

EDGEFIELD COUNTY COUNCIL

December 4, 2018

6:00 PM

County Council Chambers

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The Edgefield County Council held its regular meeting at 6:00 P. M. Tuesday, December 4, 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
Scott Cooper, Councilman
Albert Talbert, Councilman

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Others present

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

Chairman Campbell called the meeting to order. 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 December 4, 2018 agenda was made by Councilman Talbert, seconded by Councilman Biggs. Motion passed unanimously.

Approval of Minutes

Motion to approve the November 6, 2018 County Council minutes (Regular Meeting of Council) was made by Councilman Cooper, seconded by Councilman Bibbs. Motion passed unanimously.

Guest Speakers

None.

Comments from the Public

1. Mayor Terrence Culbreath – Mayor Culbreath wanted to express his comments regarding the incentive ordinance. He said he is in favor of this ordinance and believes that it will help the towns in Edgefield County. He said he's happy to see the towns and county working together.
2. Mayor Ken Durham – Mayor Durham echoed Mayor Culbreath's comments. He said he is also in favor of the ordinance. He is optimistic this will promote businesses to locate in and around the town.
3. Todd Brown – Mr. Brown said he is the owner of the property that asked for his two parcels to be zoned. He said he would happy to answer any questions Council might have regarding his parcels or business.

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4. John Pettigrew – Mr. Pettigrew said he likes the intent behind the incentive ordinance but would like to see it apply throughout the entire county including the towns instead of the 3 zoned areas. He said he believes that bringing new business to the county will make for a better quality of life for the citizens as well as increase tax revenue for the county.
5. Linda Anderson – Mrs. Anderson said that she would like to see this focus less on Johnston, Edgefield and Trenton and more on the Merriwether area. She said Merriwether is already growing and if this incentive program was focused in that area, the County might be able to plan that growth.

Public Hearing

1. Public Hearing of Ordinance Number 18-19-753, “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 18-19-753, “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. Chairman Campbell asked Councilman Bibbs if he had any comments on this ordinance since it was pertaining to his district. Councilman Bibbs said this is the last phase of zoning and that this included some areas contiguous to his district to keep areas the same classification.

Motion to approve second reading of ordinance number 18-19-753 was made by Councilman Bibbs, seconded by Councilman Biggs. Motion passed unanimously.

2. Consideration of approval of Second Reading of an Ordinance Number 18-19-754, “An Ordinance Authorizing a Fee-in-Lieu of Tax and Infrastructure Credit Arrangement Pursuant to a Fee-in-Lieu of Tax Agreement between Edgefield County, South Carolina and Project Scott, a company code name, and other matters relating to the foregoing.”

Chairman Campbell said this would be the topic of the Executive session. He also asked Mr. Paradise if anything had changed with this ordinance. Mr. Paradise said nothing had changed in this ordinance. Councilman Biggs said he was pleased to see one of the multi-park agreements where the company is located in Edgefield County. There was no other discussion.

Motion to approve second reading of ordinance number 18-19-754 was made by Councilman Talbert, seconded by Councilman Cooper. Motion passed unanimously.

3. Consideration of Second Reading of an Ordinance Number 18-19-755, “An Ordinance Authorizing and Approving (1) the Development of a New Joint County Industrial and Business Park pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended, in Conjunction with Saluda County (the “Park”) such Park to be geographically located in Edgefield County; (2) the Execution and Delivery of a written Park Agreement with Saluda County as the Requirements of

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Payments of Fee-in-Lieu and Ad Valorem Taxes with respect to Park Property and the Sharing of the Revenues and Expenses of the Park; (3) the Distribution of Revenues from the Park to the counties and relevant taxing entities; and (4) other matters related thereto.”

Chairman Campbell asked Mr. Paradise if anything had changed with this ordinance. Mr. Paradise said nothing had changed in this ordinance. Mr. Paradise said because this company is requesting a FILOT, it is required to be in a multi-park agreement. This is just a formality. Councilman Biggs said he believes staff and other entities staff works with is working hard to bring commercial business and industries to Edgefield County.

Motion to approve second reading of ordinance number 18-19-755 was made by Councilman Biggs, seconded by Councilman Bibbs. Motion passed unanimously.

