

MARLBORO COUNTY COUNCIL

MARLBORO COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP BUILDING

COUNCIL CHAMBERS

TUESDAY, MARCH 14, 2017

6:00 PM

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 PRINCE,
STEVE BLACKMON, AND

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

* Absent

Others Present: Ms. Lynn McQueen, Marlboro Herald-Advocate, and Ms. Ainsley Moore, Marlboro County Finance Director

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.marlbocounty.sc.gov).

INVOCATION – Mr. Anthony Woods

APPROVAL OF AGENDA ITEMS

Motion made by Mr. Anthony Woods, seconded by Mr. Charles P. Midgley, Jr., to approve the agenda as presented. Vote in favor: Mr. Anthony Woods, Mr. Charles P. Midgley, Jr., Mr. Jason Steen, Mr. Willie Gladden, Mr. Steve Blackmon and Mr. Verd Odom. Abstain: Ms. Corrie Plato. Vote: 6/0/1. Motion carried.

APPROVAL OF MINUTES – February 14, 2017

Mr. Jason Steen, Chairman, asked if there were any comments on the minutes or suggested changes or additions.

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Motion made by Mr. Anthony Woods, seconded by Mr. Charles P. Midgley, Jr., to approve the minutes of February 14, 2017 as presented. Vote in favor: Mr. Anthony Woods, Mr. Charles P. Midgley, Jr., Mr. Jason Steen, Mr. Willie Gladden, Mr. Steve Blackmon and Mr. Verd Odom. Abstain: Ms. Corrie Plato (not present for the February 14, 2017 Council meeting). Vote: 6/0/1. Motion carried.

OLD BUSINESS

AN ORDINANCE ESTABLISHING THE METHOD OF DISPOSING OF SURPLUS PERSONAL PROPERTY AND REPEALING ORDINANCE # 438 AND # 438A – SECOND READING

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

Mr. Munnerlyn stated that this was the second reading on an Ordinance to repeal prior Ordinances dealing with surplus personal properties so as to have one Ordinance that establishes the method of disposing of surplus properties. He stated that staff began to look at the surplus Ordinances when the former Sheriff requested permission to give some service weapons to retiring employees. He stated that this Ordinance includes a provision that would allow for retiring employees to receive service weapons upon certain conditions and cleans up the former Ordinances to establish a method of disposing of surplus personal properties which the County may have.

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

Motion made by Mr. Anthony Woods, seconded by Mr. Charles P. Midgley, Jr., to approve the second reading of Ordinance # 752 – an Ordinance Establishing the Method of Disposing of Surplus Property and Repealing Ordinance # 438 and # 438A. Vote in favor. Unanimous. Motion carried.

NEW BUSINESS

ORDINANCE # 753 – AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A PROPERTY TRANSFER AGREEMENT FOR THE TRANSFER OF PROPERTY FROM THE COUNTY OF MARLBORO TO NORTHEASTERN TECHNICAL COLLEGE – FIRST READING

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

Mr. Munnerlyn stated that the first reading in title only of this Ordinance is the first legal step to make the transfer of the old Winn-Dixie building to Northeastern Technical College

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to be used for a vocational training facility. Mr. Munnerlyn stated that there would be a reallocation of property in this transaction and as part of the reallocation, the library building located on Fayetteville Avenue would be allocated to Marlboro County, as well as the Northeastern Technical building located on Marlboro Street. Mr. Munnerlyn stated that this was a first reading in title only simply to begin the process.

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

Motion made by Mr. Steve Blackmon, seconded by Mr. Verd Odom, to approve the first reading of Ordinance # 753 – an Ordinance Authorizing the Execution and Delivery of a Property Transfer Agreement for the Transfer of Property from the County of Marlboro to Northeastern Technical College. Vote in favor. Unanimous. Motion carried.

