |
| <b>TOTAL ASSETS</b>                       | <b>4,934,123.87</b>  |
| <b>LIABILITIES &amp; EQUITY</b>           |                      |
| <b>Liabilities</b>                        |                      |
| <b>Current Liabilities</b>                |                      |
| <b>Accounts Payable</b>                   |                      |
| Accounts Payable                          | 1,741.56             |
| <b>Total Accounts Payable</b>             | <b>1,741.56</b>      |
| <b>Credit Cards</b>                       |                      |
| 100-1040 Card Services                    | -1,108.33            |
| <b>Total Credit Cards</b>                 | <b>-1,108.33</b>     |
| <b>Other Current Liabilities</b>          |                      |
| 100-2050 Accrued Payroll                  | 7,777.09             |
| <b>100-2060 Payroll Liabilities</b>       |                      |
| 100-2070 FICA                             | 1,821.91             |
| 100-2080 Life Insurance                   | 140.33               |
| 100-2090 MEDICARE                         | 426.08               |
| 100-2100 SC W/H                           | -302.36              |
| 100-2110 US W/H                           | 877.00               |
| 100-2060 Payroll Liabilities - Other      | 12,607.99            |
| <b>Total 100-2060 Payroll Liabilities</b> | <b>15,570.95</b>     |
| 100-2120 Payroll Liab Other               | -3,277.36            |
| 100-2130 RETIREMENT PAYABLE               | 6,924.70             |
| 100-2700 Direct Dep Liabilities           | -10,309.87           |
| 100-2750 Due from Sewer Fund              | -189,214.29          |
| 100-6200 Due to Sewer                     | -2,439,300.18        |
| <b>Total Other Current Liabilities</b>    | <b>-2,611,828.96</b> |
| <b>Total Current Liabilities</b>          | <b>-2,611,195.73</b> |
| <b>Total Liabilities</b>                  | <b>-2,611,195.73</b> |

2:07 PM

10/20/23

Accrual Basis

**Town of Ravenel**  
**Balance Sheet**  
**As of September 30, 2023**

---

|                                       | <u>Sep 30, 23</u>          |
|---------------------------------------|----------------------------|
| <b>Equity</b>                         |                            |
| 100-3010 Fund Balance                 | 7,221,924.72               |
| 100-3020 Fund Bal-Cap Assets          | -599.00                    |
| 100-3030 Fund Bal-EB Ellington        | 8.22                       |
| 100-3040 Opening Bal Equity           | -1,165,860.94              |
| Opening Bal Equity                    | 1,098,425.15               |
| Net Income                            | 391,421.45                 |
| <b>Total Equity</b>                   | <u>7,545,319.60</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <u><u>4,934,123.87</u></u> |

**Town of Ravenel**  
**Profit & Loss YTD Comparison**  
**September 2023**

| Ordinary Income/Expense              | Sep 23           | Jan - Sep 23        |
|--------------------------------------|------------------|---------------------|
| <b>Income</b>                        |                  |                     |
| 100-4100 ACCOMODATION TAX            | 0.00             | 1,663.65            |
| 100-4120 LOCAL GOVT FUND DIST        | 0.00             | 45,424.32           |
| 100-4130 BUSINESS LICENSE            | 4,159.91         | 200,993.62          |
| 100-4135 SCANA C/A Settlement        | 0.00             | 1,466.39            |
| 100-4150 Capital Credit Refund       | 0.00             | 188.95              |
| 100-4160 Charleston Cty Permits      | 30.60            | 1,801.45            |
| 100-4161 CC&I Permit Fees            | 338.60           | 6,309.83            |
| 100-4170 CPW WATER SERVICE FEE       | 552.21           | 4,744.82            |
| 100-4181 ELECTION FILING FEE         | 0.00             | 475.00              |
| 100-4200 FRANCHISE FEE               | 0.00             | 167,839.24          |
| 100-4220 INSURANCE TAX               | 203.65           | 214,741.03          |
| 100-4250 LOST PROPERTY TAX           | 25,165.22        | 213,349.48          |
| 100-4260 LOST REVENUE FUND           | 17,522.98        | 156,961.27          |
| 100-4270 MASC BROKER'S TAX           | 19,116.23        | 29,728.30           |
| 100-4280 MERCHANTS INVENTORY         | 0.00             | 70.86               |
| 100-4454 Telecomm Tax                | 0.00             | 3,879.67            |
| 100-4460 TNC Act                     | 0.00             | 205.74              |
| 100-4500 HALL RENTAL                 | 400.00           | 6,307.00            |
| <b>100-4510 ZONING PERMITS</b>       |                  |                     |
| CONDITIONAL USE PER                  | 0.00             | 250.00              |
| Demolition Permit                    | 0.00             | 50.00               |
| Mobile Home Permit                   | 0.00             | 450.00              |
| REZONING                             | 0.00             | 750.00              |
| SIGN PERMIT                          | 25.00            | 126.50              |
| SPECIAL EVENTS PERMIT                | 0.00             | 203.00              |
| Special Except Applic                | 0.00             | 700.00              |
| Subdivision Review                   | 50.00            | 600.00              |
| VARIANCE                             | 0.00             | 250.00              |
| 100-4510 ZONING PERMITS - Other      | 431.00           | 4,587.75            |
| <b>Total 100-4510 ZONING PERMITS</b> | <b>506.00</b>    | <b>7,967.25</b>     |
| 100-4600 INTEREST                    | 12,715.93        | 104,951.23          |
| 100-4700 MISCELLANEOUS INCOME        | 97.50            | 97.50               |
| Donations to the town                | 0.00             | 825.00              |
| Sewer                                |                  |                     |
| Sewer collection fees                | 5,624.67         | 5,624.67            |
| <b>Total Sewer</b>                   | <b>5,624.67</b>  | <b>5,624.67</b>     |
| <b>Total Income</b>                  | <b>86,433.50</b> | <b>1,175,616.27</b> |
| <b>Gross Profit</b>                  | <b>86,433.50</b> | <b>1,175,616.27</b> |

