



**MINUTES  
REGULAR MEETING  
FAIRFIELD COUNTY COUNCIL  
JANUARY 24, 2022**

**Present:** Moses Bell, Shirley Greene, Cornelius Robinson, Mikel Trapp, Timothy Roseborough, Clarence Gilbert, Doug Pauley (Council Members); Malik Whitaker, County Administrator, Kenneth Davis, County Attorney.

**Absent:** None

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 forty two other individuals.

Due to COVID-19 (Coronavirus), the meeting is being live-streamed through the County's YouTube page in order to keep citizens informed.

**1. CALL TO ORDER**

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

**2. APPROVAL OF AGENDA**

Motion made by Councilman Trapp, seconded by Councilwoman Greene, to approve the agenda. ***The motion carried 6-0.*** (Mr. Pauley not present)

**3. INVOCATION**

Councilman Gilbert led the invocation.

**4. APPROVAL OF MINUTES**

Motion made by Councilman Trapp, seconded by Councilwoman Greene to approve the minutes from the Regular Meeting of January 10, 2021. ***The motion carried 6-0.***

**5. PUBLIC PRESENTATIONS**

None.

**6. 1<sup>ST</sup> PUBLIC COMMENT (3 MINUTES): INPUT MUST PERTAIN TO ITEMS ON THE AGENDA, FOR WHICH NO PUBLIC HEARING IS REQUIRED OR HAS BEEN SCHEDULED. THE TOTAL TIME ALLOCATED TO THIS PUBLIC COMMENT SEGMENT IS 30 MINUTES.**

- Randy Bright - Ordinances

**7. PUBLIC HEARINGS**

None.

(Mr. Pauley entered at 6:06pm)

**8. ORDINANCES, RESOLUTIONS AND ORDERS**

- A.** Second Reading Ordinance No. 785: An Ordinance to Approve the Termination of the Declaration of Covenants, Conditions and Restrictions for the Fairfield Commerce Center as to Certain Parcels Shown as Parcels 10 & 11 on the Master Development Plan Subject to the Approval of the Other Occupant of Fairfield Commerce Center. Motion made by Councilwoman Greene, seconded by Councilman Robinson. Mr. Robinson asked for more information. Mr. Willoughby (Project Manager for Economic Development) stated there was a current offer made to purchase Parcels 10 & 11 I the Fairfield County Commerce Center. A stipulation of the offer was that the covenants, conditions and restrictions must be terminated for the 2 parcels. He explained that covenants are formal arguments, agreements, or promises usually included in a contract or declaration that allows or prohibits certain actions. The Fairfield Commerce Center covenants were established by County Council in February 2014. The majority of covenants create a design and review committee that has the authority of overseeing and approving all future development projects at the Commerce Center. It also laid out some rules and regulations that each developmental project must comply with and some of these regulations will limit the number of signage allowed and will regulate the location and lighting of the signage. It also prohibits the outside storage of items in the front of the building and it requires all fences to receive prior written approval. All exterior walls of the building must be constructed of concrete and banned metal exterior walls. Windy Hill Development submitted the offer and planned to construct a Class B site industrial park. He referred to a slide that showed the property outline in detail. He stated that if the land sold, it would remove the property outside of the Fairfield Commerce Park. If the covenants were terminated, they would still be required to comply with the Fairfield County zoning laws. The Economic Development department believed that by removing the CCR and allowing the construction of a Class B industrial park would be vital to the economic success of the County. It would take land is essentially undevelopable off of the property tax role, we would receive property taxes, create jobs from the companies that would come into the commerce park. A Class B industrial park is

to the County, increasing the revenue for our County. He referred to a slide showing what an example of a metal building. Mr. Bell called for the vote and then asked the "nays" to raise their hands. Councilmen Roseborough and Trapp raised their hands. ***The motion carried 5-2.***

- B.** Second Reading Ordinance No. 786: An Ordinance to Approve the Sale of Certain Parcels Shown as 10 & 11 on the Master Plan for the Fairfield Commerce Center. Motion made by Councilwoman Greene, seconded by Councilman Robinson. Mr. Willoughby referred to pages 11-15 in the packet provided. He restated that we had an offer to purchase Parcels 10 & 11 at its appraised value, which is 2 times more than what the County paid for it years ago. The offer was for \$2,797.83/acre for a total of \$155,000 for 55.4 acres of land. He restated that the requirement for this purchase was terminating the covenants for Parcels 10 & 11 so the purchaser may construct a Class B industrial park. He said the major advantage for us to sell this property to Windy Hill (a private developing company) was based on the fact that the land was unusable. To access this land we would be required to build a road that would cost \$3.6 million and for us to recoup the loss on that investment, it would require at least a \$2 million investment and could take 2-20 years. Windy Hill Development already has a pre-existing road to enter the property. The developer also takes on all responsibilities for cost of development and we would receive property taxes yearly after new businesses move in. Currently, we cannot bring any businesses here because we do not have the access to the property and the \$3.6 million to build the road could be used to purchase another plot of land that already has a sewer and the utilities needed. ***The motion carried 5-2.***

