

EDGEFIELD COUNTY COUNCIL

January 12, 2021

6:00 PM

County Council Chambers

The Edgefield County Council held their special called meeting at 6:00 PM Tuesday, January 12, 2021. Notice of this meeting was provided to The Edgefield Advertiser and others as requested.

Members present

Scott Cooper, Chairman
 Albert Talbert, Vice Chairman
 Dean Campbell, Councilman
 Dr. Jacqueline Kennion, Councilwoman
 Tiffani Ireland, Councilwoman

202100000904
 Filed for Record in
 EDGEFIELD COUNTY, SC
 CHARLES L. REEL, CLERK OF COURT
 03-08-2021 At 09:18 am.
 Notic nochs .00
 OR Book 1866 Page 113 - 120

Others present

Tommy Paradise, County Administrator
 Andrew Marine, County Attorney
 Dana Waters, Finance Director
 Kevin Singletary, Planning Director
 Taz Potts, Council Clerk and others as per list attached

Chairman Cooper called the meeting to order and Senior Pastor Steve Davis from True North Church in North Augusta, SC gave the invocation. The Pledge of Allegiance to the flag was then recited.

SWEARING IN OF COUNCIL MEMBERS ELECT

County Attorney, Andrew Marine swore all of County Council into office by reading the oath to Council and having the Council members repeat the oath.

APPROVAL OF AGENDA

Motion to approve the agenda was made by Councilman Campbell, seconded by Vice Chairman Talbert Motion passed unanimously.

ELECTION OF CHAIR AND VICE CHAIR

Mr. Marine explained the process of the voting procedure. He explained that the positions would be good for a one year term and if there was a tie, there would be a re-vote. He stated that Council would vote for Chairman, Mr. Marine then would take up the votes, he would count them with Ms. Potts and would verify the number of votes. Then the process would be repeated for Vice-Chairman.

Mr. Marine and Ms. Potts verified each set of votes and Mr. Marine announced that for 2021, Scott Cooper would be the Chairman and Albert Talbert would be the Vice Chairman.

EXECUTIVE SESSION

Motioned by Vice Chairman Talbert, seconded by Councilwoman Kennion to enter into Executive Session. Motion passed unanimously.

Motioned by Vice Chairman Talbert, seconded by Councilwoman Kennion to return from Executive Session. Motion passed unanimously.

EDGEFIELD COUNTY COUNCIL

January 12, 2021

6:00 PM

County Council Chambers

APPROVAL OF THE MINUTES

Motion to approve December 1, 2020 (Regular Meeting of Council) was made by Councilman Campbell, seconded by Vice Chairman Talbert. Motion passed unanimously.

Motion to approve December 15, 2020 (Special Called Meeting of Council) was made by Vice Chairman Talbert, seconded by Chairman Cooper. Motion passed unanimously.

GUEST SPEAKERS

None

COMMENTS FROM THE PUBLIC

Mr. John Pettigrew spoke about Project Bugle, he was very pleased that such a project would be coming to Edgefield County. He also spoke about the resuming of the LMO. He mentioned that he had submitted comments at the August 5, 2020 virtual meeting. Pettigrew asks that County Council place a moratorium on the residential development until the LMO is completed. He also stated a temporary hold is not very uncommon, and several counties have had to do this in order to plan for growth. He also states that it needs to be done right. Mr. Pettigrew stated that the Chairman of the Planning Commission Mr. Oliver also suggested a moratorium at the November 2020 meeting. Pettigrew asks who would be better to understand the temporary pause of the subdivisions and growth other than the Chairman of Planning Commission.

REPORTS

Monthly reports for November 2020

(SEE DEPARTMENTAL REPORTS)

Agenda/Minutes of the following meetings:

None

CONSENT AGENDA

It was motioned by Dean Campbell and seconded by Vice Chairman Talbert to approve our consent agenda. Motion passed unanimously.

OLD BUSINESS

1. Consider of Approval of Second Reading of Ordinance Number 20-21-776, "An Ordinance Authorizing the Execution and Delivery of a Fee Agreement by and between Edgefield County, South Carolina and A Company Currently Identified as Project Bugle, Providing for a Payment of a Fee in Lieu of Taxes. Special Source Revenue Credits and Other Matters Related Thereto."

This ordinance allows Edgefield County to enter into a Fee in Lieu of Tax agreement for Project Bugle. The Project agrees to invest \$57,000,000 and create 450 new jobs in Edgefield County. In return, the County will enter into an agreement providing the lowest possible millage rate and a 6% assessment ration for the project for a term of 30 years.

