



**MINUTES  
REGULAR MEETING  
FAIRFIELD COUNTY COUNCIL  
JANUARY 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, County Attorney; Patti L. Davis, Clerk to Council.

In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80 (e), as amended, the following persons and/or organizations have been notified of the time, date and location of this meeting: The Independent Voice of Blythewood and Fairfield, The Country Chronicle, 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 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 Council Member Pauley to approve the minutes of the Regular Meeting of December 11, 2017. ***The motion carried unanimously 7-0.***

**5. PUBLIC PRESENTATIONS**

None.

**6. 1<sup>ST</sup> 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.

- Shirley Greene - Mt. Zion
- Yvette Howard - Mt. Zion/Transparency
- Randy Bright - Needs Assessment

**7. Public Hearings**

None.

**8. ORDINANCES, RESOLUTIONS AND ORDERS**

None.

**9. BOARD AND COMMISSION MINUTES**

Disabilities and Special Needs Board and Fairfield Behavioral Health. It was moved by Vice Chair Goins and seconded by Council Member Robinson to approve the minutes as presented. ***The motion carried unanimously 7-0.***

**10. BOARD AND COMMISSION APPOINTMENTS**

None.

**11. OLD BUSINESS**

None.

**12. NEW BUSINESS**

**A.** Approval of 2018 Calendar Year Meeting Dates. It was moved by Council Member Trapp and seconded by Council Member Pauley to approve the 2018 Calendar Year Meeting Dates. ***The motion carried unanimously 7-0.***

**13. COUNTY ADMINISTRATOR'S REPORT**

**A.** Mike Tanner, Director EMS - Paramedic Training.

Mr. Tanner gave the following update on EMS and call volumes: In 2017, about 4500 calls were dealt with in the County. These numbers are up about 400 calls with most being trauma/medical related. The trend is continuing of sicker and more critically injured patients. EMS is attempting to combat trauma mortality with safety. Fairfield County is rural and there are a lot of bad wrecks. EMS tries to be as best prepared as possible. An attempt is being made to get as many "home-grown" workers as possible as the state is facing a critical shortage of EMS workers. A state-wide task force has been created to attempt to find solutions for the EMS shortages. Therefore, the more home-grown people EMS is able to obtain, retention and recruitment will be better. Two of the latest six students that completed paramedic school are home-grown, including Lindsey Matthews of Ridgeway and Rose Derrick of Winnsboro. The Explorer Program is being reinstated with full cooperation of the school system along with a mentoring program and an apprenticeship program with the technical schools. Currently, Fairfield County EMS is down nine slots, which is critical because the County is so large. Mr. Tanner will be presenting further information concerning this at the Administration and Finance Committee meeting later. Council Member Douglas questioned Mr. Tanner concerning the drone that was purchased with a grant and if the Sheriff's Department will be able to utilize this also. As long as they are a certified ground pilot through the FAA with OCA

clearance, they would be able to use the drone. Vice Chair Goins commented on her recent personal encounter with EMS when they were summoned because of her husband's illness. She wanted to commend Fairfield County EMS personnel for their professionalism and response time.

- B. CDBG Needs Assessment Priority List** - Mr. Taylor reiterated the Community Development Block Grant Program's list of community needs which must be ranked in priority before an application can be submitted. The Council will need to rank, among these categories, what they feel is most important for the County. Vice Chair Goins asked if this is something that needs to be done tonight. Chairman Smith would like the Council to look over these items and come back to vote on the priority list at a later date.
- C. Contractual Matter Concerning MOU with 1<sup>st</sup> & Main Development, LLC.** Mr. Taylor read a prepared statement concerning this matter in order to cover all aspects. In summary, at some point in the near future, the County will have to address the need to improve and provide additional space for the Courthouse, Sheriff and Administrative functions of the County. In the past, a number of different options were explored but not acted on because of cost and other factors. Since Mr. Taylor has been with the County, the rehab of the existing Administration Building has been looked into and an architect was engaged for possible renovation of the Courthouse/construction of a new Courthouse. The rehab of the existing administration building would be very expensive with an estimate prepared in the past of replacing the roof and all mechanical systems totaling over \$2.5m. This would include no additional space and would not address any of the other needed improvements to the building. According to maintenance, the heating and air system could go out at any time, and due to its age and the lack of ability to find parts, it may not be feasible to repair. Currently, it is literally being held together with flex seal. Many of the sheet rock walls have separated due to moisture infiltration and at times the back staircase becomes a waterfall in rainy weather which floods directly into the Sheriff's Department. The Courthouse is in much the same shape with mechanical systems needing to be replaced and it is also experiencing water infiltration. At any time, Court Administration could require immediate action to either repair or provide additional suitable space for the courts. A new Courthouse was explored in the past, but the cost of this project would be \$17m. With the new reality of abandoned nuclear reactors, this simply cannot be afforded. With renovation to either the Administration Building or Courthouse, considerable disruption to the operation and significant cost associated with temporary relocation of staff and services is inevitable. The idea of repurposing Mt. Zion was proposed as a solution. Many other communities have successfully repurposed historic buildings for new uses, and this model has helped to revitalize towns. In fact, in a previous study commissioned by the County, Mt. Zion was specifically identified as a catalyst project that should be focused on for redevelopment. The consultants felt that if Mt. Zion were redeveloped, it would have a great impact on improving the community and spurring new growth. To explore the possibility, a working relationship was created with 1<sup>st</sup> & Main Development, a company that specializes in historic renovation and reuse. As a private company, they have a successful track

