

EDGEFIELD COUNTY COUNCIL

October 2, 2018

6:00 PM

County Council Chambers

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201800003520 OR 1707 193

The Edgefield County Council held its regular meeting at 6:00 P. M. Tuesday, October 2, 2018, in the County Council Chambers, 225 Jeter Street, Edgefield, SC. Notice of this meeting was provided to Edgefielddaily.com, The Edgefield Advertiser and others as requested.

Members present

Dean Campbell, Chairman
Arthur Biggs, Vice Chairman
James Bibbs, Councilman
Albert Talbert, Councilman

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Others present

Tommy Paradise, County Administrator
Bruce Cooley, Assistant Administrator/Finance Director
Jennifer Gilley, Clerk to Council
Andrew Marine, County Attorney
and others as per list attached

Members absent

Scott Cooper, Councilman

Chairman Campbell called the meeting to order. He noted that Councilman Cooper was out leaving a quorum of four Councilmembers. The invocation was given by Pastor Bruce Cooley. The Pledge of Allegiance to the Flag was then recited.

Approval of Agenda

Motion to approve the October 2, 2018 agenda was made by Councilman Biggs, seconded by Councilman Talbert. Motion passed unanimously.

Approval of Minutes

Motion to approve the September 4, 2018 County Council minutes (Regular Meeting of Council) was made by Councilman Talbert, seconded by Councilman Bibbs. Motion passed unanimously.

Guest Speakers

1. Dr. Robert Maddox, Edgefield County School Superintendent
Dr. Maddox spoke to Council and the Citizens about the Edgefield County School District Bond Referendum. He explained they currently have two separate millage amounts on the tax roll. One covers their day to day operations while the other is 25 mills that funds a bond that was paid off in March 2018. They are putting a referendum on the November 2018 ballot to increase that 25 millage rate to a 53 millage rate to fund mechanical, plumbing and electrical updates, better security, and new construction including a new auditorium, gymnasium and practice track at Strom Thurmond High School along with other various projects included in his presentation. He explained this would impact the tax payer by approximately \$128.00 for every \$100,000 of taxable value on a property and approximately \$57.60 on every \$30,000 of taxable value on vehicles.

Presentation attached at end of minutes

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Comments from the Public

1. Blanche Hentschel

Mrs. Hentschel stated that she wants her property, located at 62 Sable Lane, included in the zoning that has been applied for by Councilman Bibbs.

Public Hearing

- 1. Public Hearing of Ordinance Number 18-19-747, "An Ordinance to Zone Certain Previously Un-Zoned Property located along the Hwy 25 Corridor to be Zoned Rural Residential Development (RR)." There were no comments regarding this public hearing.

Old Business

- 1. Consideration of Approval of Second Reading of Ordinance Number 18-19-747, "An Ordinance to Zone Certain Previously Un-Zoned Property located along the Hwy 25 Corridor to be Zoned Rural Residential Development (RR)."

Chairman Campbell asked Mr. Paradise if anything had changed with this ordinance. Mr. Paradise said nothing had changed in this ordinance. It was determined that Mrs. Hentschel's property isn't located in Councilman Bibbs' district. Mrs. Hentschel's property would be zoned by Chairman Campbell since her property sits in his district. Chairman Campbell stated that he has spoken to Hart Clark, Building and Planning Director, and he is planning to continue zoning areas close to Councilman Bibbs' district so not to disrupt an area. Councilman Bibbs said that when he zoned portions of his district he tried to keep areas conducive to how they are currently being used. Councilman Bibbs said a property owner can always put in an application to have their property zoned to match the properties that are contiguous to theirs that have previously been zoned. Councilman Biggs said that he has spoken with Mr. Paradise and they plan to go back and make sure there are no properties left un-zoned in error that would leave a hole in the zoning.

Motion to approve second reading of ordinance number 18-19-747 was made by Councilman Bibbs, seconded by Councilman Biggs. Motion passed unanimously.

- 2. Consideration of Approval of Third Reading of Ordinance Number 18-19-746, "An Ordinance Authorizing the Negotiation, Execution, and Delivery of an Agreement of Purchase and Sale, and the Conveyance of Certain Properties between Edgefield County and Christy Dickerson, Her Successors and Assigns."

Chairman Campbell asked Mr. Paradise if anything had changed with this ordinance. Mr. Paradise said nothing had changed in this ordinance. There was no discussion.

