

MINUTES REGULAR MEETING FAIRFIELD COUNTY COUNCIL JULY 23, 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; John DuBose, Attorney (attending for Mr. Morgan who is on vacation); 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 six 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 Pauley to approve the Agenda. *The motion carried unanimously 7-0.*

3. INVOCATION

Council Member Douglas 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 July 9, 2018, and the Special Meeting of July 16, 2018. **The motion carried unanimously 7-0.**

5. PUBLIC PRESENTATIONS

- A. Fairfield County Parks and Recreation Recognition of 12U and 8U All-Star Baseball Teams for Winning the 2018 SC RBI (Recreational Baseball Initiative) State Championship: Chairman Smith turned this portion of the meeting over to Russell Price, Director of Parks and Recreation. Mr. Price thanked the administration team and Council for their support. He also thanked his staff and the community. He then introduced each player for the 12U and 8U All-Star Teams, along with the coaches, and presented each player and coach with a championship ring. The teams, coaches and Council members were then assembled for pictures. Chairman Smith presented Mr. Price with a framed congratulation letter on behalf of the Council and again congratulated the team players and coaches.
- B. Proclamation Recognizing August 19-25, 2018, as National Aviation Week and South Carolina Aviation Week: Chairman Smith presented Airport Director, Mrs. Denise Bryan, with the Proclamation. Mrs. Bryan gave more information concerning Aviation Week later in the meeting.

- 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.
 - Randy Bright H2O

7. PUBLIC HEARINGS

- A. An Ordinance to Amend the Master Agreement Governing the I-77 Corridor Regional Industrial Park by and Between Richland County, South Carolina, and Fairfield County, South Carolina, to Expand the Boundaries of the Park to Include Certain Real Property Located in Richland County (Project Reign); and Other Related Matters. Chairman Smith opened the public hearing at 6:30 p.m. Mr. Randy Bright signed to speak. After comments, by motion of Council Member Trapp and second by Vice Chair Goins, Chairman Smith closed the public hearing at 6:31 p.m. *The motion carried unanimously 7-0.*
- B. An Ordinance Authorizing an Amendment to the Master Agreement Governing the I-77 Corridor Regional Industrial Park by and Between Richland County, South Carolina, and Fairfield County, South Carolina, to Expand the Boundaries of the Park to Include Certain Real Property Located in Richland County (Lorick Place Apartments Project); and Other Related Matters. Chairman Smith opened the public hearing at 6:31 p.m. No one signed to speak. By motion of Council Member Trapp and second by Council Member Ruff, Chairman Smith closed the public hearing at 6:31 p.m. *The motion carried unanimously 7-0.*
- C. An Ordinance Authorizing the Execution of the Amended and Restated Master Agreement Governing the I-77 Corridor Regional Industrial Park by and Between Fairfield County, South Carolina, and Richland County, South Carolina; Confirming the Boundaries of the I-77 Corridor Regional Industrial Park; and Other Related Matters. Chairman Smith opened the public hearing at 6:32 p.m. No one signed to speak. By motion of Council Member Trapp and second by Council Member Robinson, Chairman Smith closed the public hearing at 6:32 p.m. The motion carried unanimously 7-0.

8. ORDINANCES, RESOLUTIONS AND ORDERS

A. Third and Final Reading: Ordinance No. 700 - An Ordinance Authorizing Fairfield County to Add New Fees for the 2018-2019 Fiscal Year. It was moved by Council Member Trapp and seconded by Council Member Ruff to approve Third and Final Reading of Ordinance No. 700. The motion carried unanimously 7-0.