ORDINANCE # 754 – 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, BETWEEN MARLBORO COUNTY AND A COMPANY KNOWN TO THE COUNTY AS “PROJECT PROBITAS”, TO PROVIDE FOR A FEE-IN-LIEU OF AD VALOREM TAX INCENTIVE AND A SPECIAL SOURCE REVENUE CREDIT; THE INCLUSION OF THE PROJECT IN A MULTI-COUNTY INDUSTRIAL PARK; AND THE APPROVAL OF CERTAIN SPONSOR AFFILIATES AND OTHER RELATED MATTERS – FIRST READING (TITLE ONLY)

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

Mr. Munnerlyn stated that this Ordinance deals with the same folks that operated the company Carolina ACC. He stated that the folks are back again asking for a repeat of the same type incentive package as the county offered them before. He stated that staff is placing restrictions on the company by requiring that they make much needed improvements to the existing building, and requiring that they make at least a \$7.5 million dollar investment prior to the county offering any tax incentive benefits.

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

Motion made by Mr. Charles P. Midgley, Jr., seconded by Ms. Corrie Plato, to approve the first reading in title only of Ordinance # 754 – 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, Between Marlboro County and a Company Known to the County as “Project Probitas,” to Provide for a Fee-in-Lieu of ad Valorem Tax Incentive and a Special Source Revenue Credit; the Inclusion of the Project in a Multi-County Industrial Park; and the Approval of Certain Sponsor Affiliates and Other Related Matters. Vote in favor. Unanimous. Motion carried.

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RESOLUTION # 03-17-01 – A RESOLUTION DESIGNATING THE MONTH OF APRIL AS THE SOUTH CAROLINA FAIR HOUSING MONTH FOR 2017

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

Mr. Munnerlyn stated that this is an annual Resolution that the County does to confirm that we reject all discriminations based on race, religion, color, sex, etc. for housing services for all citizens in accordance to the Fair Housing Law enacted in 1998.

Chairman Steen read the Resolution.

Chairman Munnerlyn asked if there were any questions or comments and there were none.

Motion made by Mr. Willie Gladden, seconded by Mr. Charles P. Midgley, Jr., to approve a Resolution # 03-17-01 – A Resolution Designating the Month of April as the South Carolina Fair Housing Month for 2017. Vote in favor. Unanimous. Motion carried.

PROCLAMATION PROCLAIMING MARCH, 2017 AS AMERICAN RED CROSS MONTH

Mr. Jason Steen, Chairman, stated that this Proclamation simply recognizes and thanks all Red Cross volunteers and donors who give of their time and resources to help our community and declares the March, 2017 as American Red Cross Month. He stated that a copy of the Proclamation was included in the packet for members of Council to review.

Motion made by Mr. Anthony Woods, seconded by Ms. Corrie Plato, approving the Proclamation proclaiming March, 2017 as American Red Cross Month. Vote in favor. Unanimous. Motion carried.

DISCUSSION OF COUNTY PARTICIPATION IN LAKE WALLACE SWIMMING PROGRAM

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

Mr. Munnerlyn stated that he had been approached by the Lake Wallace Authority about the possibility of having a joint swimming program available to the citizens in the county. He stated that the Authority has been approved to receive the sum of \$7,500 from the Kinney Foundation to be used for a swimming program at Lake Paul Wallace conditioned upon the City of Bennettsville, County of Marlboro, and the Lake Wallace Authority all contributing the sum of \$2,500 to be pooled with the \$7,500 for a total of \$15,000 for the swimming

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program. He stated that they also mentioned that swimming lessons would be provided which is a much needed service in our area. Mr. Munnerlyn stated that the county had provided these services some years ago and it actually cost about \$15,000 at that time. Mr. Munnerlyn recommended that the county agree to contribute the \$2,500 on the condition that the other two entities, the City of Bennettsville and the Lake Wallace Authority, also contribute the amount of \$2,500 each towards this program and stated that our participation would show our willingness to work together on programs that benefit the citizens in our county.

Mr. Anthony Woods asked about whether or not lifeguards would be hired or if citizens would be swimming at their own risk. Mr. Munnerlyn stated that the funds would be used to hire lifeguards and pool buoys and the details of all of this would need to be worked out.

Mr. Willie Gladden questioned how much input the county would have as far as the swimming area to be roped off or fenced off. Mr. Munnerlyn stated that the County could place restrictions on how the money is used if the County decided to participate.

