

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument 202100003075 OR Book Page 1899 340

The Edgefield County Council held a Regular Council Meeting at 6:00 PM Tuesday, May 4, 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

**Members absent**

- Tiffani Ireland, Councilwoman

202100003075  
Filed for Record in  
EDGEFIELD COUNTY, SC  
CHARLES L. REEL, CLERK OF COURT  
07-19-2021 At 08:45 am.  
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OR Book 1899 Page 340 - 362

**Others present**

- Roger LeDuc, Interim County Administrator
- Dana Waters, Finance Director
- Andrew Marine, County Attorney
- Taz Potts, Council Clerk and others as per list attached

**I. CALL TO ORDER**

Chairman Cooper called the meeting to order. The invocation was given by Rev. Josh McClendon, Pastor of Phillipi Baptist Church Johnston, SC  
The Pledge of Allegiance was then recited.

**II. APPROVAL OF AGENDA**

\*\*Chairman Cooper stated that Council just received some information late this afternoon from the three Sheriff Offices (Edgefield, Saluda, and McCormick) as it relates to our potential of doing a Multi-County Law Enforcement Center or Detention Center, being that it was discussed on last month, it was motioned by Chairman Scott Cooper and second Vice Chairman to add the received information to the old agenda item #7. Councilman Campbell stated that since we have not seen this information as of yet, there is no reason to have to discuss it tonight, asking that it be deferred until next meeting, so that Council will have time to read the information and understand it. Motion dies. It will be continued in June.

Motion to approve the Agenda as is was made by Councilman Campbell, seconded by Vice-Chairman Talbert. Motion passes unanimously.

**III. APPROVAL OF THE MINUTES**

1. March 16, 2021 Budget Workshop Session- Motioned by Vice-Chairman Talbert second by Councilman Campbell. Motioned passed unanimously.
2. March 31, 2021 Special Called Meeting-Motioned by Councilman Campbell second by Councilwoman Kennion. Motioned passed unanimously.

**IV. GUEST SPEAKERS**

None.

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899 341

**V. COMMENTS FROM THE PUBLIC**

**Agenda Items other than Public Hearing Matters**

Edgefield County Code of Ordinances, Chapter 2, Section 2-52, Rule 23 governs public comments. Any citizens may sign up to speak at any regular meeting of the county council on matters pertaining to county services and operations, but not on personnel matters. Interested citizens may sign an agenda list maintained by the clerk to council prior to each regular meeting. Each citizen shall be eligible to speak for a maximum of 5 minutes. Additionally, the period for citizen comments shall be limited to a total of 30 minutes. All citizens participating in the citizen comment period shall be subject to recognition by the presiding officer and shall address the presiding officer directly. The comment period should not be a debate period between council members and members of the public. Written comments may be submitted to the clerk to council at any time.

**\*\* Persons speaking are part of the official minutes\*\***

**Jason Whinghter-** Developer for Windsor Place on Murrah Rd. that development was zoned a couple of years ago. I am asking that the 90-day Moratorium that you would consider exemptions for PD's, there is some language that needs to be considered tonight, because the PD that we have approved, we are locked in, so that you know what you are getting, how many lots and other conditions that were adopted in 2019, along with the developer agreement that was signed with Edgefield County and Edgefield County Water and Sewer Authority, to make sure that we had water and sewer capacity. There should not be any surprises with that development as we go forward. So I would ask that you consider that exemption and allow PD's to continue to submit major subdivision plans that comply with that PD.

**Lewis Pazdalski** - 166 Rolling Hills Drive. The concerns would be items 6 and 7. The ½ acres that they are talking about, is there anything done for the safety, sanitation of the community at large? Is there anything done with the EPA or an environmental study done to show the impact of what's going to happen with the small lots? Where should it be determined as for perk tests or anything according to that nature? The second thing is Item 7 Line 4 in reference to Edgefield County holding small group meetings. Small Group meetings have a tendency to act in a fashion to divide and conquer, which brings us down to the smaller groups where we don't see what everyone is saying. I would strongly urge the County Council to bring ourselves into a large group, that we can communicate and see what each and everyone of us think so we can address those issues as a County and not as individuals. Thank You.

**Rick Oster-** My name is Dr. Rick Oster, I live 55 Highwater Drive, Edgefield. I know that you all have a vote tonight with the Planning Commission recommendation to return to the Comprehensive Plan, before it was changed, and to basically scrap the LMO. I would like to endorse that strongly, and not only the LMO, but right now any LMO. We do not have to divide the county into zones, like something out the hunger games, and tell each person how their land is supposed to be managed. We don't have to do that to foster growth, we don't have to do that to move forward. We can do it with the comprehensive plan, we can do it with the ordinances. If not, let's discuss it. I haven't heard that discussion anywhere yet. Every discussion involves moving forward and retooling the LMO. They are likely thousands of people in this county, that don't want the County to tell them how to manage their land. Many of us moved here for that reason. We need to have a discussion that addresses that, particularly for the rural areas of the County. If you look at the divide and consternation, that has occurred before this, to disregard that, disregards a ton of constituents, and I don't think it speaks to an even handed process. So I would like for you to entertain that and bring it into a discussion at some point. Thank You.

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument Book Page  
202100003075 OR 1899 342

**John Pettigrew-** Thank You for unanimously approving the 90-day moratorium at the last meeting. I think that was a wise move. I think that it will allow for a pause, it will allow our County, our planning commission and our citizens, to have input as to future land use in Edgefield County. Mr. Whinghter who spoke before me and asking for an exemption for already approved planned developments, I think that is a good idea, you all have already approved those developments, you're going to know what they are going to look like, so I think that it is only fair that planned development that has already been approved, that if they need to approve the next phase, to go ahead and do that. So I support what he was talking about. I believe that there is a potential amendment on the agenda to do just that. Over the last few months, I have heard a lot of comment about the moratorium and what it does and doesn't do. There has been some confusion, I know at the last meeting, Mr. Campbell tried to clear that up, but I think a few things need to be reiterated as we move to third reading. 1) It only applies to major subdivisions which is shortly defined in our ordinance as over 10 or more lots, 2) It does not apply to the towns Edgefield, Johnston, Trenton or North Augusta. It is very limited in scope, and it allows for most developments to continue in Edgefield County. If someone wants to build a commercial business anywhere in the County, then come on, we are open for business. If someone wants to build an industrial business in the County, then come on, we are open for business. If someone wants to divide land into a subdivision of 10 or fewer lots, then come on, we are open for business. If someone wants to build on one of the major subdivision lots, there are so many that have been approved and waiting to be built on, or those that are in the pipeline of subdivision lots, then come on we are open for business.

