

EDGEFIELD COUNTY COUNCIL

July 2, 2019

6:00 PM

County Council Chambers

The Edgefield County Council held its regular meeting at 6:00 P. M. Tuesday, July 2, 2019 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**

Scott Cooper, Chairman  
Albert Talbert, Vice Chairman  
Arthur Biggs, Councilman  
Dean Campbell, Councilman  
Dr. Jacqueline Kennion, Councilwoman

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OR Book 1751 Page 159 - 167

**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 Cooper 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 July 2, 2019 agenda was made by Councilman Campbell, seconded by Councilman Talbert. Motion passed unanimously.

**Approval of Minutes**

Motion to approve the June 4, 2019 County Council minutes (Regular Meeting of Council) was made by Councilman Biggs, seconded by Councilwoman Talbert. Motion passed unanimously.

**Guest Speakers**

1. Kayla Kranenberg, CSRA American Heart Association  
Mrs. Kranenberg recognized Edgefield County Emergency Medical Services with the Mission Lifeline Gold Plus Achievement Award. She told Council this is the 3<sup>rd</sup> year in a row Edgefield County EMS has received this award. She said this award is for their outstanding efforts to rapidly diagnose and respond to heart attack symptoms, saving many lives in the process.
2. Shunna Jeter, GLEAMNS Chief Executive Officer  
Mrs. Jeter started telling Council about GLEAMNS by saying James Bibbs, Louise Kemp-Settles and Monica Mims are all GLEAMNS Board Members that represent Edgefield County. She said GLEAMNS services and stands for Greenwood, Laurens, Edgefield, Abbeville, McCormick, Newberry and Saluda. She went on to tell Council the mission of GLEAMNS Human Resources Commission, Inc., a community based organization, is to deliver quality services, assistance and opportunity to eligible customers with emphasis placed on education, employment and developing self-sufficiency. She told Council their main focus points are to eliminate the paradox of poverty in

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the midst of plenty and provide everyone opportunities for training, education, employment, and the chance to live in decency and with dignity. Mrs. Jeter also went through an example of how they would help a customer from start to finish from the initial assessment to having that household thrive and no longer need assistance. Mrs. Jeter closed her comments by inviting Council to tour the Edgefield GLEAMNS location. (PowerPoint available from the Clerk to Council – in meeting file)

**Comments from the Public**

1. Jason Whinghter – Mr. Whinghter, representing Ivey Development, spoke to Council regarding the request to rezone 181.02 acres for Windsor Subdivision. He briefly reviewed their history and then moved on to tell Council that Ivey Development is very interested in developing the 181.02 acres to be called Windsor Subdivision. He said they provide a wide range of homes in their subdivisions. He said they would like to develop approximately 445 homes on that property. He explained this would allow for them to leave approximately 40% of green space and keep the rail-bed intact. He said this would flow better with the surrounding areas that to fully develop the property in its entirety. He said keeping the rail-bed intact would also allow for a trail system in the future. Mr. Whinghter closed his comments by saying Ivey Development is looking forward to working in Edgefield County and asking if Council had any questions. Council Thanked Mr. Whinghter for being in attendance said they would hold any questions until they discussed that item of business later in the meeting.

**Reports**

There were no questions nor discussion on the reports.

**Consent Agenda**

None

**Public Hearing**

1. Public Hearing of Ordinance Number 18-19-762, “An Ordinance Authorizing and Approving (1) Development of a 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 Aiken County (the “Park”), Such Park at the Time of Its Initial Development to be Located in Aiken County and to Include Certain Property Now or Later to be Owned, Leased and/or Operated by the Company or Companies Known as Green Energy Biofuel, LLC and Mobettah, LLC; (2) the Execution and Delivery of a Park Agreement with Aiken County as to the Requirement of Payments of Fee in Lieu of 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 Within Edgefield County; and (4) Other Matters Related Thereto.”

There were no comments regarding this public hearing.