Mr. Woods stated that safety was his biggest concern. He stated that in the past kids swimming would go under the buoys and stated that safeguards would need to be placed to prevent this type of action. Mr. Woods agreed that the county would need to provide input.

Mr. Munnerlyn stated that Council could vote to participate in the program as long as Marlboro County staff has veto powers to make the program safe. Mr. Munnerlyn stated that he advised the Authority that all signage and press would need to include the Marlboro County logo.

Motion made by Mr. Willie Gladden, seconded by Mr. Charles P. Midgley, Jr., to approve the allocation of \$2,500 to participate in a swimming program with Lake Wallace Authority and the City of Bennettsville, provided they both contribute the sum of \$2,500 as well and pool these funds with the \$7,500 funds that were provided by the Kinney Foundation, and also provided that Marlboro County staff has veto powers to make the program safe. Vote in favor. Unanimous. Motion carried.

OPENING & ACCEPTANCE OF BIDS

MARLBORO COUNTY HEALTH DEPARTMENT – RESTROOMS

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

Mr. Munnerlyn stated that the bathrooms at the Health Department complex needed to be ABL compliant and bids were requested for the work in order to accomplish this. He stated that Driven Contractors, LLC was the lowest bidder even with the local preference and recommended that the bid be awarded to that company in the amount of \$33,700.

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

Motion made by Mr. Willie Gladden, seconded by Mr. Anthony Woods, to award the Marlboro County Health Department – Restrooms work to Driven Contractors, LLC in the amount of \$33,700. Vote in favor. Unanimous. Motion carried.

MACADAM BASE “CRUSHER RUN”

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

Mr. Munnerlyn stated that staff had advertised for bids on macadam crusher run but no bids were received. He stated that he requested staff to reach out after the deadline to some folks to see if they wanted to make a bid and only one bid was received from Furr Grading & Paving to provide 2,435 tons of crusher run for a payment of \$50,000. Mr. Munnerlyn suggested that the bid be rejected based on the fact that this is much less crusher run that was received last year for the same price. He stated that last year a payment of \$50,000 resulted in the county receiving almost 3,700 tons of crusher run. He suggested that he be allowed to talk with staff and possibly bid this out again and allow more time.

Motion made by Mr. Charles P. Midgley, Jr., seconded by Ms. Corrie Plato, to reject the bid received for the Macadam Base “Crusher Run” and to allow staff to bid this project out again at a later date. Vote in favor. Unanimous. Motion carried.

APPOINTMENTS TO BOARDS & COMMISSION

Mr. Jason Steen, Chairman, asked if there were any appointments to any Marlboro County Boards and Commissions.

Mr. Anthony Woods stated that he wanted to appoint Ms. Miranda Ingram to the Parks & Recreation Advisory Board.

Motion made by Mr. Anthony Woods, seconded by Ms. Corrie Plato, to approve the appointment of Ms. Miranda Ingram to the Marlboro County Parks & Recreation Advisory Board. Vote in favor. Unanimous. Motion carried.

REPORTS

FINANCE DEPARTMENT – MS. AINSLEY MOORE

Mr. Jason Steen, Chairman, recognized Ms. Ainsley Moore, Finance Director.

Ms. Moore reported that expenditures were at 63% of the budgeted amount and revenues have increased by 28% from last month due to tax collections.

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Ms. Moore stated that budget request forms have been distributed to the department heads and should be returned to the Finance office not later than March 24 to allow ample time for processing. She stated that budget meetings with department heads will begin soon to discuss regular funding needs and any additional requests or any capital needs.

Ms. Moore stated that the House floor began their debates on the state budget for the upcoming fiscal year. She stated that the Ways and Means version of the budget provides an allocation that covers one percent of the retirement system employers' increase for this fiscal year which is a \$32 million appropriation on behalf of local government. She stated that this one percent allocation would be huge help to the county's already strained budget.

Chairman Steen asked if there were any questions and there were none.

Chairman Steen thanked Ms. Moore for her report.

ADMINISTRATOR'S REPORT – MR. RON MUNNERLYN, COUNTY ADMINISTRATOR

Mr. Jason Steen, Chairman, recognized Mr. Ron Munneryn, County Administrator.