- **B. Third and Final Reading: Ordinance No. 702** An Ordinance to Amend the Budget Ordinance for Fiscal Year Beginning July 1, 2018, and ending June 30, 2019, and Authorizing the Supplemental Appropriation of Funds. It was moved by Vice Chair Goins and seconded by Council Member Ruff to approve Third and Final Reading of Ordinance No. 702. *The motion carried unanimously 7-0.*
- C. Third and Final Reading: Ordinance No. 703 An Ordinance to Amend the Master Agreement Governing the I-77 Corridor Regional Industrial Park by and Between Richland County, South Carolina, and Fairfield County, South Carolina, to Expand the Boundaries of the Park to Include Certain Real Property Located in Richland County (Project Reign); and Other Related Matters. It was moved by Council Member Douglas and seconded by Council Member Ruff to approve Third and Final Reading of Ordinance No. 703. The motion carried unanimously 7-0.
- D. Second Reading: Ordinance No. 704 An Ordinance Authorizing an Amendment to the Master Agreement Governing the I-77 Corridor Regional Industrial Park by and Between Richland County, South Carolina, and Fairfield County, South Carolina, to Expand the Boundaries of the Park to Include Certain Real Property Located in Richland County (Lorick Place Apartments Project); and Other Related Matters. It was moved by Council Member Douglas and seconded by Council Member Pauley to approve Second Reading of Ordinance No. 704.
 The motion carried unanimously 7-0.
- E. Second Reading: Ordinance No. 705 An Ordinance Authorizing the Execution of the Amended and Restated Master Agreement Governing the I-77 Corridor Regional Industrial Park by and Between Fairfield County, South Carolina, and Richland County, South Carolina; Confirming the Boundaries of the I-77 Corridor Regional Industrial Park; and Other Related Matters. It was moved by Council Member Trapp and seconded by Council Member Pauley to approve Second Reading of Ordinance No. 705. The motion carried unanimously 7-0.
- F. Second Reading: Ordinance No. 706 An Ordinance Authorizing Fairfield County to Purchase a Portion of Real Property Identified as Fairfield County TMS #126-03-01-001-000, Property Now or Formerly of Fairfield County Hospital Board a/k/a Fairfield Memorial Hospital, for Public Use or Other Uses Deemed Fit by the Council, and Other Related Matters. It was moved by Council Member Douglas and seconded by Vice Chair Goins to approve Second Reading of Ordinance No. 706. Council Member Ruff asked for Mr. Taylor to explain the last three second reading ordinances; however, the first two have already been passed. Therefore, Mr. Taylor gave explanation of the current ordinance. The Council previously voted to allow Mr. Taylor and Mr. Morgan to approach the

hospital with an offer, terms and conditions. This has been done. Mr. Taylor does not have anything in writing yet, but it appears through the verbal conversations, the offer is acceptable. Chairman Smith reported, for the benefit of the citizens, that a Special Meeting for Third Reading will be held on Wednesday, August 8, 2018, at 6 p.m. which will include a public hearing on this matter. **The motion carried unanimously 7-0.**

G. Resolution No. 2018-06: A Resolution by Fairfield County Authorizing the Creation of a Joint Authority Water and Sewer System; Authorizing Fairfield County, South Carolina to Join with Other Political Subdivisions in the Joint System; and Other Matters Related Thereto. Public Services and Development Committee recommends approval. It was moved by Council Member Douglas and seconded by Vice Chair Goins to approve Resolution No. 2018-06. Council Member Trapp asked how this would affect the water companies in the County. Per Mr. Taylor, it would not immediately affect the water companies as this is only setting up the legal framework for the County to provide water and sewer services and allowing the County to work with the companies. Once the framework is complete, the County can then reach out to the water companies and offer to assist and work with them in providing water and sewer services throughout the County. The Resolution references an MOU, which further expounds on the County working with the Town of Winnsboro for expansion. The motion carried unanimously 7-0.