**Old Business**

1. Consideration of Approval of Third Reading of Ordinance Number 18-19-761, “An Ordinance to Amend Rules of Parliamentary Procedure in Section 2-52, Rule 23.”  
Chairman Cooper asked Mr. Paradise if anything had changed with this ordinance. Mr. Paradise said nothing had changed in this ordinance. There was no discussion.

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Motion to approve third reading of ordinance number 18-19-761 was made by Councilman Talbert, seconded by Councilman Biggs. Motion passed unanimously.

2. Consideration of Approval of Third Reading of Ordinance Number 18-19-762, "An Ordinance Authorizing and Approving (1) Development of a 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 Aiken County (the "Park"), Such Park at the Time of Its Initial Development to be Located in Aiken County and to Include Certain Property Now or Later to be Owned, Leased and/or Operated by the Company or Companies Known as Green Energy Biofuel, LLC and Mobettah, LLC; (2) the Execution and Delivery of a Park Agreement with Aiken County as to the Requirement of Payments of Fee in Lieu of 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 Within Edgefield County; and (4) Other Matters Related Thereto."

Chairman Cooper 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 18-19-762 was made by Councilman Biggs, seconded by Councilman Campbell. Motion passed unanimously.

**New Business**

1. Consideration of appointment to Cornerstone – Commission on Drug and Alcohol Abuse.  
Tracy L. Bush .....At-Large  
Chairman Cooper told Council Mrs. Bush has been recommended by Cornerstone. He also noted that Ms. Gilley had sent out Mrs. Bush's talent bank form for review. There was no discussion. Motion to approve Tracy Bush to the Cornerstone – Commission on Drug and Alcohol Abuse was made by Councilman Talbert, seconded by Councilwoman Kennion. Motion passed unanimously.
2. Consideration of a request from the Town of Edgefield to assist with the cost of repairs to the lights on the girls' softball field owned by the Town.  
Mr. Paradise said there have been intermittent problems with the lights on the field used by the girls' softball league practice. He said there are also some trees need to be trimmed away from the lights. Mr. Paradise explained this field is only used by the County's recreation program and the Town of Edgefield is requesting that the County pay 50% of the cost of repairs not to exceed \$3,000. Motion to approve the request from the Town with a limit not to exceed \$3,000 was made by Councilman Biggs, seconded by Councilman Talbert. Motion passed unanimously.
3. Consideration of a request for the Recreation Department to lock a baseball field at Bettis Park.  
Mr. Paradise said the Countywide Recreation Commission met and discussed the maintenance and access of baseball fields at their last meeting. He said the Commission unanimously voted and has recommended that each entity (Town of Johnston, Town of Edgefield, County of Edgefield) of the Countywide Recreation System restrict play on one of their baseball fields and maintain the field in tournament conditions.  
Motion to approve the request from the Recreation Department to lock a baseball field at Bettis Park was made by Councilman Biggs. This motion died due to a lack of a second.

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Councilman Biggs said that he would like to know why Council wouldn't take a recommendation from a commission they put in place to make recommendations. No comments were made by Councilmembers at that time. He asked how many baseball fields are at the Edgefield County Recreation Park known as Bettis Park. Ms. Gilley said there are 5. He asked if locking 1 of those fields would hinder paid rentals. Ms. Gilley said due to past rental patterns, this wouldn't forego any rentals. Councilwoman Kennion stated that while she voted in favor of this at the Countywide Recreation Commission meeting, she has now decided that she isn't in support of locking one field. She said that she thinks the public park should be available to the public and that no fields should be unavailable to the public. Councilman Talbert said that he too believes all of the fields at the park should be open to the public. Councilman Biggs said that he has a problem with asking citizens to serve on committees and commissions for their recommendations and then not taking those recommendations when received. He also said that if 1 field was locked and there was a need for that field to be used, the county would always be able to unlock it. Chairman Cooper asked how many fields are in Edgefield County. Ms. Gilley stated there are 2 fields in Johnston, 7 fields in Edgefield (5 baseball at the park behind the armory and 2 softball at the park beside the town gym) and 5 at Bettis Park.

