

MARLBORO COUNTY COUNCIL

MARLBORO COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP BUILDING

COUNCIL CHAMBERS

TUESDAY, NOVEMBER 18, 2014

6:00 PM

CHAIRMAN	RON MUNNERLYN
VICE-CHAIR	DR. CAROLYN A. PRINCE
ADMINISTRATOR	JIM HAYNES
COUNTY ATTORNEY	HARRY EASTERLING, JR.

COUNCIL:

JASON STEEN, RON MUNNERLYN, DR. CAROLYN PRINCE, STEVE BLACKMON, AND	WILLIE GLADDEN, CORRIE H. PLATO, KEN ALLEN, ANTHONY WOODS
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* Absent

INVOCATION – Mr. Anthony Woods

APPROVAL OF AGENDA ITEMS

Mr. Ron Munnerlyn, Chairman, asked that Council consider removing Item 3.b. under Old Business, Ordinance # 730 – An Ordinance to approve the lease agreement between Marlboro County and Sopakco, Inc. of property on Maple Street (former Boro property) from the agenda due to Sopakco's staff advising that the property was not suitable for the purposes for which they needed it. Sopakco's staff stated that too much money would have to be invested to make it compatible with their needs.

Motion made by Dr. Carolyn Prince, seconded by Mr. Anthony Woods, to amend the agenda by removing item 3.b. under Old Business, Ordinance # 730 – An Ordinance to approve the lease agreement between Marlboro County and Sopakco, Inc. of property on Maple Street (former Boro property). Vote in favor. Unanimous. Motion carried.

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APPROVAL OF MINUTES - October 14, 2014 and October 20, 2014

Motion made by Dr. Carolyn Prince, seconded by Ms. Corrie Plato, to approve the minutes of October 14, 2014 and October 20, 2014 as presented. Vote in favor. Unanimous. Motion carried.

OLD BUSINESS

ORDINANCE # 729 – AN ORDINANCE TO APPROVE THE LEASE AGREEMENT WITH WILLIAM COOLEY FOR FARMLAND AROUND THE AIRPORT – THIRD READING

Mr. Ron Munnerlyn, Chairman, stated that this Ordinance had been discussed at the prior readings of this Ordinance and this Ordinance provides for a lease of the farmland around the airport to Mr. William Cooley. He stated that Mr. Cooley would also keep the vegetation and runways clear as a part of the lease.

Dr. Carolyn Prince asked how many acres the property consisted of. Mr. Harry R. Easterling, Jr., County Attorney, stated that he thought it was somewhere around 25-30 acres. Dr. Prince questioned if the requested rent amount was sufficient for that many acres of property and Mr. Ron Munnerlyn, Chairman, stated that not only would they be receiving the annual rental payment but that the property around the airport would be kept clear which would save the county money in expenses for maintaining the property.

Motion made by Mr. Steve Blackmon, seconded by Mr. Jason Steen, to approve the third reading of Ordinance # 729 – An Ordinance to approve the lease agreement with William Cooley for farmland around the airport. Vote in favor. Unanimous. Motion carried.

ORDINANCE # 731 – AN ORDINANCE TO APPROVE THE LEASE AGREEMENT BETWEEN MARLBORO COUNTY AND CRANEMASTERS, INC. OF THE PROPERTY ADJACENT TO THE FARMER'S MARKET – THIRD READING

Mr. Ron Munnerlyn, Chairman, stated that the public hearing on this Ordinance was held the night before. He stated that this Ordinance was to consider leasing certain property along the railroad behind the existing farmer's market off of Broad Street to Cranemasters, Inc. Mr. Munnerlyn asked if there were any questions.

Dr. Carolyn Prince stated that in the lease document listed as item 3.1 – Base Monthly Rent, the rent states that it will be base monthly rent but then states that the rent will be \$1,000.00 per year. She asked if the rent was actually monthly or annually.

Mr. Jim Haynes, County Administrator, stated that the rent would be paid annually in the amount of \$1,000.00 which he felt was based on a reasonable amount of what a purchase price might be and in looking at comparable properties.

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Dr. Carolyn Prince stated that she disagreed and that she felt that the property in question was a prime piece of real estate. She stated that any property taxes that may be collected would only result in the county receiving approximately 25% of the amount after the School District received their share. She stated that Council needed to look at a fair market price and that the rental amount be looked at again.

Chairman Munnerlyn stated that staff had looked at the property and the other comparable properties and this is the amount they have come up with.

Mr. Willie Gladden stated that he wished that he had looked at the lease in detail prior to the meeting but that this created a new problem. He stated that he liked the idea of the company coming to the area but not at \$1,000.00 a year in rent. He stated that he felt that the rent amount should be re-negotiated.