9. BOARD AND COMMISSION MINUTES None.

10. BOARD AND COMMISSION APPOINTMENTS

A. Construction Board of Appeals - Mr. Patrick Travis Ford, II, District 1. It was moved by Council Member Ruff and seconded by Vice Chair Goins to approve the appointment of Mr. Patrick Travis Ford, II to the Construction Board of Appeals representing District 1. **The motion carried unanimously 7-0.**

11. OLD BUSINESS

A. Great Falls Sewage Disposal Agreement - Public Services and Development Committee recommends approval. It was moved by Council Member Robinson and seconded by Council Member Pauley to approve the Agreement. For the benefit of the citizens, Chairman Smith requested Mr. Taylor to explain this matter further. Per Mr. Taylor, there was an initial agreement between Great Falls and the County to provide sewer services in the Mitford area (Hwy 200 and I-77 area). It was anticipated there would be increased development in the area. Unfortunately, the growth did not occur, and the agreement was never fully realized. Great Falls took a big hit from the deal with only obtaining 11 customers through the agreement. To set the agreement aside and to secure

sewer services to hopefully continue promoting development in the area, the new agreement will be in place which will give the County 250,000 gallons of sewer capacity for \$517,000. **The motion carried unanimously 7-0.**

12. NEW BUSINESS

A. Acceptance of \$2M Grant from S.C. Department of Commerce to be Used for MegaSite. It was moved by Council Member Trapp and seconded by Vice Chair Goins to approve the acceptance of the grant as stated. Per Mr. Taylor, the County has been working closely with the S.C. Department of Commerce in the development of the MegaSite. They provided money in the past to assist with the purchase of the 12 acres of land to attract a large industrial user. When this was done, Commerce did commit to helping with the infrastructure. This is the first step in moving toward getting the infrastructure in place to attract industry. This money will be used primarily for planning and engineering to get things ready for construction. Chairman Smith asked the expected date of the funding. Per Mr. Davenport, this will be immediate as it has been awarded. *The motion carried unanimously 7-0.*

13. COUNTY ADMINISTRATOR'S REPORT

- **A.** Rich Fletcher I-77 Alliance. Mr. Taylor introduced Mr. Fletcher, who then gave a presentation covering the following:
 - The Alliance was formed in 2013 initially with Chester, Fairfield and York Counties. The Economic Development Departments and County Councils pushed for a new alliance to focus on marketing and lead generation to sell the I-77 Corridor. Richland County was added in 2014 and this month, Lancaster County was added. The Alliance is a public/private partnership with a 33 member board. This includes 17 board members from the public sector and 15 from the private sector. The goal is to reach as many companies as possible each year. Last year 28 events were accomplished and 29 are planned for this year. Focus is on domestic and international companies along with site location consultants and the Department of Commerce with the big industry targets being automotive, aviation and advanced manufacturing.
 - The new data website fairfieldcountydata.com is funded by the Alliance along with their assistance in managing the site. A sales force platform is provided to track projects. The Alliance assists with research and has provided models to help Council members during the process.
 - The County staff has participated in seven marketing trips since September 2017 through the Alliance. These trips are paid for by the Alliance and gives the Economic Development Department the opportunity to get out and talk about the County.
 - The Alliance has been working to create a new website solely for the Fairfield County MegaSite, which should be online in September of this year. A video is being created outlining the site, potential development with building layouts and infrastructure layouts and a world-wide

- marketing reach. The video will be debuted on August 16 at the annual meeting. The keynote speakers will be two site consultants who were hired by the Department of Commerce to evaluate the different MegaSites across the state.
- A video has been created with existing industry in Fairfield County on the Alliance website that is being used for marketing. This includes representatives from the area businesses discussing why they moved to Fairfield County and why this is a good place for growth.

