

EDGEFIELD COUNTY COUNCIL

August 9, 2022

6:00 PM

County Council Chambers

The Edgefield County Council held its regular meeting at 6:00 P.M. Tuesday, August 9, 2022, in the County Council Chambers, 225 Jeter Street, Edgefield, SC. Notice of this meeting was provided to The Edgefield Advertiser and others as requested.

Members Present

Dean Campbell, Chairman
Albert Talbert, Vice Chairman
Scott Cooper, Councilman
Tiffani Ireland, Councilwoman
Jackie Kennion, Councilwoman

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Others Present

Roger LeDuc, Administrator - Absent
Andrew Marine, County Attorney
Taz Potts, County Finance Director
Aretha Eubanks, Clerk to Council
Hart Doc Clark, Building and Planning Director

Chairman Campbell called the meeting to order at 6:00 PM. The invocation was given by Minister Jameal Eubanks of Chalk Hill Baptist Church.

Approval of Agenda

Chairman Campbell told the Council that he has two items he would like to bring to their attention. First is the resolution that we have that is New Business number one. He would like to move the resolution presentation higher on the agenda, right after Comments from the Public. Also, if there are no objections from Council, Mr. Lorenzo Williams who is doing our mural is here to give a brief 60 second overview of that current work. Chairman Campbell asked if there were any objections to the agenda as present from the Council. Councilman Talbert made the motion to approve the agenda as stated. Councilwoman Kennion seconded. Motion passed unanimously.

Mr. Lorenzo Williams: I am the artist that has been commissioned to paint the Dave The Potter mural. He informed us that the mural is complete and sealed, but he would like to add one additional clear coat. Mr. Williams stated that he is receiving a lot of positive responses to the mural from various persons in and out of the county. He wanted everyone to know that the mural is bringing attention to that space and our town.

Approval of Minutes

Chairman Campbell asked for approval of June 7, 2022, regular meeting minutes. Councilwoman Ireland made the motion to approve and Councilman Talbert seconded. Motion passed unanimously. Chairman Campbell asked for approval of July 5, 2022, regular meeting minutes. Councilwoman Ireland made the motion to approve and Councilwoman Kennion seconded. Motion passed unanimously.

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Comments From The Public

Mayor Ken Durham: First he commented on the mural by stating that he loves it and how he has brought his grandkids to see it. He acknowledged that he has received a lot of great responses about the mural. Then he thanked Council for supporting the mural and taking an interest in the town. Next, as the Assistant Fire Chief, he spoke on the radio communication. He acknowledged there are radio communication issues on the south end of the county and around Johnston. He stated that the Town of Edgefield is okay with the current system but when we send people into other locations, it is bad. He said it is a wonder we have not lost a life. Mayor Durham said upgrading the radio system is a must. I know at the previous meeting I spoke out as the mayor of the city involving the cost and what we were responsible for concerning this system. I needed to ask those things as the mayor. The questions were answered adequately. It was understood that the County would provide it and maintain it. The Town of Edgefield would do maintenance on the radios as needed. As Mayor, I am 100% for this new radio communication system.

Mark Gilliam: He is here to discuss the zoning of the Heritage Place that was approved by County Council last year. He briefly discussed how they made changes based on County Council approval to their plans to remove commercial and add more townhomes. Then they brought their plans to the Planning Commission meeting last month and they changed it back to include commercial. So, we are back seeking your approval of our plans to do that. We are perfectly fine with what the Planning Commission suggested us to do.

Chairman Campbell: We will take this up in the agenda, and you will probably be called back up.

Chairman Campbell closed the first comment period.

Resolution

Chairman Campbell read resolution 21-22-1150, honoring Suzanne Derrick for her many years of bringing news to Edgefield County Citizens. After reading the resolution, Chairman Campbell asked Council for a motion to approve this resolution. Councilwoman Ireland made the motion and Councilwoman Kennion seconded. Motion passed unanimously. Council presented the resolution to Suzanne Derrick and a picture was taken.

Reports

Chairman Campbell asked Council if they have any questions or comments on the reports. There were none.

Consent Agenda

Chairman Campbell asked is there a motion to approve the Consent Agenda as presented by appointing Melanie Boylston and Benjamin Goodwin to the Board of Assessment Appeals. Councilman Cooper made the motion and Councilwoman Kennion seconded. Motion passed unanimously.