- C.** First Reading (By Title Only) No. 787: An Ordinance to Amend the Appropriation of Funds Received by Fairfield County from the American Rescue Plan to Account for an Excess Appropriation Shown by a Reconciliation Following a Third Reading Amendment to Ordinance 778. Motion made by Councilwoman Greene, seconded by Councilman Bell. Mr. Pauley stated when you look at the ordinance and the way it reads (and he read a section) – 'whereas the County adopted an amendment to Ordinance 778 on third reading based upon the staff representation that the amendment would not result in the appropriation exceeding the amount of ARP funds provided to the County'. He stated that he did not think it was staff representation that made the error but it was a Council decision that made the error. Mr. Caulder and Mrs. Bass on numerous occasions

urged us to take our time on this matter. On August 23<sup>rd</sup>, Mrs. Bass stated it would be best to have a mini budget work session, to take our time and that we had until 2024 to encumber the money but she was ignored. The night of the final reading, Mrs. Bass was asked to go back to her office on 2-3 occasions to come up with numbers. The Council should have never done that. When we look at this ordinance and the different things included for us to spend the money on, all of these things were put together by Mr. Bell. When the list came in, the poll watchers were included in the ARP money. They were since taken off. In emails sent by Mr. Bell to Council, he asked Mr. Boykin and Mr. Caulder to find out if it was legal to give poll watchers any money. Mr. Caulder researched this, came back with an answer and said it was not legal to give poll watchers any money. Since then, on December 14<sup>th</sup>, Mr. Bell ordered Mr. Whitaker to provide 21 poll watchers with a \$200 bonus based on our previous discussion the night before. Council was never advised after that day whether or not the poll watchers received any money. He did not find out until last week that the poll watchers had received money. When he asked where the money came from, it was stated that it came out of their budget. He did not think one single Council member could direct Mr. Whitaker, the Administrator, to take money out of the budget and give it to employees and how much to give to them. If that was the case, he could tell Mr. Boykin tonight that tomorrow he wanted him to give a certain amount of money to a certain department and if he was going to do it for Mr. Bell then he would need to do it for him. Mr. Bell could do that. Also, when you look at the allocations, he did not know if Council was aware, that right behind them, the fitness center that was done for Fairfield County had rooms that had not been finished but we continue to work on other projects and we haven't finished what we started. We had a recreation director who was an interim director who has not been promoted to full time but we continue to add recreation facilities for him to manage and can't promote him to full time. These things had to be addressed. We cannot continue to go forward with other projects until we address the projects that we never finished. The farmer's market needs sprinklers – that was never done. All of these things listed for the ARP money – he was in favor of two – the bonuses for the employees and the roof on the DSS building. That bid actually came in at \$445,000 – it was not \$450,000, he believed it was \$445,000. That would be a total redo of that roof. We had a choice to recover it or redo the whole roof and they were going to redo the whole roof. He would vote in favor of the ordinance but the reason he would vote

in favor of it was because it was all together but the total amount of money spent so far out of the rescue money one million eight thousand four hundred dollars so we still had about a million dollars left that had not been spent. Mr. Bell stated the purpose of the ordinance was ensure that the money was accurately accounted for. When they left the meeting that night, they were told that the extra bonus money was \$595,000 with \$11,500 left over. It was found that no money was left and it was not authorized for them to spend the money nor was Council aware of it. These were federal dollars and what they were trying to do was make sure that the books were corrected to pass an audit. It was left up to Council as to whether they passed the ordinance or not. ***The motion carried 4-3 with Councilmen Robinson, Roseborough and Trapp voting in the negative.***

