

EDGEFIELD COUNTY COUNCIL

April 11, 2023

6:00 PM

County Council Chambers

The Edgefield County Council held its regular meeting at 6:00 P.M. Tuesday, April 11, 2023, 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

Tiffani Ireland, Councilwoman

Dr. Jackie Kennion, Councilwoman

Jerry Moody, Councilman

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Others Present

David Caddell, Administrator

Taz Potts, County Finance Director

Aretha Eubanks, Clerk to Council

Hart Doc Clark, Building and Planning

Andrew Marine, County Attorney

Chairman Campbell called the meeting to order at 6:00 P.M. The invocation was given by Pastor Byron Robinson, Healing Hurting People Ministry, North Augusta, SC.

Approval of Agenda

Chairman Campbell Council if there are changes. Hearing none, Councilman Talbert made the motion and Councilwoman Ireland seconded. Motion passed unanimously.

Approval of Minutes

Chairman Campbell asked for approval of the March 7, 2023, Regular Meeting minutes. Councilwoman Ireland made the motion and Councilwoman Kennion seconded. Motion passed unanimously.

Guest Speaker

Grant Davis, Partner at Mauldin & Jenkins

I am here to present the results of the audit process to you all. I will refer to you a couple of documents that you have in front of you. The most important and biggest one is Annual Comprehensive Financial Report. I will also discuss a couple of other things with you. One is we have historically issued what we call the Auditor's Discussion Analysis Document. It is about 35 pages long with the county seal on the front. The purpose of that document is to give you a little bit of information about who you are as a firm. Then provide some Financial Statement highlights from the fiscal year 2022. There are charts inside that will be helpful in your review relative to General Fund Revenues, General Fund Expenditures, and Historical Fund Balance and how that has changed. Page eight of the document shows changes from 2018 to 2022, how Fund Balance has changed. In addition to that, we have some communications that we are required to

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have with you all as a governing authority of Edgefield County. Things like we are independent of the county, and do not have any conflicts or disagreements with management, or with conducting the audit. There are more and they are memorialized in this document. The last section is to look at some new accounting standards that are on the horizon and a brief synopsis of those standards and then the year that they will be required to be implemented. We have also issued a two-page document called the Management Letter. It includes some of our recommendations as a part of conducting the audit. The recommendations are also included in the Auditor's Discussion Analysis Document.

I will start with the Annual Comprehensive Financial Report and give you a few things to think about. The first thing is on page number one. It is the Financial Statements. This is a clean unmodified opinion on the financial statements of the county. Next, you will see the Management's Discussion and Analysis section. Its purpose is to provide context to the numbers. I would suggest you look at this just for context and analysis. Then, you will get to the Basic Financial Statements. The first two pages of this section look at the county as a whole without the focus on funds. A few things to note on page 12 is the Total Assets for the end of the fiscal year 2022 amounted to about \$29,000,000. About \$15.6 million are representative of cash and cash equivalent. Liabilities amounted to \$19,000,000. The significant elements of the liability section include the pension liabilities associated with the state retirement plan. Those fluctuate to some extent from year to year which is out of the control of the county. Those are very large numbers that give you equity or as we call it in the governmental world, a net position of \$10,000,000. That amount is reconciled on the subsequent page 13 which is on the Statement of Activities. That page shows you the expenses and offsetting revenues to get you to an increase in your net position or Equity of \$1.8 million. The equity went up from 2021 to 2022. On page 14 you will get into the fund level focus which includes the General Funds. A few highlights from that are \$10.5 million of assets are in the General Fund. Liabilities are about \$2.8 million and I would like to stop at that line. You will notice the line titled Unearned Revenue at \$2.1 million is the unspent portion of the state and local fiscal recovery funds through the ARPA Legislation. It is shown as a liability because if it is not spent in the required time frame, then you are required to give it back to the treasury. That is just sitting money to be spent. As you spend the liability is reduced. The General Fund Balance is \$7.6 million which is an increase from last year by \$184,000. That \$7.6 million represents about six months of fund balance. If you did not take in another dollar, you would be able to operate for six months at the level of spending that occurred in the fiscal year 2022. On page 17 you will look at the Income Statement of the major funds. Usually, the General Funds are the most important. Revenue from the General Fund is about \$16.1 million, and Revenue Expenditures of the General Fund are about \$15.7 million. Beyond this, you will get into the footnotes and other explanations of this audit. We issued another report at the end of this document called the Yellow Book Report. This report is on internal control and compliance with laws regulations and grant agreements. This one is not to provide an opinion but just denote any kind of recommendation we may have.