**Town of Ravenel**  
**Profit & Loss YTD Comparison**  
**September 2023**

|   | Sep 23    | Jan - Sep 23 |
|---|-----------|--------------|
| <b>Expense</b>                              |           |              |
| 100-4401 PARD GRANT                         | 0.00      | 7,139.16     |
| 100-5100 Payroll Exp                        |           |              |
| <b>100-5101 PAYROLL</b>                     |           |              |
| 100-5103 Tuition Reimbursement              | 0.00      | 1,500.00     |
| 100-5101 PAYROLL - Other                    | 20,309.94 | 198,481.51   |
| <b>Total 100-5101 PAYROLL</b>               | 20,309.94 | 199,981.51   |
| <b>100-5102 Contract Emp Payroll</b>        |           |              |
| 100-5480 Vehicle User Fee                   | 0.00      | 1,410.00     |
| 100-5102 Contract Emp Payroll - Other       | 4,440.00  | 52,457.50    |
| <b>Total 100-5102 Contract Emp Payroll</b>  | 4,440.00  | 53,867.50    |
| <b>100-5120 PAYROLL TAX</b>                 | 1,553.71  | 15,250.88    |
| 100-5100 Payroll Exp - Other                | 26.25     | 1,348.80     |
| <b>Total 100-5100 Payroll Exp</b>           | 26,329.90 | 270,448.69   |
| <b>100-5130 SC RETIREMENT EXPENSE</b>       |           |              |
| Deferred Compensation                       | 60.00     | 606.83       |
| 100-5130 SC RETIREMENT EXPENSE - Other      | -1,746.90 | 26,063.53    |
| <b>Total 100-5130 SC RETIREMENT EXPENSE</b> | -1,686.90 | 26,670.36    |
| <b>100-5240 MEETINGS</b>                    |           |              |
| Accomodations                               | 839.02    | 1,704.78     |
| Membership Dues                             | 0.00      | 803.36       |
| Pier Diem                                   | 0.00      | 125.00       |
| Training                                    | 0.00      | 160.00       |
| 100-5240 MEETINGS - Other                   | 125.00    | 3,692.27     |
| <b>Total 100-5240 MEETINGS</b>              | 964.02    | 6,485.41     |
| <b>100-5245 MILEAGE</b>                     |           |              |
| Parking                                     | 0.00      | 27.00        |
| 100-5245 MILEAGE - Other                    | 157.94    | 1,119.71     |
| <b>Total 100-5245 MILEAGE</b>               | 157.94    | 1,146.71     |
| <b>100-5246 Per Diem</b>                    | 180.00    | 775.00       |
| <b>100-5250 Office Expenses</b>             |           |              |
| 100-5255 IT, Software & Equip               | 1,372.59  | 12,758.13    |
| 100-5429 POSTAGE                            | 151.60    | 1,475.65     |

**Town of Ravenel**  
**Profit & Loss YTD Comparison**  
**September 2023**

|   | Sep 23          | Jan - Sep 23     |
|---|-----------------|------------------|
| Business Cards                              | 0.00            | 113.34           |
| Cell Phones, Ipads                          | 194.95          | 1,559.78         |
| Election Expense                            | 531.38          | 2,040.57         |
| Florist                                     | 0.00            | 348.46           |
| Inspection Supplies                         | 55.59           | 1,046.35         |
| Inspector Cell Phone                        | 0.00            | 106.14           |
| Mass Mail out                               | 0.00            | 197.58           |
| Quickbooks 2023                             | 0.00            | 1,299.00         |
| Storage Unit                                | 592.50          | 1,777.50         |
| Town Shirts                                 | 0.00            | 106.78           |
| Website Maint & Codification                | 0.00            | 6,326.08         |
| Zoning Map Updates                          | 0.00            | 13.00            |
| 100-5250 Office Expenses - Other            | 2,491.72        | 12,723.62        |
| <b>Total 100-5250 Office Expenses</b>       | <b>5,390.33</b> | <b>41,891.98</b> |
| <b>100-5350 DONATIONS</b>                   |                 |                  |
| EB Ellington                                | 0.00            | 733.47           |
| 100-5350 DONATIONS - Other                  | 0.00            | 100.00           |
| <b>Total 100-5350 DONATIONS</b>             | <b>0.00</b>     | <b>833.47</b>    |
| 100-5352 Intuit Transaction Fee             | 67.71           | 1,416.91         |
| 100-5422 ADVERTISING                        | 50.96           | 793.00           |
| 100-5425 ACCOUNTING FEE                     | 0.00            | 12,700.00        |
| 100-5427 LANDSCAPE & LITER                  |                 |                  |
| 100-5231 LANDSCAPE                          | 0.00            | 56,183.00        |
| <b>Total 100-5427 LANDSCAPE &amp; LITER</b> | <b>0.00</b>     | <b>56,183.00</b> |
| 100-5444 Public Works                       | 16,600.00       | 19,823.74        |
| 100-5445 STREET LIGHTS                      | 3,134.98        | 26,224.03        |
| 100-5470 VEHICLE EXPENSE                    | 236.11          | 3,183.18         |
| 100-5482 Fleetwood Leasing                  | 0.00            | 10,301.86        |
| 100-5530 BENNETT PARK                       |                 |                  |
| 100-5535 Utilities                          | 81.00           | 636.00           |
| <b>Total 100-5530 BENNETT PARK</b>          | <b>81.00</b>    | <b>636.00</b>    |
| 100-5560 Rantowels Grove                    |                 |                  |
| 100-5561 Utilitiles                         | 87.00           | 257.00           |
| 100-5560 Rantowels Grove - Other            | 397.60          | 814.60           |
| <b>Total 100-5560 Rantowels Grove</b>       | <b>484.60</b>   | <b>1,071.60</b>  |
| <b>100-5630 COMMUNITY PROGRAMS</b>          |                 |                  |
| 100-5962 Christmas                          | 0.00            | 73.61            |