4. Consideration of Approval of Third 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.”

Councilman Cooper said that he would like to explain his position on government offices using tax payer dollars to incentivize industry. He said he also had some questions regarding the ordinance. Councilman Cooper believes that it is immoral to use county tax dollars to incentivize industry to an area or to bailout industries that are failing. He said he is concerned by the number of empty building spaces and closing businesses. He went on to explain that he cares for the county as a whole and wants to see the municipalities rebuild but he believes the proposed incentive plan is a “band-aid” and that it will not be successful long term. Councilman Cooper asked questions about the budget. He said Council usually budgets conservatively and then uses reserves to balance if needed at the end of the fiscal year. He asked if the budget is fully funded and there is no need to pull funds from reserves, how the additional funds are generated? Mr. Cooley said the majority of the county funds are generated by property taxes on real property and vehicles. Councilman Cooper asked if Council had set a max dollar amount they are willing to spend on this incentives ordinance. Mr. Paradise said there is no line item budget for this ordinance but that money will not be paid to the company outright. He explained that once a business applies for the program and was approved, they would have to pay the full tax amount and then be refunded a portion of or all of what was paid to the county. He explained the partial/full refund would be the incentive so no money would leave prior to it being paid to Edgefield County. Mr. Paradise said each application would be taken up by Council on a case by case basis and that during that application process, Council would decide the rate of incentives depending on the investment in the county. Chairman Campbell said that he would like to add that if this ordinance passes and no one applies for the program, there would be no cost to the County. He explained that no money is needed to be set aside for this program because it would only apply to new taxes being generated that fit the criteria. Councilman Cooper said that his main concern is that this ordinance could create a division between the Merriwether area and the incentive zone areas. He said he would like to see Council attend Rural Summit to seek ideas and to be sure they aren't separating some areas of the county from other areas of the county. Chairman Campbell said this ordinance wasn't created in a vacuum and that other areas that use this method have been consulted. He said he doesn't believe this created any division. He explained that certain things are done for certain areas all of the time, for example, the vision plan specifically names things that need to be done in Merriwether or the towns. He said everything doesn't always apply to all areas in a county or a state.

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Chairman Campbell also said that there are programs the county has in place that are for Merriwether than don't benefit the towns and he doesn't believe those are causing a division.

Councilman Biggs said that he is in favor of the ordinance as it has been proposed. He said he believes it is better to incentivize struggling areas versus areas that are growing without incentives. He said that any help to any area of the county, in turn, helps the rest of the county as a whole in the long run.

Chairman Campbell 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.

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 un-zoned 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

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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.

Councilman Biggs said that his primary concern is helping the areas near the towns that aren't seeing growth. He said once we are seeing growth then he thinks it would be good for Council to readjust and see what other areas may need incentives.

Motion to approve third reading of ordinance number 18-19-749 was made by Councilman Biggs, seconded by Councilman Talbert. Motion passed 4-1 with Councilman Cooper voting against.

5. Consideration of Approval of Third Reading of Ordinance Number 18-19-752, "An Ordinance to Amend Chapter 2 of the Edgefield County Hospital Board Powers and Duties."
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 18-19-752 was made by Councilman Cooper, seconded by Councilman Talbert. Motion passed unanimously.
6. Consideration of Approval of Third 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."
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 18-19-751 was made by Councilman Talbert, seconded by Councilman Bibbs. Motion passed unanimously.
7. Consideration of Approval of Third 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)"
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 18-19-750 was made by Councilman Bibbs, seconded by Councilman Cooper. Motion passed unanimously.

New Business

1. Consideration of Approval of Appointment of Sharon Wall to the Economic Development Partnership Board.

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Chairman Campbell said there was a resignation on this board and the board members would like to have someone with a strong educational back ground to fill that seat. He explained that Sharon Wall has agreed to serve on this board and that she has served as Edgefield County Superintendent of Schools, Saluda County Superintendent of Schools, the State of SC Board of Education, she currently sits on the Edgefield County's Workforce Taskforce and is principal at John de la Howe School in McCormick County.

Councilman Talbert said he has known Mrs. Wall for many years and thinks she would be an asset to the Economic Development Partnership Board.

Motion to approve the appointment of Sharon Wall to the Economic Development Partnership was made by Councilman Talbert, seconded by Councilman Biggs. Motion passed unanimously.

2. Consideration of Approval of a Medical Director Services Agreement between Self- Medical Group and Edgefield County Emergency Medical Services.

Mr. Paradise said Dr. Tami Massey has been the Medical Control Officer for Edgefield County EMS. Last year, Dr. Massey began working for Self-Medical Group. He explained this contract will allow Dr. Massey to continue being the Medical Control Officer for Edgefield County EMS as an employee of Self-Medical Group.

Motion to approve a Medical Director Services Agreement between Self-Medical Group and Edgefield County Emergency Medical Services was made by Councilman Talbert, seconded by Councilman Cooper. Motion passed unanimously.

3. Consideration of Approval of First Reading of Ordinance Number 18-19-756, "An Ordinance rezoning certain property located at Tax Parcel Number 106-00-00-041 and 106-00-00-067 from Residential Development (RD) to Limited Commercial (LC)."

