



**MINUTES
REGULAR MEETING
FAIRFIELD COUNTY COUNCIL
JUNE 26, 2017**

Present: Billy Smith, Douglas Pauley, Neil Robinson, Jimmy Ray Douglas, Dan W. Ruff, Mikel Trapp, Bertha Goins, Council Members; Jason Taylor, County Administrator; Davis Anderson, Deputy County Administrator; Jack James, County Attorney; Patti Locklair, 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, and one hundred twenty seven other individuals.

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

It was moved by Council Member Douglas and seconded by Council Member Trapp to approve the agenda. ***The motion carried unanimously 7-0.***

3. INVOCATION

Council Member Robinson led the invocation.

4. APPROVAL OF MINUTES

It was moved by Council Member Trapp and seconded by Vice Chair Goins to approve the minutes of the Regular Meeting of June 12, 2017. ***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.

- Mr. Jeff Schaffer - Ordinances
- Mr. Randy Bright - Economic Development

7. PUBLIC HEARING

- A.** To Amend the Fairfield County Land Management Ordinance (No. 599), to Provide for the Zoning Reclassification from R-1 (Single-Family Residential District) to R-2 (Inclusive Residential District) of Two (2) Acres Owned by King Family Management c/o Cynthia K. Berley, Tax Map No. 126-04-14-004-000 Portion of, Property is Located at 1224 Old Camden Road, Winnsboro, SC 29180. Chairman Smith opened the public hearing at 6:07 p.m. No one signed to speak; therefore, at 6:07 p.m. a motion to close the public hearing was made by Council Member Trapp and seconded by Council Member Douglas. ***The motion carried unanimously 7-0.***

- B.** To Amend the Fairfield County Land Management Ordinance (No. 599), to Provide for the Zoning Reclassification from RD-1 (Rural Residential District) to RC (Rural Community District) of Two (2) Acres Owned by Frank Kelly, Tax Map No. 192-00-00-028-000, Property is Located at 758 Jenkinsville Road, Jenkinsville, SC 29065. Chairman Smith opened the public hearing at 6:07 p.m. No one signed to speak; therefore, at 6:08 p.m. a motion to close the public hearing was made by Council Member Ruff and seconded by Council Member Douglas. ***The motion carried unanimously 7-0.***

8. ORDINANCES, RESOLUTIONS AND ORDERS

- A. Second Reading: Ordinance No. 680** - An Ordinance to Amend the Fairfield County Land Management Ordinance (No. 599), to Provide for the Zoning Reclassification from R-1 (Single-Family Residential District) to R-2 (Inclusive Residential District) of Two (2) Acres Owned by King Family Management c/o Cynthia K. Berley, Tax Map No. 126-04-14-004-000 Portion of, Property is Located at 1224 Old Camden Road, Winnsboro, SC 29180. It was moved by Council Member Pauley and seconded by Council Member Robinson to approve the Second Reading of Ordinance No. 680. ***The motion carried unanimously 7-0.***
- B. Second Reading: Ordinance No. 681** - An Ordinance to Amend the Fairfield County Land Management Ordinance (No. 599), to Provide for the Zoning Reclassification from RD-1 (Rural Residential District) to RC (Rural Community District) of Two (2) Acres Owned by Frank Kelly, Tax Map No. 192-00-00-028-000, Property is Located at 758 Jenkinsville Road, Jenkinsville, SC 29065. It was moved by Council Member Trapp and seconded by Council Member Robinson to approve the Second Reading of Ordinance No. 681. ***The motion carried unanimously 7-0.***

9. BOARD AND COMMISSION MINUTES

- A. Chamber of Commerce:** It was moved by Council Member Robinson and seconded by Council Member Pauley to accept the minutes from the Chamber of Commerce. ***The motion carried unanimously 7-0.***
- B. Library Commission:** It was moved by Council Member Ruff and seconded by Council Member Pauley to accept the minutes from the Library Commission. ***The motion carried unanimously 7-0.***

10. BOARD AND COMMISSION APPOINTMENTS

None.

11. OLD BUSINESS

None.

12. NEW BUSINESS

None.

