

MARLBORO COUNTY COUNCIL

MARLBORO COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP BUILDING

COUNCIL CHAMBERS

TUESDAY, JULY 11, 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 A. 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](http://www.marlbocounty.sc.gov)).

INVOCATION – Mr. Anthony Woods

APPROVAL OF AGENDA ITEMS

**Motion made by Dr. Carolyn Prince, seconded by Mr. Anthony Woods, to approve the agenda as presented. Vote in favor. Unanimous. Motion carried.**

PUBLIC HEARING

ORDINANCE # 758 – AN ORDINANCE OF MARLBORO COUNTY, SOUTH CAROLINA TO AMEND AN AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF JOINT-COUNTY INDUSTRIAL AND BUSINESS PARK BY AND AMONG MARLBORO COUNTY, DILLON COUNTY, SOUTH CAROLINA, AND MARION COUNTY, SOUTH CAROLINA, SO AS TO ENLARGE THE PARK AND

July 11, 2017 County Council Meeting

MODIFY THE DISTRIBUTION OF PARK REVENUES IN THE EVENT OF THE ISSUANCE BY DILLON COUNTY OF CERTAIN SPECIAL REVENUE BONDS; AND OTHER MATTERS RELATED TO THE FOREGOING

Mr. Jason Steen, Chairman, opened the public hearing and recognized Mr. Ron Munnerlyn, County Administrator, to make comments on Ordinance # 758.

Mr. Munnerlyn stated that the Ordinance concerned an expansion of Harbor Freight. He stated that Marlboro and Marion joined Dillon County years ago to form an industrial park and the Ordinance being considered will allow the park to be enlarged and allow for modifications of distribution of the park revenues to build new roads and install water lines for the Harbor Freight expansion. Mr. Munnerlyn stated that monies will eventually come back to Marlboro County on this expansion and it was a positive move for Marlboro County.

Chairman Steen asked if there were any comments or questions from the public or council members on this Ordinance. There were no comments.

The Public Hearing was closed.

APPROVAL OF MINUTES – June 1, 2017 Called Council Meeting

Mr. Jason Steen, Chairman, asked if there were any comments on the minutes or suggested changes or additions. There were no recommended changes.

**Motion made by Mr. Willie Gladden, seconded by Mr. Anthony Woods, to approve the called council meeting minutes of June 1, 2017 as presented. Vote in favor. Unanimous. Motion carried.**

APPROVAL OF MINUTES – June 13, 2017 Called Council Meeting

Mr. Jason Steen, Chairman, asked if there were any comments on the minutes or suggested changes or additions. There were no recommended changes.

**Motion made by Mr. Verd Odom, seconded by Mr. Steve Blackmon, to approve the regular council meeting minutes of June 13, 2017 as presented. Vote in favor: Mr. Jason Steen, Mr. Willie Gladden, Ms. Corrie Plato, Mr. Anthony Woods, Mr. Steve Blackmon, Mr. Verd Odom, and Mr. Charles P. Midgley, Jr. Abstain: Dr. Carolyn Prince (not present at meeting). Vote: 7/0/1. Motion carried.**

OLD BUSINESS

ORDINANCE # 758 – AN ORDINANCE OF MARLBORO COUNTY, SOUTH CAROLINA TO AMEND AN AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF JOINT-COUNTY INDUSTRIAL AND BUSINESS PARK BY AND AMONG MARLBORO COUNTY, DILLON COUNTY, SOUTH CAROLINA, AND MARION COUNTY, SOUTH CAROLINA, SO AS TO ENLARGE THE PARK AND MODIFY THE DISTRIBUTION OF PARK REVENUES IN THE EVENT OF THE



ISSUANCE BY DILLON COUNTY OF CERTAIN SPECIAL REVENUE BONDS; AND OTHER MATTERS RELATED TO THE FOREGOING – THIRD READING

Mr. Jason Steen, Chairman, stated that Mr. Ron Munnerlyn, County Administrator, had made comments on this Ordinance during the public hearing and asked if there were any questions or comments. There were none.

