

Clarendon County Regular Council Meeting
Monday, July 10, 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	Chars G. Kennedy	Marie Land
Shirley Cooper	Helen Weeks	Roger Jowers	Judy Pringle
Brandon Hughes	Lindsey G. Hughes	Angela Bannister	Robert L. Wells
Eric Bannister	Will Buyck	Shirley Dozier	Patricia Pringle
Diane Georgia	Angela S. Reed	Rev. Mary R. Hagar	Bessie B. Pringle
Rhonda Y. Pringle	Dorothy Lincoln	Shirley Reems	Shirley A. Spry
Jacqueline Blackwell	Ernestine Morris	Linda Pringle	Mary Cooper
Julius Dukes, Jr.	Matreylee Garris	And Other Clarendon County Residents	

Chairman Stewart called the meeting to order at 6:00 pm. 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 July 10, 2023.

2. Approval of Minutes

On motion by Councilman English and Seconded by Councilman Richardson, Council voted Unanimous Approval to the minutes with minor corrections for the Regular Council Meeting which was held on June 12, 2023.

3. Service Awards

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

- Jessica Mitchell 5 years Patricia Pringle 20 years

Chairman Stewart thanked everyone for their service.

4. Public Comments (3 minutes per speaker)

- **Ms. Matreylee Garris** – stated that she lives at 1113 CE Road off of Winter Hill Rd and the road is horrible when it rains. She stated that the road has a lot of deep holes, and the holes hold water. She continued by stating that there are three dirt roads in the area that are horrible, and we would appreciate it if you would pave the road.
- **Ms. Shirley Weems** – asked Council to please do something about the roads.
- **Ms. Dorothy Lincoln** – stated that the road that she lives on is horrible as well. She stated that she lives at 1071 MS Road and the road is so bad that cars have to detour on her property to get to their homes.

- **Ms. Angela Bannister** – stated that she started a petition about the road because people can't get in or out. She stated that the original owner of the road passed away and his son will not fix the road and the residents cannot afford to fix the road themselves.
 - Chairman Stewart stated that prior to 1975 – the Home Rule Act, there were 200 miles of unpaved roads in Clarendon County that were never deeded to the county and these roads are roads of convenience. He stated that as of 1995, Clarendon County will no longer take any unpaved roads in the county road system unless the road is maintained at the County standard. He concluded by stating that the County does not have authority to work or maintain roads that are privately owned because it is private property.
 - Vice Chairman Frierson said that the Law stated that the County cannot work on private roads.
 - Chairman Stewart stated that he would ask Administrator Epperson and Deputy Administrator Felder to meet with the road owner and his attorney and let them know what has to be done.
 - Administrator Epperson stated that he has already spoken with the landowner and his attorney, and they are aware of what has to be done and the first step is up to the landowner.
 - Chairman Stewart stated that it costs about \$300,000 per mile to pave a road and there is nothing that the County can do.
- **Ms. Chars G. Kennedy** – began by thanking Council for putting up road signs and she stated that the signs are smaller than other signs in the community. She stated that the signs are not consistence. She continued by stating that the County took down a larger sign and replaced it with a smaller sign. She concluded by stating that some signs are warped and twisted, and something has to be done.
- Chairman Stewart thanked everyone for their comments.

5. Clarendon County Accommodations Tax Fund – Promotional Funds

Mr. Jesse Surette began his presentation by giving Council an overview of the General Operation Expenditures of the Chamber. He continued by stating that the Chamber is requesting \$67,500 for the 2023-2024 budget year for the Tourism Department for day-to-day operations.

On motion by Vice Chairman Frierson and Seconded by Councilman Richardson, Council voted Unanimous Approval to the request for \$67,500 for the Clarendon County Chamber from the Accommodations Tax Fund for the Tourism Promotions for the Fiscal Year 2023-2024.

6. Board Appointment

On motion by Councilman English and Seconded by Vice Chairman Frierson, Council voted Unanimous Approval to appoint Mrs. Harriett Rawlinson to the Clarendon County Disability and Special Needs Board to serve a term of 4-years representing District Two.

7. Ordinance 2023-04

Consideration was given to First 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.

Administrator Epperson stated that Ordinance 2023-04 – is for a covered area park constructed in Summerton and the Town of Summerton agreed to maintain the covered park going forward if the property is transferred to the Town of Summerton along with the maintenance. He stated that the property was given by Ms. Mary F. Harvin and the park will be renamed after the late Kathy Harvin.

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

8. Ordinance 2023-05

Consideration was given to the First Reading of Ordinance 2023-05 – An Ordinance to Amend the Official Zoning Map for Tax Map Parcel Nos.; 217-00-00-008-00 and 216-00-05-048-00 from Performance Zone (PZ) to Agriculture II (AGII).

