



**MINUTES
REGULAR MEETING
FAIRFIELD COUNTY COUNCIL
OCTOBER 22, 2018**

Present: Billy Smith, Doug Pauley, Neil Robinson, Jimmy Ray Douglas, Dan W. Ruff, Mikel Trapp, Bertha Goins, Council Members; Jason Taylor, County Administrator; Davis Anderson, Deputy County Administrator; Tommy Morgan, 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, and one hundred thirty five 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 Trapp and seconded by Council Member Pauley to approve the Agenda. ***The motion carried unanimously 7-0.***

3. INVOCATION

Vice Chair Goins led the invocation.

4. APPROVAL OF MINUTES

It was moved by Council Member Ruff and seconded by Council Member Robinson to approve the minutes of the Regular Meeting of October 8, 2018. ***The motion carried unanimously 7-0.***

5. PUBLIC PRESENTATIONS

A. Presentation from Fairfield County School District Education Foundation
Pertaining to a Request for a Special Source Revenue Credit. Dr. Sue Rex took the podium for the presentation. She reported she is the Chair of the newly founded Fairfield County School District Education Foundation. The Foundation's primary focus is to build a residential community in the County for the teachers. There is an extreme shortage of teachers in the state and this is getting worse, especially in rural districts. Seventy five (75%) of the teachers in Fairfield County do not live in Fairfield County. It is very difficult to recruit and retain teachers with these drawbacks. The Foundation will hopefully accomplish many things, but the primary focus is to build a teacher village. With this presentation, Dr. Rex will strive for the whole County Council and the citizens to better understand this process. The School Board has given the Foundation 22 acres of property which sits right behind the administration building on Highway 321. This will be divided into two parcels. On parcel 1, the Foundation would like to build 30 individual homes. After many months of Foundation members speaking with lending institutions, they were advised to direct their attention to

HUD funds. However, through the HUD program there is a limit on household earnings, and if a teacher has a spouse or partner, the earnings would most likely exceed the allowed limit. The Foundation then reached out to some builders and made contact with Skip Tuttle who is working on developing Main Street in Rock Hill. Mr. Tuttle advised the Foundation to contact a builder in West Columbia who deals with investors in Charlotte. Contact was made with Wade McGuinn Builders, who works with the investment company of Gorelick Brothers Capital. The Foundation has viewed the product of Wade McGuinn and has met several times with the investors in Charlotte. The reason for the interest in putting \$3.6M into this project is the need and lack of options. The proposal will include single homes with two, three and four bedrooms. A lot of the marketing will be done by the Foundation. The investors believe in this project of providing housing in rural parts of the state, and they believe it will develop into an industry that is needed in many areas. The Foundation, along with the School Board and the County, would like to put together an enticing template so that each entity could work together to put the project successfully in place. Dr. Rex stated Gorelick Brothers needs approval for a multi-county park agreement. Once this is obtained, everything is ready to immediately move forward.

Dr. Rex then presented slides of the proposed homes, including:

- A. The Millstreet: This home would include 1,241 square feet with three bedrooms and two baths. This is a one story home and would be needed by certain teachers who cannot navigate stairs. There will be a total of eight of the Millstreet design.
- B. The Savannah-B: This home would include 1,301 square feet with two to three bedrooms and 2-1/2 baths. There will be a total of 18 homes of the Savannah-B design.
- C. The Monticello-A: This home would include 1,637 square feet with three to four bedrooms and 2-1/2 baths. There will be a total of four homes of the Monticello-A design.

There are presently teacher villages with primarily apartment buildings; however, Dr. Rex feels the teachers will stay longer with the proposed home designs. The remaining 11 acres will be developed into walking trails. However, if the Phase 1 homes are filled and the need is there, Phase 2 will begin with an additional 30-40 more homes.