Mr. Paradise states that there is no change since our last meeting in reference to the Fee in Lieu agreement.

Motioned by Vice Chairman Talbert, seconded by Chairman Cooper. Motion passed unanimously.

EDGEFIELD COUNTY COUNCIL

January 12, 2021

6:00 PM

County Council Chambers

- 2. Consideration of Approval of Second Reading of Ordinance Number 20-21-777, "An Ordinance Authorizing the Development of a Jointly Owned and Operated Industrial and Business Park in Conjunction with Aiken County, Such Industrial Business Park to be Geographically located in Edgefield County and Established Pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as Amended, To Provide for the Expenses of the Park, the Percentage of Revenue Applications and the Distribution of Fees in Lieu of Ad Valorem Taxation, and Other Matters Related Thereto".

This ordinance is to establish a multi-county industrial park (MCIP) with Aiken County. The park will be located in Edgefield County. The agreement to create a multi-county park will allow for the industry in the park to receive certain incentives from the state and county. Aiken County will be the non-host county and receive 1% of the Fee In Lieu of taxes with the remainder going to Edgefield County. This is a procedural function and does not involve Edgefield County creating a new industrial park.

Chairman Cooper stated that when this ordinance was read for the First reading, it was listed as Saluda County. Mr. Paradise stated that there were several lawyers involved, and in their findings they found that the MCIP was tied into Aiken County, instead of Saluda County. Paradise also stated that he has contacted Saluda County and they are aware of the legal findings. Mr. Paradise asks states that it is recommended that we change/amend the park from Saluda County to Edgefield County.

It was motioned to amend the Ordinance 20-21-277 with wording changed from Saluda County to Aiken County by Chairman Scott Cooper and seconded by Councilwoman Ireland. Motion passed unanimously.

It was motioned by Vice Chairman Talbert and seconded by Councilman Campbell approve second reading as amended. Motion passed unanimously.

NEW BUSINESS

- 1. Consideration of Approval of Resuming Development of the Land Management Ordinance At Council August 5, 2020 meeting, Council voted to suspend further Land Management Ordinance (LMO) development until January 1, 2021 or such other time as determined by Council. This item will provide direction to staff on how to proceed.

Mr. Paradise stated that the LMO was suspended until January 1, 2021 and the LMO staff would like to know if we should continue or remain suspended. Paradise reminded Council that the LMO is made up of several portions, besides the development portion.

Councilman Campbell asked if the moratorium on subdivision development is separate from LMO approval so one doesn't mean the other can't continue. Mr. Paradise said that was correct. Motioned by Vice Chairman Talbert, seconded by Councilman Campbell. Motion passed 4-1.

- 2. Consideration of Approval to Allow the Sheriff's Office to Utilize the Old Auditor's Office as Additional Space.

Sheriff-Elect Rowland has been using the old auditor's office for office space for his transition team. Sheriff Rowland has requested the continued use of the facility to reduce overcrowding in the current Sheriff's building. In the FY 2020-21 budget the building is funded to be empty with a total of \$2,250 being budgeted for electricity, gas, and building

EDGEFIELD COUNTY COUNCIL

January 12, 2021

6:00 PM

County Council Chambers

repairs, so Council should anticipate this amount being exceeded if the building is used. In addition, any improvements, including relocating telephone lines, should be an expenditure of the Sheriff's Office budget.

Sheriff Rowland stated that if there is any increase in expenditures for that building, it would come out of the Sheriffs budget.

Motioned by Dean Campbell, seconded by Councilwoman Ireland. Motion passed unanimously.

- 3. Consideration of Approval of First Reading of Ordinance Number 20-21-778, "An Ordinance to Stay a Contingent Deed Reversion to the County For Twenty-Four Months"

On October 2, 2018, Council passed on third reading to sell the Old Manor House property on Hwy 25 N to Christy Culbreath for \$34,350. One of the stipulations of the sale was that an assisted living facility would be opened on the site within two years of closing. The property closed on January 15, 2019 and is scheduled to revert to Edgefield County by a deed restriction on January 15, 2021. As of today, construction has not begun on the project and a building permit has not been submitted to Building and Planning for approval. Ms. Culbreath, now Christie C. Dickerson, has written requesting an extension of the two-year reversion clause. Ms. Dickerson stated that necessary state approvals were delayed by Covid-19. EC's Building Official has confirmed that he has been in contact with Ms. Dickerson's architect and they have received approval from DHEC of the plans. Ms. Dickerson stated she finally got approval after eighteen months. After all the readings, she is ready to break ground on the new building.