The last thing I would like to mention to you all as an expenditure of the state and local government fiscal recovery funds (ARPA Funds) that you all receive. There is an engagement that we have to conduct over the spending of that money in accordance with federal compliance requirements. We conducted that engagement and we issued a two-page report that is separate

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from the other documents. We had a clean and unmodified report on my opinion on the spending of Coronavirus State and Local Fiscal Recovery Funds. In our opinion, you spent the funds in accordance with federal regulations and laws. This is a separate engagement outside of the regular audit that has to be conducted. Do you have any questions?

Chairman Campbell: Mr. Davis, thank you. In general, how would you describe our financial health?

Grant Davis: You have more in terms of reserve than recommended. I just don't think it is excessive and that you have too much money. I think the health of the General Funds is very healthy.

Chairman Campbell: Council we have to accept this report. Chairman Campbell made the motion to accept the audit as information and Councilman Talbert seconded. Motion passed unanimously.

Comments from the Public

John Pettigrew: I wish to make a few comments concerning the proposed sale of the Neighborhood Center on Church Street. In May 2021 public hearing, this was discussed and we have learned a few things since then. We have learned that this property was never advertised for \$50,000 nor exposed to the market to potential buyers. The county could have if they have so chosen to market this property, have listed this property for sale by the owner, listed it with a realtor for sale, advertised it for sealed bids, advertised a live auction, and conducted a live auction on the property or at the courthouse to expose to potential buyers with proper advertising. We learned the county did not have an appraisal of the property during consideration. In 2021, it took about a year of judicial proceedings and a court decision for us to reach that. We have learned that the proposed buyer plans to demolish the existing building and construct nine homes there. We have also learned that the county obtained an appraisal in August of 2022. In that appraisal, the property was appraised for \$100,000. And yet we are here today with an ordinance to sell this property for \$50,000. In light of all that has transpired in the last two years. I just want to ask is this in the best interest of the taxpayers and citizens of Edgefield County to sell it for \$50,000?

There being no other speakers, Chairman Campbell closed this comment period.

Reports

No comments from Council.

Consent Agenda

Chairman Campbell asked Council if there is any item we need to remove tonight from the consent agenda. There were none. Councilman Moody made the motion and Councilman Talbert seconded to pass the consent agenda. Motion passed unanimously.

Public Hearing

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Chairman Campbell opened the Public Hearing on Ordinance 21-23-795, an ordinance to quitclaim reverted interest in the Manor House property to Christy Culbreath.

There being no speakers, Chairman Campbell closed the public hearing for this item.

Old Business

1. Consideration of approval of third reading of Ordinance 21-22-793, an ordinance authorizing the delivery of an agreement of purchase and sale, and the conveyance of certain properties between Edgefield County and John McCracking, his successors and assigns. This is parcel 137-06-02-030-000.

Chairman Campbell: I will ask Administrator Caddell if there is anything new or different, we need to discuss.

Administrator Caddell: I would like to remind Council that this property was advertised in the newspaper, listed on the South Carolina business opportunities website and on the auction site of GovDeals. We were willing to take \$50,000 as a minimum. And we received that offer and that is where we are now.

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

2. Consideration of approval of second reading of Ordinance 21-23-795, an ordinance to quitclaim reverted interest in the Manor House property to Christy Culbreath.

Chairman Campbell: I will ask Administrator Caddell if there is anything new or different, we need to discuss.

Administrator Caddell: Nothing new to add.

Chairman Campbell: Is Ms. Culbreath here tonight?

Administrator Caddell: No, she is not.

Chairman Campbell: She is aware that these proceedings are going on.

Administrator Caddell: Yes, she is aware.

Chairman Campbell: Because there are some very specific timelines in here that she must meet. I just want to be sure to make she understands that. And, she is not here for us to see her. Maybe we can encourage her to be here the next time.

Administrator Caddell: She has been adequately informed of all timelines.

Chairman Campbell: Questions or comments from Council? Hearing none, Councilwoman Kennion made the motion and Councilman Moody seconded. Motion passed unanimously.

3. Consideration of the second reading of Ordinance 21-22-794, to enter into a Multi-County Industrial Park (MCIP) agreement with Aiken County for Project Sabal.