Motion to approve third reading of ordinance number 18-19-746 was made by Councilman Biggs, seconded by Councilman Talbert. Motion passed unanimously.

New Business

- 1. Consideration of re-appointments to the Public Library Board of Trustees.

Darlene Smith At-Large
Ethel Butler At-Large
Patricia Bryan..... At-Large

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Motion to reappoint the citizens listed above to the Public Library Board of Trustees was made by Councilman Talbert, seconded by Councilman Biggs. Motion passed unanimously.

2. Consideration of approval of the Tax Millage Rate for FY 2018-2019.

County Auditor Bill Gilchrist reported to Council that he has been working with Finance Director Bruce Cooley, Treasurer Arlene Traxler, Tax Assessor Gerri Coleman, and Administrator Tommy Paradise to determine the County's millage rate for the tax bills to be mailed later this month. Based on the assessed values of homes, business, vehicles, etc. the County saw a slight increase in the value of a mill from \$76,700 to \$78,560. There is no proposed change in the tax levy.

Motion to approve the Tax Millage Rate for FY 2018-2019 as presented was made by Councilman Talbert, seconded by Councilman Biggs. Motion passed unanimously.

3. Consideration of Approval of Awarding Bid Number 08-30-2018-10 – New Type 1 Ambulance

Company Name and Address	Bid Amount
FESCO 1792 S. Lake Drive Ste. 90-316 Lexington, SC 29073	\$193,131.00
Atlantic 1225 Laurel Street, Suite 211C Columbia, SC 298201	\$178,970.00
First Class Emergency Vehicles 4009 Waterton Court Monroe, NC 28110	\$172,500.00
First Priority Emergency Vehicles Demer's Ambulance USA Inc. 3 Area Development Drive Plattsburg, NY 12901	\$182,999.00
Spartan Fire & Emergency Apparatus, Inc. 319 Southport Road Roebuck, SC 29376	\$222,451.00
Southeastern Specialty Vehicles 911 Martin Creek Road Henderson, NC 27537	NON-COMPLIANT Packaging wasn't marked properly. Due to this the package was opened early.

Mr. Paradise said staff has reviewed the bids and specifications and recommend awarding the bid to First Class Emergency Vehicles for \$172,500. In FY the 2018-19 budget, Council appropriated \$175,000 for this purchase.

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Motion to approve awarding bid number 08-30-2018-10 – New Type 1 Ambulance to First Class Emergency Vehicles in the amount of \$172,500 was made by Councilman Bibbs, seconded by Councilman Talbert. Motion passed unanimously.

4. Consideration of Approval of Awarding Bid Number 09-19-2018-10 – Pest Control Bid

Company Name	Bid Amount
Clegg’s Pest Control	\$7,540.00 Annually
David M. Parker Exterminating	\$5,520.00 Annually
Edgerley Pest Control	\$10,560.00 Annually
ORKIN	Non-Compliant - Turned in Late

Mr. Paradise said staff has reviewed the bids and specifications and recommend awarding the bid to David M. Parker Exterminating in the amount of \$5,520 annually. This contract shall be effective October 3, 2018 and will end on June 30, 2019 with an option to renew, for up to five (5) years on an annual basis running from July 1 to June 30. This firm is currently providing exterminating service to the County and staff has no issues with continuing with their service.

Councilman Biggs asked if there was an escalation clause in the bid or if the amount would remain the same for five years. Mr. Paradise said the price would remain the same.

Motion to approve awarding bid number 09-19-2018-10 – Pest Control Bid to David M. Parker Exterminating in the amount of \$5,520 annually was made by Councilman Biggs, seconded by Councilman Bibbs. Motion passed unanimously.

5. Consideration of Approval of Request to Refund the American Legion Hezzie Griffis Post 30 in the amount of \$500, that had been previously donated for the construction of a Veterans Memorial Park. Mr. Paradise said that in 2013, the Hezzie Griffis Post 30 of the American Legion donated \$500 to Edgefield County to help fund a Veterans Memorial Park. He said the construction of this park was never started and the funds have not been spent. He said Post 30 is requesting the return of the donation so they can use the money to help pay the cost of the Veterans Memorial Park which is already under construction in the Town of Edgefield across from the National Guard Armory.

Motion to approve a request to refund the American Legion Hezzie Griffis Post 30 in the amount of \$500 was made by Councilman Talbert, seconded by Councilman Bibbs. Motion passed unanimously.

