



**MINUTES
REGULAR MEETING
FAIRFIELD COUNTY COUNCIL
JANUARY 28, 2019**

Present: Moses Bell, Jimmy Ray Douglas, Mikel Trapp, Bertha Goins, Doug Pauley, Cornelius Robinson, Clarence Gilbert, Council Members; Jason Taylor, County Administrator; Davis Anderson, Deputy County Administrator, Tommy Morgan, County Attorney; Patti L. Davis, Clerk to Council.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80 (e), as amended, the following persons and/or organizations have been notified of the time, date and location of this meeting: The Independent Voice of Blythewood and Fairfield, The Country Chronicle, The Fairfield Times and one hundred thirty two other individuals.

1. CALL TO ORDER

Chairman Robinson called the Regular Meeting to order at 6:00 p.m.

2. APPROVAL OF AGENDA

It was moved by Council Member Pauley and seconded by Council Member Douglas to approve the agenda. ***The motion carried unanimously.***

3. INVOCATION

Vice Chair Goins led the invocation.

4. APPROVAL OF MINUTES

It was moved by Council Member Trapp, seconded by Council Member Bell, to approve the Regular Meeting minutes of December 10, 2018, and the Inauguration, Organization and Regular Meeting minutes of January 14, 2019. ***The motion carried unanimously 7-0.***

5. PUBLIC PRESENTATIONS

None.

6. 1ST PUBLIC COMMENT (3 MINUTES): INPUT MUST PERTAIN TO ITEMS ON THE AGENDA, FOR WHICH NO PUBLIC HEARING IS REQUIRED OR HAS BEEN SCHEDULED. THE TOTAL TIME ALLOCATED TO THIS PUBLIC COMMENT SEGMENT IS 30 MINUTES.

- Randy Bright - Board Minutes

7. PUBLIC HEARINGS

- A.** An Ordinance Authorizing the Execution and Delivery of a Lease Agreement Between Fairfield County and Palmetto Health, and Other Related Matters. Chairman Robinson opened the public hearing at 6:04 p.m. Mr. Randy Bright signed to speak. Chairman Robinson then closed the public hearing at 6:05 p.m.
- B.** An Ordinance to Amend the Fairfield County Land Management Ordinance, Ordinance No. 599, to Provide for the Zoning Reclassification from B-2 (General Business District) to RD-1 (Rural Residential District) of 2.18 Acres Owned by Jerry Murphy, Jr. This is a Portion of Tax Map No. 185-02-02-005-000 (Tract A), Property is Located at Approximately 6700 East Peach Road, Ridgeway, SC 29130. Chairman Robinson opened the public hearing at 6:06 p.m. Mr. Randy Bright signed to speak. Additionally, Council Member Douglas inquired what, if anything, is on the 2.18 acres. Per Mr. Clauson, there is nothing on the parcel at this point in time. Chairman Robinson then closed the public hearing at 6:08 p.m.

8. ORDINANCES, RESOLUTIONS AND ORDERS

- A. Third and Final Reading: Ordinance No. 713** - An Ordinance Authorizing the Execution and Delivery of a Fee-In-Lieu of Ad Valorem Taxes and Incentive Agreement to an Economic Development Project Located in Fairfield County; the Execution and Delivery of Documents Necessary to Effectuate the Intent of this Ordinance; and Other Related Matters. Motion made by Council Member Bell, properly seconded by Vice Chair Goins, to approved Third and Final Reading of Ordinance No. 713. Vice Chair Goins then requested Mr. Taylor to further explain the Ordinance. Per Mr. Taylor, the company is M-Lily. Typically, the company name is not revealed until after all readings have been done. However, this company was willing to release this information. The company manufactures mattresses and will be going into the old Mack Truck building. Further explanation of the economic development process ensued, and the County is competing with a number of other counties and locations. South Carolina has a fee in lieu of system whereby high taxes can be collected in a different manner, such as fees as opposed to direct ad valorem taxes, thereby reducing the prospective company's tax burden from around 10.5% assessment to roughly around 6%. Other things, such as a special source revenue, can also be utilized. In short, the County offers

incentives to make our location more attractive than others. ***The motion carried unanimously 7-0.***

B. Third and Final Reading: Ordinance No. 715 - An Ordinance Authorizing the Execution and Delivery of a Lease Agreement Between Fairfield County and Palmetto Health; and Other Related Matters. Motion made by Council Member Douglas, properly seconded by Council Member Gilbert, to approve Third and Final Reading of Ordinance No. 715. Chairman Robinson requested for Mr. Taylor to give a brief explanation of this matter. Per Mr. Taylor, when it became aware that the hospital could not be saved, the Council decided it wanted to strive to protect healthcare in the County. Of course, the County and Providence collaborated which resulted in the new Emergency Room. However, it was known that the Rehab Center was a shining star in the County. The Council wanted to try to find a way to save this. Mr. Taylor was directed by Council to purchase the building only if we could find someone to operate it. It was felt that Palmetto would be the best fit, and a Lease has been developed. Some incentives were put in place in order to accomplish this. ***The motion carried unanimously 7-0.***

