

AGENDA
EDGEFIELD COUNTY COUNCIL MEETING
County Council Chambers
July 6, 2021
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 – Rev. Willie Patten Jr. Pastor of Republican Grove Baptist Church,
Edgefield, SC
Pledge of Allegiance

II. APPROVAL OF AGENDA

III. APPROVAL OF THE MINUTES

1. April 13, 2021 Regular Meeting of Council
2. May 4, 2021 Regular Meeting of Council

IV. GUEST SPEAKERS

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 for May 2021
(SEE DEPARTMENTAL REPORTS)
Edgefield County Transportation Committee Minutes March 4, 2021
Safety Committee Minutes March 11, 2021

VII. CONSENT AGENDA

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

Consent Agenda Ends Here

VIII. PUBLIC HEARING

1. **Consideration of Approval of Public Hearing of Ordinance Number 20-21-791
“An Ordinance to Rezone Certain Previously Zoned General-Agricultural
Development District (GD) and Unzoned Property Located at 293 Murrah Road to
Planned Development (PD) and to include said Parcel into the existing Windsor
Planned Development” (Windsor Place) On Murrah Road, west of Five Notch Road**

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was an abandoned trailer on a lot zoned GD. The developers of Windsor Place would like to incorporate this property into their development as PD. The Planning Commission unanimously voted to approve this zoning change. The driveway for this lot would be off an interior road within the development.

IX. OLD BUSINESS

1. Consideration of Approval of Second Reading of Ordinance Number 20-21-791, “An Ordinance to Rezone Certain Previously Zoned General-Agricultural Development District (GD) and Unzoned Property Located at 293 Murrah Road to Planned Development (PD) and to include said Parcel into the existing Windsor Planned Development” (Windsor Place) On Murrah Road, west of Five Notch Road is an abandoned trailer on a lot zoned GD. The developers of Windsor Place would like to incorporate this property into their development as PD. The Planning Commission unanimously voted to approve this zoning change. The driveway for this lot would be off an interior road within the development.
(Exhibit I)

2. Consideration of Approval of Third Reading of Ordinance Number 20-21-785, “An Ordinance Amending the County of Edgefield Comprehensive Land Use and Transportation Plan”.
During the March meeting of County Council, Council passed Resolution Number 20-21-1136. This resolution requested the Planning Commission to reexamine the section of the Comprehensive Plan that were changed at third reading and approval of the current plan in June 2019. The Planning Commission reviewed the request at their March 11th meeting. The Planning Commission recommends revising the Comprehensive Land Use and Transportation Plan to the original wording that was in place prior to the June, 2019 changes. At the June meeting, Council decided to revert back to the original Comprehensive Plan as approved by the Planning Commission. These changes are shown in notes presented by Councilman Campbell in Exhibit 16. The current 20-21-785 ordinance was modified for third reading as per the original Ordinance 18-19-759 which approves the original Comprehensive Plan.
(Exhibit XVI)

3. Consideration of Approval of Third Reading of Ordinance Number 20-21-782, “An Ordinance Authorizing the Negotiation, Execution, and Delivery of an Agreement of Purchase and Sale, and the Conveyance of Certain Properties Between Edgefield County and John, McCracking, his Successors and Assigns.”
In Spring 2018 Edgefield County completed relocating the offices located in the old Neighborhood Center at 400 Church St. in Edgefield. Council approved advertising the building for sale with an asking price of \$50,000. Mr. McCracking has offered to purchase the building for \$50,000.
(Exhibit II)

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4. Consideration of Approval of Third Reading of Ordinance Number 20-21-786
“AN ORDINANCE AUTHORIZING THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH AIKEN COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN AIKEN COUNTY AND ESTABLISHED PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH AIKEN COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXATION; AND OTHER MATTERS RELATED THERETO”. This ordinance is to establish a multi-county industrial park (MCIP) with Aiken County. The park will be located in Aiken County for the delivery of broadband throughout the Aiken Electric territory. The agreement to create a multi-county park will allow for Aiken Electric to receive certain incentives from the state and county. Edgefield County will receive 1% of the Fee in Lieu of Taxes. This is a just a procedural function; it will not involve Edgefield County creating a new industrial park requiring investment on the part of Edgefield County **(Exhibit III)**