6. Consideration of Approval of Resolution Number 18-19-943, “A Resolution Requesting the Edgefield County Legislative Delegation to Support and Advocate an Override of Governor Henry McMaster’s Veto of Fiscal Year 2018-19 State Budget Proviso Fund to Local Governments for Non-Federal Match for Winter Storm PAX.”

Mr. Paradise explained that in 2014, Edgefield County suffered devastating damage from Winter Storm PAX and received an official disaster declaration from the President. The State of South Carolina has covered the entire non-federal match for other presidentially declared disasters that occurred in the state since Winter Storm PAX, including Hurricane Matthew, the 2015 Flood Disaster, and the Pinnacle Mountain Wildfire. He said budget provision No 100.21 provides additional funding

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by the state for recovery of the non-federal match from Winter Storm PAX. This non-federal match provided by Proviso 100.21 would provide approximately \$20,000 to Edgefield County for unrecovered expenses. He also said Proviso 100.21 was vetoed by the Governor and this resolution is requesting that the Edgefield County Legislative Delegation support and advocate to override this veto.

Motion to approve resolution number 18-19-943 was made by Councilman Biggs, seconded by Councilman Talbert. Motion passed unanimously.

7. Consideration of Approval of First Reading of Ordinance Number 18-19-748, "An Ordinance to amend Chapter 18 Article III, Flood Damage Prevention to the Edgefield County Code, "An Ordinance Establishing Regulations Designed To Promote The Public Health, Safety And General Welfare Of Edgefield County's Citizenry In The Event Of An Inundation Which Poses Loss Of Life, Property, Disruption Of Commerce And Governmental Services, Extraordinary Public Expenditures Of Flood Protection And Relief, And Impairment Of The Tax Base, All Of Which Adversely Affect The Public Health, Safety, And General Welfare."

Mr. Paradise told Council they adopted the new FEMA flood maps at the September meeting. He said staff recently learned that certain changes needed to be made with the existing flood prevention ordinance to comply with the National Flood Insurance Program. He said these changes are to ensure compliance with those regulations so that Edgefield County residents will remain covered by the program.

Chairman Campbell noted there would be a Called Council Meeting for second reading of this ordinance on Wednesday, October 24th at 6:00PM in the County Council Chambers.

Motion to approve first reading of ordinance number 18-19-748 was made by Councilman Talbert, seconded by Councilman Biggs. Motion passed unanimously.

8. Consideration of Approval of First Reading of Ordinance Number 18-19-749, "An Ordinance to add Article VIII, Economic Development Incentive Program to Chapter 2 of the Edgefield County Code of Ordinances."

Mr. Paradise said this ordinance will provide Council the authority to provide economic incentives to businesses making a minimum \$100,000 investment in areas that are designated as investment zones. He said these incentives include refunds of permit fees, a portion of taxes for a specified term, and other considerations that Council may approve. Mr. Paradise explained that one of the goals for Economic Development found in Vision 2023 was to find ways to include towns in economic development. He said these zones are contiguous to the Towns of Edgefield, Johnston, and Trenton. Mr. Paradise said the mayors of these Towns, the County Finance Committee and Edgefield Economic Development Committee have reviewed the plan and support its adoption and implementation.

Chairman Campbell said that he wanted to clarify the incentive areas surround the towns but are not inside any of the town limits. Chairman Campbell also read the following explanation that he'd prepared regarding this item of business:

These incentives are important to our County's growth, and they give us a new tool to use.

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Our three towns, Edgefield, Johnston, and Trenton, all need additional economic development assistance from the County. In our Strategic Plan, we approved working with the Towns to develop a way to include them in the growth of the county.

To be clear, this ordinance is not to recruit industrial development. The State of South Carolina provides incentives there, and Will Williams handles that portion of County's growth through the Economic Development Partnership.

This ordinance is aimed at giving commercial businesses – from mom and pop stores to bigger businesses, restaurants, retail stores, and the like – incentives to locate in certain areas beside each of the Town's limits. This ordinance does not apply to areas inside the town limits of each town. The Town governments handle that. It also doesn't incentivize the entire county or other places within the county for several reasons.

First, you incentivize where you want commercial development to locate. If there are parts of our county already growing, then it doesn't make sense to have these kinds of incentives there.