In closing, Mr. Fletcher appreciates the County being a part of the Alliance. Council Member Pauley thanked Mr. Fletcher for attending the meeting and inquired how one county is promoted over the other, and if someone asks about Fairfield County, what is said. Mr. Fletcher stated one county is not promoted over the other. When a lead is received, it is given to the county economic developers, and they then respond. The counties are allowed to sell for themselves. If someone directly asks Mr. Fletcher about Fairfield County, he would refer them to Mr. Davenport, but also he would talk about how it is well positioned along I-77, part of the Columbia MSA which is the biggest city in South Carolina, has a labor draw of 1.2M in the labor shed and is also less than 60 minutes from Charlotte Douglas International Airport. It gives key access, is in a growing market and is a small town feel with urban amenities. With specifics, the conversation would cover the types of property here and the range of options for people to live, work and play. This is what the Alliance tries to accomplish for all the counties. Vice Chair Goins also thanked Mr. Fletcher for his efforts in promoting Fairfield County and South Carolina. Chairman Smith has heard some discussion concerning the website for the MegaSite and is looking forward to this. Also, he questioned how the leads are primarily sourced. The Alliance hired one lead generation firm to assist with domestic leads, and Mr. Fletcher is about to execute a second contract in an effort to generate more leads. There are contracts to assist with international leads and then also working very closely with the Department of Commerce. Balance is sought among these, and the feedback from county developers is more time and energy is needed to find more and more leads. Therefore, more resources are being used for this. The Alliance has the staff of two people with about 40% of the budget for operational purposes and the other 60% for lead generation, web sites and marketing. Chairman Smith asked percentage-wise the amount of domestic versus international marketing. Mr. Fletcher also commented on site consultants, who mostly focus on the domestic market, so this would be about 50/50. When looking directly at the companies, about 65% of the money goes to the international market and 35% domestic. The goal in the current fiscal year is to change this to be heavier on the domestic side with the reason being that the state does an excellent job at marketing internationally and the domestic market is somewhat of an untapped market. Chairman Smith also had questions concerning the tariffs and trade wars, and considering the focus on automotive, aviation and advanced manufacturing, is there anything that is being done to make sure the impact is lessened, mitigated or any sort of backup plan. Per Mr. Fletcher, the marketing is being diversified. Marketing is aimed more toward domestic companies with domestic production for domestic

consumption. This should help to balance things somewhat. More companies are thinking about being in the US to produce for the US market. Finally, Chairman Smith asked what Mr. Fletcher could advise Fairfield County to focus on to be able to get more business. Per Mr. Fletcher, there are two things communities are focusing on, product and work force. He commends the Council for putting resources into the product development as this is very important. The water and sewer are also important components, and the County has an excellent technical college and labor population. Council Member Douglas added that one good thing about the MegaSite is the County owns it.

- **B.** Denise Bryan, Airport Director Grant Update and Aviation Week. Mr. Taylor introduced Mrs. Bryan, who then introduced Mr. Ken Hawk with W.K. Dickson, the project manager for the airfield and lighting/signage project.
 - The notice to proceed for the project was dated October 2, 2017. The project was in the works prior to Mrs. Bryan joining the County. This allowed Walker Whiteside, the company who performs the work on the airfield, to order materials for the project. Notice to proceed #2 was dated January 22, 2018. This allowed Walker Whiteside to commence construction on Monday, February 19, 2018. Mrs. Bryan then went over all the financial information totaling \$780,000. The FAA pays 90% of the project (\$702,000), the State pays 5% and the County pays 5% (\$39,000 each). Chairman Smith asked how much more is expected to be invoiced. Final pay applications have not been received yet, and the complete amount will not be paid until the final punch list is checked off.
 - The County received the following as a result of this project:
 - Airfield signs and pads. Prior to this project, no equipment was in conduit. Everything new on the airfield is now in cans and conduit, which will make the life span of the equipment far greater.
 - Runway lights. There were parts missing to the airport lighting prior to this project. The lights are now all LED and fully functioning.
 - > Taxiway lights, runway lights. Now all LED and in cans and conduit.
 - > Displaced threshold lights replaced.
 - Windsock. There was extra money in the project, so this was purchased. The airport had an exterior lighted windsock before, which could not be seen at nighttime because the lights were so high above the windsock. The windsock is now interior lighted and can be easily seen at nighttime.
 - > Beacon light was sandblasted, repainted and now contains a new refurbished 36 inch beacon light on top of the tower.
 - > Electrical vault. Everything was replaced with all new regulators and new radio control panels. Everything can now be operated from the Director's office.
 - > PAPI's. These are very delicate pieces of equipment that inform the pilots if they are low or high on arrival to the airport, and they have now been reinforced with pads to keep tractors and other equipment from damaging.