Ms. Tabitha Hanna, Planning Director, stated that Mr. and Mrs. Joseph Hughes are requesting a zoning amendment to the Official Zoning map to permit the placement of a Motocross track used for dirt bike riding, coaching, and racing on the parcel. She continued by stating that the parcel area is approximately 30.14 acres located at 1749 Driggers Road, Manning, SC.

- Councilman Coker asked if the neighbors have any issues with the zoning change.
- Ms. Hanna stated that the neighbors do not have any problems with the zoning change, and they also sent supporting letters for the zoning change.

On Motion by Councilman Coker and Seconded by Vice Chairman Frierson, Council voted Unanimous Approval to the First Reading to Ordinance 2023-05 - An Ordinance to Amend the Official Zoning Map for Tax Map Parcel Nos.; 217-00-00-008-00 and 216-00-05-048-00 from Performance Zone (PZ) to Agriculture II (AGII).

9. Financial Report

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

- **The General Fund** had Expenditures of \$2,038,953 and Revenue was not available as of June 30, 2023.
- **Weldon Auditorium** had Revenue of \$33,628 for the month ending June 30, 2023 and total Expenses were \$151,175. He stated that the Weldon Auditorium ended the month of June, 2023 after transfers with a deficit of \$ 22,547.
- **Water and Sewer Department** had total Revenue of \$1,526,066 for the month ending June 30, 2023 and total Expenses were \$796,332. After Depreciation, Bond Interest Expense, Transfers, Interest income and Grant Revenue, the Water and Sewer Department ended the month ending June 30, 2023 with a Net Utility Income of \$1,729,358.
- **The C-Fund Program** - for the month ending June 30, 2023, The C-Fund program had a Cash Balance of \$6,666,752 of which \$1,704,318 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 \$4,962,434 as of the end of June, 2023.

10. 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 Pumpstation work continues. Completion is expected by December 2023. We are excited about the growth potential this will bring to the HWY 260 corridor.

✓ **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 has begun (Surveying, soil sampling, environment surveys, etc.)

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 Baseball and Softball season have ended. All-Star Teams have been picked and are currently practicing. I want to thank all parents for letting their children participate in sports at the Recreation Department.

The Recreation Department is currently offering pickleball at the Clarendon Community Center (Gym) behind Weldon Auditorium. It will also be offering volleyball and other activities during

the Summer. If anyone is interested in our activities or facility rentals, please contact the Clarendon County Recreation Department for more information.

11. Chairman's Report

Chairman Stewart stated that he will be attending the South Carolina Association of Counties Annual Conference from July 31 through August 3.

- Vice Chairman Frierson stated that this is his 8th term on Council and if anyone is interested in being on a board or commission, let us know. He stated that it is important to get involved in County Government.

12. Executive Session

Chairman Stewart asked for a motion to go into Executive Session to discuss an Economic Development Item, Project Hailstorm.

On motion by Councilman English and Seconded by Councilman Richardson, Council voted Unanimous Approval to go into Executive Session to discuss an Economic Development Item, Project Hailstorm.

Administrative Epperson asked Mr. George Kosinski, Economic Development Director, and Mr. Lynden Anthony, Chief Financial Officer, to join them in the Executive Session Chambers.

The Executive Session began at 7.01 pm

13. Open Session

On motion by Councilman Richardson and Seconded by Councilman English, Council voted Unanimous Approval to come out of Executive Session and back into Open Session.

The Executive Session ended at 7:33 pm.

- Mr. George Kosinski stated that in Executive Session, Council received information on a company from out of state that would bring 200 jobs and a \$30,000,000 investment to Clarendon County.

14. Resolution 2023-03

Administrator Epperson stated that in order to begin the project, County Council will have to vote on a Resolution with certain incentives offered to the company identified as Project Hailstorm.

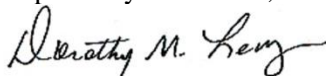
On motion by Councilman Richardson and Seconded by Councilman Coker, Council voted Unanimous Approval to Resolution 2023-03 – A Resolution Providing Preliminary Approval for Certain Incentives to Induce a Company Identified as Project Hailstorm, Acting for itself, One or More current or future Affiliates and other Project sponsors (Collectively, "Company") to Establish Certain Facilities in Clarendon County, South Carolina ("County"), Including (1) Negotiated Fee In Lieu of Ad Valorem Tax Arrangement; (2) Multi-County Industrial or Business Park Arrangement; (3) Special Source Revenue Credit; and (4) Other Related Matters.

15. Adjourn

Chairman Stewart stated that we have exhausted our agenda and he declared that the Regular Council Meeting is adjourned.

The Council Meeting adjourned at 7:36 pm.

Respectfully Submitted,



Dorothy M. Levy
Clerk to Clarendon County Council, CCC