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Public Hearing

Chairman Campbell opened the Public Hearing on the three ordinances listed on the agenda. Chairman Campbell began with ordinance 21-22-784, Revising the Purchasing Code Section 2-370 Local Bid Preference. No one spoke from the public on this ordinance. Chairman Campbell closed the public hearing for ordinance 21-22-784.

Chairman Campbell opened the public hearing for ordinance 21-22-786, An Ordinance to Rezone certain properties located in Edgefield County. No one spoke from the public. Chairman Campbell closed the public hearing for that ordinance.

Chairman Campbell opened the final and third public hearing for ordinance 21-22-783, An Ordinance providing for a Lease and Agreement between Edgefield County and Edgefield Aviation, Inc. No one spoke from the public. Chairman Campbell closed that Public Hearing.

Old Business

1. Consideration of approval of the third reading of Ordinance 21-22-784, revising the Purchasing Code Section 2-370 Local Bid Preference.

Chairman Campbell: We have discussed this item previously. But I will ask Assistant Administrator Hart Clark who is filling in for Administrator LeDuc who is out sick. Mr. Clark do you have anything new or different that Council needs to know about this ordinance?

Administrator Assistant Clark: No, nothing has changed.

Chairman Campbell: Council are there any questions or comments about this ordinance? Hearing none. Councilman Talbert made the motion and Councilman Cooper seconded. Motion passed unanimously.

2. Consideration of approval of the third reading of Ordinance 21-22-785, authorizing Edgefield County, South Carolina, to enter in a base lease and conveyance agreement and an installment purchase and use agreement each between the County and the Edgefield County Public Facilities Corporation; Approving the form and terms of a trust agreement between the Edgefield County Public Facilities Corporation and Regions Bank, as trustee, in connection with the issuance of not exceeding \$32,000,000 principal amount of certain installment purchase revenue bonds (Edgefield County project) in one or more series; consenting to the issuance of such installment purchase revenue bonds; approving the form of a preliminary official statement with respect to such installment purchase revenue bonds; delegating authority to the Chair of County Council and the Interim County Administrator, or either of them acting alone, to approve and determine certain matters; and other matters relating thereto.

Chairman Campbell: We have discussed this item many times in the past. Both the Administrator Assistant Clark and County Attorney Marine have no further discussions on this item. Are there any questions or comments from Council? Hearing none. Councilman Cooper made the motion and Councilman Talbert seconded. Motion passed unanimously.

3. Consideration of approval of third reading of an Ordinance 21-22-783, Providing for a Lease and Agreement between Edgefield County and Edgefield Aviation, Inc.

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Chairman Cambell: We have discussed this item for months. Administrator Assistant Clark stated there are no changes. Are there any questions or comments from Council? Hearing none. Councilwoman Ireland made the motion and Councilwoman Kennion seconded. Motion passed unanimously.

Chairman Campbell: Congratulations to the new owner of Edgefield Aviation Inc., Tyler Flom.

4. Consideration of approval of second reading of Ordinance 21-22-1150, an Ordinance to rezone certain properties located in Edgefield County.

Chairman Campbell: We have gone through this ordinance in detail with Assistant Administrator Clark. I will ask Assistant Administrator Clark is there anything new Council needs to know.

Assistant Administrator Clark: There are no changes. I am just correcting an error I made when I rezoned the property earlier.

Chairman Campbell: Do we have any questions or comments from Council?

Councilwoman Kennion: Could Assistant Administrator Clark explain again for those that were not here what he is doing to correct this error?

Assistant Administrator Clark: This occurred when we were rezoning the county and updating the ordinance for Highway 25 to be a commercial corridor. Residential zoning would be behind that corridor. This particular parcel was shaped a little different from the surrounding parcels. When I reviewed the surrounding parcels to mark as commercial, I inadvertently missed that particular parcel. It is a commercial property that I am correcting on Highway 25 that is currently zoned General Residential but will be zoned General Commercial to correct the error.

Councilman Talbert: Councilwoman Kennion, are you pleased with the zoning for your constituents?

Councilwoman Kennion: I was hoping some of my constituents would have commented. I am 50/50 on that question. As for this particular parcel, exactly where is it located on Highway 25?

