



**Clarendon County Regular Council Meeting
Monday, September 11, 2023
6:00 PM**

Council Chambers, 411 Sunset Drive, Manning, SC 29102

Those in attendance:

Chairman Dwight L. Stewart, Jr.
Councilman Billy G. Richardson
Councilman John P. Coker
Deputy Administrator Ted Felder

Vice Chairman W. J. Frierson, Sr.
Councilman A.C. English
Administrator David W. Epperson
Clerk to Council, Dorothy M. Levy

Press in attendance: Ashley Miller, The Item

Others in attendance included:

Lynden Anthony	George E. Frierson, III	Laura Ardis	Moye Graham
Patricia Pringle	Donald Bagnal	Bobby Ridgeway	Don Darby
Terrey Streath	Mike Streath	Lindsey G. Hughes	Brandon Hughes
Christina Darby	Johnny Wilson	Lacey Harrington	Jamey Gowdy
Michael A. Johnson	Diane Georgia	Jose Calvo	Maureen Calvo
Fawn Pedalino	Joe Pedalino	Bubba Dickson	Chars G. Kennedy
And Other Clarendon County Residents			

Chairman Stewart called the meeting to order at 6:00 pm remembering 9-11 with a moment of silence. Vice Chairman Frierson led the invocation. The Pledge of Allegiance was recited in unison.

1. Approval of the Agenda

On motion by Councilman Richardson and Seconded by Vice Chairman Frierson, Council voted Unanimous Approval to the Agenda for the Regular scheduled Council Meeting for September 11, 2023.

2. Approval of Minutes

On motion by Councilman English and Seconded by Councilman Richardson, Council voted Unanimous Approval to the minutes for the Regular Council Meeting which was held on August 14, 2023.

3. Service Awards

Prior to the business session of the Regular Council Meeting Linda Lemon, HR Director, Administrator Epperson, and Chairman Stewart, presented three employees with service awards.

- Rodney Reed 10 years Cheryl Pendergrass 30 Years
- Michael Cothran 15 Years

Chairman Stewart thanked everyone for their service.

4. Public Comments

- Mr. George Frierson gave Council information on a citizen who made history, who lived in Clarendon County by the name of Tizbie Thomas who was born in 1790 and died in 1917 at the rich age of 127 years old. Prior to her death, Ms. Thomas walked two miles to see her grandchildren.

5. Presentation – Mr. Jamey Gowdy, Georgia Pacific OSB

Mr. Gowdy presented Council with a check in the amount of \$7,000 to be presented as follows: The County Library - \$3,000 and Fire Rescue - \$4,000.

Chairman Stewart thanked Mr. Gowdy and Georgia Pacific for their donation.

6. Requests

- Administrator Epperson presented County Council with a check in the amount of \$20,008.95 from the South Carolina Forestry Commission and he requested that the check be distributed equally to the three areas of the district.

On motion by Councilman English and Seconded by Councilman Richardson, Council voted Unanimous Approval to the request from Administrator Epperson to distribute the \$20,008.95 to the School District and the funds be used in the three areas of the district.

- Administrator Epperson presented Council with a request to approve the Clarendon County School District 2023-2024 Capital Projects List as authorized under the Clarendon County School District Property Tax Relief Act:

▪ Lawn Maintenance/Athletic Fields	\$ 441,566.00
▪ Sports Fields Maintenance/Equipment	\$ 120,694.04
▪ Copier/Printer Maintenance	\$ 505,000.00
▪ Rose Wilder Elementary – SPED Toilet	\$ 4,000.00
▪ ECMHS/SBMHS Bathroom Renovations	\$ 950,000.00
▪ SBMHS Door/Lock Repairs	\$ 98,000.00
▪ MHS PA System	\$ 170,000.00
▪ Phone Systems	\$ 141,885.00
▪ School Two-Way Radios	\$ 27,000.00
▪ 400 MHZ Bud Radios	\$ 7,000.00
▪ 3 Mini Buses – 2 Large Activity Buses	\$ 397,269.00
▪ Fire Alarm Replacements	\$ 250,000.00
▪ Locker Room Renovations – ECMHS & SBHS	\$ 5,700.51
▪ Consultant Services- New Wges	\$ 3,000.00
▪ Land Purchase – New Wges	\$ 260,000.00
▪ MJHS Modular Unit	\$1,250,000.00
▪ HVAC Replacements	\$ 500,000.00
▪ Custodial/Maintenance Equipment	\$ 65,000.00
▪ IT Equipment and Software	\$ 275,000.00
▪ Security Camera Upgrades	\$ 500,000.00
▪ District Networking Infrastructure	\$1,000,000.00
▪ Access Control Points	<u>\$ 200,000.00</u>
Total	\$7,171,114.55

Administrator Epperson continued by stating that since the school consolidation to one district, there is no Debt Service this year, the funds can be used for capital needs, and the school board voted on the list. He continued by stating that this is funded by the Penny Sales Tax which will expire on June 30, 2025.