Moratorium are an effective planning tool. The past several years they have been used in a number of communities across our state such as Chapin, Clemson, Mount Pleasant, and Lake Wiley. A lot of fast growing areas has seen the need to put in moratoriums some for a 180 days or more, to give them time to take a pause, to catch up, to be ready for the growth that is coming, to make sure that they get it right. A moratorium is simply a pause or a time out, just like the coaches who call a time out at a game, to pause, regroup or to make a plan. Often the team will come out and play better.

Hopefully Edgefield County will come and do better after our moratorium. It sends a message I think that Edgefield County is going to take the time to listen to the citizens, to get input, and to write a plan that will best fit our County and the needs of our County. So I ask you to continue on third reading and approve the moratorium and give us time to better prepare for growth, get the land use done right and before it's too late. Thank you very much.

**Charles Kemp-** Charles Kemp-When I read the item #5 under old business and new business that there were two items that could affect the moratorium, first is the moratorium that restricts the size of the lots with no community effort

The county might want to discuss these two along with the third reading of the moratorium. I thought that it was a sound decision at the last meeting to pass the moratorium it was unanimous and I think that is great, but when I read this I thought that someone had decided or it appeared to be another push to not pass the moratorium. These two items should not have any bearings if we pass the moratorium or not. The moratorium is a pause where we can have proper zoning and be ready to receive the impending growth, we are going to encounter. I think that the debate and the

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument 202100003075 OR Book Page 1899 343

Charleston, or Greenwood, or some other newspaper were to get wind of some of these things that are going on, and decide to start investigating what's going on in our County, or write an article about us, it might not look favorable. So let's put down our weapons and try to be considerate of our fellow council members, and also the people of this great county. And when I say that, what I don't like in this whole episode, I don't get on Facebook or contribute to it, but to be arguing and bickering back and forth on Facebook is not the way we need to be, If you disagree with somebody, I don't think that you need to air their dirty and attack them publically, and run them down. And I also think that if there are attacking you publically on Facebook, that you should not respond. I think that we need to live by whoever is without sin, cast the first stone. Whoever sits down on their computer at night and wants to get back at these people, we are no longer using our tongues, we are using these 10 digits on our phones and on our computers, and I am making an appeal to everybody to try and stay away from that type of attitude, and try to get together as a county. Thank You.

**VI. REPORTS**

Monthly reports for March 2021

(SEE DEPARTMENTAL REPORTS)

Agenda/Minutes of the following meetings:

Economic Development Committee-----3/11/2021

**VII. CONSENT AGENDA**

While developing the agenda, routine or noncontroversial items are placed on the consent agenda, which is a part of the regular agenda. If any member objects to including an item on the consent agenda, that item shall be moved to the regular agenda as an action item requiring discussion. The remaining consent items shall be adopted in a single vote without discussion.

- 1. Consideration of reappointment to ECWSA ..... Ray Johnson  
Ken Smith
- 2. Board of Zoning and Appeals reappointment.....James Cook

**Consent Agenda Ends Here**

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**VIII. PUBLIC HEARING**

- 1. Consideration of Approval of Public Reading of Ordinance Number 20-21-782, "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 John McCracking, his Successors and Assigns."  
**In Spring 2018 Edgefield County completed relocating the offices located in the old Neighborhood Center at 400 Church St. in Edgefield. Council approved advertising the building for sale with an asking price of \$50,000. Mr. McCracking has offered to purchase the building for \$50,000.**

**John Pettigew**-I did have a couple of questions. I did not recall seeing this for sale for 50,000. Could someone tell me when and where this was advertised? Administrator LeDuc stated that

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899 344

they checked it out today and sent Pettigrew a response. LeDuc stated that it was put in the advertiser and also on Gov. deals when Jennifer Gilley was here several months ago. Chairman Cooper stated that he remembered there being a lower offer but they declined id not go with that offer. Pettigrew asked how much acreage is included in that sale? LeDuc stated that they are buying the building and the property. Pettigrew asked has there been an appraisal done? LeDuc stated that it was before his time. Chairman Cooper stated that he thought there was an appraisal, but the building has been there for a long time with no offers.

2. Consideration of Approval of Public Hearing Reading of Ordinance Number 20-21-783, "An Ordinance Repealing Section 2-314 of the Edgefield County Code of Ordinances"

**In the FY 2020-21 budget, Council approved consolidated the Countywide Recreation budget into the General Fund budget. Staff recently became aware that Section 2-314 requires that the revenues and expenses of the Countywide Recreation be in a special revenue fund. This ordinance will delete this requirement and allow the consolidation within the General Fund.**

3. Consideration of Approval of the Public Reading of Ordinance Number 20-21-784, "An Ordinance Providing for the FY 2021-2022 General Operating Budget and Establishing Ancillary Budgets for Debt Service, E-911 Administration, Industrial Park, Solid Waste Disposal, Victims' Bill of Rights, Emergency Medical Services, Road Maintenance, Tri-County Solicitor, Assistant Solicitor, School Resource Officer #1, School Resource Officer #2, School Resource Officer #3, School Resource Officer #4, School Resource Officer #5, School Resource Officer #6, Event Security, Sheriff Grants, Clerk of Court Grants, Pre Trial Intervention, SRO Grant, and Criminal Domestic Violence"

**The FY 2021-2022 General Operating budget and revenue fund budgets are included for your review. The proposed General Fund budget is \$12,219,667. The County is anticipating the use of \$1,179,703 from the fund balance for general operations in order to balance our expenditures and revenue budgets for the general fund. This budget will still leave 4.2 months of operating expenditures in our reserves.**

4. Consideration of Approval of Public Hearing Reading of Ordinance Number 20-21-785, "An Ordinance Amending the County of Edgefield Comprehensive Land Use and Transportation Plan.

**During the March meeting of County Council, Council passed Resolution Number 20-21-1136. This resolution requested the Planning Commission to reexamine the section of the Comprehensive Plan that were changed at third reading and approval of the current plan in June 2019. The Planning Commission reviewed the request at their March 11<sup>th</sup> meeting. The Planning Commission recommends revising the Comprehensive Land Use and Transportation Plan to the original wording that was in place prior to the June, 2019 changes.**

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899 345

that was what most citizens has spent (2) years going through recommending. What I am recommending tonight that you consider and let it go back to what it was as of March 2019, since nobody knows what the changes have been, and they tried to compare it, but those are large documents. If we go back there and start with a clean bill, and put the densities back in the wording and back on the zoning map, we are starting where the citizens wanted to be, and then let's come together, and work together and see what we can do to help design the vision that Edgefield County citizens have. Right now and for the last couple of years, we have been the vision of developers. And I think that we need to slow it down, we are moving too fast and it's not helping Edgefield County, nor the citizens. Thank You.