Mrs. Bryan invited the Council to the Ribbon Cutting Ceremony to be held on August 20, Monday evening of Aviation Week, at 7:00 p.m. There will be refreshments, and all the lights and beacons, etc. will be cut on. Mrs. Bryan thanked the Council and administration for the investment into the airport and supporting the community. Also, Living the Dream Foundation is for senior citizens, and is similar to the Make a Wish Foundation. The S.C. Aviation Association notified Mrs. Bryan of an elderly woman in a living assisted home on Polo Road with a lifelong dream to fly. Mrs. Bryan has volunteered to fly this lady during Aviation Week in her airplane, and Mr. Anderson has stated the County will assist with this. Vice Chair Goins thanked Mrs. Bryan and reflected on when she first visited the airport when she joined Council. She is excited to see the improvements. Mr. Taylor is very glad the lights are now working as a State plane had to be diverted due to the lighting problems in the recent past.

- C. Request of Action: Selection of Engineering Firms for RFQ 1820 Professional Civil Engineering Services. Administration and Finance Committee recommended referral of the request of action to full Council with no recommendation as further consideration is needed concerning the list. Mr. Taylor explained that every two years a solicitation is put out and proposals are accepted from engineers to provide engineering services so as not to bid these out every time. Mrs. Pickett headed the committee, which reviewed all proposals and made selections to recommend to Council. Out of 19 firms, 10 were chosen. These firms are being presented to Council, and Council can delete any firm it so chooses. The County has a history of working with some of the firms, and Council may choose all on the list or only select the ones they prefer. It was moved by Council Member Douglas, seconded by Council Member Ruff, to approve the Request of Action as stated. Chairman Smith stated there is one firm the County worked with in the past that did not do a particularly outstanding job. *Motion carried 6-1 with Chairman Smith voting nay*.
- D. Request of Action: Debris Monitoring Services. Administration and Finance Committee recommends approval. Mr. Taylor explained that in the event of an emergency situation, if a disaster were to occur, it is advisable to have someone prequalified to come in and assist with FEMA, which would speed the process. There are two parts to this, which includes the monitoring service and the actual management and removal service. Per Mrs. Pickett, the firm will be responsible for overseeing the work for the actual contract that would be put forth. The contract will not be activated unless there is an actual disaster declared by the State. It was moved by Council Member Trapp, seconded by Vice Chair Goins, to approve the Request of Action as stated. Motion carried unanimously 7-0.
- **E.** Request of Action: Debris Management & Removal Services. Administration and Finance Committee recommends approval. It was moved by Vice Chair Goins, seconded by Council Member Ruff, to approve the Request of Action as stated. Council Member Pauley asked an estimated cost for the County. Per Mrs. Pickett, this is in the proposal and fees will be itemized for the different services. Chairman Smith asked, for clarification, if this would only be activated in the case of a state of emergency declared by the Governor. Mrs. Pickett stated this is correct. **Motion carried unanimously 7-0.**