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Chairman Campbell: I will ask Administrator Caddell if there is anything new or different, we need to discuss from the first reading.

Administrator Caddell: This is the second reading of an ordinance that we took up by title only in January. Essentially this will be an Industrial Park in Aiken. By entering into an agreement with Edgefield County, this project will receive certain tax incentives and Edgefield County will receive 1% of their Fee In Lieu of taxes. This requires no investment on our part.

Chairman Campbell: Mr. Will Williams is here representing the Economic Development Partnership in case there were any questions. I will say before the third reading we will have a public hearing, and we will have unveiled what Project Sable is. Any questions or comments from Council on this ordinance? Hearing none, Councilman Talbert made the motion and Councilwoman Ireland seconded. Motion passed unanimously.

Executive Session

Chairman Campbell: We are going into Executive Session to take up a legal item. Is there a motion to go into Executive Session to discuss pending litigation with the County Attorney? Councilwoman Kennion made the motion and Councilwoman Ireland seconded. Motion passed unanimously. Council entered into Executive Session at 6:23 P.M.

Chairman Campbell: County Council returned from Executive Session at 6:31 P.M. We are now back in the Public Session. No action was taken in the Executive Session.

New Business

1. Consideration of approval of Resolution 21-23-1158, an Amended Allocation Agreement South Carolina Opioid Litigation, C.A. No. 2018-CP-23-01294 (EDGEFIELD COUNTY).

Chairman Campbell: I will ask Administrator Caddell if he will take us through some of these details.

Administrator Caddell: Edgefield County joined with other political subdivisions in SC in litigation against Opioid manufacturers and distributors. A settlement has been reached among all parties involved. Edgefield County is slated to receive approximately \$1.4 million over 15 years in guaranteed funds. The county will have to submit an application for funds to a state review board and has in fact already applied for funds from the previous suite of settlements as required. Funds may be used for a variety of purposes surrounding the Opioid epidemic, such as education, outreach, treatment, partnerships with nonprofits, and staffing to accomplish those tasks. In addition, there are discretionary funds that may be applied for as well. A separate budget account has been established to receive and expend these funds. Staff recommends approval.

Chairman Campbell: Questions or comments from Council. Hearing none, Councilman Moody made the motion and Councilwoman Kennion seconded. Motion passed unanimously.

2. Consideration of approval of Resolution 21-23-1157, "Fair Housing Resolution".

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Chairman Campbell: I will ask Administrator Caddell to tell us anything we need to know about this.

Administrator Caddell: The South Carolina Fair Housing Law was enacted in 1989. Under the Fair Housing Law, it is unlawful to refuse to sell or rent a dwelling on the basis of race, color, religion, sex, familial status, national origin, or handicapping condition. It is also unlawful to discriminate in terms and conditions of a rental or sale. This resolution recognizes April as Fair Housing Month.

Chairman Campbell: We are required to do this every year. Are there any questions or comments from Council? Hearing none, Councilman Talbert made the motion and Councilman Moody seconded. Motion passed unanimously.

3. Consideration of the first reading of Ordinance 21-23-798, to amend Section 24-286 of the Edgefield County Code of Ordinances "Land Development" in regards to the County Planning Commission terms.

Chairman Campbell: We did an overall ordinance several months ago to move everything to March. I will let Administrator Caddell or Assistant Administrator Clark explain what this ordinance does and why we need it.

Hart Clark: Due you all changing the dates to March, this was a different section of the ordinance that is specifically for the Planning Commission. This change will bring us in line with both your ordinance and the state law. Unlike other boards and commissions, the Planning Commission is required to be staggered in terms. That means not everybody can have the same set terms. This will move the date for you, and the way we are doing it will keep us staggered as required by law.

Chairman Campbell: Questions or comments from Council. Hearing none, Councilman Talbert made the motion and Councilwoman Ireland seconded. Motion passed unanimously.

4. Consideration of Approval of the Edgefield County Strategic Vision 2027 Plan.

Chairman Campbell: We took this up in January and it has been worked on since and now it is time for Administrator Caddell to walk us through this.