**Town of Ravenel**  
**Profit & Loss YTD Comparison**  
**September 2023**

|   | Sep 23          | Jan - Sep 23     |
|---|-----------------|------------------|
| BTS Event 2023                            | 0.00            | 17,519.78        |
| Farmers Market                            | 327.96          | 6,008.66         |
| Old Ellington School                      | 336.95          | 336.95           |
| Senior Day                                | 10.89           | 10,457.50        |
| <b>Total 100-5630 COMMUNITY PROGRAMS</b>  | <b>675.80</b>   | <b>34,396.50</b> |
| <b>100-5730 DEPOT</b>                     |                 |                  |
| 100-5733 Restroom Open/Close              |                 |                  |
| Cleaning                                  | 540.00          | 3,060.00         |
| <b>Total 100-5733 Restroom Open/Close</b> | <b>540.00</b>   | <b>3,060.00</b>  |
| <b>100-5738 UTILITIES</b>                 | <b>83.14</b>    | <b>963.62</b>    |
| 100-5740 Security Camera                  | 140.00          | 1,030.00         |
| 100-5744 Restroom                         | 48.72           | 330.41           |
| <b>100-5745 DEPOT PLAYGROUND</b>          |                 |                  |
| 100-5730 Maintenance                      | 7,950.00        | 12,143.29        |
| <b>Total 100-5745 DEPOT PLAYGROUND</b>    | <b>7,950.00</b> | <b>12,143.29</b> |
| <b>100-5748 SUPPLIES</b>                  | <b>0.00</b>     | <b>231.98</b>    |
| Fire & Sprinkler System                   | 0.00            | 465.42           |
| Internet Service                          | 121.85          | 1,095.65         |
| <b>MAINTENANCE</b>                        |                 |                  |
| Termite Bond                              | 0.00            | 325.00           |
| MAINTENANCE - Other                       | 0.00            | 1,374.75         |
| <b>Total MAINTENANCE</b>                  | <b>0.00</b>     | <b>1,699.75</b>  |
| Repairs/Accident Claim                    | 0.00            | 8,204.98         |
| Restroom Supplies                         | 0.00            | 0.00             |
| 100-5730 DEPOT - Other                    | 0.00            | 570.63           |
| <b>Total 100-5730 DEPOT</b>               | <b>8,883.71</b> | <b>29,795.73</b> |
| <b>100-5760 RAVENEL HALL</b>              |                 |                  |
| 100-5763 Sanitation                       | 219.75          | 5,445.75         |
| 100-5765 Security Cameras                 | 65.00           | 520.00           |
| 100-5769 SUPPLIES                         | 0.00            | 267.92           |
| <b>100-5770 RH MAINTENANCE</b>            |                 |                  |
| 100-5764 Termite Bond Renewal             | 0.00            | 425.00           |
| 100-5770 RH MAINTENANCE - Other           | 0.00            | 12,801.00        |
| <b>Total 100-5770 RH MAINTENANCE</b>      | <b>0.00</b>     | <b>13,226.00</b> |

## Town of Ravenel Profit & Loss YTD Comparison September 2023

|   | Sep 23          | Jan - Sep 23     |
|---|-----------------|------------------|
| 100-5771 UTILITIES                          | 280.54          | 3,309.24         |
| 100-5772 Internet Service                   | 97.98           | 880.82           |
| <b>Total 100-5760 RAVENEL HALL</b>          | <b>663.27</b>   | <b>23,649.73</b> |
| 100-5777 Ravenel Ballfield                  |                 |                  |
| MAINTENANCE                                 | 0.00            | 5,817.13         |
| UTILITIES                                   | 37.45           | 553.65           |
| <b>Total 100-5777 Ravenel Ballfield</b>     | <b>37.45</b>    | <b>6,370.78</b>  |
| 100-5810 BEAUTIFICATION                     |                 |                  |
| 100-5820 Demolition                         | 0.00            | 15,275.00        |
| Dumpster Clean Up                           | 0.00            | 2.99             |
| Town Clean Up                               |                 |                  |
| Supplies                                    | 0.00            | 160.60           |
| <b>Total Town Clean Up</b>                  | <b>0.00</b>     | <b>160.60</b>    |
| 100-5810 BEAUTIFICATION - Other             | 6,968.50        | 13,165.40        |
| <b>Total 100-5810 BEAUTIFICATION</b>        | <b>6,968.50</b> | <b>28,603.99</b> |
| 100-5838 Ellington; Utilities               |                 |                  |
| 100-5839 Main                               | 85.02           | 925.69           |
| 100-5838 Ellington; Utilities - Other       | 163.88          | 1,450.64         |
| <b>Total 100-5838 Ellington; Utilities</b>  | <b>248.90</b>   | <b>2,376.33</b>  |
| 100-5990 UTILITIES; License Pla             | 67.59           | 176.18           |
| 100-5990 UTILITIES; Town                    |                 |                  |
| 100-5481 License Plate Readers              | 0.00            | 328.81           |
| Readers                                     | 0.00            | 41.80            |
| Security Camera Lease                       | 125.00          | 1,000.00         |
| Telephone & Internet                        | 510.62          | 4,598.31         |
| TOWN HALL CAMERA                            | 60.00           | 480.00           |
| 100-5990 UTILITIES; Town - Other            | 22.50           | 12,767.21        |
| <b>Total 100-5990 UTILITIES; Town</b>       | <b>718.12</b>   | <b>19,216.13</b> |
| Capital Projects; Ravenel Hall              |                 |                  |
| Ravenel Ballfield                           | 0.00            | -6,351.00        |
| Capital Projects; Ravenel Hall - Other      | 0.00            | 71,447.99        |
| <b>Total Capital Projects; Ravenel Hall</b> | <b>0.00</b>     | <b>65,096.99</b> |
| <b>Due to Sewer Fund</b>                    | <b>4,044.68</b> | <b>0.00</b>      |

