



**MINUTES
REGULAR MEETING
FAIRFIELD COUNTY COUNCIL
OCTOBER 8, 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 Vice Chair Goins to approve the Agenda. ***The motion carried unanimously 7-0.***

3. INVOCATION

Council Member Trapp 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 Work Session of September 20, 2018 and Regular Meeting of September 24, 2018. ***The motion carried unanimously 7-0.***

5. PUBLIC PRESENTATIONS

None.

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.

- Claudia Cathcart - Mt. Zion/Administration
- Joan Combie - Mt. Zion
- Susan Taylor - Mt. Zion
- Pat Curlee - Mt. Zion
- Yvette Howard - Mt. Zion
- Donnie Laird - Mt. Zion

- James Green - Mt. Zion
- Shirley Greene - Mt. Zion
- Jennifer Jenkins - Mt. Zion
- Marie Rosborough - Mt. Zion

7. PUBLIC HEARINGS

None.

8. ORDINANCES, RESOLUTIONS AND ORDERS

- A. Second 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 Second Reading of Ordinance No. 708. Chairman Smith asked Mr. Taylor to explain the ordinance for the public. Per Mr. Taylor, the hospital will need to lease property for office space from the County during the transition period. The County is purchasing the building, but the hospital's finance department will still need to occupy a portion of it. A yearly lease amount of \$18,750 is anticipated. Mr. Morgan added as further explanation that the lease is for a downstairs portion, approximately 1,875 feet, in the medical office building commonly known as the Gaddy building. The hospital currently has its finance office in the downstairs middle bay area of the building. The lease is for the hospital to continue to occupy this area as it winds down operations. The lease would provide for a one year term and renewal if necessary. ***The motion carried unanimously 7-0.***
- B. Third and Final Reading - Ordinance No. 707** - An Ordinance Authorizing the Development of a New County Administration Building to Better Serve the Citizens of Fairfield County; the Execution and Delivery of a Lease Agreement and Associated Contracts Necessary to Effect the Intent of the Ordinance; and Other Related Matters. This item was deferred until after Executive Session.
- C. Resolution 2018-08** - Resolution Establishing the Millages for Fairfield County for the Fiscal Year 2017-2018. It was moved by Council Member Douglas, seconded by Council Member Pauley to approve Resolution 2018-08. Chairman Smith asked Mr. Taylor to explain the Resolution for the public's benefit. Per Mr. Taylor, administration works closely with the County Auditor, Peggy Hensley, to develop the millage rate and ensure that the rate is equitable and fair and will generate the money needed to operate the County. The millage rate has remained the same at 152.6 mills. ***The motion carried unanimously 7-0.***
- D. Resolution No. 2018-09** - Resolution Amending, Restating and Ratifying the Organizational Rules and By-Laws of the Fairfield County Council. It was moved

by Council Member Douglas, seconded by Vice Chair Goins to approve Resolution 2018-09. Vice Chair Goins requested further information and Chairman Smith deferred to the administration staff. Per Mr. Taylor, a proposal was introduced to create a Joint Water and Sewer Authority and to populate the members. This Resolution allows Council to fill the needed positions. Council Member Trapp inquired as to the number of members the Authority will have. Per Mr. Morgan, there will be a total of seven members, three appointed by Fairfield County Council, three appointed by the Town Council and one seat appointed by the group. Council Member Trapp inquired if any other water companies are involved other than the Town. Per Mr. Taylor, the County is initially working with the Town of Winnsboro with anticipation in the future to reach out to others. To initially form the Authority, the County is working with the Town because they are the major provider of water and sewer in the County. Council Member Trapp further inquired of any other water companies involved at this time. Per Mr. Taylor, no other company is involved at this time; however, discussions are being had with Mitford, which has not been finalized. Vice Chair Goins opined that when we speak of Economic Development and infrastructure, this is a part of building that structure. Western Fairfield is in dire need of a good water system, and the entire County is in need of a good sewer system. This is part of our quality of life. Attempts are being made to use what we have and what we have to come together to build the County for a better quality of life. Council Member Trapp stated he was not implying that someone was trying to take over, only expressing concern that if we are in talks with a member of another water company, possibly we should be reaching out to others, so as not to pick one over the other. Per Mr. Taylor, initially talks were begun with the Town because our Economic Development/industrial sites are serviced by the Town, so this is the natural starting point. Mitford has reached out to the County. Council Member Trapp asked if other water companies could reach out, and Mr. Taylor affirmed this could certainly happen. Chairman Smith stated it would be great for the County for everyone to be in the agreement in order to reach out and, if possible, help all the water providers in order to take advantage of the economy. At present, there are four or five different water companies in the County selling water back and forth to each other, and he opined if we could get everybody under one roof, this may be better for the citizens to help lower rates over time. ***The motion carried unanimously 7-0.***