**Motion made by Mr. Anthony Woods, seconded by Dr. Carolyn Prince, to approve the third reading of Ordinance # 758 – an Ordinance of Marlboro County, South Carolina to Amend an Amended and Restated Agreement for Development of Joint-County Industrial and Business Park by and Among Marlboro County, Dillon County, South Carolina, and Marion County, South Carolina, so as to Enlarge the Park and Modify the Distribution of Park Revenues in the Event of the Issuance by Dillon County of Certain Special Source Revenue Bonds; and Other Matters Related to the Foregoing. Vote in favor. Unanimous. Motion carried.**

ORDINANCE # 759 – AN ORDINANCE TO PROVIDE FOR AN ANNUAL SOLID WASTE FEE – SECOND READING

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

Mr. Munnerlyn stated that this Ordinance was in accordance with an item discussed with the annual budget which was adopted to establish an annual solid waste fee to be applied to dwellings in the unincorporated areas of the county for the first year to fund our convenience center operations, to enforce the little laws, and cleanup of the county. He stated that there would be some fine tuning to the Ordinance with the assistance from the County Attorney but stated that this was the second reading and there was time for that to be done. He stated that right now the solid waste fee to all dwellings located in the unincorporated areas of the county would be \$40 annually. He stated that stated that the Ordinance is worded so that the fees could be reviewed annually with the county budget to determine if an increase in the fees would be needed in the future or if fees should be applied to those dwellings in municipalities.

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

**Motion made by Mr. Willie Gladden, seconded by Ms. Corrie Plato, to approve the second reading of Ordinance # 759 – an Ordinance to provide for an annual Solid Waste Fee. Vote in favor. Unanimous. Motion carried.**

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) – SECOND READING

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



July 11, 2017 County Council Meeting

Mr. Munnerlyn stated that the Ordinance for consideration would authorize a six month lease of a 50,000 square foot building of the Boro property to Arauco/Flakeboard. Mr. Munnerlyn stated that the folks were already in the building. Mr. Munnerlyn stated that the county had owned the Boro property for about a decade and this is the first time that we have been able to collect any money for the property. He stated that this was definitely a good thing for the county.

Chairman Steen asked if there were any questions.

Dr. Carolyn Prince asked if the monthly rent would be \$4,000 and where the rental funds would go. Mr. Munnerlyn stated that the monthly rent would be \$4,000 and that the funds would go into the Economic Development account. He stated that any future repairs to the Boro property would hopefully be paid from the rent proceeds.

**Motion made by Dr. Carolyn Prince, seconded by Mr. Verd Odom, to approve the second reading of 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) and further ratifies the lease which has been prepared in connection with said Ordinance. Vote in favor. Unanimous. Motion carried.**

NEW BUSINESS

RESOLUTION # 07-17-01 – A RESOLUTION PROVIDING GUIDANCE AND SHORT TERM AUTHORITY TO THE COUNTY ADMINISTRATOR FOR LEASES AT THE BORO PROPERTY

Mr. Jason Steen, Chairman, recognized Mr. Ron Munnerlyn, to make comments on this Resolution.

Mr. Munnerlyn stated that the Resolution which was provided to Council has been revised and the revised copy has been placed at Council's desks for review. He stated that the amount in the Resolution indicated \$4 per square foot which was incorrect. He stated that the amount had been removed and language was now included to allow that the unoccupied property be occupied for a fair market rent amount and would authorize himself as the County Administrator to execute an agreement for any future tenant to take immediate possession of the premises so that the County would not lose a tenant in the future. He stated that Arauco/Flakeboard wanted to lease a portion of this property which was discussed earlier for six months and in order to make that legal three readings were required by law along with a public hearing. He stated that this Resolution would allow him to work out the details and sign an agreement to lease any of the other unoccupied property at the Boro location to a future tenant for a period of 120 days or less which would be four months or less.