Dr. Carolyn Prince stated that the lease would be for a 25 year term as well.

Mr. Anthony Woods stated that he agreed that the longevity of the lease was something to be concerned about with the rental amount being \$1,000.00 each year for that long.

Chairman Munnerlyn stated that there were no buildings on the property and that the property being considered for lease only contains 2.63 acres. He also stated that the agenda packets were sent to Council members last week and that concerns on this should have been discussed before now.

Mr. Gladden stated that he received the agenda packet on Friday and did not look through it as thoroughly as he should have.

Mr. Jason Steen asked what the property was bringing in as far as money now. Mr. Gladden responded that it was not bringing any money in now.

Chairman Munnerlyn stated that the property was simply a field.

Dr. Carolyn Prince stated that she felt the property was very desirable now.

Motion made by Mr. Jason Steen, seconded by Mr. Willie Gladden to enter into executive session to discuss a contractual and legal matter. Vote in favor. Unanimous. Motion carried.

After approximately 12 minutes in executive session, a motion was made by Mr. Jason Steen, seconded by Mr. Willie Gladden, to leave executive session and re-enter open session. Vote in favor. Unanimous. Motion carried.

Chairman Munnerlyn stated that no votes were taken and no decisions were made.

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Chairman Munnerlyn stated that Council would now resume the discussion of the ordinance to lease property to Cranemasters, Inc. He stated that he would entertain a motion to amend the lease of property to Cranemasters, Inc. with a rental amount of \$2,500.00 per year with an adjustment based on the Consumer Price Index (CPI) every five years. He stated that the CPI would be reviewed as an inflation figure which is often used for leases of this type.

Motion made by Mr. Willie Gladden, seconded by Mr. Anthony Woods to amend the lease between Marlboro County and Cranemasters, Inc. of the property adjacent to the Farmer's Market to reflect the rental amount to be \$2,500.00 per year with an adjustment based on the Consumer Price Index (CPI) every five years. Vote in favor. Unanimous. Motion carried.

Chairman Munnerlyn stated that he would now go forward with vote by Council of the third reading.

Motion made by Mr. Jason Steen, seconded by Mr. Willie Gladden to approve the third reading of Ordinance # 731 – An Ordinance to approve the lease agreement between Marlboro County and Cranemasters, Inc. of the property adjacent to the Farmer's Market. Vote in favor: Mr. Ron Munnerlyn, Mr. Jason Steen, Mr. Willie Gladden, Mr. Ken Allen, Mr. Steve Blackmon, Ms. Corrie Plato and Mr. Anthony Woods. Opposed: Dr. Carolyn Prince. Vote: 7/1/0. Motion carried.

REQUEST APPROVAL OF FUNDS FROM RAILROAD FUNDS FOR BORO MAPLE STREET WATER PROJECT AND IMPROVEMENTS IN THE AMOUNT OF \$15,000.00

Mr. Ron Munnerlyn, Chairman, recognized Mr. Jim Haynes, County Administrator, to make comments on this item.

Mr. Haynes stated that sometime ago a request had been made for this project in the amount of \$90,000.00 but that we have reduced that request now to \$15,000.00. He stated that these funds would be used to complete the project for the former Boro property which would include the water line installation and other improvements. Mr. Haynes stated that there was a repair needed to a drain line which had been initially installed and then a sewer line was placed across the drain line causing a problem. He stated that he was talking with the general contractor who handled the original project to see if the repairs could be made on this by their company. Mr. Haynes stated that the original amount needed for these improvements and water project was \$90,000.00 but that Duke Progress had provided grant funds in the amount of \$75,000.00 reducing the amount needed from railroad funds to \$15,000.00. He stated that once the repairs and water project were complete that the property would be ready to be shown as space that may be available for interested industries. He stated that there may be repairs that a specific prospect may request that we make to accommodate the needs of the company but that this would be dealt with when questions come up.

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Motion made by Dr. Carolyn Prince, seconded by Mr. Ken Allen, to approve the request of funds from Railroad funds for Boro Maple Street water project and improvements in the amount of \$15,000.00. Vote in favor. Unanimous. Motion carried.

NEW BUSINESS

ORDINANCE # 732 – AN ORDINANCE TO TRANSFER LAND TO BE DESIGNATED BY THE COMPANY (PROJECT COMPASS) – TITLE ONLY – FIRST READING

Mr. Ron Munnerlyn, Chairman, recognized Mr. Jim Haynes, County Administrator, to make comments on this Ordinance.