9. BOARD AND COMMISSION MINUTES

It was moved by Vice Chair Goins, seconded by Council Member Ruff to accept the minutes from the Hospital Board and Disabilities and Special Needs Board as presented. ***The motion carried unanimously 7-0.***

10. BOARD AND COMMISSION APPOINTMENTS

- A.** Library Commission - Ida B. Canty, District 1. It was moved by Council Members Ruff and Pauley, seconded by Vice Chair Goins to approve the appointment of Ida B. Canty to the Library Commission representing District 1.

11. OLD BUSINESS

None.

12. NEW BUSINESS

- A.** Proclamation Recognizing October 7-13, 2018, as National Fire Prevention Week. It was moved by Council Member Ruff, seconded by Council Member Douglas to approve the Proclamation as written. Chairman Smith presented the signed Proclamation to Fairfield County Fire Service Director, Jason Pope. Mr. Pope stated this year's theme is "Look, Listen and Learn", and the fire service has been promoting this theme. He also thanked the Council for passing the Proclamation. Chairman Smith stated he feels Mr. Pope is doing a good job with recruitment and hopes that this effort proves fruitful.

13. COUNTY ADMINISTRATOR'S REPORT

- A.** Mr. Jason Pope, Director - Overview and Update, Fairfield County Fire Service. Mr. Pope feels there have been exciting things happening in the eight months he has been with the Fire Service. He then presented a 5-minute video demonstrating what the volunteers have been doing. Mr. Pope feels the volunteer force of men and women do a great job. He then reported the department consists of five full-time staff including himself, Greg Gerber the Deputy Director, and administrative assistant Ms. Katie Jernigan. Two full-time firemen were hired last year. Currently, the department is advertising for two more full-time firemen. There are three part-time staff consisting of employees who work full-time as career firefighters at other departments and work in Fairfield on their days off. They assist with maintenance of the fire stations and equipment around the County. The department has 14 stations at the present time with 120 volunteer firefighters; however, the County needs twice as many volunteers. He then spoke concerning the challenges of the department and shared thoughts of the direction he feels the department should be heading. There are constant challenges with an all-volunteer service being extremely vulnerable during the daytime, Monday through Friday, 8-5. During the fire this past March in Jenkinsville, which occurred on a Saturday, there were 30 personnel on the scene. Had this incident happened during the week, it could have been a different outcome. Recently during Hurricane Florence, there were around 20 volunteers who staffed five stations for a 12-hour shift on a Saturday, and this was done without compensation. There was not a high call volume during the storm response, but the department was ready. Again, if this had happened during the week, coverage would have been difficult. Recently, the shortage of daytime personnel greatly hampered firefighting efforts at a house fire in the Mitford Community. Only five firefighters were on the scene; however, other personnel were there including dedicated volunteers from Dutchman Creek, which consists mostly of a retirement age group of volunteers. Fairfield County will always be a mostly volunteer service. Active recruitment for new volunteers has been done for over ten years. The numbers are holding