- D. Second Reading No. 788: An Ordinance to Appropriate \$500,000 to the Economic Development Department to Construct a Speculative Building for Future Economic Development Needs from the Proceeds Received from the Sale of Fairfield County Property to Oldcastle APG South, Inc. in 2021, which was Approved by the Fairfield County Council in Ordinance 754 as Part of the Project Windsor Agreement. Motion made by Councilman Trapp, seconded by Councilman Roseborough. Mr. Willoughby stated the Economic Development Department wanted to build a 100,000 sq. ft. building on Parcel 9 of the Fairfield Commerce Center. He referred to a slide showing Parcel 9. They believed the spec building would cost about \$5 million. We had received \$2 million from the settlement and \$2.5 million grant from the S.C. Department of Commerce specifically for constructing the spec building. They were asking for \$500,000 to make up the difference. When the last spec building was sold to Oldcastle, we received \$2.2 million and we used \$1.2 million of those dollars to grade Parcel 7 and were asking for \$500,000 from that sale for the construction of this spec building. They were planning on the spec building being 100,000 sq. ft. but the pad will be built to expand to 250,000 sq. ft. If the money was received, they planned to meet with the engineer in the coming weeks. This firm would help design the pad and then they would put out a request for proposal for the construction. Their timeline was to have the spec building complete by the end of the year. He referred to a slide that depicted an example of a 100,000 sq. ft. spec building. Mr. Gilbert asked how wastewater services would be provided to the spec building. Mr. Willoughby said we currently had the capacity for certain types (smaller) of businesses but as we planned to upgrade the



wastewater system we could provide for larger businesses. Mr. Bell added that this was a collaboration with Dominion Energy, the S. C. Department of Commerce and Fairfield County. Fairfield County would only contribute \$500,000 of the \$5 million needed - \$2.5 million from the Department of Commerce and \$2 million from Dominion Energy. The last spec building built was in 2013-2014. This was a pathway to ensure they were ready for the economic boom they were expecting. Mr. Pauley asked how long did they keep the last spec building before it sold. Mr. Willoughby said he believed it was about 5 years. The reason it took so long to sell was because the pad it was built on did not allow for expansion, therefore, it was less attractive to businesses that wanted that option and there were sewage upgrades needed. ***The motion carried 7-0.***

- E.** Third and Final Reading Ordinance No. 782: An Ordinance to Amend the Fairfield County Land Management Ordinance No. 599 and the Related Zoning Map, to Provide for the Zoning Reclassification from R-1 (Single Family Residential District) to RD-1 (Rural Residential District), for 5.68 Acres of Wooded Undeveloped Property Indicated as TMS# 119-00-02-021-000, to Match the Owners' Adjoining 59.89 Acres Already Zoned as RD-1 (TMS# 120-00-01-042-000) and Combine the Two Properties. The Property was Owned By Christian H. Wallace and Amber J. Wallace. Motion made by Councilman Trapp, seconded by Councilman Roseborough. Mr. Bell stated prior to the meeting, we received (Mr. Whitaker) 3-6 calls about this ordinance. He proposed it be tabled until the next meeting so Mr. Whitaker could further investigate. Mrs. Greene stated the question would be that since this was second reading there would still need to be a public hearing for third reading. Mr. Bell stated this was the third and final reading and Mrs. Greene said ok. Mr. Trapp and Mr. Roseborough withdrew their motions. Councilman Trapp motioned to table until the next meeting (February 14<sup>th</sup>), seconded by Councilman Pauley. ***The motion carried 7-0.***

## **9. BOARD AND COMMISSION MINUTES**

Disabilities & Special Needs 12/17/21

Chamber of Commerce 1/13/22

## **10. BOARD AND COMMISSION APPOINTMENTS**

Disabilities & Special Needs Board – Virginia Smith. Mr. Gilbert suggested that although appointments may not be made in their districts that be notified before it goes on the agenda. Mr. Bell agreed. Motion made by Councilwoman Greene, seconded by Councilman Roseborough. Mr. Bell restated Mr. Gilbert's

request regarding Council being made aware of appointments prior to the agenda and asked Dr. Roberts to send a list of board vacancies to Council. ***The motion carried 7-0.***

**11. OLD BUSINESS**

None.

**12. NEW BUSINESS**

None.