Mr. Haynes stated that this transfer related to property actually held by the County in title only due to a FILOT and that the transfer would be to move existing power lines/electric lines by easement possibly from the existing building for a potential expansion. He stated that more information would be disclosed as information was provided. He stated that this action was the first reading to have an easement moved on company property.

Motion made by Mr. Anthony Woods, seconded by Dr. Carolyn Prince, to approve the first reading in title only of Ordinance # 732 – An Ordinance to transfer land to be designated by the company (Project Compass). Vote in favor. Unanimous. Motion carried.

APPROVAL OF FY 2015 HOLIDAY SCHEDULE

Mr. Ron Munnerlyn, Chairman, recognized Mr. Jim Haynes, County Administrator, to make comments on this Ordinance.

Mr. Haynes stated that a copy of the proposed FY 2015 Holiday Schedule was provided to Council members for review and he was not aware of any conflicts with council meeting dates, etc. He stated that the schedule reflected various holidays which would be available to county employees and county offices.

Motion made by Mr. Jason Steen, seconded by Ms. Corrie Plato, to approve the FY 2015 Holiday Schedule as presented. Vote in favor. Unanimous. Motion carried.

OPENING & ACCEPTANCE OF BIDS

Marlboro County Paving of Administration Parking Lot – bids received were: Furr Grading & Paving (\$87,915.00); and Kiven Construction (\$118,500.00). The lowest bid was from Furr Grading & Paving in the amount of \$87,915.00.

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Motion made by Mr. Ken Allen, seconded by Mr. Anthony Woods, to award the Marlboro County Paving of Administration Parking Lot bid to Furr Grading & Paving in the amount of \$87,915.00. Vote in favor. Unanimous. Motion carried.

APPOINTMENT TO BOARDS & COMMISSIONS

COUNTY COUNCIL NOMINATION OF INDIVIDUAL TO SERVE ON THE LAKE PAUL A. WALLACE AUTHORITY BOARD (REPLACEMENT FOR MR. BELVIN SWEATT)

Mr. Ron Munnerlyn, Chairman, stated that Council would like to nominate Mr. Tom Wood to fill the vacancy on the Lake Paul A. Wallace Authority Board created by the resignation of Mr. Belvin Sweatt for health reasons. He stated that Mr. Wood was involved in environmental issues in the county and asked that he represent Council on this Board. Mr. Wood was present and accepted the nomination and thanked Council for the opportunity to serve.

Motion made by Mr. Ken Allen, seconded by Ms. Corrie Plato, to nominate Mr. Tom Wood to serve on the Lake Paul A. Wallace Authority Board to replace Mr. Belvin Sweatt. Vote in favor. Unanimous. Motion carried.

REPORTS

FINANCE DEPARTMENT – MS. AINSLEY A. MOORE

Ms. Ainsley Moore, Finance Director, stated that the expenditures for the month of October were at 33% of the budgeted amount which is on target for this time of the year and that Revenues were at 26% for the year which was an increase from last month due primarily to the county receiving the quarterly Local Government Fund allocation which included \$130,000.00 supplement based on non-recurring revenue. She stated that since the tax notices have been mailed out, the county should receive an increase in revenue for the next couple of months which will put us more in line with the expenditures.

Ms. Moore stated that the annual financial audit was progressing well and that the auditors have stated that we should be receiving copies of the draft financial statements for review by the finance office within the next couple of weeks.

Ms. Moore stated that she continues to follow the Local Government Funding legislation and there has been no change since the last meeting.

Ms. Moore asked Council if there were any questions or comments and there were none.

Mr. Ron Munnerlyn, Chairman, thanked Ms. Moore for her report.

ADMINISTRATOR'S REPORT – MR. JIM HAYNES, COUNTY ADMINISTRATOR

Recognition of Employees - The following employees were recognized with five or more years of service to Marlboro County through the month of October: Lori Davis-Moses (10 years); Phyllis Hagan (23 years); Garry Harrington (9 years); Jessica Jones (11 years); Kathea Pegues (7 years); Jamie Seales (7 years); Patricia Starnes (17 years); Christina Thompson (8 years); and Earl Hood (27 years).

SC Association of Counties Scholarship Program - Staff received copies of letters sent to the local High School and the Marlboro Academy from Mr. Mike Cone, Executive Director of SC Association of Counties announcing its annual Board of Directors Scholarship Program. This program awards four \$2,500.00 scholarships on an annual basis to graduating high school seniors who are residents of counties chosen by lot by the Association. One scholarship will be awarded to a Marlboro County student. Applications for scholarship have been provided to the school's guidance office and must be postmarked no later than February 2, 2015.