steady but not increasing. Interest is picking up as the service is showcasing what it does through social media. The challenges are increased training time. To train and certify someone to be able to fight fires used to require a 40 hour class. Now, the training is 200 hours. This is extremely challenging for young people with families. In addition, 50% of the volunteers for the County work full-time outside of the County. Employers used to allow people to leave work to fight fire, but this is no longer the case. Mr. Pope will be at the next budget work sessions requesting more paid staff. A federal grant was applied for to hire ten firefighters, but this was not awarded to the County. He will be applying again next year. Mr. Pope reported he has been all over the state in his previous work experience, and Fairfield County has some of the best fire equipment in the state. The volunteers are thankful for this, and Mr. Pope thanked the Council and previous Councils for investing in the best fire apparatus. The new Engine 71 just went into service this past Friday in Ridgeway. For the most part, the department has a standardized fleet across the County as far as engines, pumpers and tankers, which is a huge benefit when helping other stations. A new substation is being planned for construction near the intersection of River Road and Windmill. When this station is built, there will be approximately 300 homes in the area that will see lower insurance rates. Mr. Pope has been working alongside the County Fire Chiefs to develop a five and a ten year vision plan for the future. Comparison is made to Clarendon County, which is a similar sized, mostly rural county, with a slightly higher population. Their operational budget is \$27M. The County Fire Department budget is \$3.6M and is funded through a special tax district. They have 35 full-time employees and staff five stations for 24/7 coverage with two firefighters per station. Before Fairfield County could head in this direction, many of the fire stations would need to be upgraded. At present, only two of the County fire stations are able to house full-time people. Out of 14 buildings, only two have the capability to house employees 24/7. The stations must have showers because firefighters have a 40% higher chance of contracting cancer due to the work performed. One of the #1 cancer prevention methods is to immediately clean the gear and get a shower as quickly as possible after fighting a fire. Therefore, it would be unreasonable for Mr. Pope to hire a full-time employee in a building with no showers. A plan has been submitted to address these issues. The volunteers are playing catch-up the entire time. In a legacy built home, the occupants had 10-15 minutes to get out in the event of a fire. In today's modern homes, occupants have about 3-5 minutes to get out safely because current homes burn hotter and faster. By placing full-time staff at the stations, this would allow an immediate response. The two biggest factors that affect ISO ratings are manpower and water. The Water and Sewer Authority has been discussed tonight, and this is important because it could bring lower ISO rates to the County. The average response time of some volunteer stations is 10-20 minutes. At Jenkinsville with the full-time staff during the daytime, the response is immediate. The Fire Service also goes to other non-fire calls. Last month, the Jenkinsville fire engine ran 21 medical calls to assist EMS. Mr. Pope also reported that the starting pay for a full-time firefighter is above the state average, so the County should be competitive to hire new people. In summary, Mr. Pope feels the County has some of the best and most dedicated volunteers. Adding paid firefighters will never replace the need for volunteers. Paid staff only enhances the services that can be provided to the citizens. Council Member

Ruff thanked Mr. Pope for the fantastic job and thanks to all the volunteers. Vice Chair Goins also thanked Mr. Pope, and she understands the risk that the volunteers take so that our lives can be better.

- B. Paul Dove, Library Board Chairman - Ridgeway Library Update.** Mr. Dove stated he has the privilege of serving as Chair of the Fairfield County Library Commission. On behalf of the Commission, he would like to express appreciation to the Council for the support in helping to re-establish the Ridgeway branch. A year and a half ago, the facility had to be abandoned due to environmental issues and a replacement facility had not been found. However, thanks to the leg work of Council Member Ruff and Mr. Taylor, a facility was located, contract negotiated and County staff has refurbished the building. Mr. Dove urged everyone to visit the new location. After his visit a couple of weeks ago, he stated the site is just about ready as soon as some technology issues are ironed out. On behalf of the Commission, he again wanted to express their deep appreciation for the support shown by Council concerning this effort. It appears this solution will work out perfectly. On a personal note, Mr. Dove appreciates that the Council obviously understood the strong connection between public library service and Economic Development. This is a big step forward in Ridgeway and the Commission is grateful for the support. Council Member Ruff thanked Chairman Dove and all the board members for their support. There has been a library in Ridgeway since before he was born and many people missed having this service available. This is ground level with parking and mostly in-house work was performed to get the building ready. He feels this will be a great asset to Ridgeway and the neighboring area around Ridgeway. Mr. Dove further stated he believes there will be pressure to expand the hours, which will require a visit back to Council for more staff. Council Member Ruff agreed that longer hours will be needed in the future.
- C. Quarterly Report.** Mr. Taylor reported the Council previously received the quarterly report, and if there are any questions, administration will provide answers.
- D. Ty Davenport, Director - Economic Development Update.** Mr. Taylor reported the economy is doing well and things are happening in Richland County and other counties. Mr. Davenport will tell us about what is going on in our area and some of the challenges the County faces. Mr. Davenport thanked the Council for allowing him to speak tonight. He agreed the economy is doing well, and the County needs to keep up with it.
 - Types of projects: Existing buildings, green fields, mega sites, rail, existing industry expansion and pipe dreams.
 - The working of a project: Some pre-planning will be done by the company, such as labor requirement, utility, transportation, cost, taxes, geography, etc. This happens before anything is received by the Economic Development Department. The County could be eliminated from a project even before Mr. Davenport has a chance to respond. Typically, the Department of Commerce will be the first point of contact. They would then see where the company would best fit in the state. Site visits are then

made with engineers visiting to look at the sites. Contact may be made with other employers concerning the work force and also contact may be made with the school system. Once this information is compiled, their decision can then be made.