Assistant Administrator Clark: If you are going down Highway 25 where Stephen Road turns off to the right. Across the street from that road is a car lot. Right next to the car lot is the property. That property belongs to the church.

Councilwoman Kennion: What is the name of the church?

Assistant Administrator Clark: Jam Ministries. The building was originally a casino that's converted into a church. They were going to apply to have the zoning changed, but since it was my mistake, I had it changed administratively so they would not be charged any fees.

Councilwoman Kennion: General commercial mean something else can go there?

Assistant Administrator Clark: Yes, if they should move and sell the property as commercial. Residential is also allowed in a commercial zone.

Councilwoman Ireland: Commercial property is already next to it?

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Assistant Administrator Clark: Correct.

Councilman Talbert: Assistant Administrator Clark, I thank you for correcting this error because we all make mistakes.

Chairman Campbell: Do we have any other questions or comments from Council? Hearing none. Is there a motion to give second reading to Ordinance 21-22-786? Councilman Talbert made the motion and Councilman Cooper seconded. Motion passed 4 to 1. Councilwoman Kennion voted against.

New Business

1. Consideration of approval of Resolution 21-22-1150, honoring Suzanne Derrick, was moved to earlier on the agenda.

2. Approval of letter of support for the Edgefield County's Historical Society to acquire a grant to purchase property in Anniston Point subdivision in Merriwether.

Chairman Campbell: I will ask Assistant Administrator Clark to if we have anything to discuss concerning this item.

Assistant Administrator Clark: No. The arborist suggested a larger size around the magnolia tree and the developers are happy to grant that at the right price.

Chairman Campbell: Do we have any questions or comments concerning Council approving this letter of support? Hearing none. Councilman Cooper motioned and Councilwoman Ireland seconded. Motion passed unanimously.

3. Preliminary approval of radio communications system from Motorola Communications of Augusta.

Chairman Campbell: I will ask the Assistant Administrator Clark to discuss this with us.

Assistant Administrator Clark: Edgefield County has had some major issues with communications, especially with the south side but also in other areas of the county. It is very hard for dispatch to hear someone in these areas at times. This is going to cost someone their life if something is not done. The current communication system does not have the coverage we need. We went through the process of gathering and meeting with those who use the communication system to discuss and determine what is needed. We had 4 different companies meet with us to discuss their product and what they offer. We narrowed it down to two companies of which we spent a few weeks meeting with them to discuss the solutions and the cost. Once we had that projection, we had another meeting with those officials including the mayors and we presented the 2 companies with their cost to them. The Palmetto 800 System that the state owns and operates is cost prohibited to the county at this time. So, the system we selected is the same system that is used in McCormick County called the Cat Max System. We do not have the exact cost which is dependent on what is needed for the 4 towers. With your approval tonight, it will give us permission to continue to move in that direction and get a more precise number to bring back to you.

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Chairman Campbell: Thank you. Council do you have any questions or comments?

Councilwoman Ireland: You said McCormick County is using this system already. Are there other counties that are using them.

Assistant Administrator Clark: There are a lot counties that have similar system. McCormick County is our neighbor who use this. There are 8 counties in South Carolina that have private communication systems that are not part of the Palmetto 800 System. Again, the problem with the Palmetto 800 System is that it is currently cost prohibited because of the \$4 to 5-million-dollar cost.

Chairman Campbell: He asked the attending Fire and Sheriff Officers in the audience if they approve or disapprove this communication system. They unanimously approved the system that is presented before the council tonight.

Councilman Talbert: Was the school district included in these meetings and were they able to voice their opinions?

Assistant Administrator Clark: The school district is on a private system that they just upgraded to. They have the choice to be part of the county system, but I highly doubt they are interested in doing so when they have just upgraded their current system. Also they were in attendance at both meetings and would have preferred the county using their current system; however the fire departments, sheriff and EMS preferred using Motorola.

Councilman Talbert: This question was brought to my attention and I needed clarification. I wanted to make sure they were included.

Chairman Campbell: Does Council have any further questions or comments concerning what we just discussed for us to move this process forward so a more definitive price can come back to us and recommendation on how to fund it? Hearing none. Councilman Cooper motioned and Councilman Talbert seconded. Motion passed unanimously.