Regulations Update Notice from SC Association of Counties - Staff received a Regulations Update from the SC Association of Counties regarding LLR: Safety Code for Elevators and Escalators; Building Codes Council: 2015 International Codes and 2014 National Electric Codes; State Fire Marshal: Article 8 Amendments; and Building Codes Council: Amend Building Codes. I have attached the letter for your review and the SCAC requests that any comments that you wish to make be done as soon as possible.

Electric Vehicle Charging Station – Staff is looking at the possibility of having an electric vehicle charging station installed in the new parking lot which will be located on the east side of the Administration building. The charging station will be installed by Marlboro Electric Cooperative at no cost to the county.

Blenheim Gym Property - The Blenheim gym is now open for use by the public on Thursdays and Sundays from 4 PM to 7 PM. Staff is very excited to have this recreational facility and hope that many will take advantage of it. Hours of availability may be extended if staff determines the need to do so. So far, about 20 people per day or more are taking advantage of the opportunity to use the gym.

SC Deferred Compensation Program - Staff recently scheduled a presentation for county employees regarding the SC Deferred Compensation Program. Not many employees attended the presentation, but we think it is important that staff continue to let the employees know of various programs that are available and beneficial to them.

Library Director Retiring - Ms. Virginia McCraw has advised that she plans to retire as Library Director around the first part of February, and an ad has been placed in the local paper, as well as with the American Library Association (ALA), and with the SC Association of Counties (SCAC). Several resumes/applications have been received and staff will begin reviewing these probably the first part of December.

Drop-in for Veterans - The local Veterans Affairs had a very successful drop-in for the Marlboro County Veterans on November 11th, 2014 from 10:00 a.m. until 2:00 p.m. at the First United Methodist Church Family Center located at 311 East Main Street. There were more than one hundred veterans in attendance. Senator Gerald Malloy, Representative Elizabeth Munnerlyn, and our future House Representative, Ms. Patricia Henegan, attended and made comments during the drop-in.

Lake Paul A. Wallace Authority Board - The Lake Paul A. Wallace Authority recently met for the second time. The group has set a proposed budget of \$150,000.00 which included maintenance/repair, capital improvements and contractual services.

3rd Annual Turkey Giveaway -. The 3rd Annual Marlboro County Turkey Giveaway is scheduled for Saturday, November 22, 2014 beginning at 9:00 a.m. at the Marlboro County High School parking lot. This turkey giveaway is sponsored by Piggly Wiggly, Scotties Drugs, USA Waste & Recycling and Marlboro County Council.

Christmas Float - We have gone ahead and ordered the Christmas Float for Marlboro County Council for the City of Bennettsville Christmas Parade which is scheduled for Tuesday, December 9, 2014 at 4:30 p.m. This is also the same day as our next County Council meeting.

CTC Statewide Meeting - There is a CTC Statewide meeting on Thursday, December 11, 2014 at 9:00 a.m. The meeting will be held in the Assembly Room at the SC Department of Archives and History Bldg. located at 8301 Parkland Rd. in Columbia, SC.

3rd Annual Marlboro County Employee Christmas Dinner – The 3rd annual Marlboro County Christmas Employee Christmas Dinner is scheduled for Thursday, December 4, 2014 at 6:00 p.m. at the Berea Center. We have requested donations and/or door prizes be delivered to Ms. Patricia Bundy not later than November 24, 2014 so that we may have time to get them ready for the dinner.

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CDC Holiday Gala - The Community Development Corporation of Marlboro County (CDC) will be having the Holiday Gala in memory of Rev. Charles Malloy on Friday, December 5, 2014 from 6:00 p.m. until 10:00 p.m. The county has contributed \$250.00 towards this event and received four tickets for the event. Council members who would like a ticket to this event should contact Ms. Patricia Bundy.

Employee Christmas Drop-in - The County Employee Christmas Drop –in at the Administration building has been scheduled for Wednesday, December 17, 2014 from 11:00 a.m. until 1:00 p.m. This is an informal time to share holiday goodies and a time of fellowship.

RECOGNITION OF CITIZEN'S REQUEST BEFORE COUNCIL

Mr. Ron Munenrlyn, Chairman, stated that two citizens had signed up to speak to Council and he recognized them:

Betty Gilchrist – thanked council for allowing her to attend the council meeting and voice her concerns about the appearance of properties in her neighborhood. She stated that she was very concerned about the overgrown grass and dilapidated buildings in the area and asked that Council make every effort to assist in having the properties cleaned up.