13. COUNTY ADMINISTRATOR'S REPORT

- A. S.C. Railroad Museum – Mr. Henry Nechemias, Treasurer:** Mr. Nechemias thanked the Council for their support of the Railroad Museum and expressed appreciation. Cynthia Smith has been hired full-time as Administrator/Office Manager/Ticket Manager, etc. Hours of operation now are Wednesday through Saturday all year from 10 a.m. to 4 p.m. The museum, exhibits, display train are now open at no charge. Ridership has increased with last year totaling more than 10,000 riders. School charters have continued and improvement is expected in this area with creation of educational programs. Participation in Midlands Gives yielded a total of \$2,400 with an anonymous donor matching all donations. Last year this yielded about \$600 in donations. Participation last fall in a scrap auction yielded three bi-level coaches that had been commuter coaches between Washington DC and Townsend VA. These should be operational shortly. One agenda item is to acquire or build a power car to give 480 volts of power to run air conditioning, lights, etc. Also acquired, as a gift, were four rail cars from Ringling Brothers, three of which have been received with the fourth coming in the near future. Work is being done at the Rion location with adding new track thereby extending the track 1/3 mile. With this addition, total track would be around 5-1/3 miles. Mr. Nechemias left S.C. Railroad Museum brochures with free child's tickets for the Council and/or public.
- B. Mr. Michael Adams, Vice President of Business Development and Government Relations, Goodwill Industries of Upstate/Midlands South Carolina –** Mr. Adams was unable to attend due to illness and will reschedule to come before Council with a presentation in the near future.
- C. Ms. Phyllis Watkins, Emergency Management Director: Overview of 911 Service –** Ms. Watkins has been with the County for 27 years, starting in 1990 as a dispatcher. She proceeded to give an overview of the Department of Emergency Management which includes 911 and Emergency Preparedness. This presentation included an explanation of department documentation, office set up with equipment to track calls, protocols, etc. She discussed the evolution of wire-line, wireless and text to 911 calls. The wire-line call is connected with the residence address which will yield the most information when calling 911. With the wireless calls, limited information is given when the call to 911 is made. These calls will not include the residence address. Text to 911 will also give limited information. Questions will be asked of the caller to gain relevant information in order to dispatch the needed services. The 911 operator's objective is to control the call. When a question is asked multiple times, this is how the operator is trained to gain control of the call. Ms. Watkins went through steps of each emergency scenario with pertinent information for the citizens. Council Member Douglas asked if day and date are recorded on each call, and Ms. Watkins responded all calls are time stamped with date and time. Council Member Pauley inquired concerning the Phase II Wireless, multiple dispatchers on the line and EMS response. Ms. Watkins explained these points further. Vice Chair Goins inquired what the public can do to help. Ms. Watkins asked that the public understand that the dispatcher is trained to do their job and their sole

purpose is to help. Chairman Smith expressed his appreciation for the department and understanding of being on the receiving end of some of the more difficult calls in challenging situations. He also inquired concerning Phase II and if there is anything the County Council can do to assist with any deficiencies. Ms. Watkins responded that the wireless providers are constantly testing and there is a company soliciting services to come on site and test the accuracy of Phase II wireless calls. Some counties have used these services, and Ms. Watkins did receive an email concerning this. She feels this type of testing would be helpful. Chairman Smith suggested that the County reach out to other counties who have taken advantage of this testing to inquire if it was beneficial. This would be a very important matter in emergency situations. Ms. Watkins further responded to Vice Chair Goins' question of what can the public do, and the most important thing the public can do is to post the house numbers, which is included in the Ordinance. If you do not know the correct way to post, please contact Emergency Management.

- D. Mr. Ty Davenport, Economic Development Director: Economic Update –**
- Mr. Davenport gave an overview of what has transpired over the last eight months. He discussed the Commerce Center and other properties to enhance our product offering to prospects. The site readiness program was discussed. Aerial views were shown of the Commerce Center. From the marketing standpoint, 17 prospect visits and 15 requests for information have been completed. There have been three repeat visits. The website is being developed and should be completed by September/October. Meetings have occurred with site consultant meetings, who manage 35-40% of the projects. Information on the County buildings and sites have been updated in the state system as well as the Economic Development Alliances. The Department meets with employers in the area and also hosts the annual Industry Appreciation dinner, which will be held in October this year. Assistance is being given to BOMAG for aesthetic improvements to the front of their facility. Yingxin Metals, a metal stamping company from China, will be moving into the 30 Commerce Building in the Walter Brown Industrial Park. Initially eight people will be hired which will rise to 20. In 2013, the County received \$445,000 in Economic Development grants, none in 2014, and \$350,000 in 2015. In 2016, \$719,000 in grant funding was received and went directly to the County. Council Member Douglas asked concerning the assistance being given to BOMAG and this will be to assist in an additional entrance/exit. Vice Chair Goins requested that Mr. Davenport express how important all of this is for the County. As mentioned by one of our citizen speakers tonight, jobs must be created. Therefore, the County must have product (certified industrial sites) that are ready for prospects to move in quickly. The Commerce Center is part of this and also looking at other properties would give more diversity. Chairman Douglas also added that a comment was made at the I-77 Alliance meeting, if Fairfield County produces some industrial sites, our job market would extend from Charlotte to Richland County. Chairman Smith stated he appreciates the presentation which was very informative. There was information put out by the Department of Revenue, the first Governor's Competitiveness Council Report which was established by Governor Hailey, to quantify counties and what is being done to attract industries, and some information gleaned from this report: Fairfield's population within 40 miles from the county seat is 323,473 which is the largest among