5. Consideration of Approval of Third Reading of Ordinance Number 20-21-787
AN ORDINANCE AUTHORIZING THE DEVELOPMENT OF A JOINTLY OWNED AND OPERATED INDUSTRIAL/BUSINESS PARK IN CONJUNCTION WITH AIKEN COUNTY, SUCH INDUSTRIAL/BUSINESS PARK TO BE GEOGRAPHICALLY LOCATED IN EDGEFIELD COUNTY AND ESTABLISHED PURSUANT TO SECTION 4-1-170 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED; TO PROVIDE FOR A WRITTEN AGREEMENT WITH AIKEN COUNTY TO PROVIDE FOR THE EXPENSES OF THE PARK, THE PERCENTAGE OF REVENUE APPLICATION, AND THE DISTRIBUTION OF FEES IN LIEU OF AD VALOREM TAXATION; AND OTHER MATTERS RELATED THERETO. This ordinance is to establish a multi-county industrial park (MCIP) with Edgefield County. The park will be located throughout Edgefield County by means of providing broadband throughout the Aiken Electric Cooperative territory. The agreement to create a multi-county park will allow Aiken Electric Cooperative to receive certain incentives from the state and county. Aiken County will receive 1% of the Fee in Lieu of Taxes. This is a just a procedural function; it will not involve Edgefield County creating a new industrial park requiring investment on the part of Aiken County. **(Exhibit IV)**

6. Consideration of Approval of Third Reading of Ordinance Number 20-21-788 **“AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT BY AND BETWEEN EDGEFIELD COUNTY, SOUTH CAROLINA (THE “COUNTY”), AIKEN ELECTRIC COOPERATIVE AND ITS SUBSIDIARY, ACTING FOR ITSELF, ONE OR MORE AFFILIATES, AND/OR OTHER PROJECT SPONSORS (COLLECTIVELY, THE**

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“COMPANY”), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF AD VALOREM TAXES WITH RESPECT TO THE ESTABLISHMENT AND/OR EXPANSION OF CERTAIN FACILITIES IN THE COUNTY (THE “PROJECT”); (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; (3) CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH THE PROJECT; AND (4) OTHER MATTERS RELATING THERETO.” This is a multi-million dollar fee in lieu project that will bring broadband internet throughout the Aiken Electric territory. The County will receive over a hundred thousand in new revenue once it’s completed. Further details will unfold as we move forward with this unique project.
(Exhibit V)

7. Consideration of Approval of Third Reading of Ordinance Number 20-21-789 “AN ORDINANCE TO AMEND CHAPTER 24-174 OF THE EDGEFIELD COUNTY LAND ORDINANCE.” At the April Planning Commission meeting they expressed concerns about drilling numerous wells on small lots especially when septic system are planned. At the May County Council meeting you approved on first reading that the lots would be a minimum 1/2 acre for areas with community water but without community sewer and 1 acre for those without water and sewer. Council expressed some concern about those sizes and asked for further review from the Planning Commission. The Planning Commission reviewed this ordinance and recommend a minimum 1 acre lot for those with water but no sewer and 2 ½ acres for those without sewer and water.
(Exhibit VI)

8. Consideration of Approval of Third Reading of Ordinance Number 20-21-790 An Ordinance to Rezone Certain Previously Zoned General-Agricultural Development District (GD) and Unzoned Property Located at Edgefield Road and Williams Road to Planned Development (PD) and approve the Concept Plan for said Property’s Development. The developer Crowell and Co. proposes to rezone 77.59 acres as PD for 202 varying sized lots. They propose 25% open space, a small 1.6 acre commercial lot at Williams and US 25, and the development fronting US 25 will be served with community water and sewer. The developer engaged a traffic engineer to evaluate the entrance at US 25.
(Exhibit VII)

9. Approval of Resolution to hire Burr-Foreman 20-21-1139– Frannie Heizer with Burr-Foreman will be at the council meeting to present a Resolution which will retain her firm. They will develop a bond ordinance to pay for the County’s Law Enforcement Center along with a Non-Profit to build the facility. The Resolution will give the County the ability to borrow funds from our reserves until the bond market is favorable.
(Exhibit VIII)

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10. **Approval Safety Award** - All of the Edgefield County employees are doing tremendous job to keep safe. In 2011 we were ranked 31st as the safest county in South Carolina with a 1.2 modifier (average county had a 1.0). This year we are number 8 in the State and have a 0.75 modifier with a premium of \$197,745. If we stayed at a 1.2 our cost would have been \$314,791 or a difference of \$117,046. This year we budgeted \$248,850 based on last year's cost giving us \$50,659 in savings over what was budgeted. The Safety Committee met and would like Council's permission to use some of these saving to reward our employees with a Safety Reward. They suggest purchasing a tote bag, with a tumbler, flash light, telephone buddy, cooler and tote bag for approximately \$4,000 plus taxes and shipping. We also would like to hold a luncheon for all county employees this summer to celebrate our success for approximately \$1,500. Council would be invited to the awards luncheon to enjoy lunch with them and to congratulate all the employees.

(Exhibit IX)

X. NEW BUSINESS

1. **Consideration of Approval of First Reading of Ordinance Number 20-21-792, "An Ordinance to Amend Chapter 24-32 of the Edgefield County Land Ordinance"**. The current minimum lot size for RR and RD zones is 12,000 square feet. We believe the minimum size lot in these zones should be larger than 12,000 S.F. We recommend increasing the size to ½ acre or 21,780 S.F.. If council approves this ordinance on first reading it will be sent to the Planning Commission for their consideration and advise at the July meeting.