C. Second Reading: Ordinance No. 716 - An Ordinance to Amend the Fairfield County Land Management Ordinance, Ordinance No. 599, to Provide for the Zoning Reclassification from B-2 (General Business District) to RD-1 (Rural Residential District) of 2.18 Acres Owned by Jerry Murphy, Jr. This is a Portion of Tax Map No. 185-02-02-005-000 (Tract A), Property is Located at Approximately 6700 East Peach Road, Ridgeway, SC 29130. Motion made by Council Member Douglas, properly seconded by Vice Chair Goins, to approve Second Reading of Ordinance No. 716. Vice Chair Goins requested a further explanation of the property's purpose. Mr. Taylor reported the request has been properly noticed and has been through the Planning Commission for recommendation to approve. For specific details, Mr. Taylor deferred to Mr. Chris Clauson. Per Mr. Clauson, the request came in after the property owner split the larger parcel. He believes the owner's daughter will be occupying the property and wishes to place a mobile home, which is in keeping with the area and RD-1 is in keeping with the comprehensive plan. Council Member Pauley inquired if RD-1 includes mobile homes. Per Mr. Clauson, RD-1 has a number of uses that are allowed, and a standard design mobile home would be allowed. ***The motion carried unanimously 7-0.***

D. Resolution No. 2019-02: A Resolution Identifying a Project to Satisfy the Requirements of Title 12, Chapter 44 of the South Carolina Code, so as to Allow Investment Expenditures Incurred by a Company Known to the County as Project Lily, its Affiliates and Related Entities; to Qualify as Expenditures Eligible for a Fee-In-Lieu of Taxes Arrangement with Fairfield County, South Carolina; Providing for Other Related Economic Development Incentives; and Other Matters Related Thereto. It was moved by Council Member Trapp, properly seconded by Council Member Douglas, to approve Resolution No. 2019-01. ***The motion carried unanimously 7-0.***

9. BOARD AND COMMISSION MINUTES

The minutes from Fairfield County Disabilities and Special Needs and Chamber of Commerce were received as information.

10. BOARD AND COMMISSION APPOINTMENTS

None.

11. OLD BUSINESS

None.

12. NEW BUSINESS

A. Providence Health Board of Trustees Appointment. Chairman Robinson appointed Council Member Clarence Gilbert to serve on the Providence Health Board as the Council's appointed member.

13. COUNTY ADMINISTRATOR'S REPORT

A. Request of Action: Selection of Engineering Firm for RFO 2018-10 Airport Consultant. Administration and Finance Committee recommends approval. Per Mr. Taylor, a request was put out for engineering firms to provide services to the airport. The contract with the prior firm has ended, and so a response was received from eight different firms. The committee chose Michael Baker to provide services. Airport Director Denise Bryan was available for any questions. Motion made by Council Member Trapp, properly seconded by Council Member Pauley, to approve the Request of Action as stated. ***Motion carried unanimously 7-0.***

B. Request of Action: Purchase of Genie Boom Lift for Building Maintenance Shop. Administration and Finance Committee

recommends approval. Per Mr. Taylor, the current lift was in need of replacement, so this item was budgeted in the current budget. A total of \$60,000 was budgeted, it was properly advertised and bids were received ranging from \$90,000 down to \$59,000. The low bid is recommended of \$59,485 by United Rentals. Chairman Robinson asked what will happen to the old lift, and per Mr. Taylor this piece of equipment will be put out for auction as per procurement rules. Motion made by Council Member Trapp, properly seconded by Vice Chair Goins, to approve the Request of Action as stated. ***Motion carried unanimously 7-0.***

- C. Ty Davenport, Economic Development Director - Discussion of Current Economic Development Projects. Per Mr. Taylor, Mr. Davenport will be updating Council on the Mega Site as well as M-Lily. Activity is occurring at the Mega Site with residents taking notice, so this report is to hopefully assist with getting the information to the residents as to what is currently happening. The State gave the County \$2M, and this is being utilized with engineers evaluating the site, surveys, etc. Hopefully, infrastructure will be at the site soon. As this process is starting, we wanted to let the public be aware. Per Mr. Davenport, the engineering has begun and information is being gathered. Mr. Davenport then showed the I-77 Alliance presentation of the Mega Site. This website was forwarded to site selectors, corporate executives, magazine publishers, etc., all of which could be possible decision makers in the economic development process. Mr. Davenport went on to report that Project Lily is M-Lily, which is a mattress company for the memory foam mattresses, which are the latest on the market. The old Mack Truck building has been purchased, and a lot of outside cleaning has been done. Gray Construction has been hired to do the inside renovations. The up-fit of the inside of the building will take around eight to ten months. There will be a large investment in the facility resulting in 250 jobs over the next five years. The company owns plants in China, Spain and Eastern Europe. Chairman Robinson inquired of the contact information for the possible jobs for either Gray Construction or M-Lily. Mr. Davenport has the contact information for Gray Construction and will make this available to Chairman Robinson. Council Member Douglas inquired if the office will still be located in the lower portion of the Fairfield Medical Associates building. Per Mr. Davenport, we will know more about this after the Chinese New Year and once they return by the end of February. Per Mr. Taylor, the office is ready to go if needed.