Second, the area around our towns are the logical place to give these incentives because they have a mix of a natural collection of rooftops and downtown commercial businesses are already in place, which gives potential new businesses access to the citizens for both commerce and local people who can fill jobs.

Third, if this concept proves successful, I'd be the first to say let's see if it can work in other areas. However, to have any chance at success, I believe this is the direction we need begin.

The parcels of land in the county selected around the towns are either unzoned or zoned for commercial development, so no zoning or rezoning is necessary for the county. Also, the areas adjacent to each town's limits are in areas that are compatible for this kind of growth. In other words, this growth would complement and fit into these adjacent areas of the town limits.

Most importantly, the incentives are set up to ensure commercial development get a reasonable break on county taxes and permitting, but doesn't give away the farm, as they say. In virtually every scenario, our risk/benefit analysis shows that the County should start seeing its expected tax revenue in 3-4 years or less.

This concept has been endorsed by the Finance Committee, our Economic Development Committee, and the three Mayors. And other entities, such as the County Transportation Committee and Edgefield County Water and Sewer Authority, have expressed their support and willingness to help in these incentive zones as well.

I encourage Council to support this new step in our commercial development.

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Councilman Biggs said that Council has always been aware of the need to support the incorporated areas within the County. He said this shows the County is trying to assist the towns when they are able.

Councilman Talbert thanked the staff that worked on this and said he is in support of this ordinance.

Motion to approve first reading of ordinance number 18-19-749 was made by Councilman Talbert, seconded by Councilman Bibbs. Motion passed unanimously.

9. Consideration of Approval of First Reading of Ordinance Number 18-19-750, "An Ordinance to Zone Certain Previously Un-zoned Property Located along the Hwy 25 Corridor to be Zoned Rural Residential Development (RR) and Industrial (ID)"

Mr. Paradise said Councilman Bibbs has applied to zone previously un-zoned property along the Hwy 25 Corridor to Rural Residential (RR). This is a large area and the project was broken into three phases. This is phase 2 of the projects. He explained these properties are currently not zoned but developed as residential uses and most of the parcels are not protected by restrictive covenants. Therefore, the residents do not have any protection to restrict these properties from uses that are not compatible with the existing development. He said Councilman Bibbs reviewed the area with staff and it was determined that the Rural Residential (RR) zoning district would be the most compatible zoning district to the established land uses in the area. Mr. Paradise also stated the Planning Commission conducted a public hearing on the matter at their September 13th meeting and recommended approval of the zoning to Rural Residential (RR) with the exception of Tax Parcel Number 144-00-00-081, which the Planning Commission recommends zoning Industrial (ID). Tax Parcel Number 144-00-00-081 is between two existing businesses and is contiguous to the Industrial Zoning district already in place.

Councilman Bibbs said if anyone else near this area would like to be considered for zoning, they would need to apply.

Motion to approve first reading of ordinance number 18-19-750 was made by Councilman Bibbs, seconded by Councilman Biggs. Motion passed unanimously.

10. Consideration of Approval of First Reading of Ordinance Number 18-19-752, "An Ordinance to Amend Chapter 2 of the Edgefield County Hospital Board Powers and Duties."

Mr. Paradise said this ordinance would clarify that the Edgefield County Hospital Board, with a resolution of approval by County Council, has the authority to delegate to third parties the management and oversight of the hospital and other facilities operated by the hospital.

Motion to approve first reading of ordinance number 18-19-752 was made by Councilman Talbert, seconded by Councilman Bibbs. Motion passed unanimously.

11. Consideration of Approval of Resolution Number 18-19-944, "A Resolution Approving the Terms of a Hospital Transformation Agreement, and a Facility and Equipment Lease Agreement between the Edgefield County Hospital Board of Trustees and Greenwood County Hospital Board D/B/A Self Regional Healthcare."

Mr. Paradise said the Edgefield County Hospital Board has been working on ways to reduce costs and increase efficiencies at the facility. The Hospital Board has developed a partnership agreement with

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Self Regional Hospital where Self Regional would lease the facility and be responsible for the daily operations of the hospital. This agreement will still provide for the Edgefield County Hospital Board to be part of the decision-making process of the hospital and will provide for improved healthcare to the community.

Councilman Biggs said he would like to note the amount of work the hospital staff has put into these arrangements to save the Edgefield County Hospital for the citizens in Edgefield County.

Motion to approve resolution number 18-19-944 was made by Councilman Biggs, seconded by Councilman Talbert. Motion passed unanimously.