**13. COUNTY ADMINISTRATOR'S REPORT**

**A.** County Response to Weather Emergency – Brad Douglas, Emergency Management Director, stated we had two severe weather events over the last 8 days. We worked very closely with the National Weather Service. Prior to the event starting on January 15<sup>th</sup>, we met with our local partners (Sheriff's office, EMS, Fire, Public Works, and S.C. Department of Public Works). He was proud of all partnerships, especially our fire services. We rely very heavily on volunteers and they worked hard with tree removal and to keep our roadways open. He heard no complaints from EMS about not being able to get to a call or from law enforcement. He read a statement from Fire Chief, Jason Pope – "I can't say enough about the volunteers of Fairfield County fire service. On Sunday, between the hours of 9am-7:30pm, they responded to over 140 downed trees, power lines and one house fire. They ran calls all day and did an amazing job. This response demonstrates their dedication and commitment to our citizens and by doing so, they exemplified our motto 'Service before self'. Mr. Douglas agreed with Mr. Pope. He appreciated all paid County employees and gave an extra tip of the cap to the volunteers. He said they could have easily sat at home but they chose to work from the kindness of their hearts. They did a lot for the County on the 911 side because they took a lot of the downed tree calls and set up a system where we could funnel those from our call center to them, which allowed us to attend to emergency calls a lot faster. Mr. Bell stated that when many of the volunteer firefighters left their homes, they did not have power and they returned home with no power. Some of them went home to ensure their families had heat and went back out again. When we look at the work they did, it was exceptional and that includes every service in the County. He knew about fire service because he was involved but we did not have any problems with any services that we could mention. A lot of the trucks had to go to Blythewood for gasoline late that evening. He expressed appreciation to all the emergency service staff. Mr. Douglas agreed with Mr. Bell and said it was a great collaborative effort.

They will have a debriefing with all involved in about a week that will include both events. We can always do things better but there was nothing that jumped out at us and that was unusual in a situation like this one – that spoke to everyone's willingness to work together. The State, the town and our County department heads demonstrated a great collaborative effort. The second event, winter storm warning January 21-23, we had about 500 calls and no power outages were reported. Due to the extremely low temperatures in the first event and the extended delay in restoring power, they partnered with First Baptist Church and opened a warming station. They informed the first responders to notify those who did not have heat and had nowhere to go to call them. The church was available with water and charging station for their devices. If they had nowhere to go, we were going to work with our County partners to ensure they had somewhere to go – a hotel, church member, etc. The second event was mainly snow, which was good because snow does not stick to power lines like ice so there were no power outages. The impact of the second event was not as impactful as the first. He thanked the personnel that came out and helped with the events, especially the volunteers. There was no complaining and egos were set aside, which made it work so well. We will have a debrief soon to talk about what went well and what we can improve on. We have created a severe weather email distribution list so we now have something in place for everyone who needs to be involved in such events. With the second event, they were already in response posture so they did not have to meet – they were ready. Mr. Gilbert commended those who worked – first responders, utility personnel – and those he came in contact with. They were a bit exhausted from working long hours. He saw Officer Ginyard in the middle of the street cutting trees out of the roads. He thought they should really be commended for the superb jobs they did. Mrs. Greene echoed the sentiments of Mr. Gilbert and Mr. Whitaker thanked Mr. Douglas for his excellent leadership.

- B. Mt. Zion Update** – Mr. Whitaker stated we had received excellent project management services from Mr. Driggers and Mr. Lowder leading our move to the new location. Mr. Lowder (Independent Contractor and retired engineer and Project Manager) was asked by Mr. Driggers to bring Project Management and construction expertise to represent the County at Mt. Zion construction campus and also at the County courthouse. He had been doing so since August. He was history buff and loved old buildings. He had restored a couple of old houses and it had been very exciting to be a part of this restoration project at Mt. Zion. It was becoming a beautiful place and they will be very proud of it. He has toured it with Mr. Bell and Mrs. Greene and was looking forward to getting the whole group there to tour also. Last week, he shared in detail with Mr. Bell, Mr. Whitaker and Mrs.