Motioned by Vice Chairman Talbert, seconded by Councilwoman Kennion. Motion passed unanimously.

4. COMMENTS FROM PUBLIC

Ms. Gloria Bynum expressed her concerns about the approval to accept the Highland Ave. Project with the County Maintenance Department by placing a culvert on the road where she resides. The project began in 2004. Ms. Bynum states that the project is overdue. She states that before this project ever began, the family of and Richard and John Johnson paid to have the roads scraped and gravel put down, in which lasted for a while. Ms. Bynum states that in order to get any work done, you have to go the Planning Building and ask for the grass to be cut or gravels to be put down. Ms. Bynum provided the Council with the agenda and photos from 2004 and stated that County Council said that the road would be maintained, as long as work orders were placed. Ms. Bynum states she had spoken to the County Administrator earlier on today, and he mentioned to her to contact Mr. Bill Hixon, the State Representative in trying to get aid for this project. Ms. Bynum states that when the project began 2004, no one had mentioned to her to contact Mr. Hixon in getting state aid for this project. Ms. Bynum states that Mr. Easler had come out in October and he asked the residents to remove their blocks from around their mailboxes, and told them that they would be starting on next week. As of today, nothing has been done. Ms. Bynum stated they even marked the area where they were going to work. She stated that someone came out on last week and uprooted a tree, and no one has come back out to take care of this tee, it hasn't been removed. Ms. Bynum says that the entrance of your home should not look like this. Along with the information provided, you can drive by and look at the area and see what you think.

EDGEFIELD COUNTY COUNCIL

January 12, 2021

6:00 PM

County Council Chambers

Councilwoman Kennion asks after viewing the photos, you have no idea who uprooted the tree? Ms. Bynum responds that she had no idea and that no one said anything. Ms. Bynum's neighbor had spoken to her and asked, do you think that they were beginning to work on the road? She responded, probably. Ms. Bynum says the tree has been down for approximately two weeks. Councilwoman Kennion asks Ms. Bynum had she contacted Mr. Easler from DOT again? Ms. Bynum responded she had called, but she hadn't been able to catch up with him. Councilwoman Ireland asks, are you sure that the tree was cut, because it looks to be uprooted. Was it blown over, or actually cut? Maybe it was blown over in a storm, how did it become uprooted? Ms. Bynum responded that her neighbor who doesn't work was at home that particular day (unsure of the day) and the neighbor stated that some people came out and he returned inside of his home. When he came out for a second time, the tree was uprooted and the people were gone. So they are unsure of what happened. Councilwoman Ireland asks, do you think our people may have done this? Mr. Paradise stated that the Ms. Bynum's street is county maintained, the issue is where the road ties into the State Rd. Mr. Paradise stated that Ms. Bynum would like a culvert put in the driveway so that the water will go across the road. Mr. Paradise and Vice Chairman Talbert went to look at the area, and it is a DOT (Department of Transportation) right of way. Mr. Paradise and Vice Chairman Talbert met with DOT and were told that they needed an encroachment permit, to put the pipe in. Once completed DOT would take care of the portion of the ditch coming to the pipe and the ditch coming away from the pipe because it is on their right of way. Mr. Paradise stated that DOT did a less than a satisfactory work in getting that culvert put in. Vice Chairman Talbert stated that he had spoken to Mr. Bobby Easler about the dissatisfactory work and had not heard anything else about it. Mr. Paradise stated that he and Vice Chairman Talbert had also talked about the dissatisfactory work and as well. Mr. Paradise stated to Ms. Bynum to reach out to her State Representative being that the issue is with SCDOT. Mr. Paradise stated that they were ready to go ahead with the project, but due to the current situation of our road crew, it might be delayed a little longer. Vice Chairman Talbert expressed his apologies to Ms. Bynum for the inconvenience and stated that he and Mr. Paradise will need to follow-up on this matter. Chairman Cooper asks that Ms. Bynum reach out to state representative Hixon about this matter and that he would do the same, to get this matter resolved. Ms. Bynum stated that she wished at that time that one of the Council Members would have recommended or told her about State Representative Hixon. As far as they were concerned, it was a done deal.

Bishop William Cue of The New and Living Way Apostolic Church shared a PowerPoint presentation and a video explaining the developmental growth of the Edgefield County Community and also the growth of the organization with the assistance from other agencies.