Dr. Rex then reviewed the costs items:

- A. Engineering and surveying fees: \$35,000
- B. Land: No charge
- C. 30 lot improvement/estimate by CEC: \$700,000
- D. Pavilion and small green space: \$30,000
- E. 30 houses: \$2,799,600
- F. Water and sewer individual tap fees: \$45,000
- G. Total project budget: \$3,609,600

Dr. Rex reiterated the need is for County Council to approve a multi-county tax agreement. Chairman Smith thanked Dr. Rex for the presentation and then opened the floor for questions from Council Members.

Council Member Douglas stated Dr. Rex did a good job with the presentation. He has been in the business of renting houses for 50 years, and based on his experience, he is interested in how the Foundation plans to rent the houses for no more than \$600 to \$900 per month. He believes these rates are low for what the tenants will be getting based on square footage. If this is correct, this would be wonderful, but Council Member Douglas wonders how this can be done. Is it possible the School District will be subsidizing the rental fees? Per Dr. Green, the State of South Carolina has allocated resources because retention and recruitment is such a large issue in the state. This is proviso funding that has been in the state budget for several years now. This funding will be used to help reduce the rental rates. The state is looking for school districts to do some innovative things with these funds, and some are doing sign-on bonuses and other recruitment type activities. Dr. Green feels this is an outstanding way to utilize these funds. Council Member Douglas also stated it was discussed in committee that teachers, first responders and law enforcement would be able to use this housing. He questioned if the first responders and law enforcement would be able to take advantage of the subsidy for the rent. Dr. Green stated this subsidy is for educators only. This is primarily for rural districts that are struggling to recruit and retain teachers. Chairman Smith also asked if district staff would receive this funding. Per Dr. Green, again, this would be specific for teachers. The first priority would be teachers, second priority would be staff members, third priority would be first responders and if space is still available, the general public could then rent. Dr. Green does not feel it will ever get to this, and he feels 30 homes would be filled by teachers very quickly. Chairman Smith also inquired if the funding that is in place would be recurring revenue or for a specific period of time. Per Dr. Green, it is probably in the budget at the current time for three or four years and is in proviso. Once in the proviso, these types of budgetary items tend to stay in proviso for many years until they become permanent parts of the budget. Within a few years, he anticipates this will become a permanent part of the budget as the teacher shortage is expected to only get worse.

Council Member Pauley inquired further concerning the subsidies and the ones who are already teaching in the county and will not use the housing. Would these teachers receive any help to assist with their rent, etc.? Per Dr. Green, they would not. Plans must be submitted to the state setting forth how the funds will be used. This plan will entail the teacher housing development. So, the retention and recruitment funds will not be used to supplement any additional teachers. Council Member Pauley inquired if the Foundation received any estimates from other builders. Per Dr. Green, initially funding was being sought from a private lender. However, once contact was made with Gorelick Brothers, who stated they would pay for the project themselves, they determined the builder. The Foundation can have some input, but since it is their money, they will pick the developer, and they have a relationship with McGuinn Homes. Council Member Pauley also asked if the Foundation has contacted the Town of Winnsboro concerning the zoning. Dr. Green had a

meeting with a staff member who is currently speaking with the Town to start the process. This process would take about six weeks, and this will be completed before the land is signed over to the Foundation. The School District still currently owns the land.

Chairman Smith inquired the amount of the subsidy. Per Dr. Green, the subsidy would be about \$300 per month. For 30 homes, this would be about \$108,000 per year.

Council Member Trapp asked the time frame of the project. Per Dr. Green, it is hoped the project could be launched by August 2019. This would give the opportunity to recruit with potential teachers that may be thinking about going to another school. Also, Dr. Green said people have asked him why people need to live in the community. If a teacher lives in Columbia and is traveling to Winnsboro, they may drive by 15 schools on a daily basis, and sooner or later, they may begin to think of other possibilities that would not include the commute. For example, the School District has an excellent chorus teacher who has been with Fairfield County entering his third year. He lives in Rock Hill and is driving to Fairfield County every day. We have to find a way to create opportunities for the employees to live locally. This will benefit the school system and the community. He also believes this will be good for the local economy because those dollars would be spent in our community at our restaurants, our grocery stores, our pharmacies, etc.