**IX. OLD BUSINESS**

1. Consideration of Approval of Second Reading of Ordinance Number 20-21-782, "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 John McCracking, his Successors and Assigns."

**In Spring 2018 Edgefield County completed relocating the offices located in the old Neighborhood Center at 400 Church St. in Edgefield. Council approved advertising the building for sale with an asking price of \$50,000. Mr. McCracking has offered to purchase the building for \$50,000.**

**(Exhibit I)**

Motion made by Councilman Campbell, seconded by Councilwoman Kennion

Motion passes unanimously.

2. Consideration of Approval of Second Reading of Ordinance Number 20-21-783, "An Ordinance Repealing Section 2-314 of the Edgefield County Code of Ordinances"

**In the FY 2020-21 budget, Council approved consolidated the Countywide Recreation budget into the General Fund budget. Staff recently became aware that Section 2-314 requires that the revenues and expenses of the Countywide Recreation be in a special revenue fund. This ordinance will delete this requirement and allow the consolidation within the General Fund.**

**(Exhibit II)**

Motion made by Vice Chairman Talbert, seconded by Chairman Cooper

Motion passes unanimously.

3. Consideration of Approval of the Second Reading of Ordinance Number 20-21-784, "An Ordinance Providing for the FY 2021-2022 General Operating Budget and Establishing Ancillary Budgets for Debt Service, E-911 Administration, Industrial Park, Solid Waste Disposal, Victims' Bill of Rights, Emergency Medical Services, Road Maintenance, Tri-County Solicitor, Assistant Solicitor, School Resource Officer #1, School Resource Officer #2, School Resource Officer #3, School Resource Officer #4, School Resource Officer #5, School Resource Officer #6, Event Security, Sheriff Grants, Clerk of Court Grants, Pre Trial Intervention, SRO Grant, and Criminal Domestic Violence"

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument Book Page  
202100003075 OR 1899 346

**The FY 2021-2022 General Operating budget and revenue fund budgets are included for your review. The proposed General Fund budget is \$12,219,667. The County is anticipating the use of \$1,179,703 from the fund balance for general operations in order to balance our expenditures and revenue budgets for the general fund. This budget will still leave 4.2 months of operating expenditures in our reserves. Since the first reading we received additional information from the Federal and State government concerning revenue received for the National Forest property and payments for Medical Indigent.**

**(Exhibit III)**

Interim Administration LeDuc stated that as we go through the budget process, we receive Federal and State Information regarding changes. From the National Forrest We will be receiving less money. Received a letter from the Medical Indigent Fund that we support, will not need to put much funds this year. There are other minor changes from the Sheriffs Department, we are needing \$6314.00 less than what was previously discussed in regards to the Reserves.

Motion made by Vice-Chairman Talbert, seconded by Councilman Campbell.

Councilman Campbell stated the items mentioned by the Administrator is typical, because sometimes 1<sup>st</sup> and 2<sup>nd</sup> readings will have changes in the budget such as pension changes, or legislature changes. Councilman Campbell asked that for the changes that are made in the budget, he would like a list of the line items that were changed for clarification at the next meeting. Motion passes unanimously.

4. Consideration of Approval of Second Reading of Ordinance Number 20-21-785, "An Ordinance Amending the County of Edgefield Comprehensive Land Use and Transportation Plan.

**During the March meeting of County Council, Council passed Resolution Number 20-21-1136. This resolution requested the Planning Commission to reexamine the section of the Comprehensive Plan that were changed at third reading and approval of the current plan in June 2019. The Planning Commission reviewed the request at their March 11<sup>th</sup> meeting. The Planning Commission recommends revising the Comprehensive Land Use and Transportation Plan to the original wording that was in place prior to the June, 2019 changes.**

**(Exhibit IV)**

Motion made by Chairman Cooper, seconded by Vice Chairman Talbert

Councilman Campbell asked our County Attorney that what was said in the public hearing, would this revert back to the second reading. County Attorney Marine stated that this will be put back the way it was before it was amended in May 2019. Motion passes unanimously.

5. Consideration of Approval of Third Reading of Ordinance Number 20-21-780, "An Ordinance Adopting a Ninety Day Moratorium on the Acceptance of

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book      Page  
202100003075 OR      1899      347

Applications for Land Use, Development, or Subdivision Concept Plans, and to Provide for an Immediate Effective Date”

**This ordinance would prohibit Edgefield County from receiving any new plans for major subdivisions for 90 days. The ordinance would not affect the issuance of building plans or final plat approval for subdivisions that have previously been approved by the Planning Commission. However any new phase of an already approved Planned Development phase cannot proceed as per our Attorney Andrew Marine. If you want previously approved Planned Developments to not be affected by the ordinance, you would need to amend the ordinance by adding the following section, 2(F): This section shall not apply to any applications submitted from the developer of a previously approved Planned Develop District, for the approval of any major subdivisions within said Planned Develop District. Under “New Business” are two items which may affect the moratorium. The first is an ordinance which restricts the minimum size of lots where no community water and/or sewer is available. The second is a discussion based on the Planning Commission’s recommendation to remove the current LMO from consideration. Council may want to discuss these two items along with the third reading of the moratorium.**

**(Exhibit V)**

County Attorney Marine stated that our moratorium did not state any planned developments. The question that has been asked is if developers can apply for planned development. A planned development is a rezoning request, a moratorium does not affect a rezoning request. But as a plan is being developed there will be different phases that are being developed where they are submitting plans to the planning commission for major subdivisions, those are subject to the moratorium, unless we exclude those major subdivisions, within existing PD zoning. Marine recommends that we add a paragraph(2F) which reads: This section shall not apply to any applications submitted from the developer of a previously approved Planned Development District for approval of any major subdivisions within said Planned Development District.