Administrator Caddell: On January 10, 2023, County Council participated in a retreat to discuss items that would ultimately form the framework for the Edgefield County Strategic Vision 2027 plan. The retreat, moderated by Roger LeDuc considered a list of topics developed from input provided to the Administration by the Council, staff, and the public in the weeks leading up to the retreat. Council ranked the topics as a high, medium, and lower priority, which helped define the priorities in the plan each topic that made the list is important to Council but in general, more action will be taken sooner on the items at the top of the list. I will briefly go over the eight top goals of the Council ranked from highest to lowest with a brief discussion of the top 5:

- Enhance Emergency Medical Services (EMS)

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Our proposed budget will address this with the addition of two EMTs and a Quick response vehicle and an upward adjustment of wages. We are also exploring the best location for a future EMS substation.

- Support the Edgefield County Government Work Force
Our proposed budget provides for a 3% COLA for all employees and a 2.5% Step increase for those under the midpoint of their salary range and employed at least a year as well as covering individual employee premiums. Additional proposals are suggested to bolster employee morale and job satisfaction.
- Support for Fire Departments
We are currently implementing training stipends to assist with certifications. Our EMA director Foster Crowder is assisting with grant applications. We are proposing having one of our building and planning employees pursue Fire Marshall certification.
- Economic Development
We will explore whether it makes sense to obtain additional property at the industrial park and what types of site development could be done by the County to appeal to potential industries.
- Strengthen and Improve Recreation Programs
County recreation is growing. We are just this year looking at the prospect of adding fall girl's softball and bringing back the pony league baseball team. Pickleball is growing and leagues may form by next year. This plan looks at the needs of youth sports but also passive recreation (like walking trails and rental spaces) and adult recreation.
- Residential Development
- Solid Waste
- County-owned Buildings

Chairman Campbell: This is for Council's purposes; this is not carved in stone. At any point in time, Council can come back and amend, modify or delete or add something. This is a living plan that we can change as we go along. As we should as we start checking things off. Then we will start looking at other objectives. This document will continue to make sure it reflects what we want to do in the County. Do we have any comments or questions? Hearing none, Councilwoman Ireland made the motion and Councilman Moody seconded. Motion passed unanimously.

5. Consideration of Approval authorizing the County Administrator to provide a letter of support to the National Fire Safety Council supporting fire safety for the children of Edgefield County.

Chairman Campbell: I will ask Administrator Caddell to discuss this letter with us.

Administrator Caddell: This National Fire Safety Educational Program has been sponsored by the Town of Edgefield for the last 31 years. They provide fire safety educational materials to elementary students in the school system. The Town of Edgefield has sent a letter of support and

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they endorse it for the school system. Staff recommends that Council approve Administration sending a letter of support endorsing this program.

Chairman Campbell: We do this every year. Questions or comments from Council. Hearing none, Councilman Talbert made the motion and Councilwoman Kennion seconded. Motion passed unanimously.

6. Consideration of the first reading of Ordinance 21-23-797, to enter into a Multi-County Industrial Park (MCIP) agreement with Aiken County for Project Grove (Gateway Properties, LP).

Chairman Campbell: I will ask Administrator Caddell if he has any details for us.

Administrator Caddell: Just as we discussed previously, this will be an industrial park in Aiken. By entering into an agreement with Edgefield County, this project will receive certain tax incentives and Edgefield County will receive 1% of their Fee In Lieu of taxes. This requires no investment on our part. Staff recommends approval of this Multi-County Industrial Park agreement.

Chairman Campbell: Questions or comments from Council? Hearing none, Councilman Moody made the motion and Councilwoman Ireland seconded. Motion passed unanimously.

7. Consideration of approval of the first reading of Ordinance 21-23-796, An ordinance providing for the FY 2023-2024 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.

Chairman Campbell: This is known as the budget for us. County Council had a budget workshop in March where we discussed the budget first through the Administrator's Report on everything that was in the budget that was different from the past. Then together we went page by page through the budget and discussed anything that needed to be discussed. We also heard from officials who gave us some information we needed to know during the budget workshop. Council, we are where we have discussed all of the details. But we can discuss anything during either of the readings about this budget. Before we start into the budget, we have someone here from the Burton Center. We had requested them to come and speak to talk about their budget request.