Council Member Ruff agreed this would be an economic boost to the County. He inquired of the number of interested teachers in this project. Per Dr. Green, the last survey that was performed identified approximately 61 teachers who expressed interest in the project. These are teachers that are currently living in the area, not to mention the teachers that would be recruited. He feels confident the first 30 homes would be filled once they are built. Council Member Ruff also wanted to commend Dr. Green and the Foundation for their creative thinking in this process, and he hopes it will work out.

Vice Chair Goins inquired if there is a cap for the rent. Gorelick Brothers informed Dr. Green they would include in the contract a 2% per year increase. Vice Chair Goins understands the process the School Board and Foundation are going through in comparison to the recent County project with the administration building, with someone coming in saying they will invest money on the front end of the project, and she supports this endeavor. Also, there was a discussion held during the committee meeting concerning a proposed contract the Council could peruse. This would secure transparency and accountability for the Council and the School Board/Foundation. Per Dr. Green, there will be a contract between Gorelick Brothers and the Foundation. That contract does not exist at this point in time. The particulars for the financial arrangement have been forwarded to the Council. The contract will include a lot of details, and that process could take up to six or eight weeks. If the County is looking for something specific, Dr. Green will be happy to speak with Gorelick Brothers concerning this. Vice Chair Goins thanked Dr. Green for not giving up and pushing forward on this project. This is the essence of networking as we cannot do anything by ourselves. She knows it is a hard process to go through with all

the details, but she also feels there will be many other housing projects coming after this one is accomplished. Dr. Green stated he has already had some other school districts watching this process. It will happen, the question is will Fairfield be the first.

Chairman Smith thanked Dr. Rex and Dr. Green for the work that has been done up to this point. He feels there is a good bit of work to do concerning the details and hopes more documentation will be forthcoming to be able to move forward. Dr. Rex thanked the Council for their support and consideration, and she feels the Foundation will make the County proud.

6. **1ST PUBLIC COMMENT (3 MINUTES):** All public comments made during this session must pertain to items on the agenda for which no Public Hearing is scheduled. Each speaker is allocated three (3) minutes for comment. The total time allocated for the public comment portion of the meeting is thirty (30) minutes. Those wishing to make public comment must sign to do so prior to the Council Chair calling the meeting to order. The Clerk to Council will make a public comment sign-up sheet available at least fifteen (15) minutes prior to the scheduled start time of the meeting.

- Jeff Morris - Teacher Village/Hedge Fund Windfall
- Randy Bright - School District Housing Project

7. **PUBLIC HEARINGS**
None.

8. **ORDINANCES, RESOLUTIONS AND ORDERS**

A. Third and Final Reading: Ordinance No. 708 - An Ordinance Authorizing the Execution and Delivery of a Lease Agreement Between Fairfield County and the Fairfield County Hospital Board a/k/a Fairfield Memorial Hospital; and Other Related Matters. It was moved by Council Member Douglas, seconded by Vice Chair Goins to approve Third and Final Reading of Ordinance No. 708. ***The motion carried unanimously 7-0.***

B. First Reading (By Title Only): Ordinance No. 710: An Ordinance Authorizing the Execution and Delivery of a Lease Agreement Between Fairfield County and Fairfield Medical Associates, P.A.; and Other Related Matters. It was moved by Council Member Robinson, seconded by Vice Chair Goins, to approve First Reading (By Title Only) of Ordinance No. 710. ***The motion carried unanimously 7-0.***

C. First Reading (By Title Only): Ordinance No. 711: An Ordinance Authorizing the Execution and Delivery of a Lease Agreement Between Fairfield County and Community Health Foundation of Fairfield County; and Other Related Matters. It was moved by Council Member Robinson, seconded by

Council Member Douglas to approve First Reading (By Title Only) of Ordinance No. 711. ***The motion carried unanimously 7-0.***