12. Consideration of Approval of First Reading of Ordinance Number 18-19-751, "An Ordinance Authorizing the Execution and Delivery of a Sublease Agreement of the Edgefield County Morgue by Edgefield County from Self Regional Healthcare Partners."

Mr. Paradise explained that Edgefield County built a morgue at the Edgefield County hospital for the County Coroner that is used by both the hospital and the Coroner's office. He said this lease will provide for the continued use and oversight of the morgue by the Coroner's office while allowing the hospital to also use the facilities as needed. The County Coroner, David Burnett, has reviewed the lease along with the County Attorney and Administrator, and they do not have any objections to the sub-lease agreement presented.

Motion to approve first reading of ordinance number 18-19-751 was made by Councilman Bibbs, seconded by Councilman Talbert. Motion passed unanimously.

Comments from the Public

None

County Administrator's Report

Mr. Paradise then gave his Administrator's Report. He started by saying staff is continuing to prepare for the Luke Bryan concert that will be held in Edgefield County on Friday, October 5th. He said staff anticipates an attendance of approximately 20,000 people for this event. The County total population is approximately 26,000. He went on to say that he has heard several rumors that he would like to clarify. He said none of the roads will be one-way and Highway Patrol will have a traffic control point at Sweetwater & Currytown Roads. They will be able to assist trucks in and out of the bulk plants.

Mr. Paradise then moved on and said the Comprehensive Plan Steering Committee will be having three public input sessions this month at various locations throughout the county. He said they will all be held from 6:30 PM to 8:00PM and their locations are as follows:

1. Monday, Oct. 22nd - Johnston Town Hall, 500 Mims Avenue, Johnston
2. Tuesday, Oct. 23rd - Edgefield County Council Chambers, 225 Jeter Street, Edgefield
3. Wednesday, Oct. 24th - Sweetwater Community Center, 296 Sweetwater Road, North Augusta

Mr. Paradise then said the Sheriff and staff determined there were too many unknowns concerning the grant and application process for the law enforcement center to proceed further. Staff will continue to look for funding sources for this project.

Mr. Paradise told Council, the coaches from the baseball league met and discussed suggestions on how to improve the program. He said they plan on forming a baseball committee covering all of the teams to formulate rules governing all the teams. Nick Wates, Director, should be scheduling that meeting in the next few weeks.

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Next Mr. Paradise reviewed Hurricane Florence. He said the County fared well from Hurricane Florence. He also said Suzy Spurgeon, Emergency Management Agency Director, was deployed with the State EMA to Dillion County to assist the flood victims.

Mr. Paradise said he represented Edgefield County on the SC Association of Counties, Public Safety, Corrections, and Judicial Steering Committee that met to develop policy positions for the upcoming legislative session. He said he found the views of other counties are very similar to how Edgefield County perceives the issues discussed at the meeting. He said follow-up meetings will occur in October and November as to prepare these issues for the legislative session.

Mr. Paradise also said he attended the Upper Savannah Council of Governments workshop on FOIA with Councilman Talbert. He said staff will be reviewing the County's policies for compliance and may have some recommendations for Council in the coming months.

Mr. Paradise closed his comments by saying the Upper Savannah Council of Governments had a meeting with Brandon Wilkerson of the SC Department of Commerce to discuss Opportunity Zones and their impact on local governments that he attended. He said Edgefield County has one of these zones in the Trenton area. The Treasury Department has not finalized the regulations for the incentives yet so staff will be following this issue waiting for the regulations to be published.

Comments by County Council Chair

Chairman Campbell started his comments by reminding everyone there would be a Called County Council Meeting on Wednesday, October 24, 2018 at 6:00PM in the County Council Chambers located at 225 Jeter Street, Edgefield.

Chairman Campbell finished his comments by saying he sometimes thinks that to the public it appears that Council passes a lot of items of business that don't have anything to do with one another but when you look at all of the things they pass over a period of time you can see how they intermingle. He said Council has been working very hard to on multiple things to shape a path to follow in 2019.


Executive Session

Actions may be taken in public session on matters discussed in Executive Session including contractual matters.

Adjourn

Councilman Talbert made the motion to adjourn at 7:35PM, seconded by Councilman Bibbs. Motion passed unanimously.

Edgefield County Council


Dean Campbell, Chairman

ATTEST


Jennifer L. Gilley, Clerk to Council