Mr. Munneryn's report was as follows:

EMPLOYEE SERVICE ANNIVERSARIES

The following employees were recognized with five or more years of service to Marlboro County through the month of February: Dwan Bostic (14 years); Lawrence Brand (15 years); Ronald Covington (23 years); Vanessa Dowdy (7 years), Anna Frye (19 years); Barbara Latham (13 years); Carolyn A. Prince (16 years); Kevin Thomas (28 years); and Delorice Barrington (30 years).

UPCOMING EVENTS & REMINDERS

1. **2017 Statement of Economic Interests Report Deadline-** The "ethics report" must be filed by all elected officials and some employees no later than 12:00 pm, March 30, 2017. The form must be filed electronically with a \$100 late penalty if not filed by the deadline date.
2. **Tri-County Community Mental Health Center's Stakeholders' Meeting** – Tri-County Community Mental Health Center's Stakeholders' Meeting has been scheduled for April 20, 2017 from 10:00 am – 12:00 noon at the Tri-County offices at 1036 Cheraw Street, Bennettsville, SC. All Council members are invited to attend to have input into the center's strategic planning process. There will be light refreshments available.

DEPARTMENT UPDATES

1. **Animal Shelter** – During February, there were 66 dogs taken in the shelter with 76 being rescued, 3 being reclaimed by owner, and 1 being euthanized, leaving a population of 67 at the shelter as of February 28th. There were 12 cats taken in with 21 being rescued, and 1 being adopted, leaving 34 at the shelter as of February 28th. A written Memorandum of Understanding has been prepared and executed between the City and County to allow the county to house dogs and cats that are picked up inside the city limits.

ECONOMIC DEVELOPMENT REPORT

1. **Inland Port Groundbreaking-** Mr. Munnerlyn stated that he, along with Councilpersons Steen, Odom and Gladden, as well as former County Administrator Jim Haynes, attended the groundbreaking ceremony for the new Inland Port in Dillon, SC on Friday, March 10. The event was well attended by regional leaders and affiliated organizations. He stated that the Inland Port will be a magnet for economic development and he was tailoring our economic development program to take advantage of this facility.
2. **Prospect activity** – Mr. Munnerlyn stated that the county had two prospect visits to the former Baldor building in Clio this month. He stated that the facility is a very nice site and he expects there to be continued interest from prospective industries.
3. **Partnership meeting-** Mr. Munnerlyn stated the Partnership's quarterly meeting was scheduled to be held on March 27th at 8:30 am. He stated that there are some new members to the Partnership and he will use the meeting to highlight new directions and new initiatives forthcoming in the county's economic development program

ADMINISTRATOR'S REPORT

1. **Martha McQuage, Delinquent Tax Collector** – Martha McQuage has been hired to be the new Delinquent Tax Collector for Marlboro County replacing Shirley Dunsford who recently retired. It was also encouraging that the county had a number of qualified applicants for the position, four of which were internal candidates. This says a lot about the quality of the county's employees
2. **Compensation study** – Staff has initiated a compensation study of all county positions. While the county's revenue is very limited and operating costs are increasing, Mr. Munnerlyn stated that it was important that the county treat its employees fairly. He stated that he was constantly looking for ways to improve efficiency, and challenging employees to find better ways of doing their jobs in order to best use taxpayer dollars. He stated that with this increased accountability must come fair wages and a clear path for employees to grow.

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Mr. Munnerlyn stated that the South Carolina Association of Counties does a salary survey each year, grouping counties by their size. This study gives us low, mid and high average salaries for all positions. Mr. Munnerlyn stated that at first glance 34% of the county's employees make less than the low average wage for similar positions in other like-sized counties. He stated that his initial focus would be to correct the salaries for these positions as staff begins to prepare the budget for Council approval.

3. **Building repair and renovations** – Staff is working to develop priorities and costs to make major repairs on some of the county's buildings. He stated that in the next month folks should see the following activity:
 - a. Roof replacement on the Murchison School
 - b. Additional of security door and access control for Administration Building
 - c. Replacement of the slate roof portion of the Courthouse
 - d. Repair of the Court Room ceiling
 - e. Bathroom renovations at the Health Department to meet ADA requirements
4. **Strategic Planning** – Mr. Munnerlyn stated that in preparing the budget for FY2017-18, that it was a good time to do some strategic planning. He stated that Chairman Steen would be setting some meeting dates in the near future to begin the process and develop overall goals for the County organization.