4. Approval of Home Town Grants for the Towns of Edgefield, Johnston, and Trenton.

Chairman Campbell: I will ask the Assistant Administrator if we need to know anything else about this item.

Assistant Administrator Clark: No.

Chairman Campbell: Is there any discussion from Councilwomen Ireland or Kennion because they were involved with this item? They both stated no.

Chairman Campbell: Council are there any questions or comments? Hearing none. Councilwoman Ireland motioned and Councilwoman Kennion seconded. Motion passed unanimously.

5. Consideration of approval of first reading of Ordinance 21-22-787 to establish a Road User Fee of \$30 per vehicle starting January 1, 2023.

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Chairman Campbell: Gave a brief history and explanation of the User Road fee. He further asked the Assistant Administrator if anything was missed from his explanation.

Assistant Administrator Clark: No

Chairman Campbell: Council do we have any questions or comments?

Councilwoman Kennion: I do not understand. First, who is being considered as the staff?

Chairman Campbell: Administrator Roger LeDuc.

Councilwoman Kennion: Why is it going up from \$27 dollars to \$30 dollars?

Assistant Administrator Clark: It is going up because of inflation, and we are in a deficient. So, the amount of millage that we assigned to try to make for the loss was insufficient compared to what we were getting in from the User Fee.

Councilman Cooper: Will it be reviewed during the upcoming budget cycle?

Assistant Administrator Clark: Yes.

Councilwoman Ireland: I like the part that we are going back to the fee versus the millage. We told everyone that we will go back, and we are in that process now. The increase was not something we could have foreseen with inflation. We knew we were going to be short, but everyone would prefer the \$3 dollar increase to \$30 dollars versus the millage increase.

Councilwoman Kennion: To verify, this is the first reading?

Chairman Campbell: Correct. Do we have any further questions or comments? Hearing none. Is there a motion to give first reading to this item? Councilman Cooper motioned and Councilwoman Kennion seconded. Motion passed 4 to 1. Councilwoman Kennion opposed.

6. Consideration of approval of first reading of Ordinance 21-22-789 to revise the PD Master Plan for Heritage Place.

Chairman Campbell: I will ask Assistant Administrator to explain how we got here and where we are today with this item.

Assistant Administrator Clark: Heritage Place came before you last August. This is on Highway 25 near Bettis Academy Road. The property is located on the corner of Williams Road and Highway 25. We went through the approval process previously with a lot of discussion. Some changes needed to be made and the Master Plan went back to the Planning Commission. I will ask April Morgan, our new Edgefield County Planner, to further discuss this item.

Edgefield County Planner Morgan: On July 14, 2022 the Planning Commission voted unanimously to approve the Heritage Place Development with the following conditions. This is what they approved.

- Allow them to retain the additional townhomes lots that they had implemented in the revised plan.

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- Restore the front parcel to commercial as previously recommended by the Planning Commission.
- Remove needed parcels behind the commercial in order to remove the stormwater retention back behind the commercial.
- Require a class 4 buffer along the Highway 25 corridor.
- Install a bus stop.

Chairman Campbell: I would like to ask Mark Gilliam and David Banks to come up front to the podium to help explain Heritage Place with the changes and what the Planning Commission approved. Did the Planning Commission add anything that we the Council took out of the plan?

Edgefield County Planner Morgan: Initially it was 146 single family lots. We reduced those lots to 125 in the revised plan. Council had approved increasing the number of townhomes if they were willing to remove the commercial. They went from 56 townhomes to 118 townhomes.

Chairman Campbell: But they also added an additional buffer.

Assistant Administrator Clark: From what you approved the only thing they are really adding back in is the commercial. Now they have added additionally the buffer and school bus stop. Council discussed the school bus stop at a previous meeting. But it is not shown on a site plan.

Chairman Campbell: Would it be shown if needed?

Assistant Administrator Clark: Yes.

Chairman Campbell: Is there anything else we need to know before we delve into this?

Assistant Administrator Clark: No.

Edgefield County Planner Morgan: No.

Chairman Campbell: I will make the assumption and Council tell me if I am wrong, I think we are okay with the bus stop. And the buffer is an additional buffer that the neighbors would probably like. How does Council feel about the commercial being added back in by the Planning Commission?