- Councilman Pat Coker recused himself from the meeting.
- Councilman Richardson asked if the Superintendent and School Board made the list.
- Administrator Epperson replied by stating yes and the School Board approved the list.
- Chairman Stewart asked can the School Board come back again and ask for more money.
- Administrator Epperson replied by stating that yes, that they can come back and ask for more money.

On motion by Councilman Richardson and Seconded by Vice Chairman Frierson, Council voted Unanimous Approval to the 2023-2024 Capital Needs Budget List from Clarendon County School District that was presented by Administrator Epperson.

7. Memorandum of Agreement – Mr. Ted Felder, Deputy Administrator

Mr. Felder presented Council with a Memorandum of Agreement between Clarendon County and the Town of Summerton. He stated that this is an Economic Development project with a projected investment of \$40,000,000 in the North Shore area of Summerton. He concluded by stating that this project can be attached to the Town of Summerton Water System.

On motion by Councilman Richardson and Seconded by Councilman English, Council voted Unanimous Approval to the Memorandum of Agreement between Clarendon County and the Town of Summerton that was presented by Deputy Administrator Felder.

8. Clarendon County Accommodations Tax Fund – “Tourism Fund: - Mr. Lynden Anthony, Comptroller

Mr. Anthony presented Council with the following requests from the Accommodations Tax Fund:

- Santee Cooper Country (\$5,000): Request associated with out of area marketing.
 - Clarendon County (\$45,000): Request associated with operation and maintenance of I-95 Exit 119 Beautification Project.
 - Clarendon Chamber of Commerce (\$58,850): Request associated with various marketing initiatives.
 - Clarendon Chamber of Commerce (\$10,000): Request associated with specific media campaign.
 - Summerton Revitalization Commission (\$15,000): Request associated with out of area marketing for 2023 Summerton Duck Fest.
 - South Carolina Waterfowl Association (\$15,000): Request associated with out of area marketing for 2024 Bird Fest Musical Festival.
 - South Carolina Waterfowl Association (\$10,000): Request associated with shuttle transportation, 2024 Professional Outdoor Media Association Annual Conference to be held at the South Carolina Waterfowl Association Wildlife Education Center.
- Councilman Richardson asked if Council has the authority to vote the amounts up or down.
 - Administrator Epperson stated that County Council has the final say.
 - Councilman Coker stated the shuttle transportation from where to where.
 - Mr. Anthony replied by stating that the request did not say.

On motion by Councilman Richardson and Seconded by Vice Chairman Frierson, Council voted Unanimous approval to the request requesting funds from the Clarendon County Accommodations Tax Fund which was presented by Mr. Anthony.

9. Ordinance 2023-04

On motion by Councilman Richardson and Seconded by Councilman English, Council voted Unanimous Approval to the Third and Final Reading of Ordinance 2023-04. An Ordinance to Authorize the Transfer of Real Property, with Improvements, Owned by Clarendon County, South Carolina as identified as Clarendon County Tax Map Parcel Nos.:078-10-03-029-00 and 078-10-03-030-00.

10. Ordinance 2023-05

On Motion by Councilman Coker and Seconded by Councilman English, Council voted Unanimous Approval to the Third and Final Reading to Ordinance 2023-05 - An Ordinance of the County Council of Clarendon County, South Carolina to Amend the County’s Official Zoning Map Designation for Tax Map Parcel Nos.; 217-00-00-008-

00 and 216-00-05-048-00 from Performance Zone (PZ) to Agriculture II (AGII) and Providing an Effective Date.

11. Public Hearing for Ordinance 2023-06

Ordinance 2023-06 - An Ordinance Authorizing, Pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as Amended, The Execution and Delivery of a Fee-In-Lieu of Ad Valorem Taxes Agreement by and Between Clarendon County, South Carolina, and a Company Identified for the time Being as Project Hailstorm, Acting for itself, One or More current or future Affiliates and Other Project Companies (Collectively, "Company"); Providing for a Fee-In-Lieu of Ad Valorem Taxes Incentive; Providing for a Special Source Revenue Credit; Modifying a Joint County Industrial and Business Park of Clarendon and Sumter Counties so as to Enlarge the Park; Acknowledging an Economic Development Grant; and Other Related Matters.