Greene the Mt. Zion update and he had shared the same information to full Council. He would not go over the entire document but would answer any questions. He referred to a slide that displayed who was moving to the Mt. Zion campus (IT, Finance, Procurement, Human Resources, Administration, County Council, Community Development, Legislative Delegation, Economic Development, Permitting, Planning, Recreation and Programs, 911 Call Center and the Sheriff's Department). Mr. Douglas asked if questions should be held until the end of the presentation or if they could be asked during. Mr. Lowder said they could be asked during but if he was going to address the question later in the presentation he would say so. Mr. Douglas stated, months ago the Sheriff's department brought up several concerns about relocating to Mt. Zion. He did not know if those concerns had been addressed by Council and what we will do going forward – will they go there for a certain amount of time while we work on another solution for them. Mr. Lowder said there was discussion about looking at alternatives. In the meanwhile, Terry Smith from the Sheriff's Department, was working on what it would take for their department to utilize the space at Mt. Zion. He stated it would be very tight for them and it would take some investment on the first floor for some additional security and some operational configuration within the building. Those things were still being looked at and it was not too late to go a different path. He knew Mr. Whitaker was working on a committee to work on those alternatives aside from this building because this was not the right answer for the Sheriff's Department's future. This was his viewpoint from what he knew went into the decision. Mr. Lowder continued on to talk about the Administrative side of the building – Recreation & Programs, the Musuem, all the pieces other than the Sheriff's Department. He said they were further along in developing plans because while the Sheriff's group was waiting for decisions to be made, we continued to move forward. He included a slide for the Sheriff's Department in order for them to make comments during this presentation of what they had been doing. The slide he was about to show involved costs and timelines for the Administrative side of the County business. Included in the packet was a diagram that showed where each department's offices would be. There were 5 buildings – Administration and Sheriff's Department on the first floor, the auditorium, which was where the Council Chamber will be placed. The Council's private conference room was behind the auditorium. This was a multi-use building – it would be a public building as well. It had a huge movie screen for events that would need such. The stage furniture being built was modular for Council so when not in use, it can be folded and stored in the back for full use of the stage for other activities. This was a very neat use for an old auditorium. It could also be rented out for additional revenue. All the other floors in all the other

buildings were at the end of the report. He did not go into detail about those but offered to answer any questions. Mr. Pauley stated this project had gone on for several years. He asked if the layout of offices were the same since the beginning of the project, if they had changed and if so, who made the changes. Mr. Lowder said no, when he joined the project in August, we were at a point where the developer had to stay on track with the design as it existed in August to meet his deadline of December 31<sup>st</sup>, which he had to meet in order to receive the historical tax credit. We have made zero changes to the shape and size of offices. We have worked around that as best we could. They added one wall with a hole in it for permitting and everything else basically remained status quo since August. He said before he came, had completed some of the construction, like framing, and then they would get a request to reframe something that did not suit some group and he had no knowledge of who those groups were or where the decisions came from. They did do some re-work on plastering the second and third floor. Mr. Bell asked if that happened before he came and he stated yes. He stated what he heard from the developer. Mr. Pauley asked if an office, for example Human Resources, had a designated spot years ago, did they have the same spot currently or had offices been moved to other spots. Mr. Lowder stated it was used as a school with big school rooms that have been designed to be multiple offices where it was one big school room before. It did not look anything like it did in its days as a school – except the gymnasium. It looks exactly the same and everyone who had seen it loved that it looked the same as when they attended school there. He referred to a slide that showed the items that are needed for the old cafeteria to be used as an activities center, for example. The developer built all the rooms, the lighting, the communications, air conditioning, etc. now we needed chairs, carpet and different kinds of equipment. The price tag shown on the slide changed daily for some of the italicized/asterisk items because they were estimates and he made the numbers higher than the estimates in hopes that the numbers would decrease. The numbers that were not italicized/asterisk were items that were bids so they were more real numbers. Mr. Bell asked about the numbers for the signs. Mr. Lowder referred to the slide that displayed campus signage. He stated the building had to have exterior signs to identify each building, direction signs to designate parking, how to pick up children at the activities center, and where to enter the gymnasium. Signage is a big part of this campus due to its size. Mr. Bell stated he mentioned it because there was nothing in the contract for signage – for hanging paper holders in the bathrooms. He wanted Council to be aware that all of these things would have to be paid for. Mr. Lowder agreed and stated that the window treatments, to include window shades that reflect 40% of the sunlight coming into the building so