Councilwoman Kennion: I am against it.

Councilman Cooper: I personally think the commercial corridor would be a great addition.

Councilwoman Kennion: My question to the Planning Commission, what gave them the authority to change from what Council approved as residential to commercial? If Heritage Developers agreed with the commercial, I would like to know why.

Assistant Administrator Clark: The Planning Commission does not have approval authority to change zoning. The Planning Commission is recommending to Council to put the commercial zone back.

Councilwoman Kennion: Why would the Planning Commission recommend commercial when we voted residential?

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Assistant Administrator Clark: Planning Commission stated some reasons. I will ask Edgefield County Planner Morgan to give you those reasons.

Edgefield County Planner Morgan: They felt the corridor of Highway 25 would be the perfect place to put commercial. This area would offer a place for the people who drive up and down Highway 25 a place to stop. That was their thinking concerning this decision. We are trying to keep density localized along Highway 25.

Councilwoman Kennion: Where would you put a convenience store on Highway 25?

Edgefield County Planner Morgan: It would go on the commercial property.

Mark Gillian: They did not like the retention pond on Highway 25. They wanted it hidden. That's what members of the Planning Commission recommended.

David Barks: I would like to point out that it was commercial for the first 400 feet in the beginning.

Councilman Cooper: This question is for Edgefield County Planner Morgan. How long did the Planning Commission discuss this? I see it is a 6 to 0 vote which means someone was not there. Which member was not there?

Edgefield County Planner Morgan: Commissioner Norwicki was not present at that meeting. Planning Commission discussed this extensively before making that recommendation.

Councilman Cooper: I think part of the process is to allow multiple uses to the property to include options for usage. I believe it is a good thing for Planning Development to have business opportunities not only for the residents but also for the 15,000 vehicle drivers on Highway 25 that pass by there every day.

Councilwoman Ireland: You are correct; it was commercial in the original development. Then we had the residents from Williams Road come to every single reading and voice their opposition to that decision. That was why we voted to remove it because the people said they did not want it there at the end of the road. I think placing it back in is a slap in the face to the residents on Williams Road who came and voiced their opinions after we honored what they were asking of us. At that time, I applauded you all for your efforts and working with the community to make it an easier pill for them to swallow with all these new homes coming in. And you did. Now I see it's been added back in to the plans, and I am against it. It goes against what the people asked of us and our original intent of honoring the people and trying to work with the developers. Concerning the retention pond, I am against it being in the front unless DHEC says that is the only place it can go. I think it is an eye sore and could cause safety issues. I don't think the retention pond would be a good advertisement for perspective home buyers. Going back to the number of lots, you said when we took out commercial it would equal 4 to 5 units. Now it is significantly beyond that. I know we have to add more units, and I am alright with that. But I think tonight, we should set a maximum number for the units so we will have a say in how many are allowed and not be surprised later if it increases.

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Chairman Campbell: We will come back to commercial. I would also like to talk to you about lots and townhomes. How many single-family lots and townhomes originally?

Edgefield County Planner Morgan: Originally it was 146 single-family lots and 56 townhomes.

Chairman Campbell: How many are proposed today?

Edgefield County Planner Morgan: The revised proposal was 125 single-family lots and 118 townhomes.

Councilwoman Kennion: So, the amount dropped for single-family lots and increased for townhomes?

Mark Gillian: They are all single-family lots. Some are attached and some are detached.

Councilwoman Kennion: Why did you change from 56 townhomes to 118 townhomes?

David Barks: To put value back into the development from what we lost from commercial.

Chairman Campbell: There were 202 homes approved previously, it is 243 today. The difference is 41 additional lots. How were you able to add both 41 more lots and commercial?

David Barks: We have not revised the plan since the planning commission meeting. There will now be less single-family lots.

Chairman Campbell: The essence is 202 lots became 243.

Mark Gillian: If the Planning Commission had not approved it, we would not be standing here now.

Councilwoman Ireland: You felt like the Planning Commission was pushing commercial zoning and not you. Am I hearing that correctly?

David Barks: We did not know that was even planned to be discussed.