14. CLERK TO COUNCIL'S REPORT

None.

15. 2ND PUBLIC COMMENT (3 MINUTES): INPUT CAN BE TO INTRODUCE AN ITEM NOT CURRENTLY UNDER COUNCIL'S CONSIDERATION OR BRING A CONCERN TO COUNCIL'S ATTENTION. THE TOTAL TIME ALLOCATED TO THIS PUBLIC COMMENT SEGMENT IS 30 MINUTES.

- Randy Sisk - Update
- Jackie Workman - Vision
- Shirley Greene - History and Humanity
- Randy Bright - It's Cold Outside

16. COUNTY COUNCIL TIME

Goins: Vice Chair Goins thanked Council Member Pauley for making her aware of the problem with the parking area at the EMS Jenkinsville location, and it is being worked on. She asked if anyone knows of things such as this, please let her or any of the administration team know. She is also thankful for the Mega Site and feels it has changed the face of Fairfield County as it moves us forward. Concerning the monument in Jenkinsville, a monument is not being purchased or utilized. There is space, and Vice Chair Goins' thoughts were to bring the community together and do a community memorial consisting of refurbishing the area and displaying bricks that have been purchased in honor of or in memory of a person, a business, etc., such as what is in front of the new Emergency Room. This is the idea she has in mind. When a brick is purchased, that person will decide the name to be placed on the brick. We can then tell our young people that this is what we need to do to keep our community together, like building a house, starting with the foundation and building it brick by brick. Hopefully, this will give encouragement to continue to work together. Vice Chair Goins also found out today that Hwy 215 will continue to be refurbished. A section was done a while back, and now they are continuing.

Douglas: Council Member Douglas feels in order for the Mega Site to be marketable and to get other industry to the County, we will have to have another sewer plant. Along with the one cent sales tax, he has an idea to raise money, which he will reveal at the next meeting.

Bell: Council Member Bell also feels the Mega Site is a huge deal for the

County. He thanked everyone for the work that has been done to bring this to fruition. He is also looking forward to the teacher village. A lot of people have been inquiring concerning recreation in Ridgeway/District 1. There is no money presently allocated for recreation in District 1. He will be working with Council and the administration team to hopefully be able to accomplish this in the near future. Council Member Bell asked Mr. Taylor to further speak concerning this. Per Mr. Taylor, this is an item that would need to be budgeted and can certainly be discussed. A site must also be located and agreed upon.

Gilbert: Council Member Gilbert thanked Chairman Robinson for selecting him to be the representative for the Providence Health Board. He looks forward to representing the County. He understands there are several issues that need to be worked on, and he is eager to do this.

Robinson: Chairman Robinson thinks recreation in Ridgeway would be a good thing to work on during budget time. He would also like to get the information concerning M-Lily out to the public concerning any types of jobs that are available now and in the future. The County is 20 or 30 years behind because of the large sum of money that was expected from V. C. Summer. As we all know, this did not come. We had not invested in things in the past in anticipation of this. Now is the time for the penny sales tax, and Chairman Robinson asked Mr. Taylor where we are with this request. Per Mr. Taylor, he has spoken with Mr. Morgan to come up with a possible timeline for Council and to explain the process. Per Mr. Morgan, he has been working on a draft and is seeking more input regarding the capital projects sales tax and the penny sales tax. There must be certain projects in place that the Council identifies as an expenditure for those types of funds. Some other projects are being worked on both within accommodations and hospitality tax as well. There should be something shortly available for Council's review. This will require some referendums, and there is a timeline and a process. The necessary legal documents need to be prepared first in order to bring before Council. Chairman Robinson feels we are on the right path and must continue.

17. EXECUTIVE SESSION (SUBSEQUENT TO EXECUTIVE SESSION, COUNCIL MAY TAKE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION).

At 6:58 p.m., it was moved by Council Member Pauley, seconded by Vice Chair Goins, to go into Executive Session for (a) Legal Matter - Update

for New Members on Pending Litigation Matters and (b) Legal Matter - Receipt of Legal Advice Pertaining to Personnel Matters. ***The motion carried unanimously 7-0.***

Council Member Douglas left once the meeting was adjourned for Executive Session and did not attend Executive Session.

At 7:55 p.m., it was moved by Council Member Pauley, seconded by Council Member Trapp to come out of Executive Session.

No action was taken in Executive Session.

18. ADJOURN

At 7:56 the Regular Meeting was adjourned by motion of Council Member Pauley and seconded by Council Member Bell. ***The motion carried unanimously.***

PATTI L. DAVIS
CLERK TO COUNCIL

CORNELIUS ROBINSON
CHAIRMAN