Motion made by Vice Chairman Talbert, seconded by Councilman Campbell Motion passes unanimously. Chairman Cooper made a motion to amend the ordinance to add Section 2F to the Ordinance which reads: This section shall not apply to any applications submitted from the developer of a previously approved Planned Development District for approval of any major subdivisions within said Planned Development District, seconded by Councilman Campbell. Councilman Campbell stated that in the past, there have been (2) PD’s that Council have approved that was for the whole of the project, that was brought down to phases, and that these phases would be a major subdivision in which we already approved. Motion passes unanimously. Chairman Cooper stated the following comments: Where we are sitting today for his meeting, we are 15 miles to Sweetwater Baptist Church, 33 miles to Greenwood, 21 miles to Plum Branch, 21 miles to Saluda, and we’re talking about putting a moratorium on anything that



EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899    348

over that 10 lots, 10 housing units in a region where there is a shortage of housing. Even though we have housing approved, we are talking a large geographical area where we are putting it in place. That will have unintended consequences on land owners, and developers, who may have a future plan to do something different. If we had never entered a discussion about ordinances, this probably would not be an issue. But since we are discussing ordinances to protect peoples private property, that's one of the purposes of the LMO. Chairman Cooper referenced to the letters that was in our given in our packet concerning moratorium and stated that he doesn't think that it's a good idea to pass the moratorium. Councilman Campbell stated there are some things that Chairman Cooper stated that needs clarification, but for all the reasons why the moratorium is a fine thing to do. Councilman Campbell stated that other parts of the agenda here are individual issues that should stand on their own, when we talk about support for the moratorium, I have heard citizens say that they are for the moratorium, and the Trenton Town Council, the Edgefield Town Council passed a resolution and Johnston unanimously rejected the resolution, so not everyone is in favor of what the two Town Councils passed. I was making sure that everyone was clear at this point before we vote. Motion passes 3-1. Chairman Cooper opposed.

6. Consideration of Approval of Third Reading of Ordinance Number 20-21-781, "An Ordinance Authorizing The Development of A Jointly Owned and Operated Industrial/Business park in Conjunction with Aiken County, such Industrial/Business Park to be Geographically Located in Aiken County and Established Pursuant to Sec. 4-1-170 of the Code of Laws of South Carolina, 1976, as amended; To Provide For a Written Agreement with Aiken County to Provide for the Expenses of the park, The percentage of Revenue Application, and the distribution of Fees In Lieu of Ad Valorem Taxation; and Other Matters Related Thereto. (Central States Manufacturing, Inc.)

**This ordinance is to establish a multi-county industrial park (MCIP) with Aiken County. The park will be located in Aiken 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. Edgefield County will receive 1% of the Fee in Lieu of Taxes This is a just a procedural function; it will not involve Edgefield County creating a new industrial park requiring investment on the part of Edgefield County.**

**(Exhibit VI)**

Motion made by Councilman Campbell, seconded by Councilwoman Kennion. Motion passes unanimously.

X. NEW BUSINESS

1. Consideration of Approval of Resolution Number 20-11-1135 "A Resolution Recognizing Will Williams."

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument Book Page  
202100003075 OR 1899 349

**This resolution is recognition by Council of Mr. Williams tireless effort to recruit industrial development to Edgefield County, his recent success with Generac Power Systems, and the many accolades he has received from his peers.**

**(Exhibit VII)**

Motioned by Councilman Campbell and seconded by Vice Chairman Talbert.

Motion passes unanimously.

- XI. EXECUTIVE SESSION – If Council would like to get further information concerning the next few contractual agreements called Project Light, you can request to go into Executive Session. The executive session would fall under a legal and contractual issue.**

Motioned by Vice Chairman Talbert, second by Chairman Cooper to go into executive session, Motion passes unanimously. Motioned by Vice Chairman Talbert seconded by Councilman Campbell to come out of Executive Session. Motion passed unanimously.

2. Consideration of Approval of Resolution Number 20-21-1136  
**“A RESOLUTION AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A fee in lieu of tax and incentive AGREEMENT BY AND BETWEEN EDGEFIELD COUNTY, SOUTH CAROLINA (THE “COUNTY”) AND A COMPANY KNOWN TO THE COUNTY AS PROJECT LIGHT, acting for itself, ONE OR MORE affiliates, and/or other project sponsors (COLLECTIVELY, THE “company”), pursuant to which the county shall covenant to accept certain negotiated fees in lieu of ad valorem taxes with respect to THE ESTABLISHMENT AND/OR Expansion OF CERTAIN FACILITIES IN THE COUNTY (THE “PROJECT”); (2) the benefits of a multi-county industrial or business park to be made available to the company and the project; (3) CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH THE PROJECT; AND (4) OTHER MATTERS RELATING THERETO.”**

Interim Administrator explained the next (1-4) items on the Agenda. This resolution will allow the county to enter into fee in lieu agreement for project light. Interim Administrator LeDuc explained all of the Ordinances. LeDuc stated that the following resolution is saying that you resolve to enter into an agreement for a fee in lieu for this project. The fee in lieu for this project would be an investment of 20 to 30 million dollars if you pass this resolution. The next item will be the actual fee in lieu to and approving for first reading, then there is two multi-county parks, one is for the Aiken County for the same project and to get a tax break with the state government, we use a multi county incentive with 1% of that going to Edgefield County. For our investment, we're using Aiken County as our partner and the 1% of ours will go to Aiken County, all for tax purposes.

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument 202100003075 OR Book Page 1899 350

Motioned by Councilman Campbell, second by Councilwoman Kennion. Motion passes unanimously.

3. Consideration of Approval of First Reading of Ordinance Number 20-21-788  
**“AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT BY AND BETWEEN EDGEFIELD COUNTY, SOUTH CAROLINA (THE “COUNTY”), A COMPANY KNOWN TO THE COUNTY AS PROJECT LIGHT AND ITS SUBSIDIARY, ACTING FOR ITSELF, ONE OR MORE AFFILIATES, AND/OR OTHER PROJECT SPONSORS (COLLECTIVELY, THE “COMPANY”), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF AD VALOREM TAXES WITH RESPECT TO THE ESTABLISHMENT AND/OR EXPANSION OF CERTAIN FACILITIES IN THE COUNTY (THE “PROJECT”); (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; (3) CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH THE PROJECT; AND (4) OTHER MATTERS RELATING THERETO.”**

This is a multi-million dollar fee in lieu project that will bring the County over a hundred thousand in new revenue once it's completed. Further details will unfold as we move forward with this unique project.

Motioned by Vice Chairman Talbert, second by Councilman Campbell, Motion passed unanimously.

4. Consideration of Approval of First Reading of Ordinance Number 20-21-786  
**“AN ORDINANCE AUTHORIZING THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH AIKEN COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN AIKEN COUNTY AND ESTABLISHED PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH AIKEN COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXATAION; 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 Aiken 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. Edgefield County will receive 1% of the Fee in Lieu of Taxes

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899    351

This is a just a procedural function; it will not involve Edgefield County creating a new industrial park requiring investment on the part of Edgefield County.