Chairman Stewart stated that the Public Hearing is now open. The public hearing opened at 6:34 pm.

Mr. George Kosinski, Development Director, stated that this Ordinance is an Economic Development Project under the name Project Hailstorm. This company has a \$30,000,000 investment, will create 200 jobs, and wages will be around \$25 an hour. They will be located in Clarendon County Industrial Park and will be the largest company in the Industrial Park. He continued by stating that the name of the company will be announced with the Department of Commerce on September 22, 2023 at 10 am. They have two other facilities and this one will be the only one in the Southeast.

- Willie Briggs – What are the qualifications.
- George Kosinski – There will be skilled, semi-skilled, production workers, office personnel, and plant manager.
- Willie Briggs – Starting salary for semi-skilled
- George Kosinski – Semi-skilled \$22 to \$22.50 per hour, and other non-welders would be around \$17 an hour.
- Patricia Pringle – Will any of the Fee be shared with the school district
- George Kosinski – to my knowledge, it will go to the County and the County will make the determination.
- Patricia Pringle – To Chairman Stewart, would any of the fee be shared with the school district.
- Chairman Stewart – this would be a question for David.
- David Epperson – It would be up to County Council to decide and when we talked about it, we talked about utilizing those fees toward the annual payments for the bond for the New E-911 building, Public Works Building, Fleet Maintenance, Turbeville Fire station, and Animal Control Annex.
- Patricia Pringle – what percentage of the Special Source Revenue Credit would the county be getting.
- George Kosinski – It is still being negotiated at this time.
- David Epperson – This is a five-year investment period, the Fee-In-Lieu is for 30 years, a Special Source Revenue Credit for the first 14 years, and a \$275,000 grant issued by the Business Development Corporation of Clarendon County to assist with upfront cost associated with site development needs.
- George Kosinski – it will be the largest jobs creation to date in Clarendon County
- Fawn Pedalino – Turbeville fire station received appropriation from the state for that, so how would that work.
- David Epperson – the funding was issued in the form of a Bond with Annual payments; We are happy for the funding that Representative Pedalino was able to get from the State and the Fees would be used to defray the cost of the annual payments.
- Moyer Graham – Will the County set up something with the Tech company to train citizens to become welders
- George Kosinski – as part of the incentive package that comes for the State is that the Company will work with Ready SC to determine the skill set needed, set up training program, advertise, pre-screen, and train the employees. Yes they will partner with the Tech school.
- Willie Briggs – When will the application be open.

- George Kosinski – It’s hard to say, they have hired a plant manager, and they will have to spend \$25,000,000 to upgrade the building because they purchased a shell building, so maybe in about 3 months. Within about 18 months, all 200 employees should be hired.
- Citizen – any pollution
- George Kosinski – No, we looked at that and no pollution or issue with air quality.

Chairman Stewarts asked if there were any other comments, hearing none, he stated that the public hearing will close. The Public Hearing closed at 6:49pm.

12. Ordinance 2023-06

On motion by Councilman English and Seconded by Councilman Coker, Council voted Unanimous Approval to the Second Reading of Ordinance 2023-06 - An Ordinance Authorizing, Pursuant to Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as Amended, The Execution and Delivery of a Fee-In-Lieu of Ad Valorem Taxes Agreement by and Between Clarendon County, South Carolina, and a Company Identified for the time Being as Project Hailstorm, Acting for itself, One or More current or future Affiliates and Other Project Companies (Collectively, “Company”); Providing for a Fee-In-Lieu of Ad Valorem Taxes Incentive; Providing for a Special Source Revenue Credit; Modifying a Joint County Industrial and Business Park of Clarendon and Sumter Counties so as to Enlarge the Park; Acknowledging an Economic Development Grant; and Other Related Matters.