Dr. Carolyn Prince asked how staff would determine what a fair market amount would be. Mr. Munnerlyn stated that Dr. Prince's question was a good one but that staff would consider the location, appearance and structure of the facility. He stated that the Boro property has no electricity and has a dirt parking lot and that these factors determine what a



July 11, 2017 County Council Meeting

fair market amount would be. He stated that Arauco/Flakeboard is leasing a portion of the Boro property at a rate of \$1 per square foot.

Mr. Gladden stated that \$4,000 a month is bringing something in to the county and that was a good thing.

Mr. Munnerlyn stated that Council would always have the right to question any agreement to be considered for a longer term than four months.

Chairman Steen asked if there were any further questions. There were none.

**Motion made by Mr. Willie Gladden, seconded by Ms. Corrie Plato, to approve Resolution # 07-17-01 – a Resolution providing guidance and short term authority to the County Administrator for Leases at the Boro Property. Vote in favor. Unanimous. Motion carried.**

APPROVAL OF SC DEPARTMENT OF JUVENILE JUSTICE (DJJ) MEMORANDUM OF AGREEMENT FOR JUVENILE JUSTICE'S DETENTION CENTER FOR FISCAL YEAR 2017-2018

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

Mr. Munnerlyn stated that the agreement for consideration was one that is done every year and deals with housing of juveniles at the rate of \$50 per diem rate to be housed at the DJJ detention facility. Mr. Munnerlyn stated that the agreement was the same as last year and would cover the period from July 1, 2017 through June 30, 2018.

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

**Motion made by Mr. Anthony Woods, seconded by Dr. Carolyn Prince, to approve the SC Department of Juvenile Justice (DJJ) Memorandum of Agreement for Juvenile Justice's Detention Center for fiscal year 2017-2018. Motion in favor. Unanimous. Motion carried.**

APPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Jason Steen, Chairman, asked if there were appointments to Boards and Commissions. There were none.

Mr. Ron Munnerlyn, County Administrator, stated that staff has worked on the list and is in the process of obtaining names of nominees from the Planning and Zoning Director so that some recommendations may be made of folks who may be willing to serve. Mr. Munnerlyn stated that it is really difficult to get folks to serve on these Boards and Commissions. He stated that an up to date list would be provided for Council's review along with some recommendations for some of the vacancies.



July 11, 2017 County Council Meeting

Mr. Willie Gladden stated that he had talked about in the past providing incentives to help get some folks on these Boards and Commission and stated that he really thought that needed to be done.

Mr. Munnerlyn stated that he agreed and that he would be bringing some recommendations back to Council for consideration.

Chairman Steen asked if there were any further comments. There were none.

## REPORTS

### FINANCE DEPARTMENT – MS. AINSLEY MOORE

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

Ms. Moore reported that due to the fiscal year ending on June 30<sup>th</sup> that she had no financial report available for Council to review. She stated that staff would be closing out the books for the year and receiving adjustments from the auditors that would affect the year-end totals. She stated that once all the books had been closed and adjustments were made that she would provide Council with staff's final reports. She did state that in reviewing the preliminary figures that it appeared that the county would be under budget in expenses for the year. She stated that this was a plus and because of this, staff anticipated that this would result in less use of the county's fund balance which would also serve to counteract the continued revenue decreases from State funding.

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 Munnerlyn, County Administrator.

Mr. Munnerlyn stated that his 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 June: Jeronda Harrington (6 years); Sharonica Henegan (10 years); Robert Stanton (19 years); and Martha McQuage (10 years).

1. **SCAC'S 50<sup>th</sup> Annual Conference** – stated that the SCAC's 50<sup>th</sup> Annual Conference was scheduled for July 30 – August 2, 2017 at the Hilton Head Marriott. There will also be classes offered by the Institute of Government on Saturday and Sunday, July 29<sup>th</sup> and 30<sup>th</sup>.