Amiqua Smith (Burton Center)- We are in different counties but we do have 2 facilities in Edgefield County. We have the SLP, which is the Supervised Living Program. Six individuals are supervised while living independently in Edgewood Apartments. They are taken to doctor's appointments, grocery stores, shopping, and picking up medication. We also have another facility called ICO, an Immediate Care facility. This facility is more hands-on and intense in requiring 24-hour care with staff including nursing and dietitian. Both homes are offered the day program in Saluda. We have agreements with Fuji and other facilities that come to us to give our

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residents work. This helps to prepare our residents for the real world and how to get jobs in the community. We serve 14 disabled and special needs individuals in Edgefield County. We are requesting \$20,000 from Edgefield County because we did not receive funds from the County last year. We are requesting these funds to help the Burton Center supply medical needs to our residents.

Chairman Campbell: Can you tell me what is the total budget for the Burton Center?

Amiqua Smith: Stephanie Hellman is the Finance Director. The total according to this paperwork is \$129,175. But that is the total together.

Administrator Caddell: May I share this information with you? On the document they sent to me for the two Edgefield County facilities, the amount given is \$940,923 and \$242,000.

Chairman Campbell: So, over a million dollars just for Edgefield?

Administrator Caddell: Yes.

Amiqua Smith: We have Lexington, Ware Shoals, and Greenwood County.

Councilman Moody: Where does that money come from Administrator Caddell?

Administrator Caddell: State and Federal funding.

Chairman Campbell: Any other questions from Council concerning the Burton Center? Thank you, Ms. Smith. We appreciate what the Burton Center does for the residents of our community. Now that we have heard that information, I want to ask Administrator Caddell if he has any updates or changes since our budget workshop.

Administrator Caddell: The proposed General Fund budget is \$14,228,252. The County is anticipating the use of \$1,082,382 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 4.4 months of operation expenditures in our reserves.

Highlights of the general fund budget include:

- 3% COLA for all employees
- 2.5% step salary increase for those under the pay band midpoint and employed at least a year.
- Coverage of 100% of individual employee health premiums
- An addition of 5 FT employees (deputy, detention officer, dispatcher, animal control technician, and litter control employee) and 2 PT (litter and animal control).
- An addition of 2 FT EMTs and a Quick Response Vehicle from the EMS special revenue fund.
- We have added a new revenue/expense account for the Opioid settlement funds.
- We have a suggested list of American Rescue Plan expenditures in the amount of \$162,800. We added two items: One is funds for security at the Kneece Building

where our Treasurer, Auditor, Assessor, and Tax Collector are located. We need to bolster security in that building. The second is for digital Court Reporting. Sometimes, we only we do not have a court reporter in Family Court as required. This hardware/software program satisfies the legal requirement and the Clerk of Court has asked for that program.

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

Comments from the Public

Chairman Campbell opened this public comment period. Since there were no speakers, Chairman Campbell closed this public comment period.

Report By County Council Members

Councilwoman Kennion: I would like to thank Hart Clark for the workers who are picking up trash on the side of the road.

County Administrator's Report

1. Update on the Emergency Medical Responder training for the fire departments - We had 11 participants complete the training this past weekend and earn the stipend approved by Council. Five of the seven fire departments participated. A big thank you to Foster Crowder our EMA Director for heading up this program! Foster will also be offering training on the administration of Narcan to the fire departments this weekend.
2. Update on the LEC – Concrete foundations continue to be poured. Despite rain delays the contractor feels that he can catch up with nice weather.
3. Update on the Animal Care and Control Facility – The building has been erected with exterior windows and doors. Framing, insulation, electrical, and plumbing have been installed. Completion appears likely in mid-June. We will have a fee schedule for Council's consideration in May.
4. Lakeisha Bryant secured an NRA Grant of \$1517 for training Ammunition for the Sheriff's Office.

Comments by County Council Chairman

I want to thank Staff and Council for its hard work in particular on two items tonight.

First is the Vision Plan. This is a significant document that tells citizens our priorities and gives us all the right paths to walk down. The Plan helps us determine priorities because we don't have the money or the staff to do everything at the same time.

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Also, I want to thank everyone also for the work on the Budget. While we understand that we have two more readings on the budget, it's important to get the Budget Workshop and First reading under our belts, which makes any of the remaining changes, if needed, more digestible and continue our focus on what our citizens need.

Adjourn

Council, that's all I have. Since we have no other business to conduct, I'd entertain a motion to adjourn. Councilwoman Kennion made the motion and Councilman Talbert seconded. Motion passed unanimously. The meeting adjourned at 7:02 P.M.

Edgefield County Council



Dean Campbell, Council Chairman

ATTEST



Aretha Eubanks, Clerk to Council