(Exhibit X)

2. **Consideration of approval of Resolution Number 20-21-1138** - "A Resolution providing for an Intergovernmental Agreement between Edgefield and McCormick Counties, whereby the two Counties will jointly utilize Edgefield County's Convenience Center located at the Intersection of US Highway 378 and S-19-67." Edgefield County owns a convenience center on Hwy 378 near the McCormick County line. Citizens in McCormick County are permitted to use this site in exchange for McCormick County paying one-half the labor costs at the facility. This agreement is renewed each year and has been in effect since July 2002.

(Exhibit XI)

3. **Consideration of Approval of Extending the HVAC Contract with Cullum Services, Inc.** - The contract for HVAC maintenance service and repairs with Cullum Services, Inc. expires on June 30, 2021. The terms of the contract are for one year and the

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County may extend the contract for additional terms not to exceed five (5) years in total if it appears to be in the best interest of the County. Staff recommends extending the contract with Cullum Services, Inc. for an additional year, July 1, 2021 to June 30, 2022. This would be the fourth contract extension with Cullum Services, Inc.

4. Consideration of Authorization for the County Council Chair to Sign a Memorandum of Understanding with the South Carolina Works Centers.

Edgefield County's participation with the SC Works System needs to be renewed. Federal funds come to the state of South Carolina and then are distributed to consortiums of Counties. The seven counties of Abbeville, Edgefield, Greenwood, Laurens, McCormick, Newberry and Saluda together form the Upper Savannah Workforce Development Area. County Councils appoint board members and the board makes funding decisions about physical workforce centers. The MOU agreement does not commit the county to spend any money; it is simply an agreement for organizations inside the centers to share costs. It is the same document which has been reviewed and signed three times previously.

(Exhibit XII)

5. A Resolution Transferring Authority over the County Archivist from the County Administrator to the County Clerk of Court. In 2001 the Administrator was authorized with the oversight of the County Archives. In 2016 the County hired The Genealogical Society to oversee the daily operation of Archives whose records span from the 1700's to about the 1930's. After several conversations with the Genealogical Society President and the Clerk of Court, Charles Reel we believe it's in the best interest of the County for the Archives to be under the responsibility of the Clerk of Court. The Clerk's office is already the administrator of the modern historical record and has access to equipment and supplies that they can share with the Archives. In future year's the Clerk will apply for grants to aid both departments and provide staff when necessary.

(Exhibit XIII)

6. "Donating two Sheriff Patrol cars to Strom Thurmond Automotive Class".

At the June council meeting we discussed the possibility of the County donating two former Sheriff vehicles to the Storm Thurmond Automotive class. In the attached exhibit the school has formally requested two vehicles for the class to use. The Sheriff is suggesting we donate two older vehicles, a 1999 Chevrolet Tahoe and 2004 Ford Crown Vic both which they are no longer using. Due to their age they have little monetary value and we recommend providing these vehicles to the school.

(Exhibit XIV)

7. Approval to extend the Interim Administrator's Employment Agreement. The Employment Agreement for the Interim Administrator ends on July 6, 2021. If council desires to extend his contract for an additional three months he is willing to continue employment with the County as per the revised agreement.

(Exhibit XV)

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8. Approval to seek proposals for a Job Classification and Salary survey.

We are having a difficult time retaining employees at the jail, patrol deputies, motor grader operators, CDL workers and EMS employees. Most of our former employees have left due better pay with other governmental agencies or the private sector. Generac is hiring new employees with no experience at a rate of pay higher than the starting rate for all three of these areas and many other departments in the county. We last had a countywide classification and salary survey study completed by Archer in 2003. In 2011 Kenny Cook conducted a salary survey for all the Clerks in the County. Since then we have raised salaries randomly with small cost of living increases with most new budget. I am concerned about our retainage of good employees and our having minimum salaries high enough to attract new employees in the future. I would like your approval to obtain proposals from companies to either do a countywide classification and salary survey or a salary review for the Sheriff, EMS and Road Maintenance employees. If we did a full classification and salary survey I would further recommend that every year the HR Director completes a salary review for 1/4 of the county positions to stay on top of any needed changes. The full survey would cost +/- \$75,000 and depending on the depth of the survey for the three departments under \$50,000.

COMMENTS FROM PUBLIC

All additional comments

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EXECUTIVE SESSION

To discuss a legal matter with our County Attorney.

ADDITIONAL ITEMS TO REPORT BY THE COUNTY ADMINISTRATOR

1. **COMMENTS BY THE COUNTY COUNCIL CHAIR**
2. **ADJOURN**