Megan Pearson expressed her concerns about allocation of funds that were set aside for the LMO consultant Mr. Ford. There was supposed to have monthly reports given to Council concerning the allocations of funds, and she would like explained why there haven't been any reports. Chairman Cooper explained that they had received one invoice for approximately \$500.00

EDGEFIELD COUNTY COUNCIL

January 12, 2021

6:00 PM

County Council Chambers

5. ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR

Our EMA department has developed a Covid-19 vaccination plan for county employees which are included in the first phase of vaccinations. The vaccinations will be given by Paramedic from our EMS to those employees in the Phase 1A of the state plan.

Building and Planning has issued 10 building permits for Phase I of Windsor subdivision

Randy Doran has been hired for the Litter Control/Code Enforcement Officer position. Randy is the former Chief of Investigations and brings over 25 years of law enforcement experience to the position.

Recreation has completed the disc golf course at Bettis Park with the exception of installing the kiosk at the beginning of the course.

Preparations for the 2021-22 budget will begin this month. The budget requests will be due from Elected Officials and Department Heads on February 2nd with meetings scheduled for February 10th & 11th.

Conversations about a joint detention center with Saluda County are continuing. A meeting was held on December 29th that included the newly elected Sheriffs of both counties for their input.

A letter was sent to the Edgefield County Legislative Delegation requesting consideration be given to partially funding the Edgefield County Law Enforcement Center with SRS Settlement funds

We have received notice from the South Carolina Counties Worker's Compensation Trust that was based on the Worker's Compensation Payroll Audit for 2019-2020, and received a refund of \$19,825.

Councilman Campbell stated that by now we are beginning to work on our FY22 budget. What is going on with our FY2020 audit? Mr. Paradise stated that we are waiting on the Edgefield County Hospital Board. They have not completed their audit, and since they are a component to us and we give them the tax dollars, we need their audit to finish our audit. They are supposed to have their audit completed by next week. Mr. Paradise also states that he asked for an extension from the States Treasurers Office because it is required that the audit be completed by January 1st, and the extension has been granted until March. Mr. Paradise also states that the Government Finance Association also granted an extension submittal for the CAFR. Mr. Paradise also states that if the audit isn't submitted into the State Treasurers office by the end of March, they could withhold our funds.

EDGEFIELD COUNTY COUNCIL

January 12, 2021

6:00 PM

County Council Chambers

6. COMMENTS BY THE COUNTY COUNCIL CHAIR

First, I want to thank the Council team for entrusting me with this position for another year. Second, on behalf of County Council and County Government, I want to send out condolences to the White family due to the passing of Ryan as a result of his car accident last month. Your family is in all of our prayers.

Third, as I mentioned in December, even with Covid shutting down a lot of our economy in 2020, investment in our County increased by 11 %. Year-end totals were \$ 6,334,197 in commercial and \$ 48,001,713 in residential, for a total of \$ 54,345,910 compared to \$ 48,851,578 year ending 12/31/2019 and compared to \$ 28,722,287 year ending 12/31/2018.

Fourth, we voted tonight to resume the LMO process, which was discontinued due to Covid. These meetings will likely commence in February. If you are a property owner in the county, I encourage you to go to our county website under the Building and Planning Department, and you can see how your land is currently proposed to be zoned. You can submit comments online, which go directly to our planning office. If you need assistance, I encourage you to reach out to our county planner, Kevin Singletary.

Fifth, County Council is mainly concerned about having the appropriate infrastructure to handle the growth Edgefield County is experiencing. Our Economic Development Committee is currently exploring the potential of applying impact fees on new development. Part of the research process includes creating a Capital Improvement Plan. Each of these processes take time, and in addition to completing the LMO process, are items we hope to accomplish this year.

Sixth and finally, we remain in challenging times. I would encourage all to be in prayer for those who represent you at all levels, to include those who work in government in unelected positions.

Councilwoman Dr. Kennion spoke as a faculty member of STHS and a mother on the loss of Ryan White. She stated that she did not have any interactions with this student until another student reminded her of a situation on last week. She asks that we pause for a moment of silence for Ryan White.

7. ADJOURN

Motioned by Vice Chairman Talbert. Seconded by Councilwoman Kennion. The meeting adjourned at 7:44pm.

EDGEFIELD COUNTY COUNCIL
January 12, 2021
6:00 PM
County Council Chambers

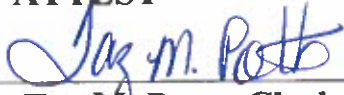
To watch the County Council Meeting live via YouTube: Subscribe to our YouTube Page – Edgefield County Government. You’ll be able to see upcoming meetings and can be notified when we go live.

Edgefield County Council



H. Scott Cooper, Chair

ATTEST



Taz M. Potts, Clerk to Council