Councilwoman Ireland: I understand the thought process behind the commercial because it is the commercial corridor. But I think it is dishonorable to go back and add it back in after we honored the wishes of the residents who worked so hard to get it removed.

Councilman Cooper: It is interesting that they did come back and switched it. But what it shows is that we are growing and learning a little about real estate. I understand the process and how residents feel about change. It is hard to watch, but the fact of the matter is, things are transitioning. If we think towards the future and what we want to look like 40 years from now. Do we want our residents to drive to North Augusta for all of our conveniences? I personally don't think we do.

Councilwoman Ireland: I don't care about the market. I care about the people. It's dishonorable not to hold to our word after listening to what they said. We have other places where they can have commercial on that corridor.

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Councilman Cooper: I am thinking about the people who are here now that are thinking about investing in our county. To you gentleman, what is the average square foot for the townhomes for living space?

Mark Gillian: The 20-foot townhome, you are looking at 1200 to 1600 square feet with that being a two-story townhome. We have some plans for a 26-foot townhome that we could add depending on the market conditions.

Councilman Cooper: Your starting point today because I know it is different from 15 months ago.

Mark Gillian: The townhomes will start at \$250,000 for 1500 square feet. Our starting price on a single family detached home is about \$300 thousand dollars for 1550 square feet.

Councilwoman Kennion: In 5 to 10 years from now, what if it does not turn out the way you want concerning the selling of the property? What would happen?

Mark Gillian: We don't buy property and hold it for 10 to 15 years unless it is 200 to 300 acres. We look to build 40 houses a year and expect to be sold out in 6 to 7 years. That is our plan because we don't control the market.

Councilwoman Ireland: So, you're not building it all out, you're building it in phases, is that correct?

Mark Gillian: Yes, we have four or five phases with this project.

Chairman Campbell: From a commercial stand point, I am against commercial because we have already voted on that. Highway 25 is a long stretch road with two sides. There is plenty of opportunity for commercial on Highway 25. As for the number of townhomes lots if we are not going to give them the commercial then we need to give them the opportunity to put in additional lots.

Councilwoman Ireland: Can we move the retention pond to somewhere else? Can it go to the back?

Councilwoman Kennion: If you keep the retention pond in the front, would there be a buffer to hide it so we would not see it?

Mark Gillian: We have some buffer.

David Barks: The way the property is shaped, it has a ridge.

Councilwoman Ireland: We are going to have two retention ponds? We have to have two?

David Barks: Yes.

Councilwoman Ireland: We cannot put them both at the back of the property?

David Barks: Elevation wise, it would be difficult. In the front, the retention pond would be 8 to 12 feet lower than the back or higher elevation of the property.

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Councilwoman Kennion: I understand. Can we see a layout including the bus stop and retention ponds?

Chairman Campbell: This is the first reading and they will be back 2 more times. I am hoping by the second reading they will have what we discussing now ready then. I will look to the Assistant Administrator to ask what are we to pass to give them something to go back and redraw the plans. I am looking for recommendations on how to best move forward with this.

Assistant Administrator Clark: I would approve on first reading with the conditions Council has asked to change on the site plans. The storm water ponds, bus stop and have commercial removed. When they come back, they should have new site plans submitted with those requested changes.

Attorney Marine: After reading the ordinance you would want to remove section B of the proposed ordinance and reword item C. The other sections of the ordinance would stay the same.

Chairman Campbell: On this motion, if we are not specific concerning the locations of our requests, we can count on you to draw it because you understand what we are requesting as the attorney just outlined?

Mark Gillian: If we get this approved, and we want to lessen the density. Will we have to go back before the Planning Commission?

Assistant Administrator Clark: No, unless you want to increase the number of lots. We could administratively approve to lessen the density. But, if you completely change the layout of the plans, then yes you would have to go back before the Planning Commission.

Councilwoman Ireland: Thank your time and patience for working with us.

Chairman Campbell: With no more questions or comments, I will make a motion to amend the ordinance by deleting item B under section 1. Then also stating our requests. Am I correct Attorney Marine?

Attorney Marine: Motion to approve first, then amend.

Chairman Campbell: Do we have a motion to approve this ordinance? Councilwoman Ireland made the motion and Councilman Talbert seconded. Now to amend this ordinance according to the requests? Councilwoman Ireland seconded the motion. Now we are in discussion.

