

AGENDA
EDGEFIELD COUNTY COUNCIL MEETING
County Council Chambers
May 3, 2022
6:00 PM

Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and Robert's Rules of Order, latest edition, in the event Council's Rules do not cover the procedural issue at hand. This agenda may be modified prior to or during the meeting.

I. CALL TO ORDER

Invocation – Don Smoak, Johnston Development Corporation Chairman
Pledge of Allegiance

II. APPROVAL OF AGENDA

III. APPROVAL OF THE MINUTES

IV. GUEST SPEAKER

Watson Dorn/Charles Kemp – Natural Resource Conservation Service

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.

VI. REPORTS

Monthly Reports 2022
Agenda/Minutes of the following Meetings
Fire Board – January 24, 2022
Planning Commission – March 10, 2022
Planning Commission Work Session – March 10, 2022

(SEE DEPARTMENTAL REPORTS)

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 the Building Code Board of Adjustments and Appeals
Nathan Goodwin.....Reappointment
Ray Brown.....Reappointment
Christopher Walker.....Reappointment
Gloria Bynum.....Reappointment
Doug Baker.....Reappointment
Brett McNeill.....Reappointment

VII. PUBLIC HEARING

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1. Public Hearing on Ordinance Number 21-22-780, "To Revise Special Tax Assessment allowing up to 20 years for investments over \$1 Million."
2. Public Hearing on Ordinance Number 21-22-781, "An Ordinance Providing for the FY 2022-2023 General Operating Budget and Establishing Ancillary Budgets for E-911 Administration, Economic Development, Solid Waste Disposal, Victims' Bill of Rights, Emergency Medical Services, Road Maintenance, Tri-County Solicitor, assistant Solicitor, School Resource Officer #1 to School Resource Officer #8, Event Security, Sheriff Discretionary Funds, Clerk of Court Discretionary Funds, Pre Trial-Intervention and Criminal Domestic Violence"

IX. OLD BUSINESS

1. Consideration of Approval of Third Reading of an Ordinance Number 21-22-780, "To Revise Special Tax Assessment allowing up to 20 years for investments over \$1 Million." **The Dubin Guru Group is planning to convert the former Kendall Mill in the Town of Edgefield into high end loft apartments. Their goal is to construct 90-100 rental apartments at a cost of approximately \$20 million. In January, they received designation on the Historic National Register. The developer hopes to start construction later this year or the beginning of 2023. At the February meeting, Council granted them the special tax assessment for Historic Rehabilitation projects. The County's current code of ordinances states the special tax assessment is for a period up to 10 years equal to the assessed value of the property at the time of preliminary certification. However, State law allows up to 20 years. Recently, Aiken County approved a similar project, the Warren Mill's conversion into loft apartments. Their approval states that during the first 10 years of the special assessment period, the taxable value of the property will be frozen at the purchase price of the property and during years 11-20 of the special assessment period, the taxable value will double the sale value. The Dubin Guru Group is asking for the same consideration as Aiken County recently gave to the Warren Mill investor. The revised ordinance provides for up to 20 years for improvements valued over \$1 million. From year 11 to 20 the taxable value would remain the same as the first ten years.**

Exhibit I.

2. Consideration of Approval of request by Gloria Bynum to paint a mural on County Property.
At our March council meeting Gloria Bynum requested your permission to paint a mural on a wall by the Kneece building. The Chairman asked her to present a plan for the council to review. She and Mr. Williams are here tonight to make a presentation.
3. Consideration of Approval of the Second Reading of Ordinance Number 21-22-781, "An Ordinance Providing for the FY 2022-2023 General Operating Budget and Establishing

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Ancillary Budgets for E-911 Administration, Economic Development, Solid Waste Disposal, Victims' Bill of Rights, Emergency Medical Services, Road Maintenance, Tri-County Solicitor, assistant Solicitor, School Resource Officer #1 to School Resource Officer #8, Event Security, Sheriff Discretionary Funds, Clerk of Court Discretionary Funds, Pre Trial-Intervention and Criminal Domestic Violence"

The FY 2022-2023 General Operating budget and revenue fund budgets are included for you to review. The proposed General Fund budget is \$14,091,139. The County is anticipating the use of \$1,185,645 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 4.8 months of operation expenditures in our reserves. The following changes were made to the budget since first reading on April 3rd.

- A. We received a letter from Aiken County stating we need to pay \$125,000 yearly for sheltering our animals. They are also asking us to vacate their premises by the end on this year. Staff is working on future alternative arrangements for sheltering animals.
- B. We received a request from the National Resource Conservation Services, formerly Soil Conservation Resources for additional help. They will be at the meeting to discuss the need for additional support staff. This State agency is located in the County's Agricultural building.

Exhibit II.

X. NEW BUSINESS

- 1. Consideration of Approval of Resolution number 21-22-1147.
A resolution recognizing the Johnston Development Corporation for many years of sponsoring the Johnston Peach Blossom Festival and recognizing festival volunteers and Debra Aston as the festival chair.

Exhibit III.

- 2. Consideration of Approval authorizing the County Administrator to provide a letter of support to the National Fire Safety Council supporting the fire safety for the children of Edgefield County.
The Town of Edgefield for the past 30 years supports fire safety with the elementary schools in our area. With your approval we will send them a letter of support for their program.

Exhibit IV.

- 3. Consideration of Approval of Resolution number 21-22-1148.
A Resolution approving an agreement with Dubin-Guru to receive an additional 10 years of special tax assessment for the redevelopment of the Kendall Mill. Approval of the additional ten years would be based on the developer agreeing to increasing the tax value to \$3 million for years 11-20. Additionally, they agree to maintain ownership for 5 years with any transfer from year 5-10 years only with the approval of the

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Council County, that all apartments would be market rate rent and construction would need to start no later than July 1, 2023.

Exhibit V.

4. Consideration of Approval of First Reading of an Ordinance Providing for a Lease and Agreement between Edgefield County and Edgefield Aviation, Inc.

Johnny Anderson in 2003 entered into a 25-year lease with the County to become the Fixed Based Operator for the Edgefield Airport. Tyler Flom who was at the April meeting with Mr. Anderson is requesting a new lease for 25 years to operate and manage the airport under a similar agreement approved by the council in 2003. Tyler Flom's business, "Edgefield Aviation" will continue to serve the general aviation community. They will provide a tax base at no cost to the County and pay for all the required insurance. In the first couple of years under this lease they intend to paint the interior and exterior of the terminal and hangar building "B", create parking for visitors and provide flight training. Within six years their goal is to provide aircraft maintenance and thereafter add hangar as the need demands.

Exhibit VI.

XI. COMMENTS FROM THE PUBLIC

All additional comments

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XII. ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR

XIII. COMMENTS BY THE COUNTY COUNCIL CHAIR

XIV. ADJORN