## **ECONOMIC DEVELOPMENT REPORT**

### Marlboro County Rail Tour

Mr. Munnerlyn stated that staff was working to finalize details of the upcoming rail tour of the county. He stated that the tour would allow existing industry as well as economic development partners to ride the rails of the county-owned railroad. He reminded County Council that they had received an invitation and he asked that they RSVP as soon as possible. Mr. Munnerlyn stated that the number of seats was very limited and that staff needed a head count this week if at all possible. He stated that the tour was a part of his strategy to focus the Partnership on industry and economic development.

### Prospect Activity

Mr. Munnerlyn stated that he was excited to report that there were three active prospects. He stated that one was the ongoing Project Custom and the other 2 were "new" prospects - one international firm was interested in a "greenfield" site and another established U.S. firm had visited the former Baldor building in Clio.

Mr. Munnerlyn stated that as part of the preparation for the prospects' visits, he had made a few requests of folks such as: directed Public works to mow grass along roads we normally would not do, asked Clio to help with road side clean-up, and had the Clio Rural Fire Department create a sign announcing their new fire stations. He stated that it was very important that the county take every possible step to present our county in the best possible light!

## **ADMINISTRATOR'S REPORT**

### All Employee Meeting

Mr. Munnerlyn reported that an "all employee" meeting was held on June 28 in the Marlboro County Courtroom. He stated that as he had often stated, he felt that communication with our employees and their empowerment was critical to the County's success as an organization. He stated that at the meeting, he spoke about Council's new budget and the initiatives that were funded for this fiscal year. He stated that the meeting was well attended by both employees of the County Administrator as well as elected officials and their employees. He thanked the elected officials for their participation. He stated that he told the group that all may have different bosses or legal authority but in the end we are all working for the same purpose and on the same team.

### New fiscal year

Mr. Munnerlyn stated that he has been busy trying to implement the programs and initiatives funded by the new budget. Progress so far includes:



Image Committee of Partnership

Mr. Munnerlyn stated that in an effort to improve the appearance for economic development prospects and others, the MCEDP has formed an "Image Committee" to address specific concerns along the gateways to the county and in highly traveled areas. He stated that the committee was made up of the mayors of all towns as well as the city and county administrators and two Partnership representatives.

He stated that the goal would be to identify and correct image issues using the available resources and within the legal authority of each of the organizations represented by the Committee members.

He stated that that the committee was aligned with the County's clean-up efforts and was just one of several committees he felt needed to be formed to address ALL the clean-up efforts. He stated that he would be proposing a Council appointed committee for consideration in coming months.

Anti-Litter/ Clean-up Campaign

Mr. Munnerlyn stated that staff would be working to develop a public education campaign in support of the county's clean-up efforts. He stated that in the next few weeks he hoped to advertise the new Work Crew Supervisor position as well as begin enhanced enforcement effort by the codes enforcement officer. He stated that the county would be using the "Keep Marlboro County Clean and Green" logo in efforts so folks should look for decals, promotions materials related to this effort.

Museum and Cultural Affairs Director

Mr. Munnerlyn stated that the county would begin advertising for the Museum and Cultural Affairs Director position which has been vacant for a while now. He stated that he had expanded the position title and description which would include all historical and cultural facilities owned by the county which included the management and programming of the Murchison School once renovations were complete in the fall.

Soil Conservation – Carter's Branch - Muddy Creek Watershed District

Mr. Munnerlyn stated that he met with the Soil Conservation Board who requested a meeting to inform the County that a subgroup of the Board, which was elected by the citizens living in the district, was now defunct.

He stated that this Carter's Branch - Muddy Creek Watershed "ditch" system was very important to the drainage of the southern side of Bennettsville and surrounding county areas. The system requires maintenance and previously the County had assisted from time to time.

Mr. Munnerlyn stated that the group has no money for this work and the County does not have resources to complete a major maintenance effort. He stated that the group, if reactivated, does have the authority to levy taxes and my suggestion to the group was that an effort be made to reactivate the group and levy a small tax to cover the costs. He stated that he also recommended some sort of study to determine exactly the condition of the system and rough estimates of costs to bring it up to date.



July 11, 2017 County Council Meeting

He suggested a meeting with the appropriate Council Committee at some point to discuss the issue with the Soil Conservation group.