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

5. Consideration of Approval of First Reading of Ordinance Number 20-21-787

**AN ORDINANCE AUTHORIZING THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/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 A WRITTEN AGREEMENT WITH AIKEN COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, 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 Edgefield 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 receive 1% of the Fee in Lieu of Taxes This is a just a procedural function; it will not involve Edgefield County creating a new industrial park requiring investment on the part of Aiken County.

Motioned by Councilman Campbell, seconded by Councilwoman Kennion. Motion passed unanimously.

6. Consideration of Approval of First Reading of Ordinance Number 20-21-789

**AN ORDINANCE TO AMEND CHAPTER 24-174 OF THE EDGEFIELD COUNTY LAND ORDINANCE.**

Interim Administrator LeDuc stated that at the last Planning Commission Meeting, A project came forward that wanted to put a large number of lots without water, domestic water, community water and without sewer. All of the properties would be on wells and septic tanks. Once reviewed and if passed the first reading, it will then go back to the planning commission for their recommendation. They expressed great concern about drilling numerous wells on small lots especially when septic system are planned. We are recommending requiring a minimum 1/2 acre lots for areas with community water but without community sewer. Those areas without community water and sewer would require a minimum 1 acre lot. Councilman Kennion asked, there is no ordinance in place at this time? She stated that DHEC states that a well has to be 100 ft. from a septic tank. LeDuc stated that the purpose of this ordinance is to protect the entire county. Councilwoman Kennion stated that she don't see how there will be 77 houses on Nicholson Rd. with 1/2 acre lots? LeDuc stated that if this approved tonight, and you say that it's one acre in that area, they will not be able to put all those lots in the Nicolson Rd. area. Currently they don't need a 1/2 acre lot to do that. Chairman Cooper stated that this is an example of why we need ordinances in

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899    352

place to protect ourselves, and currently, with situation that Councilwoman Kennion mentioned about, DHEC could approve or deny it, but we don't have anything currently in place to protect the residents, and this would help protect them. Councilman Campbell stated that he is glad that this is being done, but why is it 1 acre, instead of 1.5, 2, or 3 acres? LeDuc stated that they looked into other counties that already had this that is why it is being asked to approve this on first reading, so that it could go back to the planning commission on next week and let them review it. We wanted to get this before council to get this moving so that the planning commission could make their recommendation and bring it back to Council for second reading. Councilman Campbell stated that this is on paved roads, what about the unpaved roads? LeDuc stated that subdividing property on an unpaved road is different than on a paved road. Councilman Campbell asked if it passes tonight, will the Planning Commission take this up on this week. LeDuc stated the following week. Councilman Campbell stated that part of what we are passing tonight says that the ordinance will be effective after advertisement for the public hearing. Does that mean the planning commission public hearing or our public hearing? County Attorney Andrew Marine stated that it would be the council's public hearing. Councilwoman stated for clarification that it this passed tonight and sent to the planning commission for their recommendations, and it is brought back to Council to review, and if we dislike it, we can change it? LeDuc stated that is correct. The Planning Commission by state law are a recommending body, so they would look at what we have, make a recommendation to Council, and Council can always make changes to whatever you receive from the planning commission. Vice Chairman Talbert commented that when he bought his property years ago, it was required that it had to be 1 acre before you could build on it. And I end up draining my neighbors well and I just don't want this to happen to anyone else. Motioned by Chairman Cooper, second by Councilman Campbell. Motion passed unanimously.

**7. Discussion of a recommendation by the Planning Commission to remove the current LMO draft from consideration.**

Interim Administrator Roger LeDuc stated that he has spoken to a lot of people that have their opinions concerning the LMO that we have. Not saying that it should be tossed out completely or modified or what we need to do, which will be a discussion that we'll be having this summer. LeDuc stated that he would like to reserve judgement until we have all the small group meetings and hear from the public. But due to so much talk and discussion, the existing ordinances that are in place is the rule of law until we decide differently. The Planning Commission decided to push it out of the way, which is now brought to Council for their consideration. Chairman Cooper stated that we don't have to vote on this, we could either table it or discuss it. Vice Chairman Talbert stated that we have been talking about this for a long time, and if the planning commission's recommendation is to remove it, I think we should follow their recommendation, until we can get something better. Councilman Campbell stated that he has

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899 353

received at least 2 calls from constituents who were confused about this, the way it has been presented by the planning commission and the way we have presented it tonight as if the LMO is dead. Councilman Campbell stated that there will be LMO, but not this one. Councilman Campbell stated that he is fine with removing the current LMO draft from consideration if that's what we all want to call it, but I think we need to be transparent with citizens here, that is not the reality of what will likely happen. Councilman Campbell stated that half of the LMO is current ordinances which includes zoning ordinances, which has been here for 20 years. The current LMO draft has sections that are related to how people apply for permits, penalties for the violators, guidelines for environmental protection, and some number of rules and regulations that match requirements for any state or federal laws. Those areas have almost received no comment in any form, which will likely be part of the new LMO which will come from the old LMO. Councilman Campbell stated that there is more in the LMO draft than people think, they are just focusing on the one part. The part of the current draft of the LMO is the section that describe the actual zoning. Councilman Campbell states that he's happy with what the planning commission has decided concerning the LMO, but don't want the citizens confused in thinking that there is no more LMO, but we can't expect people to walk into these small group meetings and comment on something that doesn't exist. The citizens still need to tell us what they like or don't like in the proposed LMO draft, because that is a great way to determine what you do or don't want. Councilman Campbell stated that even though we don't need to vote on this tonight, do we leave the current LMO draft on the website so that the people could see something to comment about? If we are dismissing this tonight, what do the people comment on when they walk into the small meetings? How do we explain this to the citizens without causing further confusion? Councilman Campbell stated to let the Planning Commission go, let them handle it, the ball is in their court.