group 3 counties, Fairfield's announced job creation as a percentage of population was 3.5% which was the highest in group 3 and makes Fairfield County a high performer in the state in terms of job creation, and Fairfield County scored high in business friendliness of the utilities and services provided by local governments where it scored 3rd out of 46 counties. There are a couple of pages in this report devoted specifically to Fairfield County, the infrastructure, information on property taxes, employment, etc. and all of the deficiencies are areas in which the County is currently actively working on improvement.

- E. Quarterly Finance Report** – Ms. Laura Johnson was present for questions from Council concerning the report which was sent out with the agenda packet. Council had no specific questions.
- F. Request of Action: Phase II On-Site Roadway, Water and Wastewater Improvement to Serve Fairfield Commerce Center – Administration and Finance Committee Recommends Approval:** Mr. Taylor explained this request is part of the Phase II improvements, with this being the water portion and the other being wastewater and roads. This was funded by a grant, so the bidding process had to be separate. Three bids were received from Ladd Corporation for \$610,753, Wylie Easton for \$618,890 and Stutts and Williams for \$631,100. Recommendation is made for Council to approve Ladd Corporation to install 7,600 linear feet of 12 inch water main along with 14 fire hydrants. Motion to approve made by Council Member Douglas and seconded by Council Member Robinson. *The motion carried unanimously 7-0.*
- G. Request of Action: Purchase Radio System to Provide Interoperability to Enhance Emergency Communications – Administration and Finance Committee Recommends Approval:** Mr. Taylor explained the interoperability concept as having the ability to talk among departments to provide emergency services. The goal was to achieve at least 95% coverage as part of the bond to fund this system. Three responses were received from Fleettalk Rock Communications for \$486,117.80, Radio Communications for \$661,895.21 and Motorola Solutions for \$986,120.00. This will provide 146 mobile radios, 345 portables and 14 base stations again achieving 95% coverage. Fleettalk was the only company that could provide 95% coverage and also placed the lowest bid. This was investigated fully by checking with other customers of Fleettalk and the state, and recommendation is made for Council to approve Fleettalk radio system. Motion to approve made by Council Member Trapp and seconded by Vice Chair Goins. *The motion carried unanimously 7-0.*
- H. Request of Action: Economic Development Product Development – Site Readiness Program – Administration and Finance Committee Recommends Approval:** Mr. Taylor explained that this request of action would approve to be able to start clearing trees on the industrial sites that will have to be cleared at some point in the future to get the sites ready for industrial development. The plan is in place to harvest between now and 2022, in three different harvestings, to produce an estimate of \$363,929. Timbering of the property will begin and once the revenue is received, equipment will be purchased to clear the sites in-house thereby saving money for the grading per

acre. Motion to approve made by Council Member Ruff and seconded by Council Member Douglas. **The motion carried unanimously 7-0.** Chairman Smith commented that this idea is a great way for the County to save money and make use of resources already in-house.

I. Scope/Cost Estimate for Lake Wateree Sediment and Turbidity Consulting Services – Administration and Finance Recommends

Approval: A request was made by the Lake Wateree Homeowner's Association to assist in investigating the cause of the sediment inflow into the lake. It was requested the County fund \$3,000 of a \$4,000 hydrology study. The County would not be entering into the contract. The Homeowner's Association would be entering into the contract and the County would receive a copy of the report. Motion to approve made by Council Member Robinson and seconded by Vice Chair Goins. Council Member Douglas stated WHOA has pledged to assist with any overage of the study. Chairman Smith reiterated, as was discussed in the Administration and Finance Committee meeting, that the County make sure a copy of the final report be delivered directly from the vendor, Southern Ecological Consultants, to the County as part of this funding. Mr. Taylor assured the Chairman this stipulation has been conveyed. **The motion carried unanimously 7-0.**

Other Announcements: Mr. Taylor informed the Council and citizens that July 9 through July 15 the Salkehatchie youth group will be assisting with the repair of 11 homes in Fairfield County and, as in the past, dumpsters will be provided for these activities. Mr. Taylor also introduced Karen Roseberry who has taken over the role of Administrative Assistant with the retirement of Sandy Clowney.

14. CLERK TO COUNCIL'S REPORT

None.