Councilman Biggs made a second motion to bring this item of business back to the agenda once the Countywide Recreation Commission has given more detail to the issue. This motion was seconded by Councilman Talbert. Motion passed 4-1 with Councilman Campbell voting against.

4. Consideration of Approval of Awarding RFQ Number 05-22-2019-1130 – Land Management for the development of a Land Management Ordinance (LMO).

Mr. Paradise said planning for growth has been listed as a high priority by Council. He said a new Comprehensive Land Use and Transportation Plan was recently adopted. Mr. Paradise said a new Land Management Ordinance (LMO) has been recommended by staff to implement the Comprehensive Plan. He explained staff advertised a request for proposals for qualified consultants to work with the Planning Commission in developing this LMO. The County received one proposal from Robert and Company, the same company that completed the Comprehensive Plan. He finished by saying the Planning Commission is recommending Council award the contract to Robert and Company in the amount of \$92,740, which is less than the \$125,000 budgeted for the project.

Mr. Ford was also in attendance and introduced himself and his colleagues that would be working on the LMO if they are awarded the RFQ.

Motion to award RFQ Number 05-22-2019-1130 – Land Management for the development of a Land Management Ordinance (LMO) to Robert and Company in the amount of \$92,740 was made by Councilman Campbell, seconded by Councilman Talbert. Motion passed unanimously.

5. Consideration of Approval of Awarding RFP Number 05-30-2019-11- Space Needs Study for a new Law Enforcement Center.

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Company Name and Address	Bid Amount
Justice Planners 10120 Two Notch Road, Suite 2 #337 Columbia, SC 29223	\$90,900
Matrix Consulting Group 201 San Antonio Circle, Suite 148 Mountain View, CA 94040	\$39,550
Moseley Architects 1320 Main Street, Suite 300 Columbia, SC 29201	\$33,750
Johnson, Laschober & Associates, P.C. 1296 Broad Street / PO Box 2103 Augusta, GA 30903	DISQUALIFIED \$44,075 Cost Wasn't Sealed
GMK – Columbia 1201 Main Street Columbia, SC 29201	\$56,950
Creech and Associates 1000 W. Morehead Street, Suite 120 Charlotte, NC 28208	DISQUALIFIED RECEIVED LATE

Mr. Paradise told Council the Strategic Plan adopted in 2018 listed a long-term goal to construct a new Law Enforcement Center containing the Sheriff's Office, Detention Center, and Magistrate's Office. He explained that at the April 2, 2019 County Council meeting, Council approved the Administrator to receive proposals for a Space Needs Study. Staff has received the proposals and they have been reviewed by the Sheriff, Magistrate, and Administrator. He said that based on blind reviews, Moseley Architects was recommended by each of the offices that reviewed the RFP packages, to provide these services. Mr. Paradise explained that blind reviews include scoring the proposals prior to looking at cost to receive unbiased opinions.

Motion to award RFP Number 05-30-2019-11- Space Needs Study for a new Law Enforcement Center to Moseley Architects in the amount of \$33,750 was made by Councilman Biggs, seconded by Chairman Cooper. This entered Council into discussion.

Chairman Cooper said that he understands how important this project is and that Council will be involved in this process but there will also be a subcommittee to review this project. Chairman Cooper said Councilman Biggs and Councilwoman Kennion have volunteered to serve on the subcommittee and be deeply involved in this project.

Motion passed unanimously.

6. Consideration of Approval of First Reading of Ordinance Number 18-19-763, "An Ordinance to Zone 181.02 Acres of Land, more or less, Owned by the City of North Augusta to Planned Development (PD) and Approve the Concept Plan for said Property's Development."