2:05 PM

10/20/23

Accrual Basis

**Town of Ravenel**  
**Profit & Loss YTD Comparison**  
**September 2023**

---

|  | <u>Sep 23</u>           | <u>Jan - Sep 23</u>      |
|--|-------------------------|--------------------------|
| <b>INSURANCE</b>                         |                         |                          |
| <b>100-5324 HEALTH INSURANCE</b>         |                         |                          |
| <b>DENTAL INSURANCE</b>                  | -258.92                 | -2,622.42                |
| <b>100-5324 HEALTH INSURANCE - Other</b> | -2,927.52               | 42,538.98                |
| <b>Total 100-5324 HEALTH INSURANCE</b>   | -3,186.44               | 39,916.56                |
| <b>100-5325 GENERAL INSURANCE</b>        | 0.00                    | 22,476.35                |
| <b>Total INSURANCE</b>                   | -3,186.44               | 62,392.91                |
| <b>LEGAL FEES</b>                        |                         |                          |
| <b>100-5423 Attorney Fees</b>            | 2,595.00                | 22,988.40                |
| <b>Total LEGAL FEES</b>                  | 2,595.00                | 22,988.40                |
| <b>Sewer (utilities)</b>                 | 0.00                    | 1,125.71                 |
| <b>SUBSCRIPTION</b>                      |                         |                          |
| <b>Memberships</b>                       | 16.34                   | 281.34                   |
| <b>Total SUBSCRIPTION</b>                | 16.34                   | 281.34                   |
| <b>Total Expense</b>                     | 73,723.57               | 784,194.82               |
| <b>Net Ordinary Income</b>               | 12,709.93               | 391,421.45               |
| <b>Net Income</b>                        | <u><u>12,709.93</u></u> | <u><u>391,421.45</u></u> |



**Town of Ravenel**  
**Balance Sheet**  
As of September 30, 2023

|   | Sep 30, 23          |
|---|---------------------|
| <b>ASSETS</b>                             |                     |
| <b>Current Assets</b>                     |                     |
| Checking/Savings                          |                     |
| 200-1010 BOW-Sewer Account                | -44,895.80          |
| 200-1020 Impact Fees                      | 210,851.50          |
| <b>Total Checking/Savings</b>             | 165,955.70          |
| <b>Accounts Receivable</b>                |                     |
| 200-1400 Accounts Receivable              |                     |
| Accounts Receivable                       | 600.00              |
| 200-1400 Accounts Receivable - Other      | -600.00             |
| <b>Total 200-1400 Accounts Receivable</b> | 0.00                |
| <b>Total Accounts Receivable</b>          | 0.00                |
| <b>Other Current Assets</b>               |                     |
| 200-1200 BW CD#1610439                    | 739,821.17          |
| 200-1320 Due from CWS                     | 3,786.65            |
| 200-1450 Prepaid expenses                 | 490.79              |
| 200-1500 Accrued Interest Income          | 371.55              |
| <b>Total Other Current Assets</b>         | 744,470.16          |
| <b>Total Current Assets</b>               | 910,425.86          |
| <b>Fixed Assets</b>                       |                     |
| 200-1540 Wastewater System                | 4,861,209.92        |
| 200-1550 Accumulated Deprec               | -1,354,217.77       |
| <b>Total Fixed Assets</b>                 | 3,506,992.15        |
| <b>TOTAL ASSETS</b>                       | <b>4,417,418.01</b> |
| <b>LIABILITIES &amp; EQUITY</b>           |                     |
| <b>Liabilities</b>                        |                     |
| <b>Current Liabilities</b>                |                     |
| Accounts Payable                          |                     |
| *Accounts Payable                         | -0.10               |
| 200-2020 Prio Year A/P                    | 0.10                |
| <b>Total Accounts Payable</b>             | 0.00                |

2:17 PM

10/20/23

Accrual Basis

**Town of Ravenel**  
**Balance Sheet**  
As of September 30, 2023

---

|  | <u>Sep 30, 23</u>          |
|--|----------------------------|
| <b>Other Current Liabilities</b>       |                            |
| 200-1380 Due to/fr General             | 1,122,639.44               |
| 200-2000 Accounts Payable              | <u>6,237.50</u>            |
| <b>Total Other Current Liabilities</b> | <u>1,128,876.94</u>        |
| <b>Total Current Liabilities</b>       | <u>1,128,876.94</u>        |
| <b>Total Liabilities</b>               | 1,128,876.94               |
| <b>Equity</b>                          |                            |
| 200-3100 Unrestricted Net Assets       | -680,665.66                |
| 200-3140 Fund Bal Expansion            | 191,127.00                 |
| 200-3150 Fund Bal Inv in Cap           | 3,871,582.65               |
| Net Income                             | <u>-93,502.92</u>          |
| <b>Total Equity</b>                    | <u>3,288,541.07</u>        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <u><u>4,417,418.01</u></u> |

**Town of Ravenel**  
**Profit & Loss YTD Comparison**  
**September 2023**

|  | Sep 23    | Jan - Sep 23 |
|--|-----------|--------------|
| <b>Ordinary Income/Expense</b>               |           |              |
| <b>Income</b>                                |           |              |
| 200-4100 CPW Sewer Collection                | 4,044.68  | 40,457.67    |
| 200-4115 Impact Fees                         | 7,160.00  | 7,160.00     |
| <b>Sewer Collection Fees</b>                 |           |              |
| 200-4130 Origination                         | 25.00     | 25.00        |
| 200-4140 Tap & Inspection Fees               | 700.00    | 700.00       |
| <b>Total Sewer Collection Fees</b>           | 725.00    | 725.00       |
| <b>Tap Inspection Fees</b>                   | 600.00    | 600.00       |
| <b>Total Income</b>                          | 12,529.68 | 48,942.67    |
| <b>Gross Profit</b>                          | 12,529.68 | 48,942.67    |
| <b>Expense</b>                               |           |              |
| 200-5201 Backflow Testing                    | 0.00      | 250.00       |
| 200-5230 Communications                      | 0.00      | 1,690.20     |
| 200-5300 Main (17&162)                       | 3,132.94  | 26,542.72    |
| 200-5301 Engineering Services                | 5,045.00  | 13,570.88    |
| 200-5310 Membership Dues                     | 0.00      | 250.00       |
| 200-5330 Pump Maintenance                    | 3,724.99  | 54,114.35    |
| 200-5400 Security Alarm                      | 0.00      | 1,540.00     |
| 200-5500 Facilities & Equip                  |           |              |
| Generator Repair                             | 0.00      | 1,610.50     |
| <b>Total 200-5500 Facilities &amp; Equip</b> | 0.00      | 1,610.50     |
| 200-5510 Locates                             | 1,700.00  | 29,350.00    |
| 200-5560 Consulting Services                 |           |              |
| Impact Fee Study                             |           |              |
| Rate Study                                   | 225.00    | 5,432.04     |
| Impact Fee Study - Other                     | 0.00      | 225.00       |
| <b>Total Impact Fee Study</b>                | 225.00    | 5,657.04     |
| <b>Total 200-5560 Consulting Services</b>    | 225.00    | 5,657.04     |
| <b>Landscaping</b>                           |           |              |
| Pump Station Maintenance                     | 0.00      | 150.00       |
| <b>Total Landscaping</b>                     | 0.00      | 150.00       |
| <b>Main Pump Station (17 &amp; 162) Pr</b>   | 0.00      | 3,329.26     |