Fred Nicholas – stated that he was a military retiree and he stated that he was working on a project that would provide a bus to transport veterans to and from the hospitals in Columbia, Fayetteville, Florence, or wherever to receive the treatment they need. He stated that many veterans are older and have no transportation or assistance in getting to their appointments and he had been promised by the DAV to help tremendously to get a program such as this started. He stated that the bus could have Marlboro County Council's name and DAV written on the side of it to advertise and let veterans know that we support them.

Chairman Munnerlyn thanked the two guests for coming and advised Mr. Nicholas that he would have staff look into the bus matter.

RECOGNITION OF COUNCIL MEMBERS

Anthony Woods – stated that when one sports program ends in Clio another begins. He stated that football just finished and now Basketball is underway. He reported that karate classes are still being offered. He stated that everything in Clio was quiet and going well.

Corrie Plato – no comments.

Jason Steen – no comments.

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Dr. Carolyn Prince – thanked Ms. Moore, the Finance Director, for the executive summary and breakdown of the decreased funds which the county is receiving from the Local Government Fund and the amount that goes to unfunded mandates. She stated that Council may have to stop funding some of the mandated programs due to insufficient funding.

Dr. Prince asked Chairman Munnerlyn to draft a resolution opposing any idea of the state transferring state-owned roads to counties for costly maintenance and reconstruction.

Dr. Prince reported that she spoke with Ms. Sandy Watford, P.E. of Pee Dee COG regarding the continuing problems at Knollwood acres and she suggested that the next step on this project would be to pay for a survey of the property to be done which would cost somewhere between \$2,500.00 and \$3,000.00. Dr. Prince stated that the survey would reflect that one side of the properties in the area are owned privately and consist of farmland, and the other side would be owned by various residents. She stated that the parties will need to work on the drainage problems together in order to get this matter resolved. She stated that Council's hands are tied due to the properties being privately owned.

Dr. Prince asked how many parking places the new administration parking lot would have and Mr. Haynes responded it would have roughly about 26. She asked if the parking lot would be designated for administrative personnel and Mr. Haynes responded that a few of them would be designated for administrative personnel from certain hours of maybe 8:00 a.m. – 5:00 p.m.

Dr. Prince announced that Mr. Glenn Lane of the Pee Dee COG passed away recently and some of the council members attended the visitation.

Dr. Prince agreed with Ms. Betty Gilchrist who spoke earlier about the appearance of the buildings and grounds in the county especially on Atkins Street, across from Breeden Street. She stated that she was completely embarrassed by the appearance of the area.

Steve Blackmon – no comments.

Ken Allen – stated that a lot of work had been done to the Dr. Love field in McColl. They have now lights for the football field and chain link fencing with new sod. He stated that they will be ready for football when the season starts next year.

Willie Gladden – stated that he was glad to hear about the activity taking place in the Blenheim gym property. He stated that for them to have about 20 people in the gym on one night is really a big deal and he was excited for the citizens in the area.

Mr. Gladden spoke on the vacancy at the Veteran's Affairs office. He stated that everyone should contact their legislators and let them know that it is unacceptable for the Delegation to continue to delay the hiring of a Veterans Affairs Director for the Marlboro County office. He stated that the veterans are the ones hurting for the lack of assistance in the office as they only have one person doing the job of two people currently. He stated that he

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thought the idea of a van to bus veterans back and forth to the hospitals for appointments was a good idea. He stated at one time in the past the Veterans Affairs personnel would drive some of them to their appointments, He stated that we needed to help the veterans in any way possible.

Ron Munnerlyn – stated that a workshop would be scheduled sometime in December for Council to meet to review properties that are owned by the county so that Council would know what properties are being presented and made available to companies. He stated that workshops as this were held in the past and seemed to help a great deal. He stated that Council could work on a plan to have a better understanding as to what Council may be willing to offer prospective companies. He stated that he hoped that this workshop will benefit all of staff.

Mr. Munnerlyn thanked Council for their civilized action in handling business for Marlboro County. He stated that it was nice to work with a Board and realize that when parties disagree that we can still go forward and take care of business and shake hands in the end.

NON-AGENDA ITEMS

No items were heard.

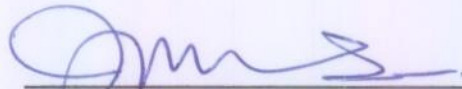
ADJOURN

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

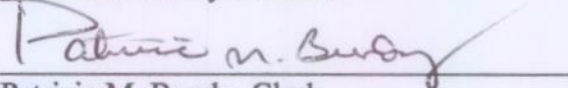
The meeting was adjourned at approximately 6:52 p.m.

(SEAL)

ATTEST:



J. Ron Munnerlyn, Chairman
Marlboro County Council



Patricia M. Bundy, Clerk
Marlboro County Council

Adopted: December 9, 2014