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Mr. Paradise explained this request is to rezone 181.02 acres to Planned Development and approve the concept plan for Windsor Subdivision. He said the current zoning of the property is General Development and Agriculture Development. He said this rezoning application will allow the project to be developed as outlined to Council, if passed. Mr. Paradise also said the proposed plan for Windsor Subdivision will include 445 residences with price points between \$130,000 and \$320,000. He finished his comments by saying the developer has also requested Council to consider letting them change a traffic circle to a raised intersection in their proposal. Mr. Paradise said that he would get Council more information to them regarding this request so they can look at this change for second or third reading.

Councilman Biggs asked Mr. Whinghter for a little more information on the raised intersection. Mr. Whinghter said that these raised intersections incline approximately 4-5 inches only in the intersections. He explained they are a traffic calming device used to promote safety by reducing speed but they are also more pleasing to the eye than some of the older traffic calming devices since they can be used as a decorative feature.

Councilman Campbell asked Mr. Paradise why "Planned Development" was suggested for zoning rather than "Residential Development" or another classification that fits this project. Mr. Paradise said the Planned Development classification allows greater flexibility between the Developer and the County as far as options for the project. He said in this particular case it allows the County to obtain the greenway, the 40% greenspace, and it gives County Council and the Planning Commission more control over this development. He explained that before any changes were made to a planned development, the developer would have to come back to Council for 3 readings of an ordinance and hold a public hearing prior to making changes to the plan submitted.

Motion to approve first reading of ordinance number 18-19-763 was made by Councilman Biggs, seconded by Councilwoman Kennion. Motion passed unanimously.

7. Consideration of Approval of Resolution Number 18-19-1027, "A Resolution Authorizing the County of Edgefield to Enter into a Development Agreement with Ivey Development, LLC and Edgefield County Water and Sewer Authority."

Mr. Paradise said this resolution authorizes the Council Chairman to sign a Development Agreement between ECWSA and Ivey Development LLC. He explained this agreement explains the detailed items that each entity is expected to do in order for the development to proceed. Mr. Paradise also noted the ECWSA has already approved and signed this agreement.

Councilman Biggs made the motion to amend the developers' agreement, item 13B to indicate trees would be used as the barrier along the greenway, seconded by Councilman Talbert.

Councilman Campbell said that he agrees with Councilman Biggs but he wanted to be sure that this recommendation wouldn't hinder any part of the agreement with the other parties involved. Mr. Paradise said it was worded in the proposed agreement to leave the options open since the developer didn't have the engineering completed. He went on to say that since the ECWSA has already passed the presented agreement, they would need to agree and amend their passed version of the agreement. Councilman Biggs asked if he just made a recommendation to Ivey Development LLC but didn't make changes in the written agreement if it would need to go back to the ECWSA. Mr. Paradise and Mr. Marine said Councilman Biggs could give the recommendation and not make a motion to amend and then the agreement would remain as is, leaving the ECWSA's approved copy intact. Councilman

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Biggs withdrew his motion to amend the agreement. Councilman Talbert withdrew his second of the motion.

Motion to approve resolution number 18-19-1027 was made by Councilman Biggs, seconded by Councilman Talbert. This entered Council into discussion. Councilman Campbell said there is no mention of how to make changes to this agreement if it was needed in the future. Mr. Marine said the contract could be changed in the future as long as all 3 parties agreed even though it is not written in the contract. Motion passed unanimously.

8. Consideration of Approval of a Memorandum of Agreement between the South Carolina State Election Commission (SEC) and both the governing body and the Board of Voter Registration and Elections of Edgefield County (County).

Mr. Paradise told Council the State has purchased new voting machines that will provide for better security and resiliency of the election system. He explained the delivery of the new machines is scheduled to begin the week of July 22<sup>nd</sup> and that in order to receive the new machines, Edgefield County is required by the State to enter into this agreement. He said the additional costs to implement this agreement is anticipated to be absorbed within the Voter Registration and Elections current budget. Mr. Paradise went on to tell Council the South Carolina Association of Counties has found some language in the agreements that has drawn concern. He explained the State Election Commission has put responsibilities on the Counties that the State Legislature did not. He went on to say that staff and the SCAC are recommending to take this as information and bring it back once some of the details have been ironed out.