2:20 PM

10/20/23

Accrual Basis

**Town of Ravenel**  
**Profit & Loss YTD Comparison**  
**September 2023**

---

|                                  | <u>Sep 23</u>           | <u>Jan - Sep 23</u>      |
|----------------------------------|-------------------------|--------------------------|
| <b>Utilities</b>                 |                         |                          |
| <b>200-5990 Electric Service</b> | 35.35                   | 4,000.55                 |
| <b>200-5991 Water Service</b>    | 45.00                   | 418.42                   |
| <b>Total Utilities</b>           | <u>80.35</u>            | <u>4,418.97</u>          |
| <b>Total Expense</b>             | <u>13,908.28</u>        | <u>142,473.92</u>        |
| <b>Net Ordinary Income</b>       | -1,378.60               | -93,531.25               |
| <b>Other Income/Expense</b>      |                         |                          |
| <b>Other Income</b>              |                         |                          |
| <b>200-4600 Interest</b>         | 6.56                    | 28.33                    |
| <b>Total Other Income</b>        | <u>6.56</u>             | <u>28.33</u>             |
| <b>Net Other Income</b>          | <u>6.56</u>             | <u>28.33</u>             |
| <b>Net Income</b>                | <u><u>-1,372.04</u></u> | <u><u>-93,502.92</u></u> |



# TOWN OF RAVENEL

## Town / Planning & Zoning Administrator

### Report for October 2023

October 31, 2023

#### 1. Administration Updates:

##### a. Grant

The Mayor worked with Representative Leber's Office to obtain \$500,000 in SC Parks, Recreation, & Tourism funds for "Town Upgrades." The original projects indicated were the Pump Station #1 and Force Main Extension, Ravenel Hall and Grounds, The Depot, and Old E.B. Ellington School. There are still a few forms to complete and I require guidance from the Council on how to apply this funding.

##### b. Old E.B. Ellington School Use Survey

The planning event went well on the 21<sup>st</sup>. The Design Team received a lot of great input and many of our surveys were completed that day. Most comments had to do with securing the history of the school and that was seen as critical from the beginning. The survey is also live online and can be found at <https://tinyurl.com/EBellington>. A link to the survey is on the Town website under the "Town Projects" Section.

##### c. Town Codes

The Town Zoning and Municipal Code are also now linked to our website through Municode. Treasurer Wood and I need to set up and attend training, but our entire books of ordinances are now electronic.

##### d. Ravenel Hall Improvements

Blu Tide Marine Construction has begun work in earnest at Ravenel Hall. There will be a stoppage of work for the election next Tuesday. Voters will have parking and a clear path to the Hall to vote.

#### 2. Planning and Zoning Updates:

##### a. Planning & Zoning Commission

The P&Z will meet this Thursday on November 2 to discuss various sections of code. There will be a December meeting to review site plans on December 7, therefore I will need a Council representative.

Also, there are 2 members (Chairman Jackson and Vice Chairman Infinger) up at the end of the year. I will have some candidates for these positions (Infinger would like to continue) at your November meeting. Please have any candidates you may have contact me.

b. Board of Zoning Appeals

There has been no recent BZA meeting and there is no meeting scheduled.

Depending on the election outcome, there may be a BZA appointment to fill a partial term required at the end of the year. Again, I will have more information for you at the November meeting.

c. Zoning Permits

Since my September report there have been 14 permits issued for a total of 103 in 2023. If you have any questions, please feel free to call me.

Zoning Permit Index

10/31/23

| Permit # | Date Issued | TMS #         | Type                | Notes  |
|----------|-------------|---------------|---------------------|--|
| 02342    | 9/22/2023   | 187-15-00-145 | Repairs             | Repair electrical service  |
| 02343    | 9/28/2023   | 188-00-00-108 | New Non-Residential | Town Project Construction of site improvements, concession stand, and addition |
| 02344    | 9/28/2023   | 185-00-00-085 | Miscellaneous       | Upgrade to existing propane tank   |
| 02345    | 10/3/2023   | 244-00-00-204 | Repairs             | Full re-roof   |
| 02346    | 10/4/2023   | 185-00-00-131 | Accessory Bldg.     | Deliver and tie-down 192 sf (12'x16') storage shed                             |
| 02347    | 10/5/2023   | 245-00-00-188 | Repairs             | Permit for repairs to front porch, storm door                                  |
| 02348    | 10/5/2023   | 188-00-00-284 | Accessory Bldg.     | Construct 12' x 30' carport, 9' tall within setbacks                           |
| 02349    | 10/9/2023   | 187-00-00-201 | Repairs             | Reroof GMF HDZ wind class 4 shingles   |
| 02350    | 10/9/2023   | 187-00-00-028 | Miscellaneous       | Portable greenhouses   |
| 02351    | 10/10/2023  | 188-00-00-066 | Repairs             | kitchen/bath renovations, joist repair, update electrical, plumbing, and HVAC  |
| 02352    | 10/13/2023  | 185-00-00-139 | Miscellaneous       | Installation of backup generator   |
| 02353    | 10/17/2023  | 187-00-00-128 | Mobile Home         | Mobile home move-in, tie-down, and utility hookup                              |
| 02354    | 10/19/2023  | 187-00-00-092 | Miscellaneous       | Installation of backup generator   |
| 02355    | 10/23/2023  | 245-00-00-185 | Accessory Bldg.     | Deliver and install 12' x 24' (288 sf) portable shed within setbacks           |