D. First Reading (By Title Only): Ordinance No. 712 - An Ordinance Authorizing the Execution and Delivery of a Lease Agreement Between Fairfield County and South Carolina ENT, Allergy & Sleep Medicine, P.A.; and Other Related Matters. It was moved by Council Member Ruff, seconded by Council Member Pauley to approve First Reading (By Title Only) of Ordinance No. 712. ***The motion carried unanimously 7-0.***

9. BOARD AND COMMISSION MINUTES

A. It was moved by Council Member Douglas, seconded by Council Member Ruff and Vice Chair Goins to accept the minutes from the Airport Commission as presented. ***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. Update on Hospital Land Purchase. Mr. Taylor reported that the closing took place last Tuesday. The County now owns the two medical office buildings, the one rehab center and the piece of primarily vacant land that runs from Dr. Gaddy's office back up to the bypass. Purchase price for this property was \$1.6M.

B. Sheila Pickett - Update on Public Sale of County Surplus Vehicles/Equipment. Mr. Taylor reported most of the items have been stored in the HON building and primarily these are taken to State Surplus; however, they would not accept these items. The items will now be available for local purchase. Mr. Taylor then deferred further details to Mrs. Pickett. Per Mrs. Pickett, the Council had requested more information on the items to be sold at the surplus sale. Mrs. Pickett went through several slides with the items that are available. The items will be sold as is. The sale is scheduled for 12/1/2018 from 8 a.m. to 1 p.m. with hopes to have a preview sale the day before. Mrs. Pickett will provide a price list to Council prior to the sale, and she would also like to dispose of all items that are not sold. Council Member Robinson asked if County employees will be able to bid on items. Per Mr. Taylor, this will be a purchase, not a bidding process, and the County employees are eligible to purchase as it is a public sale. Chairman Smith would like to see an auction with a set minimum as this would probably result in a higher net. He also questioned if we have looked at any of this inventory for future planning, seeing that some may not be in the

best condition, but also knowing that we will be moving into a building that is double our current size. Per Mr. Taylor, some of the inventory was used for the library, but most of this inventory is not in very good condition. Mrs. Pickett also advised that there will be a competitive bid process for a vehicle that was not sent to state surplus, which is a 2007 Chevy S10.

14. CLERK TO COUNCIL'S REPORT

None.

15. 2ND PUBLIC COMMENT (3 MINUTES): All public comments made during this session must pertain to items not on the agenda or under Council's consideration. Each speaker is allocated three (3) minutes for comment. The total time allocated for the public comment portion of the meeting is thirty (30) minutes. Those wishing to make public comment must sign to do so prior to the Council Chair calling the meeting to order. The Clerk to Council will make a public comment sign-up sheet available at least fifteen (15) minutes prior to the scheduled start time of the meeting.

- Randy Sisk - Business
- Peggy Swearingen - Accountability 101
- Jeff Schaffer - Election Season
- Randy Bright - We Will See?

16. COUNTY COUNCIL TIME

Robinson: Council Member Robinson wished to discuss the event which occurred over the weekend, Keep Going Fairfield County 2018 Walk for Life, which basically was a breast cancer walk. This was a great event, and a lot of money and awareness was raised. He urged everyone to come out next year to participate. He will also be the commentator for the Chamber of Commerce Candidate Forum on October 29 for the School Board and House candidates.

Pauley: Council Member Pauley agrees with the comments concerning the event this weekend. He attended this great event hosted by Keryn Isenhoward with the Sheriff's Department and 30 other volunteers along with the Fairfield County Breast Cancer Support Group. The total raised was \$4,416.

Douglas: Council Member Douglas wished to thank Vanessa Reynolds and Wanda Carnes for the event this past weekend to benefit the animal shelter.