it will be much more energy efficient. They would only be installed on the southwest side of the building because the sunlight level decreased on the other side, therefore, regular shades would be used. The \$80,000 shown on the slide reflected that cost as well as the traditional shutters on the museum to make it look and feel more like a historic building. He continued and stated the gymnasium was completed but did not have basketball goals, bleachers, benches, volleyball nets, or scoreboards. The Boykin Center gymnasium will stay in use and the programs could expand to cover more people and different types of sports but to use it for certain sports, we would have to upfit it with basketball goals and things of that nature. The gymnasium is there, the court was lined for basketball and that was in the contract as a deliverable. These were all choices as to when and how much would be done and it would be brought back to Council as they get final pricing for Council to make the best decisions on the use of the money. He said they did have some safety equipment – AED's, first aid but no evacuation maps and those things were required and would have to be purchased. Door security, when the building was initially designed, was focused on the Sheriff's department – the first floor. You must have a badge with credentials that will allow you into the Sheriff's department. However, there were other areas that need security as well, like the activities center where there will be children. He would be meeting the upcoming week with 2 vendors about bringing additional security to the campus. He said Mr. Bell mentioned bathroom equipment. He said there were 27 bathrooms in the complex and they all had toilets, sinks and air hand dryers but there were no toilet paper holders, toilet seat cover holders, paper towel holders, garbage cans and we do not have 27 bathrooms to take those things out of so we would have to buy more to upfit. Mr. Bell stated he wanted to know if Council wanted to send Mr. Whitaker a combined list of items needed for vote. He said the \$1,000,000 in escrow was already spent and he believed, according to Mr. Driggers, there was another \$200,000 and this \$700,000 and we do not know what cost will be incurred for the Sheriff's department. He asked if they wanted to put certain items in a bucket or vote on everything at one time. After a moment silence, he said to just send Mr. Whitaker the list. Mr. Lowder stated they could compile a prioritized list of needed items from those of immediate need to those that can be purchased later. He gave an example of the playground and the immediate need for a fence. The doors from the activities center do not lock and kids could run out into harm's way if not fenced in. However, they did not have to spend another \$20,000 on a jungle gym right now. They could easily let them (Council) know what had to be done immediately. Ms. Greene stated to prioritize and he agreed. He said most of the items shown on the slide were high priority but it was not complete. Another issue

regarded the fact that there was no WiFi in the building. There was Ethernet for the computers but unless you have a cell phone with WiFi (you will get cell service) you will not get regular WiFi as you can in this building. IT did a \$9,000 study to determine the cost to install WiFi across the entire campus and it was estimated \$75,000 without labor included. Council could decide how much, if any, they wanted to invest or if they can operate with or without it. Mr. Bell asked who could operate without WiFi. Mr. Robinson asked if the State was working on several programs throughout the State to ensure WiFi for everyone. Mr. Bell said he did not know – he knew they were working on broadband but he did not know about WiFi within the buildings. Mr. Robinson said we might be able to hold off and tie that in. Mr. Lowder said they would look into that to see if any applies. Mr. Bell asked if Mr. Lowder completed the expenses for the project and he replied yes. Mr. Bell proceeded to state there was no maintenance – First Main & Development was not providing any maintenance at all. So when we go in, everything that breaks we fix. If the air conditioner breaks, we fix and that was in the contract. Also, the County will pay the taxes. This may not be a great concern because of how we do taxes but he wanted all to be aware. He said Mr. Lowder was very nice in his explanation to the general population. People had asked him who negotiated this because of the amount of money that the County will have to pay out of pocket when, yes, the contract was iron clad. The money the County will have to pay is approximately \$2 million extra - \$1 million in escrow. Mr. Lowder said none of them were there for those negotiations but he offered perhaps the County, during that time, wanted the lowest lease payment so us paying the taxes and us being responsible for maintenance kept that payment low. Mr. Bell added that it looked like a low price or a false price. Mr. Lowder said exactly and that was all he could discern that they were interested in getting the price down. Mr. Bell stated people talk about bids and bids but this was only one bid. Mr. Whitaker added that they have formed a move relocation team. They will do phased moves but also will meet with staff because this was something most staff have never dealt with – moving from one building to another. We are not only trying to be effective and efficient but wanted staff to embrace the move and do so in the best possible way. Mr. Lowder said he had spent a lot of time with staff – taking them to the campus, looking at offices, asking them which would work best for their operations. He said he took Dr. Roberts to the campus and found a place that was best for her – near the auditorium because she will be doing a lot of things inside the chamber. They have been trying to build goodwill, ownership and involvement in moving to the new building so when it is time to move, it will be a positive experience. He thought they would love being in bright rooms and would love working there. Mrs.