Councilman Cooper: I am against amending the ordinance because I find it ironic that we talked about an overlay district should be zoned commercial, and we are devaluing this piece of property by taking away the commercial.

Chairman Campbell: Do we have any further discussion. Hearing none. Motion passed 4 to 1 with Councilman Cooper opposed for the amendment. We are back to the main motion to amend. Do we have any questions or comments? Hearing none. Motion passed 4 to 1 with Councilman Cooper voting against.

7. Approval of bids for new Courthouse 20-ton HVAC systems to Cullum for \$20,257 dollars.

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Chairman Campbell: I will ask the Assistant Administrator Clark is there anything else we need to discuss concerning this?

Assistant Administrator Clark: No.

Chairman Campbell: Do Council have any questions or comments? Hearing none.
Councilwoman Ireland made the motion and Councilman Talbert seconded. Motion passed unanimously.

8. Review of two options for the proposed Edgefield County Animal Shelter,

Chairman Campbell: I will ask Assistant Administrator Clark to discuss this with Council.

Assistant Administrator Clark: He made a presentation to Council explaining the 2 options consistent with the printout in their notebooks. He explained the pros and cons for both building pertaining to structure, recommendations, and cost. Assistant Administrator Clark gave his recommendation pertaining to the animal shelter and where it would be located next to the Law Enforcement Center.

Councilwoman Kennion: What is the cost?

Assistant Administrator Clark: With the contingency \$532,00-. The actual building is \$443,000. This includes everything needed for the building. With us building according to SPCA guidelines, we are looking at spending between \$425,000 to \$500 ,000 for the shelter.

Sheriff Rowland: We will work with Mr. Clark on locating the building next to the future LEC.

Assistant Administrator Clark: The \$75,000 a year we are paying to Aiken County would go away if we had our own animal shelter. But we do not have a choice to build because they plan to end our contract.

Chairman Campbell: If we go with the metal building, is it designed to the ASPCA criteria?

Assistant Administrator Clark: Yes.

Chairman Campbell: In theory, the animals can come in but will not be spending a long time in there. We hope to get them either back to their owners or adopted?

Assistant Administrator Clark: Correct.

Chairman Campbell: My point in saying this is, while the more expensive option has light that comes in the building. They are not going to be there very long to enjoy it.

Assistant Administrator Clark: That is correct

Councilwoman Ireland: What about the heating and air?

Assistant Administrator Clark: The structure will have natural ventilation with giant fans that cools cross air. This is better for the animal's health. Heaters will be brought in during the winter months. The offices will have central heat and air.

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Chairman Campbell: To clarify what I was speaking about earlier concerning not keeping the animals long did not mean euthanize. It was meant to be stated as the pets are going back to their homes. No one wants a kill shelter; we want our pets returned to owners or adopted. We understand that we may have to euthanize a sick or injured animal because of life quality. Can we add windows?

Assistant Administrator Clark: Yes, the structure comes with windows bringing in some natural light.

Councilwoman Ireland: Are we still pursuing partnering with Saluda or any other agency?

Assistant Administrator Clark: Administrator LeDuc will talk with Saluda County once we have the cost to build the shelter, probably in November.

Councilwoman Ireland: That would come into play if we have to expand.

Assistant Administrator Clark: We have room for expansion if necessary.

Councilwoman Ireland: I understand you said we could expand the metal building? If we are going to look into expansion and looking into other agencies, this is something we must consider. I like that the metal building is cheaper and can be expanded. I don't like the cloth building because it has too many variables.

Assistant Administrator Clark: The metal building looks like the cloth building except it has the metal top.

Chairman Campbell: Council do we have any questions or comments? Councilwoman Ireland motioned for the metal building and Councilwoman Kennion seconded. Motion passed unanimously.

9. Consideration of approval of first reading of Ordinance 21-22-788 to set new dates for the appointment of Boards and Commissioners.

Chairman Campbell: This ordinance is to try to sync up any boards and commissions we vote on to have ending dates in the same time frame. Is that correct Assistant Administrator Clark and Attorney Marine?

Assistant Administrator Clark/Marine: Yes.

Councilwoman Ireland: It makes since to do this.

Councilman Cooper: This is a great idea.