Mike Hemmer  
Town / Planning & Zoning Administrator

## Mike Hemmer

---

**From:** Mike Hemmer  
**Sent:** Friday, February 3, 2023 4:12 PM  
**To:** mattleber@schouse.gov  
**Cc:** Mayor Stephen Tumbleston  
**Subject:** Ravenel Projects  
**Attachments:** SCIIP Attachment 1 - Narrative.pdf; Preferred\_Train\_Depot.pdf; 20230120 Ravenel Hall Park - Site Plan.pdf; Preferred\_EB\_Ellington.pdf

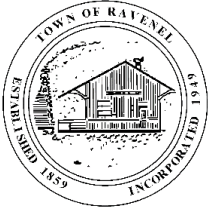
Mr. Leber,

Per our discussion today, the Town of Ravenel has the following projects that we are pursuing that could use funding:

- #1 Pump Station #1 upgrade and 2.6 mile force main extension  
This \$8.9 million project has been submitted to the Rural Infrastructure Authority (RIA) and FY23 South Carolina Infrastructure Improvement Program (SCIIP) funding. The Town's match is \$1,334,968 of which we hope to obtain \$500,000 from RIA State Funds. Any help you can provide to improve Ravenel's chances at this funding or decrease our match will allow us to focus on other projects. I have attached our narrative that details the need and impact of the project.
  
- #2 Ravenel Hall and Grounds  
This project is located at 5700 Conners Street in Ravenel and includes parking lot improvements, additions to the building, walkways, a concession building and a maintenance building. The entire site is heavily used by ball clubs, area residents, and hall renters. There will be upgrades to decking, a screened porch, a service entrance, and roadway improvements. The Town has earmarked American Rescue Plan Act money for the project with an Opinion of Probable Cost at \$625,000. The project is currently in the permitting phase. The impact of this project will extend to include the Low Country Charter School, which is a primary user of the ballfield to include visitors that are attending reunions, funeral repasts, or wedding receptions at Ravenel Hall.
  
- #3 Ravenel Train Depot  
The Train Depot is a very visible historic landmark in Ravenel. The plans for the grounds around the depot include filling a culvert to expand parking, a nature trail, added shelters and pathways, and improvements to the playground and site lighting. The Depot is considered the center of town and many groups and individuals meet here. The project is estimated to cost about \$375,000. The Town has earmarked any remaining American Rescue Plan Act funding, however, we will need to seek other sources. The Town has been working to restore the depot structure itself and has begun hosting a Christmas Tree Lighting that is attracting hundreds of people each December.
  
- #4 Old E.B. Ellington School  
The improvements planned for this site are less solidified. However, we know we need to demolish the old school structure that has been unsecure. We have had illegal activities in the area and removal of the unsecured building will improve the grounds greatly. We expect there is asbestos in the structure and demo and removal is in the range of \$200,000 - \$250,000 as an estimate.

I have also attached files showing our plans.

Michael D. Hemmer



**TOWN OF RAVENEL**  
Code Enforcement  
Grounds & Facilities  
Report for: October, 2023

### Code Enforcement

4475 Savannah Hwy – Notice of Violation sent to property owner via Certified Mail for violation of Chapter 20, Article IV, Abandoned or Junked Vehicles. Property owner has until 11/7 to have vehicles removed, covered, or sheltered.

5706 Hwy. 165 – Notice of Inspection sent to property owner. Inspection to occur at 2:30 pm on 12/12. The inspection took place on 12/12. Complaint and rule to Show Cause paperwork was mailed to property owner on 12/14. On 1/26, me and Mr. Hemmer spoke w/attorney of the property owner. The Town will have to hold on demolition of the dwelling due to it being heirs' property. Spoke w/property owner's attorney on 5/1; still notifying heirs of the property before this case can go to probate.

5756 Gadsden St. – Received complaint of an unfit dwelling located at this location. Caller is an heir to the property and gave permission for a habitability inspection to be conducted. Inspected the home on 3/17. Met w/property owners prior to the inspection and the husband walked me through the dwelling. Dwelling is unfit for human habitation currently due to disrepair, cleanliness, and the hazard for safety and other calamities. During inspection I noticed two campers receiving electricity and water from the unfit dwelling, which also had running water and electricity. Property owners live in one camper and property owner's granddaughter lives in the other. Both campers are on the same plot as the unfit dwelling. This violates Ord. 156 of the Town of Ravenel Ordinances. Unfit dwelling hearing to be held at 2pm on 4/11. Hearing took place on 4/11. Property owner does not want the home demolished. She would like to make repairs to the home; Town Administrator agreed with her request. Property owner has 90-days to have permit and repairs made. No repairs made to the dwelling. New hearing scheduled for 9/7/2023 to discuss demolition of the residence, removal of camper/trailer, and two unregistered vehicles. Second hearing occurred on 9/7. Daughter (heir) appeared and made decision to demolish the home. Property will have to go before probate court as (3) other family members have ¼ stake in the property. Demolition of the home will begin the week of 10/23.

5795 Elizabeth Washington Ln – Notice of Violation delivered to resident for violation of Chapter 24, Solid Waste. Resident has until 10/27 to have litter, trash, or garbage removed from the property.

5932 Fireman Dr. – Notice of Inspection sent to property owners and resident of mobile home to be inspected. Inspection to occur on 8/15/2023 for habitability. Resident was not in town



for the inspection. Expected to return on or about 8/26. New date for inspection is 10/4 at 2pm. Resident was not present for the inspection therefore I was unable to inspect the interior of the residence. Outside of residence was inspected and was not found to be fit for habitation. Results of inspection, photos, and Notice of Violation sent via cert. mail to heirs of the property and the resident. Reinspection of the mobile home to happen on 12/5.

5982 Miley Hill Rd – Owner applied for Builders Permit to repair the dilapidated garage on his property. Permit expired 6/21/2023. Property owner notified of expired permit. Granted a 12-mos. extension by Town Administrator to remove remainder of roof.

6038 Edwards Dr. – Property in violation of Nuisance Ordinance. Notice of Violation delivered to tenant on 10/10. Tenant given (30) days to remove all trash and solid waste from property. Inspection scheduled for 11/8.