Greene mentioned that there was no room for expansion in the building. Mr. Lowder stated that was a great point. In order to close the permitting and planning building, which was a key objective, they had to double up people in some offices that were created using cubicles/dividers. It worked out to move in but if you hire 5 more people over the next 2 years, you would not have any expansion room. That was one of the key reasons the fit of the Sheriff's department in the smaller space would prompt a look at an alternative for that department for the future so you buy back with a different decision of expansion opportunity and the opportunity to bring other folks in and get rid of some rental costs. He looked forward to the group getting together to look at all the details around this and coming up with some alternatives to bring forward. He referred to the slide regarding the staggered relocation approach. He worked a lot of projects and trying to take an elephant and shove it through a 2 inch pipe all at one time, it never works. The relocation was broken into groups - starting with IT. The hope was that IT would move in mid-February. They have to go first because they have to set up the communication so as departments move in they can use their computers the first day they sit at their desk. Dewayne, Jason would be there as early as mid-February working on communications. Once the communications is constructed and tested, the additional groups will move in. Mr. Bell stated to Mr. Whitaker that IT needed to give them a recommendation regarding the need for WiFi. Mr. Whitaker agreed. Mr. Lowder said that was a big part of the survey so they could give you a recommendation. They know what it takes to cover the whole site but you could ask what it would take to cover the five priority locations - like the conference rooms, the auditorium - and they could give you a cheaper cost but they may tell you that if you keep expanding over time it could cost twice as much. Mr. Pauley said he was not against WiFi but asked if employees would be able to do their jobs through the Ethernet. Mr. Lowder said that was correct. Mr. Pauley said WiFi would not stop them from doing their job. Mr. Lowder said that was correct and that was why he laid it on the table as an option. Mr. Bell stated the Chamber had to have WiFi (Mr. Lowder agreed) and they had to look at the whole piece and was reason for IT to make recommendations. Mr. Whitaker asked about the iPads. Mr. Lowder stated there were six or eight tables for 12 people - everyone here and legal. Each table can be disconnected, folded, put on a rack and rolled into the storage room. The board will have a heavy duty pleated skirt for privacy and there will be two panels on each end that face the audience that match the decorative design in the walls. In order to break the tables down, there cannot be a lot of electrical boxes/wires - everything is wireless. They were looking to provide Windows Surface machines that you would not take with you but when you arrive there would



be one at each seat and you will be able to see presentations in front of you. An 80" television will be on the front of the balcony for viewing if preferred. It was a lot less expensive verses wiring everything. The goal was to have everyone moved, 911 being the last group along with recreation, and that was because their furniture for 911 (the consoles and the rec's furniture and equipment) will be later because of lead times. They hoped to have everyone moved by the end of April. They wanted to have Council there by mid-March. The furniture for the Council Chamber should be in by March. What was not seen was that they were still doing construction on some items. It will not stop IT from going in but if they do not get enough done by the end of February, it could delay the moves. Mr. Bell stated we were over a year behind. Mr. Lowder said they would like to keep giving updates and would put together some priority plans to share. There were no other questions/concerns and Mr. Bell thanked him.

Mr. Pauley said he had a few questions for Mr. Whitaker. He did not know if Mr. Whitaker recalled a conversation they had a couple of weeks prior but he had received a lot of complaints about Fairfield County having a lot of trash on the roadways. If he remembered their conversation, he asked if could inform the public on the reason we are not picking up trash at the moment and the reason we were in the state we were in. Mr. Whitaker stated he had a conversation our building maintenance team and public works team and he believed Mr. Netherton was included from Community Development to do some research on our current state of our capacity to beautify the County thru having crews to work in the County on those issues. He believed the statements were that those teams were not in the budget and that some budgeting was needed to get more teams. They were using the detention center staff thru the building maintenance department to have road crews go out and clean the County but they did not currently have the capacity to do so. Mr. Bell asked why. Mr. Whitaker said it was because it was not budgeted. Mr. Bell stated that was not told to them. They were told they could not be used because of COVID. Mr. Trapp said they were State roads and the County was not obligated to pick up trash. Mr. Whitaker said he would prepare a formal response and be prepared have a report on that at the next Council meeting but he was told that there was not enough capacity in those two departments to do it. They will do more research because they wanted to be able to provide that service. He had noticed and there were other citizens who have talked about the need to do some beautification throughout the County. Mr. Trapp asked if he could also find out from other counties how they go about using county employees and state employees. Mr. Whitaker agreed. Mr. Pauley said he thought because the budget was tight they cut temporary employees. He was not sure if they helped out as well but they did cut temporary