- F. Ridgeway Library Update. Per Mr. Taylor, the County has been working on the temporary library. A handout was given to Council with the layout of the building. County crews have been performing all work thus far, which has resulted in great cost effectiveness. Per Mr. Clauson, mid-August was the target opening date, but this may be a little later as the floor is still in need of work. Mr. Clauson then showed slides concerning the library. The 2-year lease began on July 1 and work began shortly thereafter. The anticipated floor plan was shown. Vice Chair Goins asked what part the Library Commission plays in this procedure. Per Mr. Taylor, the Library Commission will be running the library, stocking the books, etc. The County has been in contact with Library Director Eric Robinson, and he has been to the site, advising what he needs to be in place in order to run a library. The County initially worked with the Library Commission on several locations, and this is the location agreed upon. Chairman Smith inquired concerning the end cost including the furnishings, work stations, etc. Per Mr. Taylor, he can provide this at a later date. Some money was appropriated and some items are being reused, such as some pieces in the Hon Building. He has been please with construction as the County team has been able to do everything to this point. Council Member Ruff also pointed out that the inmate labor has been used in the construction portion.
- G. Midlands STEM Institute Request for Letter of Support from Fairfield County. Per Mr. Taylor, a request has been received for Council to send a letter of support in their move from their current location to the White Oak Conference Center. They are seeking a USDA loan in order to do this. They are not requesting assistance, simply a letter of support so they can then pursue USDA funds to expand their school and use the White Oak Conference Center. Council Member Douglas stated Midlands STEM is in the process of buying the White Oak Conference Center from the S.C. Baptist Convention. It was moved by Council Member Douglas, seconded by Vice Chair Goins to provide Midlands STEM Institute with a letter of support in its request for a loan from USDA. Motion carried 6-1 with Council Member Trapp voting nay.

14. CLERK TO COUNCIL'S REPORT None.

- 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 signup sheet available at least fifteen (15) minutes prior to the scheduled start time of the meeting.
 - Jackie Workman Economic Development
 - Peggy Swearingen Miscellaneous
 - Randy Bright Whatever Happened To

16. COUNTY COUNCIL TIME

Goins: District 4 Community Meeting was held on this past Saturday. She is excited for the opportunity to be able to show the community what a wonderful and caring team the County has. In attendance were Jason Taylor, Davis Anderson, Patti Davis, Ty Davenport, Sheriff Montgomery, Jason Pope, Demetrius Holmes, Russell Price and Anna Beth Rhodes. By attending this meeting, these county employees were saying they care. No pay or bonuses were given for their attendance. She thanked all who were in attendance, and she is encouraged by those who came out. In life we meet challenges, but we often need challenges in order to not become complacent. She was encouraged by the young men who attended the meeting tonight. They overcame adversity, racial issues, background issues, and they came together as a strong team to accomplish a purpose. This is what she sees that the County has to do. Everyone will not get on board, but this will not be a discouragement. Keep moving forward. No matter what the situation or circumstances, as Dr. Green says, we are blessed. We will continue to move forward on God's blessings.

Pauley: Congratulations to the Recreation Department including players, coaches, parents and community. This is a great accomplishment, and he requested Mr. Taylor to let the Recreation Department know he feels they are headed in the right direction. Also, Fairfield Behavioral Health Services is currently awaiting one final DHEC Inspection. The facility construction is complete. Once licensing and inspection are done and approved, services can then be provided. There will be a grand opening, which will be planned and publicized with notice to the public.

Ruff: Congratulated the teams for their accomplishment. One team is amazing from a small county, but to have two teams, this is just outstanding. The Recreation Department is definitely moving forward and advancing. The airport update is also fantastic for the County to pay \$39,000 and receive almost \$800,000 in value which directly affects economic development.

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 7:47 p.m., it was moved by Council Member Pauley 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 the Potential Purchase of Real Property Identified as Fairfield County TMS #126-03-01-001-000 and (c) Proposed Contractual Matter - Discussion Regarding Acceptance of \$2M Grant from S.C. Department of Commerce to be Used for MegaSite. *The motion carried unanimously 7-0.*

At 8:22 p.m., it was moved by Council Member Trapp and seconded by Council Member Pauley to come out of executive session and return to open session. **The motion carried unanimously 7-0.**

No action was taken in Executive Session.

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At 8:23 p.m., it was moved by Counc	il Member Robinson, properly seconded by
Council Member Douglas to adjourn.	The motion carried unanimously 7-0.

PATTI L. DAVIS WILLIAM B. CLERK TO COUNCIL CHAIRMAN

WILLIAM B. SMITH, JR.