

MARLBORO COUNTY COUNCIL  
MARLBORO COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP BUILDING  
"CALLED" COUNCIL CHAMBERS

MONDAY, AUGUST 30, 2021

6:00 PM

CHAIRMAN

JASON STEEN

VICE CHAIR  
ADMINISTRATOR  
CLERK TO COUNCIL  
COUNTY ATTORNEY

CORRIE PLATO  
RON MUNNERLYN  
PATRICIA BUNDY  
ANDREW MCLEOD

COUNCIL:

JASON STEEN  
CHARLES P. MIDGLEY, JR.  
KENNETH STROMAN  
STEVE BLACKMON, AND

DR. DAMIEN JOHNSON  
CORRIE H. PLATO  
VERD ODOM  
ANTHONY WOODS

- Absent

Others Present: Ms. Doris Sumpter, Administrative Services Director; Mr. Doug Carabo, Public Services Director; Mr. Wes Park, Finance Director; and Ms. Jacquelyn Hough, of the Herald-Advocate.

A copy of the agenda was emailed to Ms. Jacqueline Hough and Mr. Dan McNiel of the Herald Advocate and posted on the front door of the William P. Wallace, Sr. Administration Building and on the county's website ([www.marlborocounty.sc.gov](http://www.marlborocounty.sc.gov)).

Mr. Jason Steen, Chairman, stated that Councilwoman Corrie Plato was joining the meeting via zoom.

INVOCATION – Mr. Anthony Woods

EXECUTIVE SESSION – DISCUSSION OF LEGAL, CONTRACTUAL AND ECONOMIC DEVELOPMENT MATTERS, PURSUANT TO SC CODE SECTION 30-4-70

**Motion made at 6:03 pm by Mr. Anthony Woods, seconded by Mr. Verd Odom, to enter executive session to discuss legal, contractual, and economic development matters. Vote in favor. Unanimous. Motion carried.**

**Motion made at 7:02 pm by Mr. Anthony Woods, seconded by Mr. Kenneth Stroman, to leave executive session and return to open session. Vote in favor. Unanimous. Motion carried.**

Chairman Steen advised that no votes had been taken and no decisions were made during the executive session.

#### APPROVAL OF AGENDA ITEMS

Mr. Jason Steen, Chairman, stated that a new item of business needed to be added to the agenda for discussion. He suggested the agenda be amended to add a new Item 4.b. under New Business, Contract on the Former Carolina Bank Building.

**Motion made by Mr. Anthony Woods, seconded by Mr. Kenneth Stroman, to approve amending the agenda to add Item 4.b. under New Business, Contract on the Former Carolina Bank Building. Vote in favor. Unanimous. Motion carried.**

**Motion made by Mr. Anthony Woods, seconded by Mr. Steve Blackmon, to approve the agenda as amended. Vote in favor. Unanimous. Motion carried.**

#### OLD BUSINESS

#### ORDINANCE # 819 – AN ORDINANCE TO APPROVE THE NEGOTIATION OF A CONTRACT BETWEEN MARLBORO COUNTY AND COHN CONSTRUCTION SERVICES FOR THE CONSTRUCTION OF A SPECULATIVE INDUSTRIAL BUILDING TO BE LOCATED IN THE MARLBORO COUNTY INDUSTRIAL PARK – THIRD READING

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

Mr. Munneryn stated this was the third reading to approve the negotiation of the contract for the construction of the speculative industrial building. He stated staff would move forward with the construction as planned.

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

**Motion made by Dr. Damien Johnson, seconded by Mr. Charles P. Midgley, Jr., to approve third reading of Ordinance # 819 – an Ordinance to Approve the Negotiation of a Contract Between Marlboro County and Cohn Construction Services for the Construction of a Speculative Industrial Building to be Located in the Marlboro County Industrial Park. Vote in favor. Unanimous. Motion carried.**

NEW BUSINESS

ORDINANCE # 820 – AN ORDINANCE TO AMEND THE PERSONNEL POLICIES AND PROCEDURES ORDINANCE REGARDING THE RATE OF OVERTIME PAY FOR EMPLOYEES ENGAGED IN LAW ENFORCEMENT – FIRST READING

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

Mr. Munnerlyn stated this was the first reading on the Ordinance needed to implement the action taken by Council at the last meeting to increase the overtime rate to 1.5 times the hourly rate for Sheriff's Department and Detention Center employees.

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

**Motion made by Mr. Anthony Woods, seconded by Mr. Verd Odom, to approve first reading of Ordinance # 820 – an Ordinance to Amend the Personnel Policies and Procedures Ordinance Regarding the Rate of Overtime Pay for Employees Engaged in Law Enforcement. Vote in favor. Unanimous. Motion carried.**

CONTRACT ON THE FORMER CAROLINA BANK BUILDING

Mr. Jason Steen, Chairman, stated County Council approved entering into an agreement regarding the potential purchase of the former Carolina Bank building on East Main Street last spring. He stated the plan was to develop the property into offices for the Treasurer, Auditor and Delinquent Tax.

Chairman Steen stated the county entered a contract which included a 90-day due diligence period. He stated the due diligence efforts included developing renovation costs, layout of the building to comply with the American Disabilities Act (ADA) and ensuring ease of public access, environmental studies, and other aspects. He stated the due diligence period was extended with Carolina Bank approval until September 6, 2021 to allow staff time to complete the process.

Chairman Steen stated considering information assembled from due diligence, Council has decided not to move forward with the purchase. He stated the information includes significantly higher than anticipated costs regarding the cost of renovations, the challenges relating to configuring the building to allow for ADA compliant access to offices and the cost of developing the adjacent properties for parking.

Chairman Steen stated County Council appreciates Carolina Bank's assistance during the due diligence period and pledges to offer whatever support possible to ensure the future viable use of the property.

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**Motion made by Mr. Kenneth Stroman, seconded by Dr. Damien Johnson, to withdraw from the purchase of the former Carolina Bank building in Bennettsville due to findings from due diligence as noted above. Vote in favor. Unanimous. Motion carried.**

Mr. Ron Munnery, County Administrator, stated that Ms. Corrie Plato joined the meeting via zoom and voted affirmatively on the decision not to purchase the former Carolina Bank building.

NON-AGENDA ITEMS

There were no non-agenda items.

ADJOURN

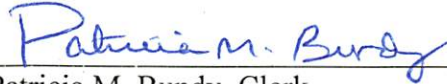
Mr. Jason Steen, Chairman, asked if there were any other comments or business. There being none, he adjourned the meeting at 7:06 pm.

(SEAL)

ATTEST:



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Jason K. Steen, Chairman  
Marlboro County Council



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Patricia M. Bundy, Clerk  
Marlboro County Council

Adopted: September 14, 2021