Mr. Paradise said Edgefield County has received a request from Mr. Brown, the property owner to rezone two parcels located on Martintown Road adjacent to Laurelwood Landscaping. The application is to change the zoning from Residential Development (RD) to Limited Commercial (LC). The parcels will be contiguous to the existing Limited Commercial (LD). Mr. Paradise explained the rezoning would allow Laurelwood Landscaping to use the lot beside them for their landscaping business and also allow RD Brown Contractors to relocate their contractor's office to the site. He said the Planning Commission held a public hearing on November 8th concerning the matter and voted unanimously to recommend that County Council approve the rezoning on the condition that the development of the presented plan by RD Brown Contractors be completed within five years.

Chairman Campbell asked if the development wasn't complete within the five year time frame, would the zoning for those parcels revert back to Residential Development. Mr. Paradise said that is correct and that Mr. Brown has to develop the property the way he proposed it to the Planning Commission.

Councilman Cooper said he had a chance to review the architectural design and he thinks they are phenomenal. He said he thinks it will be a nice addition to that corridor.

Motion to approve first reading of ordinance number 18-19-756 was made by Councilman Talbert, seconded by Councilman Bibbs. Motion passed unanimously.

Comments from the Public

None.

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County Administrator's Report

Mr. Paradise started by telling Council that after staff completed the 2017-2018 Worker's Compensation Payroll Audit, the County received a reimbursement check for \$30,686.

Mr. Paradise then said the South Carolina Association of Counties (SCAC) Public Safety, Corrections and Judicial Committee met again in November. They have forwarded the Committee's recommendations for policy positions to the SCAC Legislative Committee. He said Council and staff should be receiving the SCAC's policy positions in December.

Mr. Paradise moved on to tell Council that staff has mailed surveys to 272 local businesses' in Edgefield County. He explained the goal of this survey is to provide the county's business community an opportunity to provide input to Council and staff concerning issues and concerns they may have. He said this information will help Council and staff create plans that aid in alleviating these issues. He said the survey is a short-term goal in the county's strategic plan and was also a recommendation from the PACE study.

Mr. Paradise closed his comments by saying the auditors have completed their onsite work and staff anticipates receiving the audit information in time for the January County Council meeting.

Comments by County Council Chair

Chairman Campbell said that he knows that sometimes monthly meetings appear to conduct pieces of business that are not related but that if you look back over the years' worth of work that has been done, there is a common theme. He said staff and Council are working hard to navigate Edgefield County in the best direction for the citizens.

Chairman Campbell turned the floor over to the other Councilmembers for their comments to Councilman Bibbs regarding his tenure serving on County Council.

Councilman Biggs said that he has enjoyed working with Councilman Bibbs but that most of all he has enjoyed getting Chairman Campbell tongue tied in the meetings with their similar last names.

Councilman Talbert said that he appreciates Councilman Bibbs' service to the county and citizens. He said Councilman Bibbs has been a great asset to County Council and that he wishes him success in the future. Councilman Talbert also thanked Councilman Bibbs keeping him on track with meeting dates and times.

Councilman Cooper said that he to enjoyed working with and getting to know Councilman Bibbs. He said he knows Councilman Bibbs will continue to work in favor of the county and its citizens.

Chairman Campbell said that he also has enjoyed working with Councilman Bibbs. He said that he has done a significant amount of work in his time on County Council.

Chairman Campbell then read the plaque that was presented to Councilman Bibbs. It read as follows:

With Great
Appreciation

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The Edgefield County Council Recognizes

James Bibbs

For his Commitment and Dedicated Service to the people of Edgefield County as a County Council Member

Presented December 4, 2018

Councilman Bibbs thanked Council for their gracious comments. He said he enjoyed serving with this Council. He said the comradery was similar to that of which he experienced when he was in the army. He said that he hoped Council would continue with the same spirit and that he knows Council will continue to make the best decisions for Edgefield County and the citizens.

Executive Session

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

Executive Session to discuss matters relating to the expansion of an industry located in Edgefield County known as Project Scott.

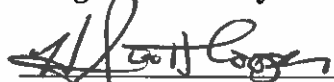
Motion to enter executive session was made by Councilman Cooper, seconded by Councilman Talbert. Motion passed unanimously.

When Council came back into open session, Chairman Campbell said no votes or action had been taken in executive session.

Adjourn


Councilman Bibbs made the motion to adjourn at 7:16PM, seconded by Councilman Biggs. Motion passed unanimously.

Edgefield County Council



H. Scott Cooper, Chair

ATTEST


Jennifer L. Gilley, Clerk to Council