8. **Countywide Broadband Plan for Edgefield County.** Councilwomen Kennion and Ireland were appointed by County Council to help develop a plan to provide high-speed broadband throughout the County. The first of several meeting was held recently with Aiken Electric Co-Operative and The Economic Development Partnership. We discussed an overall plan to provide broadband throughout the County over the next 30 months starting later this summer. Councilwomen Kennion stated that she met this week with Will Williams, Economic Development, and Tucker Williams with Aiken Cooperative. Aiken Cooperative will begin installing broadband in Edgefield to all Aiken Cooperative customers starting later this year with a \$99 installation fee, which will begin service into your homes. This will include your router, with no router fees. Carolina Connect a South Carolina Company will supply the Wi-Fi service to the customers for \$49.95/month for 100 megabytes. They will be supplying this service for Aiken Coop, Newberry and Mid Carolina Coop. They hope to cover the entire county by the end of 2023, with a total investment of up to \$27 million dollars. The County

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument Book Page  
202100003075 OR 1899 354

will need to determine if any of Dominion energy territories need broadband from Aiken Coop. Many if these areas may have accurate broadband from a current provider. Since these are then on Aiken Coop areas, the county may need to provide funding for these lines. Councilwoman Kennion stated that she hopes to have any agreement finalized by the end of the summer or early fall. We anticipate more meetings with Aiken Coop over the next few months. Tiffany and I hope to get together again with Will Williams and the Aiken Coop crew to get further information so that we can bring it back to council. Councilwoman stated that this a god venture for everyone, and being that she works in the Edgefield County School District, she was not aware that so many students need the Wi-Fi service, especially in Vice Chairman Talbert District and Councilwoman Irelands District. Councilwoman Kennion stated that when Edgefield County provided Wi-Fi on the buses for the students, it did not do any justice. Many students would have to come to the school and even on the weekend in the parking lot just to do their homework. Councilwoman Kennion stated that we have been pushing for this and our economic developer and CEO Mr. Will Williams found a way to make this happen, and I want to thank him from the bottom of my heart.

9. Consideration of Approval of a Marketing Plan to Promote the County's Incentive Zones to Bring More Attention to those Commercial Development incentive. Passed by council in 2018, Incentive Zones are located in Edgefield County outside each of the three towns. Council member Dean Campbell has been working with the Economic Development partnership to create a marketing plan for the County to bring more attention to the County's Incentive Zones. This marketing plan would take advantage of the positive economic development momentum of the Generac announcement by targeting communications specifically to the kinds of businesses that would be interested in commercial development. The funding needed for this plan would come from the Economic Development Fund, which is designated for used such as this Marketing Plan **(Exhibit XIII)**

Councilman Campbell stated the following:

I've been working with the Economic Development Partnership, specifically with Will Williams and his marketing person. My background, education, experience, and current job all revolve around public relations and marketing, which is one reason I asked that we do something like this as a County.

The purpose of this marketing plan is to promote the Incentive Zones in Edgefield County and encourage commercial businesses inside and outside of Edgefield County to locate there. These are the Incentive Zones that are located around each of the three towns.

The audience for the marketing includes stakeholders with influence in commercial and small business development and location. Also, this plan will target other groups that may also be able to assist in recruiting businesses to these

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument 202100003075 OR Book 1899 Page 355

zones. The aim of the Plan is less general public and more specific to who can locate/utilize the Incentive Zones.

Remember, Council has already approved the incentives and the map, so we are just taking the next logical step. Commercial businesses have to know about the zones to consider locating in them.

The key messaging is the following:

- Edgefield County is growing, creating more customers for commercial businesses.
- Generac Power Systems has just made a multi-million dollar investment in a new manufacturing facility in Edgefield County, creating a minimum of 450 new jobs and cementing the growth that will continue to come to Edgefield County.
- Since the incentive zones are located next to Edgefield, Johnston, and Trenton, it gives new businesses locating there a strategic advantage by being closer to a defined set of potential customers.

There are five resources that will be needed to properly execute this plan:

- A marketing company with experience in promoting the Plan as defined, plus other suggestions Council or staff wants to consider.
  - An Edgefield County staff person who would ensure that the Plan is executed. Total time spent by that staff person should average less than a few hours per week once everything is in place, but will likely require more time in the beginning as everything is being set up.
  - A staff member of the Economic Development Partnership team who can interface with the Edgefield County staff member as necessary.
  - Some financial investment on behalf of the County.
  - A dedicated, simplified guide to the program, requirements, and step-by-step instructions will be needed for the participants of the Incentives program. Also, any supporting materials, such as how businesses demonstrate meeting their benchmarks, who reviews these and keeps track, standard application, and locating specific parcels of land that would make good starting point, which will require some additional Edgefield County staff time.
- All of this starts with having a marketing company in place by July 1, or as close to that date as possible.

Funding to execute this plan is estimated to be \$50,000, and all costs paid for from the Economic Development Fund, which is what the fund is for.

This is our opportunity to take advantage of the Generac momentum and show commercial businesses that we have pre-determined areas where, if they locate there, it's a win for them; it's a win for our three towns; and it's a win for the county.



EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899 356

Chairman Cooper asked are there any companies in mind that you would solicit and RFP from? Are you aware of a company that would do this for a county our size? Councilman Campbell stated that we would start out with a blanket way of attracting companies through geo-fencing and certain advertisements and specific emails to various and assentry realtors who handle commercial and small businesses who look for expansions. Chairman Cooper asked Mr. Will Williams if we were to hire a marketing company for one year are you aware of a couple of companies that would reply to such an RFP? Mr. Williams stated that they have relationships with several firms that would be able to do that, and there is one firm that would specifically focus on smaller communities. Interim Administrator LeDuc stated that these incentive zones are set up in all the counties throughout the United States, and there are a number of firms that have already done this in other counties in South Carolina, and Leduc stated that he would be working closely with Will Williams and that Mrs. Lakeisha Bryant will be the staff person that will be working with the marketing firm, and Mr. Doc Hart will be identifying parcels. Motion made by Vice-Chairman Talbert, seconded by Councilwoman Kennion. Motion passed unanimously.

10. **Approval to purchase vehicles from current bond reserves.** Three vehicles are needed for Building/Inspections, Litter Control, and the Coroner totaling \$90,167 plus \$3,177.88 in equipment for the Coroner's vehicle. All three vehicle are being purchased through the State Contract. We will close out the old bond by using the remaining \$64,467.23 with the remainder taken from the recently approved \$700,000 bond. Motioned by Vice Chairman Talbert, seconded by Chairman Cooper. Motion passes unanimously.
11. **First Reading of an Ordinance to Rezone Certain Previously Zoned General-Agricultural Development District (GD) and Unzoned Property Located at Edgefield Road and Williams Road to Planned Development (PD) and approve the Concept Plan for said Property's Development.** The developer Crowell and Co. proposes to rezone 77.59 acres as PD for 202 varying sized lots. They propose 25% open space, a small 1.6 acre commercial lot, and the development fronting US 25 will be served with community water and sewer.  
The Chief National Officer and developer Mark Gilbert of Crowell and Company and Engineer David Banks with Southern Partners, explained that they would like to develop on this property. Gilbert explained that they have 202 homes that they are going to build on this property, and the estimated sales price will be about 50 million dollars, and on the development side it would invest about 8 ½ million dollars. Gilbert stated that there will be a variety of homes built, along with walking trails, dog parks and playgrounds. Gilbert stated that there was one entrance of Hwy. 25, and because of the codes there was another entrance off of Williams Rd. Gilbert stated that at the Planning Commission meeting the residents of Williams Rd. did not like that idea, but the planning commission approved for an emergency entrance even though they did not want to put the entrance at that location. Banks stated that he worked on the land planning part of the project, and it has been presented to the Planning Commission and that it meets the current ordinance as is