6047 Hwy 165 – Owner staging/selling items, to include wooden pallets, from his residential property. Notice of violation mailed (certified) to his residence. Resident complied and removed all items from the front yard. I will continue to monitor this property.

6059 Roper Run Rd. Ext. – Received complaint from property owner. Property in violation of Nuisance Ordinance. Notice of Violation delivered to tenant on 10/9. Tenant given (30) days to remove all trash and solid waste from property. Inspection scheduled for 11/8.

6059 Roper Run Rd. Ext. – Received complaint from property owner. Property in violation of Nuisance Ordinance. Notice of Violation delivered to tenant on 10/11. Tenant given (30) days to remove all trash from property. Inspection scheduled for 11/8.

6105 Smith Rd. – Habitability inspection conducted on June 16, 2023. Rightful owner of property and mobile home passed away on January 2, 2023. Current resident currently living in mobile home w/no water or waste water system. Hearing scheduled for September 7, 2023 at 3:00pm. Resident did not appear at hearing; Complaint and Rule to Show Cause will go in front of Magistrate Court. Tenant in process of making repairs to the interior of the mobile home.

6166 Brown Way – Property owner granted a one-time 30-day extension IOT remove all solid waste, debris, junk, etc. from outside his fence. Property owner failed to remove all solid waste, debris, junk, etc. from outside the fence. Summons' for violation of Ordinance 134 and 138 issued. Court date is 8/31 at 2pm. Property owner did not appear. Judge continued this case until 9/28 at 2pm. Judge will have paperwork served by Constable. Defendant did not appear in court on this date due to medical appointment. Defendant notified that court date has been moved to 10/26 at 2pm. Judge dismissed charges because the property owner has medical conditions and has been trying to clean the property up. I will monitor the property and if it gets out-of-hand, will write a summons. New inspection scheduled for 3/14 at 10:00 for violation of Ordinance 138. Property owner failed inspection for violation of Ord. 138 and he also had two unregistered vehicles on his property in front of the fence and mobile home. Complaint and Rule to Show Cause delivered on 3/15. Property owner is deceased.

6170 Brown Way – Notice of Inspection delivered to address of property owner on 11/16. Inspection to occur at 1 pm on 12/12. Inspection occurred on 12/12. Complaint and Rule to Show Cause paperwork being mailed (certified) to property owners on 12/15. Full inspection conducted on 4/5. New Complaint and Rule to Show Cause being mailed to property owner(s). Hearing for derelict mobile home scheduled for 5/16 at 2pm. Owner of modular/mobile home granted 90-days to get required permits, make repairs, have dwelling inspected, and make habitable. No repairs made to the dwelling. Contact request letter sent to owner of modular/mobile home on 8/21.

#### Grounds & Facilities (Working)

Contractor selected to repaint the outside deck, ramp, and stairs of Depot. Working scheduling for work to begin.

Contractor selected for replacement of (2) gates w/fencing, & repair to damaged pickets at Bennett Park.

Working to remove field goal posts at baseball field; will be donated to West Ashley HS.

Contractor selected for brick pillar to be built around G.W. Tumbleston plaque. Work to begin in October.

Contractor to remove tree debris from Savannah Hwy.

Working w/contractor to have (2) small slabs poured at Rantowles Grove for Christmas lighting.

#### Grounds & Facilities (Completed Since Last Report)

Contractor removed graffiti from back side of EB Ellington School.

Contractor installed new sidewalk at Depot.

#### Town Clean-Up Project

Vendor selected for Town Clean-Up project. Purpose of the project is to remove trash/debris from specific areas in order to improve the overall look of the Town. Dumpster drop will occur on Wednesday, October 18. Pick-up will be scheduled for Thursday, October 26 or when full. One 30-yard dumpster will be placed at 5866 Greene Way for all residents to discard unwanted items. This dumpster is **NOT** to be used for discarding of daily trash. Signs will be posted near the dumpster with what items are allowed to be discarded in it. Flyers will be mailed to residents in local area of proposed dumpster drop as a means of notifying the public of the project.

#### Town Clock Project

Howard Replica II selected. Clock delivered on 9/27.

Town will install the clock on its own w/assistance from company technician at no additional charge. The current production lead time is 120 days. Our warranty is for 3 years w/a service maintenance agreement.

Working w/contractor to pour a 20"x20"x24" concrete pad for the new Town clock. Concrete pad poured on 10/19.

Clock to be installed on 10/24 by Verdin Clock representative.

#### SCDOT/County Work Requests

Submitted request to have "Dead End" sign installed at the beginning of Mellard St.

Submitted request to SCDOT to have ~50 ft. of Drayton St. expanded due to soft shoulder/loose dirt, gravel at the drain pipe area that runs under Drayton St.

Submitted requests to SCDOT and County to have all ditches cleaned in Ravenel Acres.

Submitted request to County to have shoulder/intersection repaired at San Flora Ave. and Glayton Dr.

Requested Public Works to replace street sign at corner of Sav. Hwy. and Cornelia Dr.

Requested SCDOT repair shoulder of road on Miley Hill Rd. near Octavia Ave.

#### Work Requests (Completed Since Last Report)

Request to have Glayton Dr. graded/scraped from Octavia Ave. to Glifton Ave.

Request to have pothole repaired on Miley Hill Rd. completed by SCDOT.

If you have questions, concerns, or issues, please contact me at the numbers listed or reach out to me via e-mail.

Jason P. Moffitt  
Codes Enforcement Officer  
Grounds & Facilities Manager

📞 843-754-1903

📞 843-920-1066

✉️ [inspector@townofravenel.com](mailto:inspector@townofravenel.com)

# TOWN OF RAVENEL

1<sup>st</sup> Reading: 9/26/2023  
2<sup>nd</sup> Reading:

Introduced by: Buckey Waters  
Date: 9/26/2023

## ORDINANCE NO. 16-23

### AN ORDINANCE AMENDING SECTION 6.6.2 OF THE RAVENEL ZONING CODE PERTAINING TO THE COMPOSITION OF THE PLANNING COMMISSION, AND SECTION 6.7.2 PERTAINING TO THE COMPOSITION OF THE BOARD OF ZONING APPEALS.