#### RECOGNITION OF CITIZEN'S REQUEST BEFORE COUNCIL

Mr. Jason Steen, Chairman, stated that two citizens had requested to address Council and recognized them as follows:

**CEDRIC LITTLE** – stated that all members of Council knew him as a member of the video production crew. He stated that this would be his last year assisting with the video production as he will be going to college in the fall. He stated that he wanted to thank members of Council for the opportunity to work with them for five and that this was his first job. He stated that he really appreciated the opportunity to work with such a great group and that he was proud to be a citizen of Marlboro County because of the work that Marlboro County Council continues to do for the community. He stated that he will attend Winthrop University and plans to study chemistry.

**John Jefferson** – stated that he needed no introduction. He stated that he had appeared in the past but wanted to explain his situation differently this time. He referred to education funds and lottery funds. He stated that folks do not build from the top up but they build from the foundation and go up. He stated that he did not feel that he should pay taxes because he received no benefit from paying taxes. He stated that he had asked Representative Pat Henegan to attend the meeting but stated that apparently she could not make it to the meeting.

Mr. Jefferson stated that he was allowed to speak for three minutes per meeting which totals 36 minutes a year and members of Council and the Administrator have 365 days a year to try and convince him that he is wrong in the way he looks at paying taxes in Marlboro County. He stated that he would be back next month to say more.

#### RECOGNITION OF COUNCIL MEMBERS

**Mr. Verd Odom** – stated that he would not be at the August Council meeting due to being scheduled for knee surgery on August 5, 2017.

Mr. Odom stated that everything seemed to be going well. He stated that he did have some citizens voice complaints about the trash pick up service in the county. He stated that Mr. Munnerlyn, the County Administrator, was kind enough to make some calls and the citizen really appreciated the call. Mr. Odom stated that something was going to have to be done about the trash pick-up service. He stated that citizens pay for this service and are not getting the service they deserve or need. Mr. Odom stated that he understood that staff at the administration office was documenting all complaints that they receive and encouraged other council members to pass any complaints on to the administration office.

**Mr. Steve Blackmon** – No comments.

**Dr. Carolyn Prince** – stated that she wanted to thank members of Council for the budget.



July 11, 2017 County Council Meeting

Dr. Prince mentioned the Image and clean up committee asks that they please take a look at Hwy. 15-401 from the railroad south to Marshall Street and asked that they please include this area on their list for cleanup. She also asked if there would be money available in the budget for purchase billboards that could list a telephone number for folks to report litter problems. She stated that she thought this may help.

Dr. Prince stated that she would like to have a copy of the job description for the new Museum Director position once it was available.

**Mr. Willie Gladden** – No comments.

**Ms. Corrie Plato** – No comments.

**Mr. Anthony Woods** – stated that things were going well in Clio. He also stated that Clio lost a well-known merchant in the Clio area, Mr. Eddie McIntyre, earlier in the week. He stated that Mr. McIntyre was a great man and friend and he would be missed by many.

**Mr. Jason Steen** – mentioned the trash pick-up and stated that he had received many complaints from his church folks on Sunday morning and stated that his mom even complained about it at Sunday lunch.

Mr. Steen stated that he was happy to know that a portion of the Boor property would be generating some income for the County and that this was good news. He stated that it was good to know that a tenant would be in the property.

NON-AGENDA ITEMS

There were no non-agenda items.

ADJOURN

**Motion made by Mr. Willie Gladden, seconded by Ms. Corrie Plato, to adjourn the meeting. Vote in favor. Unanimous. Motion carried.**

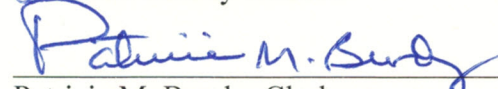
The meeting was adjourned at approximately 6:30 pm.

(SEAL)

ATTEST:



Jason K. Steen, Chairman  
Marlboro County Council



Patricia M. Bundy, Clerk  
Marlboro County Council

Adopted: August 14, 2017