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899    357

without going through the (PD) process. Banks stated that they needed assurance before this large investment will be made. Dr. Kennion asked a question concerning the emergency exit on Williams Rd. and how it would affect the traffic. Gilbert stated that DOT requested to have a decal lane in the median which would be a 20 foot lane at 200 feet long for the stacking of cars to turn in. Councilman Campbell asked if the requirements were met without being a PD, why would you want to be a PD. Banks stated that Edgefield County is in the process of changing over, and that they need to be able to lock down as a long term investment, and that this is a five year plan, and that if you get into the 1<sup>st</sup> or 2<sup>nd</sup> phase of this plan nothing can be done for 90 days, we can't move forward and the property would have to be sold due to not wanting this type of development. Councilman Campbell stated that there could be additional restrictions added to this PD. Banks stated that we would like to know up front before making a large investment. Councilman Campbell asks what if Council says no to this PD. Gilbert stated that the property has not been purchased, but if we can't work out with the plan that we have, the property won't be purchased. Dr. Kennion asked will the 202 homes being built, be on less than a ½ acre lot. Gilbert stated that it will be on less than a ½ acre lot with water and sewer with 25 percent open space which is left natural with putting walking trails, etc. Chairman Cooper asked what the prices for these homes are. Gilbert stated that the prices of these homes will be from 200,000 for the Townhomes and 330,000 for the Single Family Homes. Chairman Cooper asked that the developers to consider putting back into the proposal hardy board on the front of the buildings, to bring up the cost value per home, and a lot that was asked to be left open so that could be a potential connection next door if the next lot was developed. Gilbert stated that all the homes that they are building in Edgefield County and Richmond County are all vinyl homes, because the buyers do not want to pay for the fiber cement because it comes out the builder's margin. Interim Administrator Leduc asked several questions concerning the traffic. Banks stated that many projections have not been done, until the project gets finalized. Leduc asked that he get some projection analysis of traffic going both southbound and northbound so that we can have a better understanding of what we may or may not have. Chairman Cooper asks what kind of landscaping was going along Hwy, 25 in front of the townhomes which will be the backend of the town homes that would be visible. Banks stated that there will be a 40 foot buffer that will be landscaped or natural with planted pines or lower growth plants if necessary. Councilman Campbell asked concerning lot size, what would your reaction be we ask if you could make them 1 acre or larger what would your reaction be. Gilbert stated that that he would not be interested in buying the property.

Motion by Chairman Cooper, seconded by Councilman Campbell, (for reasons of discussion) Councilman Campbell stated this is just the first reading, and he feels that we should give it until second or third reading, and get more information from Mr. Gilbert and Mr. Banks before making a decision, because we have nothing to lose by giving a first reading tonight, and we can see what they might can do after hearing our questions, and they may come back with something a little different. Motion passes unanimously.

## EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument 202100003075 OR Book 1899 Page 358

### COMMENTS FROM PUBLIC

**\*\*Individuals that weresigned to speak, have left from the meeting. \*\***

#### **All additional comments**

Edgefield County Code of Ordinances, Chapter 2, Section 2-52, Rule 23 governs public comments. Any citizens may sign up to speak at any regular meeting of the county council on matters pertaining to county services and operations, but not on personnel matters. Interested citizens may sign an agenda list maintained by the clerk to council prior to each regular meeting. Each citizen shall be eligible to speak for a maximum of 5 minutes. Additionally, the period for citizen comments shall be limited to a total of 30 minutes. All citizens participating in the citizen comment period shall be subject to recognition by the presiding officer and shall address the presiding officer directly. The comment period should not be a debate period between council members and members of the public. Written comments may be submitted to the clerk to council at any time.

### ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR

Interim Administration Leduc reported the following:

- This year is our tax reassessment year, our last reassessment was in 2017. Reassessment notices will be sent to all residents later this month. It is not a tax bill, but it's a notice to let them know that their property is being reassessed for. Most of the properties are seeing a 5-10 percent increase. The maximum by State Law is 15 percent that a property could go up in value. Once the notices go out, and the citizen feels that this is value is incorrect, they can appeal the value by talking to the assessor's office, if it can be resolved within the office, then they could go to the appeals board to get it resolved. They have 90 days to appeal. In August staff will come back and discuss what the mileage rate should be, and then it would be brought back to Council in September to be voted on.
- There have several complaints concerning our Convenience Centers. The complaint is that there are persons that do not live in Edgefield County that are bring their garbage to our convenience centers. What do we do about this problem. We have a litter control officer whose job is to make sure that if someone dumps garbage in our area, he can check to see if there is an address and makes a charge against them. What I am recommending unless Council has some thoughts otherwise is that we post signs at the convenience center that says "EDGEFIELD COUN TY USE ONLY" or "ONLY USED BY CITIZENS OF EDGEFIELD COUNTY ONLY" to let people know that it would be for Edgefield County Only. We would have the Litter Control Officer to randomly go to each of the Convenience Centers and stopping some people randomly and ask them where you live. He may spend an hour or two on Hwy. 25 where we have received the most complaints and check the other areas as well. If this is done, the only problem that I see is that I would not be able to determine if someone was a repeat offender. Verbal warning for the first time, written warning for the second time. We don't have anything that says that we could charge them, so if we are going to do this, we need to develop an ordinance that says the litter control officer could charge them and there could be a fine or an assessment. There's a problem that people would

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899    359

sell their cars, they don't have stickers now, and the cars get transferred to someone else and they are in a different County. There is no wrong or right way in doing this, if you would like stickers we will go back to it, if you would like to try the signs along with the litter control officer randomly talking to people, we will. We are just trying to find solutions to answer some of those questions. Councilwoman Kennion stated the dates that the Convenience Centers are open, and stated the biggest problem is on Tuesday and Thursday in Trenton, and that is why a highway was just adopted. Councilwoman Kennion asked if it was possible to open the convenience center everyday, which could eliminate all the trash, chairs and tires on side of the road. Leduc stated that he is open for suggestions and that it's a matter of money for everyday extra that we have it open we just have to pay someone to be there, the amount of material that we're going to get there is probably not going to increase,

But it is just paying the senior workers that we already have, and how much money we would like to spend to keep it open. If you are not opposed to the signs and the Litter Control randomly asking questions, I will have some sample of some made and bring back for your approval and hopefully this will eliminate a lot of the problems.