- More than 50% of the projects are looking for existing buildings. In Fairfield County, from the industrial building perspective, the following buildings are available:
 - Spec building at Walter B. Brown Industrial Park
 - Former Mack Truck/Guardian facility
 - Space available in the Charm building in Ridgeway
 - Fazio building
 - Phillips Granite building
- Green field projects:
 - 40 acres available in Walter Brown
 - 700+ acres available in Commerce Center

Mr. Davenport reported that the County has a small product inventory. For example, Chester County has 32 investigated sites that can be shown to industry and are ready to go. It is very important for the County to get increased water and sewer capacity. Currently, the capacity is 34,000 gallons a day, and a minimum of 800,000 gallons a day to over a million should be available for industrial use. He is very proud of the new industrial park, Fairfield Commerce Center, with roughly 20 properties and the ability to get to about 15 of those properties right now with the new road system, water and sewer. Everything a company would need, including environmental studies, have been done. The mega site property is almost 1200 acres, and it has seen a lot of activity with site visits. Mr. Davenport feels the Water and Sewer Authority will be a big help to Economic Development. Council Member Ruff asked if there is anything positive that can be shared at this time. Per Mr. Davenport, there has been a lot of activity at the Mack Truck building with people doing studies, and a lot of interest is being shown. There was also a survey put out for a potential company in order to test interest. The link will be given to Karen in the Administrator's office who will then post this information on the County Facebook page. Council Member Robinson questioned if Wal-Mart, and other companies such as this, are part of the recruiting efforts and what are the recruiting efforts. Per Mr. Davenport, the Wal-Mart building is not an industrial building, but companies are questioned in case this building could be made to work.

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.

- Peggy Swearingen - Does Color Matter
- Clarence Gilbert - Food for Thought
- Jackie Workman - Recreation
- Lonnie Campbell - Rock Around the Clock

16. COUNTY COUNCIL TIME

Douglas: Council Member Douglas stated out of all the email correspondence he has received about the Mt. Zion project, he only received one complaint. This person that complained, even though he saw her at several meetings, worded her complaint as if she had not attended any meetings. There is an amount that we agreed on, and if it goes over this amount, the project will not go forward. The grants and tax incentives can only be used on the Mt. Zion project, not anywhere else. There is a small amount of asbestos in and around the boiler room, but this is the only asbestos in the building. The extra space can be used for courthouse personnel when the courthouse is refurbished. Bills are being paid right now for the County offices, so that would not be any great amount more to keep up the new building. The Town of Winnsboro deeded the property to 1st & Main, and it was never in Fairfield County's name. After seven years when it is paid for, it will be deeded to Fairfield County. Some forget things that were discussed in detail, and maybe they just don't want to listen. The millage rate in the County has not been raised in four years. He also apologized to those who came from out of town this weekend, and he does not plan to support the Chamber in the future.

Goins: Vice Chair Goins responded to statements concerning past Council, the bond situation and all that happened with this. Her response is that she does not believe anyone at that particular time deliberately or intentionally made a loan against money that was expected in good faith. Everybody expected that the project would be completed. Also, she or anyone else may have done the same thing. No one knows what is going to happen. EMS, fire stations, recreation and many other projects have been done for the benefit of the citizens, and if the bond had not been taken out, we may not have had the money to do these projects. Even though something was done and it did not come out the way everyone thought that it should, good still came from it. Many times the negative is the only thing that is seen, and we need to begin to see the good that can come out of something, and the good that has come out of this. She is grateful for the Behavioral Health ceremony this past week. Had it not been for sacrifice and taxpayer's money, donations, working and volunteering, our life would not be as it is. We don't know what will happen with the administration building. All we can do is keep trying. She also attended the old Fairfield alumni function, and she would encourage everyone to visit. No one has achieved or arrived at the point they are today without the help of somebody else. It is our responsibility to make things better today and for the generation ahead.