**WHEREAS**, The Town Council of the Town of Ravenel, in order to provide for a better representation of the interests and concerns within Ravenel, wishes to allow for non-resident stakeholders with a strong concern for the future welfare of the Town of Ravenel to be able to serve on the Planning & Zoning Commission (Planning Commission) and the Board of Zoning Appeals.

The Town Council of Ravenel, South Carolina, duly assembled, hereby ordains Chapter 6, Section 6.6.2. A. of the Ravenel Zoning Code be amended as follows:

#### **Section 6.6.2 Composition, Terms, and Compensation**

- A. The Planning Commission Membership shall consist of five (5) members, at least four (4) of which are residents of the Town of Ravenel, to be appointed by the Ravenel Town Council. In the appointment of the Planning Commission Members, the Town Council shall consider professional expertise, knowledge of the community, and strong concern for the Town and its citizens. Non-resident appointments must own property or a business in Ravenel. Planning Commission members shall represent a broad cross-section of the interests within the Town. No member shall be the holder of an elected public office.

The Town Council of Ravenel, South Carolina, duly assembled, hereby ordains Chapter 6, Section 6.7.2. A. of the Ravenel Zoning Code be amended as follows:

#### **Section 6.7.2 Composition, Terms, and Compensation**

- A. The Board of Zoning Appeals Membership shall consist of five (5) members, at least four (4) of which are residents of the Town of Ravenel, to be appointed by the Ravenel Town Council. In the appointment of the Board Members, the Town Council shall consider professional expertise, knowledge of the community, and strong concern for the Town and its citizens. Non-resident appointments must own property or a business in Ravenel. Board members shall represent a broad cross-section of interests within the Town. No member shall be the holder of an elected public office.

*ADOPTED* this \_\_\_\_\_ day of \_\_\_\_\_, 2023, at Ravenel, South Carolina.

**Ayes:** \_\_\_\_\_

**Nays:** \_\_\_\_\_

**Abstains:** \_\_\_\_\_

\_\_\_\_\_  
**Mayor or Presiding Member  
of Council**

\_\_\_\_\_  
**Attestation Signature – Clerk-Treasurer**

\_\_\_\_\_  
**Approval – Corporation Counsel**

# TOWN OF RAVENEL

1<sup>st</sup> Reading: 9/26/2023  
2<sup>nd</sup> Reading:

Introduced by: Robert Cochran  
Date: 9/26/2023

## ORDINANCE 17-23

### AN ORDINANCE TO ADOPT THE ANNUAL GENERAL FUND BUDGET CONTAINING ESTIMATES OF PROPOSED REVENUES AND EXPENDITURES FOR THE TOWN OF RAVENEL, SOUTH CAROLINA BEGINNING JANUARY 1, 2024 AND ENDING DECEMBER 31, 2024.

**Whereas**, a public hearing on the 2024 General Fund budget for the Town of Ravenel has been properly advertised and held on September 26, 2023; and,

**The Town Council of the Town of Ravenel, South Carolina, does hereby ordain as follows:**

SECTION 1: That for the revenues of the General Fund and its activities for the fiscal year beginning January 1, 2024 and ending December 31, 2024 the following revenue sources are hereby adopted and made part of the annual budget:

|  |                       |
|--|-----------------------|
| Accommodation Tax (distributed by State)                 | \$2,000               |
| Local Government Fund (distributed by State)             | \$60,000              |
| Local Option Sales Tax – Property (distributed by State) | \$265,000             |
| Local Option Sales Tax – Revenue (distributed by State)  | \$185,000             |
| Telecom Tax (distributed by State)                       | \$5,000               |
| Merchants Inventory (distributed by State)               | \$100                 |
| Insurance Tax (distributed by State)                     | \$215,000             |
| Broker’s Tax (distributed by State)                      | \$18,000              |
| Transportation Network Co. Act (distributed by State)    | \$150                 |
| Business License Fees                                    | \$225,000             |
| Franchise Fees   | \$175,000             |
| Intergovernmental Revenues via Permits & Fees            | \$7,000               |
| Permits & Fees   | \$40,000              |
| Recreational Facilities                                  | \$18,000              |
| Interest Income  | \$130,000             |
| Reserves   | <u>\$157,500</u>      |
| <b>TOTAL GENERAL FUND REVENUES:</b>                      | <b>\$1,502,750.00</b> |

SECTION 2: That for the expenses of the General Fund and its activities for the fiscal year beginning January 1, 2024 and ending December 31, 2024 the following amounts for the following purposes, are hereby appropriated:

|                   |           |
|-------------------|-----------|
| Office Operations | \$314,100 |
| Payroll           | \$485,150 |

|                                    |                       |
|------------------------------------|-----------------------|
| Benefits & Other                   | \$135,000             |
| General Government & Town Programs | \$362,500             |
| Vehicle                            | \$65,000              |
| Town Facilities                    | <u>\$141,000</u>      |
| <b>TOTAL FUND EXPENDITURES:</b>    | <b>\$1,502,750.00</b> |

SECTION 3: That the attached line-item estimated revenues and appropriations are hereby incorporated herein into the General Fund Annual Budget and shall consist of all revenues and appropriations of the Town except those restricted by law to specific purposes.

SECTION 4: Upon presentation of audited financial results for the fiscal year, the Town Council will reassess its unreserved General Fund balance to ensure that its balance is adequate to allow the Town to provide for current municipal services and operations.

SECTION 5: Upon presentation of audited financial results for the fiscal year, Town Council may reassess its current and proposed capital projects and consider the reservation of any excess contributions to the unreserved General fund balance.

All ordinances, or parts of ordinances, inconsistent with this ordinance, are hereby repealed.

*ADOPTED* this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at Ravenel, South Carolina.

**Ayes:** \_\_\_\_\_                      **Nays:** \_\_\_\_\_                      **Abstains:** \_\_\_\_\_

\_\_\_\_\_  
**Mayor or Presiding Member  
of Council**

\_\_\_\_\_  
**Attestation Signature – Clerk-Treasurer**

\_\_\_\_\_  
**Approval – Corporation Counsel**