15. 2ND PUBLIC COMMENT (3 MINUTES): INPUT WILL BE FOR ITEMS NOT CURRENTLY ON COUNCIL'S AGENDA OR UNDER COUNCIL'S CONSIDERATION. THE SUBJECT MATTER SHALL BE RELATED TO AND LIMITED TO ITEMS, ISSUES AND TOPICS REGARDING FAIRFIELD COUNTY. THE TOTAL TIME ALLOCATED TO THIS PUBLIC COMMENT SEGMENT IS 30 MINUTES.

- Shirley Greene – Thanks
- Jerry Nealy – Sedimentation
- Bill Ratliff – Ambulance
- Chuck Raley – Fairfield Recreation
- Virgil Porter – Economic Development
- Jeff Schaffer - 911
- Randy Bright – News you can use

16. COUNTY COUNCIL TIME

Ruff: Inquired on possibly providing a brief explanation of the ordinances and rezoning issues. Chairman Smith responded concerning placing a summary on the agenda, which has been discussed in the past, and he feels this is not the way to

proceed because this would be the summary of the individual setting the agenda. He would be open to another suggestion; however, by the time ordinances are on the agenda, there have been public notices, planning commission hearings, committee meetings, all in further detail before it actually gets to the Council meeting and all of this is noticed to the public. There are plenty of opportunities for the public to avail themselves of gleaning information. Also, any direct inquiries to the Chairman are also addressed in a timely and transparent manner. Council Member Ruff feels the upcoming department head presentations will be a good addition to the agenda. Also, he agrees there are a lot of issues with recreation that will be worked on and the County needs to take a good look at facilities because much upgrading is needed. Council Member Ruff also feels the presentations were great tonight.

Douglas: Apologized for missing the Fairfield United meeting. Reported that Fairfield County will have a local newspaper with the Voice of Fairfield. An office is being remodeled in town to house the newspaper office. Additionally, Council Member Douglas discussed further that two of the most important issues facing the future of Fairfield County is supplying water and sewer and having the services in place for industry. Large land owners pay agriculture taxes set by the state and most have hunting leases on the property and receive far more money for the leases than paid for taxes. He proposes Fairfield County charge .50 per acre for all property owners who own 1,000 or more acres and use this revenue for the purpose of building two sewer plants and supplying water over the County.

Smith: In response to one of the citizen speakers tonight, he has no information on Mansfield Oil at this time, but waste management has been bid out and an ongoing contract exists. Chairman Smith also commented on recreation and what the County has and has not funded in terms of facilities. After going through the budget hearings and readings over the past three years, the Council has not been asked for increased funding in recreation. Capital project funding has been requested, which has been approved except for a dugout that did not need repair. There are a lot of deficiencies in this department and it was shared with staff in the budget hearings this year and with recreation, there are two things that can affect a department's problems: (1) the department is not being run the right way and (2) the department is not being funded in the right way. For any problem areas, those department directors were asked the question, if it's not being funded the right way, why have you not asked for more funding.

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

At 7:28 p.m., it was moved by Council Member Ruff, seconded by Vice Chair Goins to go into executive session for (a) Personnel Matter regarding County Administrator and Clerk to Council, (b) Legal Contractual Matter regarding the MegaSite (Resolution of Land Issue) and (c) Contractual Matter regarding the Acquisition of Easement for Sewer Line to Serve Commerce Center. ***The motion carried unanimously 7-0.***

At 8:50 p.m., it was moved by Council Member Trapp and seconded by Council Member Ruff to come out of executive session and return to open session. ***The motion carried unanimously 7-0.***

There was no action taken in executive session.

Council Member Pauley made a motion that Council provide the Clerk with a \$1,000 salary increase based on the 180-day review. Motion was seconded by Council Member Trapp. Chairman Smith stated the Council feels the Clerk has done a fantastic job and very much appreciates her being a part of the team. Council Member Ruff echoed this also and hopes she will be here for a very long time to come. Vice Chair Goins concurs and thanked the Clerk for not only being Clerk to Council but also being a friend. ***The motion carried unanimously 7-0.***

Council Member Ruff made a motion for Council to provide the Administrator with a 4.16% salary increase and a three year contract extension. Motion was seconded by Council Member Trapp. Vice Chair Goins thanked Mr. Taylor for being a part of the team. Council Member Ruff feels the Council hit a homerun with Mr. Taylor and Ms. Locklair and hopes Mr. Taylor will be with the County for a long time also. Chairman Smith very much appreciates the work product since he has been with the County and with being one of the members on Council when Mr. Taylor was hired. ***The motion carried unanimously 7-0.***

18. ADJOURN

At 8:52 p.m., it was moved by Council Member Ruff, properly seconded by Council Member Trapp to adjourn. ***The motion carried unanimously 7-0.***

PATTI LOCKLAIR
CLERK TO COUNCIL

WILLIAM B. SMITH, JR.
CHAIRMAN