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

RECOGNITION OF CITIZEN'S REQUEST BEFORE COUNCIL

Mr. Jason Steen stated that one citizens had signed up to address Council and recognized Ms. Theresa Thomas.

Ms. Theresa Thomas – Ms. Thomas thanked Council for allowing her to speak and stated that she resided at 1065 Grants Mill Road in the Sandhills area and stated that the property is located in District 2. She stated that she had shared a photograph of an abandoned house that was in terrible condition that had been torn down. She stated that the property looked worse now than it did before the house was torn down. She stated that there is a lot of debris. She stated that she works as a housekeeper and has done this for ten years and loves Marlboro County and would like to see the area and the entire County clean. She stated that she needed help with this area and asked Council members to do anything in their power to assist.

Chairman Steen thanked Ms. Thomas for coming to the Council meeting and sharing her concerns and stated that she could talk to the County Administrator, Mr. Ron Munnerlyn, after the meeting.

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RECOGNITION OF COUNCIL MEMBERS

Mr. Verd Odom – No comments.

Mr. Steve Blackmon – No comments.

Mr. Willie Gladden – thanked Ms. Theresa Thomas for coming to the Council meeting and sharing her concerns with Council. He stated that the matter would be looked into but noted that this was private property.

Mr. Gladden mentioned the Inland Port groundbreaking and stated that the event was great. He stated that the County Administrator, Mr. Ron Munnerlyn, had big plans for making this a positive for Marlboro County.

Mr. Gladden mentioned the Northeastern Tech/Marlboro County vocational training center that would be taking place in the old Winn-Dixie building and stated that this would be ideal for children who do not plan to attend college. He stated that programs like welding and truck driving programs would be offered at that facility and that he expected that it would be really good for the County.

Mr. Charles P. Midgley, Jr. – thanked Ms. Theresa Thomas for attending the meeting and sharing her concerns with members of Council. He stated that he appreciated her interest in our County.

Ms. Corrie Plato – No comments.

Mr. Anthony Woods – stated that Clio would have their second Annual Easter Egg Hunt on March 25th at Bennett Park and this event would be free to the public and everyone was welcome to attend. He stated that there would be games, music and an egg hunt. He stated that Ms. Miranda Ingram had been working really hard on this event.

Mr. Woods stated that they were looking into starting movie night events in Clio and the movie would be an indoor event. He stated that they were working really hard on providing activities for the youth as it was much needed.

Mr. Woods stated that he had attended a meeting the night before and the Inland Port was discussed. Mr. Woods stated that they were told that the company will invest approximately \$2.1 billion in this project and that Marlboro County needed a piece of the pie. He stated that Mr. Munnerlyn, Economic Development Director, was working on getting something in Marlboro County as a result of this project.

Mr. Jason Steen – mentioned the Inland Port Groundbreaking event in Dillon and stated that it was very exciting and good to see everyone there.

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Mr. Steen mentioned that Mr. Ron Munnerlyn, County Administrator, had mentioned having some strategic planning meetings and these will be scheduled in the near future. He stated that staff is working hard on moving things forward.

Mr. Steen that Mr. Ron Munnerlyn, the Economic Development Director and County Administrator, is busy doing lots of things and he appreciated all of his hard work.

AGENDA ITEMS

There were no non-agenda items.

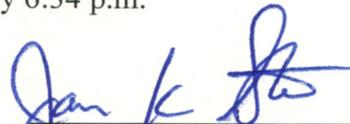
ADJOURN

Motion made by Mr. Anthony Woods, seconded by Mr. Willie Gladden, to adjourn the meeting. Vote in favor. Unanimous. Motion carried.

The meeting was adjourned at approximately 6:34 p.m.

(SEAL)

ATTEST:



Jason K. Steen, Chairman
Marlboro County Council



Patricia M. Bundy, Clerk
Marlboro County Council

Adopted: April 11, 2017