employees. Mr. Whitaker said they would work on that. Mr. Pauley stated he spoke to Mr. Whitaker about the County's stamp machine. He was aware that a Councilmember and maybe some other have sent personal mail through the County's stamp machine. He did not think that was legal and he did not think you should send personal mail through the County's stamp machine. He thought the County's stamp machine needed to be looked at to see if there was a way it could be coded to certain departments and not one for everyone to have in the Administration building where they can send their personal mail through the County's stamp machine. Mr. Whitaker said ok. Mr. Bell stated he did not want that to be given to anyone else. Council received a lot of Christmas cards from various agencies. The Sheriff was there now. He sent them Christmas cards. He called the Clerk to Council and asked her to send some Christmas cards from the County – they were not my cards because to be frank with you, I do not care if I do not give you a Christmas card. But trying to bridge relationships, I said let's send people Christmas cards. The Sheriff, Council on Aging – all these departments sent us Christmas cards during the Christmas season so we did the same. Mr. Pauley said the card was not sent from all of Council. It was sent from Moses Bell. He sent his personal mail – it was probably not the only thing he has ever sent through the County stamp machine – and now that it is election season, we need to make sure that Council members are not sending personal mail through the County stamp machine. That was all he was asking. Mr. Whitaker stated he was conducting a comprehensive review of all of the personal policies and procedures from the county. One of the things we needed to do was have a formal process for policy recommendations and policy updates. Any policy updates/changes he would work with the County Attorney or a sub-committee of the Council to figure out how to appropriately make those changes. In his review, that was not currently addressed in our policies so we have to formalize a process by which any personnel or use policies – there are a lot of policies that needs improvement in this County. One of the things they were doing was reviewing it and have staff looking at it and they were looking at other policy manuals from other counties. He recommended if they had things they wanted to improve in the County, they should put it into policy and go through a formalized process to adopt new policies. He did not think that was currently in policy but if there were recommendations, that was the way to go about it.

Mr. Roseborough commented regarding the litter issue. He said DOT had a multi-million grant to pick up litter. There was a place on the DOT website where you can put in roads where there was a lot of trash and DOT was supposed to pick that trash up. He could check with them. Mr. Whitaker they would – it was a priority and they would work on figuring out how they

influencer and visionary said – Great men and women are born for the time they are needed the most. While he do not fit the description of great, he did believed he was currently serving in the purpose established for this season. The length of the season, he did not know. Unlike Mr. Pauley, he could not get away with voting against the last three budgets with one excuse after the other. Even voting alone (against) the Dominion settlement that included a wastewater treatment facility for this County, leading the effort to close the library in Ridgeway, not trying to help or improve his own district, being the naysayer, the disrupter and the cancer to progress – Mr. Pauley can have this as his record but I cannot. I understand that hatred and envy are destructive to the core of one's soul. With that a person becomes obsessed. Yes, he was tired. Currently the rumors are rampant that people have received money to attack me personally. Even with that, he was not deterred. The former governing body left the County with a depleted fund balance, debt and Mt. Zion, the most disastrous contract this County has ever deployed. Being tired does not stop the work ahead of us – he would continue. Attacking him personally was serious stuff but as his Pastor stated, the harder the enemy comes after you, the greater the purpose within you. To make sure there was no misunderstanding, he believed that no weapon formed against him would prosper. It may appear to prosper, it may appear to destroy but it will not. In all of his faults, his shortcomings and all of his many mistakes, he belonged to the King of Kings. With that, he wanted the citizens to know, they were building out the future for this County. The last meeting, they saw the beginning to the pathway to a more fair and fiscal budget process with an understanding that the revenue should match the expenses. In the agenda tonight, they set aside \$500,000 for a spec building, after receiving \$2 million from Dominion and another \$2.5 million from the South Carolina Department of Commerce – the first spec building since 2013-2014. Their aim was to build a future in a way to have growth and be the catalyst for more growth. Other counties have done it and they will too. Give them the chance. They were building the infrastructure for a long-term economic boom - readying industry sites, speculative buildings, defining subdivision sites, working with home developers, wastewater treatment facility on the Broad River that would have the capacity for extended growth for the next 50 years. Yes, meeting with potential industries – their plans was to seek more infrastructure growth with federal and state dollars to repair our County's bridges. Rural communities like those in Ridgeway and other communities and broadband throughout the County – this was some of what they were doing and they solicited the citizens help.

**16. 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 7:41 p.m., motion made by Councilman Trapp, seconded by Councilman Roseborough, to go into executive session concerning the below listed items.


***The motion carried unanimously 7-0.***

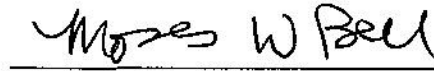
- A.** Legal Advice – Discussion Regarding Proposed Property Sale Pursuant to S.C. Code Ann. §30-4-70(a)(2).

At 7:48 p.m., motion made by Councilman Trapp, seconded by Councilman Roseborough, to come out of executive session and return to regular session. Mr. Bell stated no action was taken in Executive Session. ***The motion carried 6-0.***

**17. ADJOURN**

At 7:48 p.m., motion made by Councilman Trapp, seconded by Councilman Roseborough, to adjourn. ***The motion carried 6-0.***

  
DR. KIM W. ROBERTS  
CLERK TO COUNCIL

  
MOSES BELL  
CHAIRMAN