record of using historic tax credits to affordably redevelop buildings. With their expertise and utilization of tax credits, this project could be done far cheaper than the County could and much faster. The lease agreement would allow the County to gain the needed space in a timely manner and at a price that would not burden the budget, or if having to put out a large amount of money up front, it would preclude our ability to pursue other important economic development and community projects. Mr. Taylor does not feel the County is in a position to borrow more money nor does he want to deplete reserves in order to do the necessary renovations. In fact, he hopes to consolidate some operations, such as Magistrate's Court and Planning, into one building, thereby allowing a savings on the buildings they currently occupy. The County has spoken with the Town of Winnsboro who currently owns Mt. Zion, and the Town feels that renovation of this site for County use would be very positive, and to that end, has voted to give the building to 1<sup>st</sup> and Main for the purpose of redeveloping it for County use. As a party to the contract, Mr. Taylor would need Council to approve his signing of the deed on the County's behalf. Based on previous discussions in Council meetings, the County is sensitive to the concerns regarding the Confederate monument that sits near Mt. Zion. The Town has agreed that it could be moved away as part of this process. Chairman Smith stated that Mr. Taylor is solely asking the Council at this time to permit him to sign the deed that would state if this project does not materialize, the County will accept the property from the developer. The Council is not being asked to approve doing anything with the project, any money, etc. at this time. He also asked if the County did have to accept the building and demolition deemed necessary, is the cost of demolition known and would the Town be willing to share this cost. Previous estimates from the Town concerning this were roughly \$200,000. Some discussions have been had concerning sharing the cost, and the Town has indicated most of the money has been depleted on legal and other matters concerning the building and they did not feel there would be much money to contribute. Chairman Smith has spoken with some Town Council members and they would be amenable to this. He also asked Mr. Taylor what additional square footage would be gained with the Mt. Zion project, and per Mr. Taylor, this would be 10,000 additional square footage. The County Attorney is also to draw up a document that should Mr. Taylor sign the deed, the Town would also sign stating that the monument could and would be moved as a condition of the County moving forward with the project. Council Member Trapp asked if a document would be drawn up for the cost sharing; this is something that could be developed with the Town. Vice Chair Goins asked if the County could incur a cost from moving the monument; since the County is requesting it be moved, a cost could be incurred. Also, on the demolition of the building, is there anywhere else the County could seek assistance. Per Mr. Taylor, the CDBG could possibly help with this under the blight removal stipulation. The Town had, in fact, looked into this in the past. Chairman Smith also stated if the County has to demolish the building, the property would still be owned by the County, which is already graded flat and has utilities. Council Member Ruff asked concerning the legal ramifications of moving the statute. Mr. Taylor referred this to the County Attorney, but there are some state laws concerning this. Chairman Smith has looked in depth at the state law, and

whereas there is no penalty, if it is on public property, the public body cannot move it. However, it does not speak in any way to private property and private entities, and this may be an avenue as well. Mr. Morgan thinks this is an accurate statement and will do further research on this matter in order to give a full legal opinion.

**14. CLERK TO COUNCIL'S REPORT**

None.

- 15. 2<sup>ND</sup> 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 Bright - Tax Analysis

**16. COUNTY COUNCIL TIME**

Douglas: Wanted to thank the Volunteer Fire Department for the excellent job in putting out the apartment fire at Lamplighter Apartments.

Goins: Read a letter from Remmele Young concerning a facility usage opportunity located at 12540 State Highway 213, Jenkinsville (formerly Mel's Plaza). She would like this to be taken under consideration by Council in the future.

- 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 6:37 p.m., it was moved by Council Member Ruff 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) Personnel Matter - Receive Information Regarding Investigation of an Employee Complaint Pursuant to S.C. Code Ann. 30-4-70(a)(1); (c) Personnel Matter - Receive Information Regarding Investigation into Personnel Records Pursuant to S.C. Code Ann. 30-4-70 (a)(1); and (d) Contractual Matter - Receive Information Regarding the Memorandum of Understanding with 1<sup>st</sup> & Main Development, LLC. ***The motion carried unanimously 7-0.***

At 7:40 p.m., it was moved by Council Member Douglas 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.

**18. ADJOURN**

At 7:41 p.m., it was moved by Council Member Ruff, properly seconded by Council Member Trapp to adjourn. ***The motion carried unanimously 7-0.***

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PATTI L. DAVIS  
CLERK TO COUNCIL

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WILLIAM B. SMITH, JR.  
CHAIRMAN