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 7:33 p.m., it was moved by Council Members Robinson and Ruff and seconded by Council Member Trapp 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 a Proposed Contract on the Potential Development of a New County Administration Building to Better Serve the Citizens of Fairfield County and (c) Contractual Matter - Discussions Regarding Contractual Issues in Proposed Land Conveyance to County, TMS #134-02-000-008-000. ***The motion carried unanimously 7-0.***

At 8:05 p.m., it was moved by Council Member Trapp and seconded by Vice Chair Goins to come out of executive session and return to open session. ***The motion carried unanimously 7-0.***

No action was taken in Executive Session.

Chairman Smith stated he appreciates everyone staying tonight, and that this is an issue that has a lot of passion on both sides. He reminded everyone that rules of decorum are in place and urged everyone to abide by these rules during the remainder of this business meeting.

Third and Final Reading - Ordinance No. 707 - An Ordinance Authorizing the Development of a New County Administration Building to Better Serve the Citizens of Fairfield County; the Execution and Delivery of a Lease Agreement and Associated Contracts Necessary to Effect the Intent of the Ordinance; 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. 707.

DISCUSSION:

Council Member Pauley stated the County is in possession of 80 or more County maintained buildings, and he feels adding another would definitely add more cost to the County. His concern is what will become of the present administration building. Will it sit and become an eye sore for this community? If the County does not have the means to do repairs on the current building, how will repairs be done on the new building when they are needed? Being a Council Member is a privileged position and one of the most direct ways decisions can be influenced that affect the quality of life in the local area. As community leaders, Council Members have a wide range of responsibilities. Being a Council Member is certainly not a bed of roses as the role is time consuming and can be demanding and complicated. However, one will gain satisfaction from playing an important role in developing a better community for the future. He wished to say that he enjoys being a Council Member, a role that he takes pride in and gives every decision a lot of thought. He abstained on the first two readings in order to seek more information to make a decision. Citizens have said he has abstained for political reasons, and he inquired what the political reason might be. He will place his vote tonight that he feels, after

a lot of thought, feedback from the community and the information he has received, is in the best interest of all of Fairfield County.

Council Member Ruff stated he also abstained on the first two readings because he did not have enough information. He feels the forum was very beneficial and agrees this has been a very tough decision. He has put much thought into this decision and spent many hours in prayer. He respects both sides, and whichever way the decision goes, he hopes that the County can come together and work together to move forward. Some of the cons for this project include the monument, possible traffic and parking concerns and the surrounding neighborhood; however, on the pro side, although this is not the ideal solution, Council Member Ruff has not seen a better solution. He has studied the comparison square footage costs of other buildings. Also, if the project moves forward, he will still want to do whatever can be done to resolve the monument issue.

Council Member Robinson stated this has been one of the hardest decisions that Council has had because we want a better quality of life. He voted no on first reading because he listened to "they". By second reading, he had researched for himself, and after looking at the numbers, this is the best and most feasible option. He agrees that however the vote goes tonight, we must work together to move forward to make Fairfield better.

Vice Chair Goins agrees with the Council team that this is a very difficult situation. However, in a sense, it's not when looking at the needs of the County including our young people and our seniors. She tried to look at this with an open mind with the reality that if we are to move forward, we must make an effort and we must have change. Our vision should always be to move forward. This is an opportunity which may never come to Fairfield County again. She thanks everyone for their opinions and hopes we can move together to better our lives and our children's lives.

Chairman Smith appreciates all the opinions that have been shared throughout this process. This is the most involvement for any issue that has been before Council since he has been a member. He hopes everyone will continue to look at every issue in this way and also get involved with the municipal governments and our school district. Even if there is disagreement, he very much appreciates the dialogue.

With motion being made and properly seconded to approve Third and Final Reading of Ordinance No. 707, Chairman Smith then proceeded with the vote. ***The motion carried 5-2 with Council Members Trapp and Pauley voting nay.*** Council Member Trapp requested a hand count. Chairman Smith called for the hand count resulting in the following vote:

Ayes
Smith
Douglas
Ruff
Goins

Nays
Trapp
Pauley

Abstentions
Robinson

18. ADJOURN

At 8:18 p.m., it was moved by Council Member Trapp, 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