

MARLBORO COUNTY COUNCIL

MARLBORO COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP BUILDING

COUNCIL CHAMBERS

THURSDAY, JUNE 28, 2017

“CALLED MEETING”

12:00 NOON

CHAIRMAN

JASON STEEN

VICE-CHAIRMAN

WILLIE GLADDEN

ADMINISTRATOR
CLERK TO COUNCIL
COUNTY ATTORNEY

RON MUNNERLYN
PATRICIA BUNDY
HARRY EASTERLING, JR.

COUNCIL:

JASON STEEN,
CHARLES P. MIDGLEY, JR.
DR. CAROLYN A. PRINCE,
STEVE BLACKMON, AND

WILLIE GLADDEN,
CORRIE H. PLATO,
VERD ODOM,
ANTHONY WOODS

* Absent

Others Present: Ms. Lynn McQueen, Marlboro Herald-Advocate

A copy of the agenda was emailed to Lynn McQueen of the Marlboro Herald Advocate, and posted on the front door of the William P. Wallace, Sr. Administration Building and on the county's website (www.marlborecounty.sc.gov).

INVOCATION – Mr. Anthony Woods

APPROVAL OF AGENDA ITEMS

Motion made by Mr. Anthony Woods, seconded by Mr. Willie Gladden, to approve the amended agenda as presented. Vote in favor. Unanimous. Motion carried.

OLD BUSINESS

ORDINANCE # 760 – AN ORDINANCE TO APPROVE THE LEASE AGREEMENT BETWEEN MARLBORO COUNTY AND FLAKEBOARD AMERICA LIMITED D/B/A ARAUCO, NORTH AMERICA OF PROPERTY ON MAPLE STREET (FORMER BORO PROPERTY) – FIRST READING

Mr. Jason Steen, Chairman, recognized Mr. Ron Munnerlyn, County Administrator, to make comments on this Ordinance.

Mr. Munnerlyn stated that one of things that he wanted to do when he took his new position was to go after "open doors" and the Boro property has been one thing that has been kind of stuck in everyone's throat for some time. He stated that he had been thinking of ways to use open doors to move some things along and in doing that he had found that Arauco/Flakeboard needed some warehouse space for about six months or longer and are interested in leasing the newer part of the Boro property which is located on the far side. Mr. Munnerlyn stated that the building has new siding and a good roof and consists of approximately 48,000-50,000 feet. He stated that in order to lease the property to Arauco/Flakeboard three readings are required, as well as a Public Hearing.

Mr. Munnerlyn stated that the Arauco/Flakeboard folks were moving materials in the building already and wanted to get the readings on the lease started so that it would be legal. He stated that the company had verbal permission in the past to use the property for parking truck trailers there on a temporary basis but stated that a lease was needed for a longer term. He stated that the company had agreed to pay \$4,000 per month and that this was the first time that the county has collected money for the Boro property. He stated that \$4,000 was cheap for warehouse space but if the property is leased for more than six months that repairs may need to be made to the property.

Attorney Harry Easterling, Jr. stated that his view was that the Council had given the County Administrator up to a certain limit to deal with contacts and leases and he felt that for the first, second and third readings staff was under that limit which he thought was \$15,000.

Mr. Verd Odom stated that he thought these folks were leasing warehouse property from the Lynches and asked if this would affect this transaction. Mr. Munnerlyn stated that Arauco/Flakeboard was leasing some property from the Lynches but that they needed additional space. Mr. Munnerlyn stated that it was a good thing to get someone in one of the Boro buildings. He stated that a lot of work was done in the past to get some folks in the buildings but it never worked out and the buildings just sat there and a lot of damage and vandalism was done.

Mr. Odom stated that the building had been sitting for a long time. He asked if the county wanted to be tied down to a lease. He asked what would happen if a company came to us and wanted to purchase the property.

Mr. Munnerlyn stated that was the reason for the six month term lease. He stated that he did not see the Boro property becoming a manufacturing facility but due to the neighborhood. He stated that he had also had conversations with Arauco/Flakeboard that if another company needed the property that they would vacate.

Chairman Steen asked if there were any other questions or concerns. There were none.

Motion made by Mr. Anthony Woods, seconded by Mr. Charles P. Midgley, Jr. to approve the first reading of Ordinance # 760 – an Ordinance to approve the lease

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agreement between Marlboro County and Flakeboard America Limited d/b/a Arauco, North America of property on Maple Street (former Boro property). Vote in favor. Unanimous. Motion carried.

Chairman Steen asked if there were any other discussion.

Mr. Anthony Woods asked what the status of the new Marlboro Electric Cooperative facility. Mr. Munnerlyn stated that he knew that the building permit had been issued for a \$1 million dollar facility to be built off of Highway 9. Mr. Munnerlyn stated that the plans called for a two story building. Mr. Munnerlyn stated that the City of Bennettsville's offices would be moved to the existing Marlboro Electric Cooperative building.

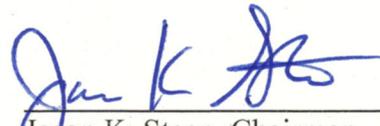
Chairman Steen asked if there were any other questions or comments. There were none.

Motion made by Mr. Charles P. Midgley, Jr., seconded by Mr. Verd Odom, to adjourn the meeting. Vote in favor. Unanimous. Motion carried.

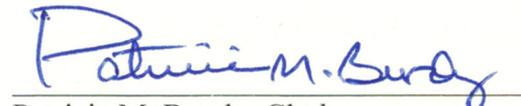
The meeting adjourned at 12:10 pm.

(SEAL)

ATTEST:



Jason K. Steen, Chairman
Marlboro County Council



Patricia M. Bundy, Clerk
Marlboro County Council

Adopted: August 14, 2017