13. Financial Report

Mr. Lynden Anthony, CFO, began his report by stating the following:

- **The General Fund** had Expenditures of \$2,655,408 and Revenue was not available as of July 31, 2023.
- **Weldon Auditorium** had Revenue of \$3,150 for the month ending July 31, 2023 and total Expenses were \$10,585. He stated that the Weldon Auditorium ended the month of July, 2023 after transfers with a zero balance.
- **Water and Sewer Department** had total Revenue of \$115,753 for the month ending July 31, 2023 and total Expenses were \$115,538. After Depreciation, Bond Interest Expense, Transfers, Interest income and Grant Revenue, the Water and Sewer Department ended the month ending July 31, 2023 with a Net Utility loss of \$14,677.
- **The C-Fund Program** - for the month ending July 31, 2023, The C-Fund program had a Cash Balance of \$6,316,554 of which \$4,888,501 has been committed to remaining local paving projects, State Construction Projects in Progress and State Proviso Funds. He stated that the C-Fund Program had an Uncommitted Balance of \$1,428,053 as of the end of July, 2023.

13. Administrator’s Report

Administrator Epperson began his report by giving Council an update on the following:

✓ **Water and Sewer**

Wyboo Wastewater Treatment Plant Diversion Project – Directional Bores and Line Installation are done. Lines are currently being pressurized. Pumpstation work is continuing. Completion is expected by December 2023. We are excited about the growth potential this will bring to the HWY 260 corridor.

Northshore Sewer Project – As you have heard, the County recently received an appropriation from the State of South Carolina in the amount of \$700,000.00 for the construction of sewer infrastructure for the Northshore economic development project. This infrastructure once built, will be turned over to the Town of Summerton for operation. I would like to thank our Legislative Delegation for supporting this request and making it happen. I would also like to thank the Town of Summerton for working with the County to provide the needed sewer and water services to make this project happen.

✓ **Facilities:**

Project Clarendon (911/EOC Center, Turbeville Fire Station, Public Works Facility, Fleet Maintenance Facility, and Law Enforcement Annex (animal control):

Due diligence work on the Public Works, Fleet Maintenance, and Animal Control Facilities tract as well as E911/EECO and Turbeville Fire Station sites are nearing completion. Solicitations for Architects are being finalized and should be advertised soon.

Turbeville Library – design work is continuing, and site work should begin soon. We anticipate having detailed site plans and cost estimates near the end of summer/early fall so plans can be finalized.

✓ **Miscellaneous:**

The Recreation Department's Fall Sports Registration is open and will continue until the end of August. Individuals can sign up in person at JC Britton Park in Manning or Smith Field in Turbeville or online. We are anticipating a fun and exciting fall season!

The Recreation Department is continuing to offer pickleball at the Clarendon Community Center (Gym) behind Weldon Auditorium. If anyone is interested in our activities or facility rentals, please contact the Clarendon County Recreation Department for more information.

The County Offices – will be closed on October 9, 2023, for Labor Day.

14. Chairman's Report

Chairman Stewart stated that he does not have anything to add.

15. Executive Session

Chairman Stewart stated that we need a motion to go into Executive Session for a Legal Briefing – on Clarendon County School District Property Tax Relief Act.

On motion by Councilman Richardson and Seconded by Councilman English, Council voted Unanimous Approval to go into Executive Session for a Legal Briefing on Clarendon County School District Property Tax Relief Act. The Executive Session began at 7:00 pm.

16. Open Session

Chairman Stewart stated that we need a motion to come out of Executive Session and back into Open Session. The Executive Session ended at 7:44 pm.

Administrator Epperson stated that in Executive Session, Council received a Legal Briefing on Clarendon County School District Property Tax Relief Act. He stated that they received a request from Dr. Shawn Johnson, Superintendent of Clarendon County School District, asking if the school district can extend the penny sales tax which was created on July 1, 2005 and will expire on June 30, 2025. Administrator Epperson continued by stating that Clarendon County Council cannot extend the Penny Sales Tax and it is up to the School District to contact the Legislative Delegation.

Chairman Stewart asked Administrator Epperson to write a letter to the School District letting them know that County Council cannot extend the penny sales tax and that they will have to contact the Legislative Delegation.

On motion by Councilman English and Seconded by Councilman Coker, Council voted Unanimous Approval authorizing Administrator Epperson to write a letter to Clarendon County School District informing them that County Council cannot extend the penny sales tax and they would have to contact the Legislative Delegation.

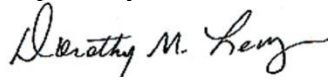
17. Adjourn

Chairman Stewart stated that we have exhausted our agenda and he asked for a motion to adjourn the Regular Council Meeting.

On motion by Councilman Richardson and Seconded by Councilman English, Council voted Unanimous Approval to adjourn the Regular Council Meeting.

The Council Meeting adjourned at 7:47 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Dorothy M. Levy".

Dorothy M. Levy
Clerk to Clarendon County Council, CCC