It was Council's consensus to bring this back to the agenda, once staff has been able to get the appropriate information and the Chairman felt Council could make a sound vote on the item of business.

**Comments from the Public**

1. Rick Berry – Mr. Berry said he is the President of the Edgefield County Inter Agency Council. He said they have moved their meetings to Piedmont Technical College, Edgefield Campus. He said they are working with difference service providers such as DSS to be sure the citizens are getting the best services they can in Edgefield County.

**County Administrator's Report**

Mr. Paradise started his report by saying Suzy Spurgeon, EMA Director, received a State Achievement Ribbon from the National Guard for her mutual-aid service to Dillion County following Hurricane Florence.

He continued by saying Edgefield County Dixie Youth Program, Ozone League (12 & under) won the District 3 Championship and are playing in the state tournament starting Saturday, July 13<sup>th</sup> in Bluffton.

Mr. Paradise also announced that the county became a member of the National Association of Counties also referred to as NaCO.

Next, Mr. Paradise said the Edgefield County CTC is partnering with the Economic Development Partnership to get an estimate for the widening Bettis Academy Road from the reduction in width in Aiken County to Hwy 25.

Then, Mr. Paradise said Edgefield County Water and Sewer is started the engineering work for the sewer line extension on Murrah Road.

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Mr. Paradise said that he and Chairman Cooper met with Saluda County concerning their proposed animal shelter and a possible agreement to use the facility once it is constructed.

Mr. Paradise closed his comments by saying the Covenant Committee for the Industrial Park met and made several changes that included:

1. Article Seventeen was amended. If this section had not been changed any future revisions would have also required 51% approval of the tenants. When written, it was anticipated that the park would be fully developed within these twenty years which did not occur. This change provides that the County and Landowner can still make changes in the covenants without the approval of the tenants.
2. The Industrial Park Covenants in Article Four states that the used for industrial, manufacturing, distribution, business/customer service centers (aka "call centers). The Covenant Committee changed this language to state, "industrial, manufacturing, distribution, business/customer service centers (aka "call centers") and other general commercial purposes.

The addition of the wording "other general commercial purposes" should allow the covenant committee greater flexibility of recruiting facilities to the Park.

3. Edgefield County currently has options to purchase additional land at the Industrial Park that is expiring in July. The agreement was modified to allow the county to purchase up to 105 acres at \$15,000 an acre. This allows the County to have a known property price for any developer that may wish to construct in the Park and should reduce time for development.

**Comments by County Council Chair**

Chairman Cooper started by thanking staff and Council for serving the citizens. He went on to say that Council had some upcoming called meetings and changed meeting dates. He said they are:

1. A called County Council meeting on July 30, 2019 at 5:30 PM in the Council Chambers located at 225 Jeter Street.
2. A called County Council Joint meeting with the Planning Commission and ECWSA on July 30, 2019 at 6:00 PM in the Council Chambers located at 225 Jeter Street.
3. The August Regular County Council Meeting will be moved from Tuesday, August 6, 2019 to Monday, August 12, 2019. It will be at 6:00 PM in the Council Chambers located at 225 Jeter Street.

Chairman Cooper closed his comments by wishing everyone a happy 243<sup>rd</sup> anniversary of the signing of the Declaration of Independence.

**Executive Session**

None

**Adjourn**

Councilman Talbert made the motion to adjourn at 7:42PM, seconded by Councilman Biggs. Motion passed unanimously.



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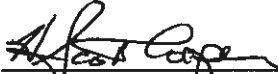
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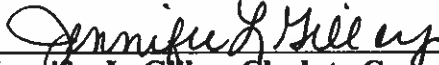
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Edgefield County Council



H. Scott Cooper, Chair

ATTEST



Jennifer L. Gilley, Clerk to Council