Goins: Vice Chair Goins attended programs with the Masonic Lodge, Deputy Oren Gadsen, Alumni Association and Disabilities and Special Needs. South State Bank donated \$2,500 to disability services and Behavioral Health. Vice Chair Goins wished to say a special thank you to Susan Taylor. Also, the water merger that has been discussed, this is something that is necessary for the County. This is not a new thing as it has been talked about for many years. In order to move forward, it is necessary. This will allow for state and federal funding for grants and remove stress from local boards making more transparency, accountable and resulting in better water lines for future businesses. Also, on November 6, there will be a Job Fair at Mt. Moriah Baptist Church in Jenkinsville on Highway 215 from 3 p.m. to 9

p.m. with Day & Zimmermann. Once more information is received, she will forward this to all Council members.

Trapp: Council Member Trapp simply stated that ignorance or ignorant people do not deserve a comment.

Smith: Chairman Smith met with Ron Rhames, President of Midlands Tech, on Friday concerning a potential funding opportunity for the County, the Promise Program. Chairman Smith will not be present on the Council next year when this would come about; however, he thinks it's a wonderful idea and Dr. Rhames will be contacting other Council members to discuss. This would benefit any graduate within the County by funding their first two years of education through Midlands Tech. The County would put an allotment in place in the amount of \$100,000 to \$150,000 a year. Once a student applies to Midlands Tech, and if after any other grants or scholarships there is a difference, this fund would then be used. He believes this would be a wonderful program to help with education in the County. In addition, committee meetings and work sessions were held in reference to making changes to the Animal Control Ordinance. A directive of the committee meetings was that more work needed to be done. As a result, Chairman Smith has been working on this to attempt to bring this to a conclusion before the end of the year. He has been working with others, including outside agencies, to make suggested changes to the current Animal Control Ordinance. The County is a little behind with this Ordinance, and Chairman Smith will be bringing this for First Reading soon. He will certainly communicate this information out to everyone. Also, this will be the last meeting of Council before the elections, and he wishes luck to everyone running. He also thanked the local NAACP Chapter for their forum this past Thursday. The Chamber of Commerce also has a forum scheduled for October 29 at the Winnsboro Women's Club building and October 30 for School Board and House, both from 6 p.m. to 8 p.m.

Ruff: Council Member Ruff has a meeting with Dr. Rhames this coming Tuesday to discuss the Promise Program. He would also support this. He also thanked Dr. Green, Dr. Rex and the Foundation for all the hard work.

Council Member Robinson also met with Dr. Rhames, and his only problem is that some students are not able to get down to the campuses in Columbia. He made the request to Dr. Rhames to try to get more of the basic classes in Fairfield County. Vice Chair Goins has an upcoming meeting with Dr. Rhames also. She also wanted to commend the Fairfield County Transit System and also the Sheriff's Department for their hard work.

17. EXECUTIVE SESSION (The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, Council may take action on matters discussed in Executive Session.)

At 7:16 p.m., it was moved by Council Member Trapp and seconded by Vice Chair Goins to go into executive session for (a) Legal Matter - Update on Litigation Against SCANA/SCE&G in Reference to the Abandoned V.C. Summer New Nuclear Project, (b) Proposed Contractual Matter - Discussion Regarding Lease for Rehab

Center with Palmetto Health USC, and (c) Proposed Contractual Matter - Discussion Regarding a Potential Contractual Arrangement in Association with the Request for a Special Source Revenue Credit from the Fairfield County School District Education Foundation on Behalf of Gorelick Brothers Capital. ***The motion carried unanimously 7-0.***

At 8:07 p.m., it was moved by Council Member Douglas and seconded by Council Members Robinson and Ruff to come out of executive session and return to open session. ***The motion carried unanimously 7-0.***

No action was taken in Executive Session.

18. ADJOURN

At 8:08 p.m., it was moved by Council Member Ruff, properly seconded by Vice Chair Goins to adjourn. ***The motion carried unanimously 7-0.***

PATTI L. DAVIS
CLERK TO COUNCIL

WILLIAM B. SMITH, JR.
CHAIRMAN