Chairman Campbell: Does Council have any further comments or questions? Hearing none. Councilman Cooper made the motion and Councilwoman Ireland seconded. Motion passed unanimously.

Comments from the Public

Suzy Spurgeon: She spoke to Council about county employee pay; how the employees are treated; staff shortages; raises; comp time; Archer Study and the response to the study. Ms.

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Spurgeon said Edgefield County is at the bottom of the pay scale in South Carolina and behind in the cost-of-living increase. Ms. Spurgeon would like for the county to recognize county employees with the time served and establish pay raises and bonuses based on merit. Ms. Spurgeon is asking that Council to make right what was wronged to the employees of the county.

There being no more comments, Chairman Campbell closed this Comment period.

County Administrator's Report

Address Changes:

Edgefield County currently has a private ATT EsiNet service that is paid through the County with an 80% reimbursement from the State of South Carolina. Many other aspects of our dispatch and 911 system receive funding through State reimbursement. The State is moving to a State EsiNet system (Edgefield is slated to change over in September of 2023); before the system is switched over, the State will run a report on our system. This report will show all our system's errors, which must be corrected before the system is switched over. Over the past year and a half, Fran has been pulling error reports on our system and slowly making these address corrections over time to create a smoother transition. Except for a few outliers and the Town of Edgefield Mill area, most of these changes have already been made. While this issue can undoubtedly inconvenience people, it is necessary to ensure that our 911 system can find them when they are in need. We need to stay compliant with the State of South Carolinas requirements.

Neighborhood Center:

An update on the neighborhood Center, we hired Hollingsworth Appraisals to give us an appraisal of the Neighborhood Center. Mr. Charles Whatley came Monday to do the appraisal, and as soon as I have the document, I will be passing it on to Roger.

IT position:

We are currently locked into a contract with Corsica for the County portion until Jan 1, 2024. The Sheriff, however, is ready to renew their IT security portion. We are currently advertising for an IT professional of our own. Since none of us are experts in this and do not have a great grasp on cyber security, we feel it is prudent to retain those cyber security services for the time being. For now, the Sheriff will be looking to Premier for those services, and I will discuss a path forward with Andrew regarding the County portion. Once we have a professional IT person hired directly and they have had time to understand our system and needs, we can make adjustments in the future.

Chairman Campbell: Any questions or comments from Council for Assistant Administrator Clark:

Councilwoman Kennion: Concerning the appraiser you hired, is this someone you use all the time?

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Assistant Administrator Clark: No. I did not think it was appropriate to use the appraiser we normally use for this project.

Councilwoman Kennion: Who was it that did the appraisal?

Assistant Administrator Clark: Charles Whatley from Hollingsworth Appraisal.

Comments by County Council Chairman

I appreciate everyone enduring a long agenda, but there were a lot of significant items that we covered tonight.

I do have one other note: On August 30, about two dozen citizens with an interest in starting a local chapter of the SC African American Heritage Commission will gather and give birth to this organization. I met last month with them, along with a representative of the State organization. These interested people will launch of this new, citizen-driven Commission. I think it's needed in our County, and I'm proud of those who are stepping up to get it going. To keep us all on the same page, this new Commission is not a branch of County Government, is not appointed by us, and is to be an independent organization. I know we will all support them as needed.

I'd like to thank Mr. Hart for filling in so well tonight.

That's all I have. There being no other business, I'd entertain a motion to move into executive session to discuss the administrator's position and without objection from Council, I'd like to include Jerry Moody in on this discussion.

Executive Session

Chairman Campbell: I'd entertain a motion to go into Executive Session to consider a personnel matter related to the Administrator's position. Councilman Cooper made the motion and Councilwoman Ireland seconded. Motion passed unanimously for Council to go into Executive Session at 8:00 P.M.

County Council returned from Executive Session at 8:31 P.M.

Chairman Campbell: County Council has returned from Executive Session to Open Session. No action was taken during executive session.

Adjourn

Chairman Campbell: No other business to take up tonight, Council, is there a motion to adjourn? Councilman Talbert made the motion and Councilwoman Ireland seconded. Motion passed unanimously. County Council meeting adjourned at 8:32 P.M.

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Dean Campbell, Council Chairman

ATTEST



Aretha Eubanks, Clerk to Council