- Social Media- Doc Hart our building official has been designated as our information officer trying to get some information. He would go on sites and look at it, and if someone asks a question, he would simply respond and answer the question. With everything that has been going on with the planning commission, the LMO, the moratorium, a lot of this is ramping up I would like to make a suggestion, maybe once a month or twice a month Doc would have some information that he could put out on the website that would be very valuable and it could help us. If this could be done, I would like to have a Council Member or two or all members to look at the information before it is put on the County website. It would be an issue and updates of what is going on. If you are ok with it, Doc is willing to do it, only if Council is ok with it. Councilman Campbell, stated that in theory that is a good idea, but feels that all of Council would have to approve what goes on the website, if we do this Docs answers can't be in volumes but short and understandable. Chairman Cooper stated that he liked the idea and that it would drive people to view the website and it will also boost our seo/algorithms for our website.
- There were three employees Garrett Lynn, Doc Hart and Dana Waters that went through an extensive course that consisted of four segments of a leadership academy which was online and they all graduated and received certificates. I would like recognize employees that go that extra mile for leadership training.
- Small Groups- We are moving forward, the one I attended went well. On the 10<sup>th</sup> we will be meeting with a group off of Sweetwater Rd, in Scott's district, on the 11<sup>th</sup> it will be District 3 Deans district and to be determined maybe the 12<sup>th</sup> or the following week in District 4, on the 17<sup>th</sup> we will be in District 1.

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899   360

There will probably be two meetings, because they are very active. The meetings will start at 6 or 7pm. Spoke with Tiffany and she's not here tonight, due to the recovery is taking longer than anticipated. We are hoping to do the meeting on the 24<sup>th</sup>, but if not, we can move it for either on the 31<sup>st</sup> or the 1<sup>st</sup> week in June. Hopefully all of this will be finished by the 1<sup>st</sup> of June. Kevin will then take all the information that we are gathering from all of these meetings, pull it together, have all the planning commissioners from these meetings will assimilate this and try to go ahead and talk about it at the June meeting, with the idea that July-September moving forward to changing our current ordinances, and getting it back to Council.

- The Sheriff has eight vehicles that don't have any value and we are going to send them to be crushed. There are 13 vehicles that are ready to sell. Once they are sold, we don't have to insure them anymore, and insurance on the vehicles are at least 700-800 dollars. So we would like to get rid of them, make some money for the County and take them off of our insurance roll. At the last meeting, you asked us to go ahead and start a study, we had great conversation, and we have authorized them to start the study. I have received three letters today from all three sheriffs, Our Sheriff, Saluda County Sheriff and McCormick County Sheriff. They all said that they are satisfied with what they have and they are not looking in doing a Law Enforcement Center with other counties. I am hoping that Council will say to not go forward with the study, so that we don't spend the County's money which would be close to 20,000 for the study when we don't have to and we would get the same end result. Unless we hear otherwise, we will continue with the study and will make a report on June 1<sup>st</sup>. Chairman Cooper stated that his preference would be not to invest the money in a study based on what we have here and what we had decided previously to this study being recommended. Vice Chairman Talbert, stated that he is very conservative when it involves taxpayers' money and he felt that it would be a waste of tax payers money to go and have a study, knowing that all three Sheriff do not want a tri-county jail. Councilman Campbell stated that he too do not want to waste money on something that we don't need, but is disappointed that it was on our desk tonight when we got here. Leduc stated that we all knew that us having a joint center was probably unlikely, but we were going to go ahead and look anyway to make sure knowing that unless we got cooperation from the other Sheriffs it wasn't going to happen. Sheriff Rowland spoke concerning the letters. Sheriff Rowland also stated the following: Sheriff Stern opted out early on even before he took office. Sheriff Rowland stated that Mr. Cooper, Mr. Strawbridge and Sheriff Price, and he moved forward, and talked to Sheriffs of Lee and Sumter County who had went together to do this in Orangeburg and Calhoun. Lee and Sumter failed a few years after it started leaving the jail to be operated by the larger county which was Sumter County. The jail is so far away from the Sheriff office and away from Sumter with the Sheriffs traveling 25 miles to the jail every time. In Orangeburg and Calhoun it was similar, not so much

EDGEFIELD COUNTY COUNCIL MEETING

County Council Chambers

May 4, 2021

6:00 PM

Instrument      Book Page  
202100003075 OR      1899 361

that it failed but they could not keep their end of the bargain. Orangeburg did build a fantastic jail, with an impressive arrangement there, where Calhoun pays a set fee every month. Sheriff feels that there Edgefield will be there one day and that we would have lost the opportunity to have the jail here in Edgefield. Sheriff Price would like to improve his jail in Saluda and we would have to start from scratch. So not only would our local option sales tax money go into building a joint jail with Saluda in Johnston off of 121 but we would also have to have additional monies to come back and build a Sheriff's office, probably a combination with the Magistrates Office, EMS or anybody else. I think that we will be better served, the county would be better served with a centrally located here in Edgefield. It is my Constitutional duty to operate the jail, and I was elected to do that. I think the vote that was cast was to build our own jail.

6. **COMMENTS BY THE COUNTY COUNCIL CHAIR**

- Chairman Cooper received a letter from Carlos Milanés of Self Memorial Hospital stating that of the 1400 critical access hospitals in the Nation, Edgefield County is in the top 20. This was rated by the National Rural Health Association. Edgefield County will be receiving an award at their annual Conference in Kansas City on September 24, 2021.
- The first two small group meetings were held in my district and they were very good and productive
- Several Constituents visited the Upper Savannah Council of Governments on behalf of Edgefield County and looking to see what they could do to help us, and we had already in our meeting after the last planning commission had talked about bringing Rick Green to do some continuing education as it relates to planning. Our Planning Commission member are required to do continuing education annually so that they know what is legal and what is not. Our discussion prior to their visit, was to do that three hour session, which will be scheduled at some point. They have a heavy agenda at this time, but live stream it so that the citizens are aware of what their roles and responsibilities are.
- There are several resumes for a potential administrator, and Council will be contacted within the next week or two to schedule a special called meeting just to review those together.

7. **ADJOURN**

Motion made by Councilman Campbell, seconded made by Councilwoman Kennion, Motion passed unanimously. Meeting adjourned at 8:53 pm.

EDGEFIELD COUNTY COUNCIL MEETING  
County Council Chambers  
May 4, 2021  
6:00 PM

Instrument      Book Page  
202100003075 OR      1899 362

**Edgefield County Council**

  
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**H. Scott Cooper, Chair**

**ATTEST**

  
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**Taz M. Potts, Clerk to Council**