

MARLBORO COUNTY COUNCIL

MARLBORO COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP BUILDING

“CALLED MEETING”

COUNCIL CHAMBERS

MONDAY, OCTOBER 20, 2014

4:00 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

Mr. Ron Munneryn, Chairman, opened the meeting and stated that the meeting was being held in hopes of having the second reading of Ordinance # 731 – An Ordinance to approve the Lease Agreement between Marlboro County and an undisclosed party of the property adjacent to the Farmer’s Market. He recognized Mr. Ron King, Economic Development Director, and Mr. Jim Haynes, County Administrator, and asked that they make comments on the presentation that they had prepared for Council.

Mr. Jim Haynes, County Administrator, stated that staff had received some of the information which should have been provided to Council for last week’s Council meeting for consideration of the second reading of Ordinance # 731. He stated that Mr. Ron King had spent much of his weekend in putting together the presentation which he would provide to Council.

Mr. Ron King, Economic Development Director, stated that company was requested by N & S (Norfolk and Southern) Company for railroads. He stated that this company employs folks people who respond to train derailments and accidents, as well as rebuilds the tracks and/or bridges as needed to meet safety specifications for trains. He stated that this particular company which was considering locating here in Marlboro has their corporate office in

**Page Two –October 20, 2014 County Council Meeting**

North Chesterfield, Virginia, and desires to have offices in areas further South. Mr. King stated that the company is interested in the property between the railroad and behind the existing Farmer's Market off of Broad Street. He stated that this property would be in addition to purchasing other property privately owned by another party. He reported that the company plans to invest over a five year period around \$6,000,000 in equipment and will hire five to six employees, most of whom Mr. King thought would be local individuals. He stated that at the end of the five year period, the company would expect to have around 30 employees.

Mr. King stated that there were three other operations as follows: Richmond, VA; Merrillville, IN; and Taneytown, MD. He stated that the Richmond, VA site employs about 60 employees, the Merrillville, IN site employs about 36 employees; and the Taneytown, IN site employs about 30 employees. He stated that all sites with the exception of the corporate office in Richmond, VA, handles train wreck service, bridge span replacement, emergency derailment, heavy equipment recovery, heavy equipment transfer, railcar maintenance, and track construction and maintenance.

Mr. King stated that based upon one-half of the \$6,000,000 amount invested in real estate and taxable equipment, the company would be expected to pay somewhere around \$100,000 in annual taxes. The company would also be required to pay vehicle taxes on the "Rolling Stock" which would consist of the heavy machinery and cranes.

Mr. King stated that the noise level measured by DB range would be estimated at 45-62 average and spike at 68. He stated that this would not very much noise and may sound like a vacuum cleaner would in your home. He stated that most of the work done by the company would be done on site where repairs are needed.

Mr. King stated that the two accesses to the company site would be from Jennings Street and from Broad Street and the company would request at least 116' for the entrance off of Broad Street and at least 100' for the entrance off Jennings Street.

Dr. Carolyn Prince asked if 100 ft. large trucks would be coming down Broad Street to enter the site and Mr. King confirmed that they would, as well as trucks hauling large equipment. Mr. King stated that is why the large amount of footage is needed for each entrance to allow the large trucks room to turn into the entrance before they enter the gate to the site.

Mr. Anthony Woods asked how far the entrance would be from the farmer's market and Mr. King stated that there would be about 25-30 feet from parking lot of farmer's market. Mr. Munnerlyn, Chairman, stated that the property considered for lease is not "set in stone" and the boundaries could be worked out. Mr. Munnerlyn asked Mr. King if flags could be placed on the property so that everybody could see the area in question and Mr. King responded that they could be.

**Page Three –October 20, 2014 County Council Meeting**

Mr. Steve Blackmon asked how much property the other property owner was willing to sell to this company and Mr. King stated that it was around eight acres and the part that the company is requesting the county lease to them was less than three acres.

Dr. Carolyn Prince asked what the roll and stop would consist of. Mr. King responded that it was trucks and equipment that could be driven and equipment to be loaded on beds to be moved from place to place.

Dr. Prince asked what type mile radius area would this company be interested in making repairs to and Mr. King mentioned that he thought that the company would make repairs to areas as far as Georgia and Florida. Dr. Prince asked about what the five jobs would consist of and what the qualifications might be. Mr. King responded that the first five jobs would be drivers that could drive the loaded equipment to sites and then operate the equipment making the needed repairs. Mr. King stated that the employees would need at least a Class A CDL license.

Mr. Willie Gladden stated that he did not think the county would get any benefit from the fuel that would be sold for the machinery as it would go to the SC Department of Transportation.

Mr. Munnerlyn, Chairman, stated that Council needed to get some action points together for staff. He stated that markers on the property for the area in question would help council members visualize what property is in question. He also stated that staff also needed to give council members a dollar figure on how this would benefit the county. He stated that if staff needed to locate an expert to do this, then that's what needed to happen.

Dr. Carolyn Prince asked what the company would be making investments in. Mr. King responded that the investments would be made in the buildings and property, gates to both entrances and doors to the buildings for the equipment to be stored in.

Mr. Willie Gladden stated that he felt that council would be telling the residents to live with the noise and whatever council decides to bring to the area and they have no choice or say so as to what comes into their neighborhood. He stated that it was his opinion that this was a bad location for such a company to only hire five or six people that may not even be local people.

Dr. Prince asked Mr. King how long the company had been in business and if they had excessive debt. Mr. King stated that the company had just celebrated a 25 year anniversary at the Richmond, VA location. Dr. Prince asked if there were any photographs of the equipment that may be brought here and descriptions of work that would be done. Mr. King proceeded to show photographs of cranes lifting derailed engines as well as removing debris and engine from train wreck location. Mr. King shared pictures of the cranes making repairs to existing railroads. He also took pictures of one of the company's locations indicating that there had been at least 1200 days at two locations with no injuries reported.

**Page Four – October 20, 2014 County Council Meeting**

Dr. Prince asked what type of area North Chesterfield, VA was. Mr. King stated that it was a residential area and the company was right off of a four-lane road.

Dr. Prince stated that she had concerns about bringing a company with large trucks and machinery to a downtown residential area. She stated that there were residents on all sides and that it would not be a good appearance to our downtown area with Jennings Street residents and the bypass being located so close. Mr. King stated that the equipment would be leaving the area each day to go to the repair sites and would be housed there after hours.

Mr. Gladden stated that he just could not believe that the noise level would only be similar to the sound of a vacuum cleaner in your home.

Mr. Jason Steen stated that he had listened to everyone and he heard their concerns but he thought the main thing was the access to the property and even though it would not be a huge investment he thought it would be worthwhile as long as the buffer zones would be required. He stated that he had heard nothing negative on this company and understood the concerns for the neighborhood.

Dr. Carolyn Prince stated that Hamlet, NC has a similar outfit but it is located outside the city limits away from the residential neighborhood. She stated that even the Maple Street Boro site would be more convenient as far as neighborhoods are concerned and asked if they would consider that location. She stated that this was just the wrong business for this area and it was not a good fit for Bennettsville. Mr. King stated that the land from O'Tuel was already under contract with the company and is the site they prefer.

Ms. Corrie Plato agreed that the area was a concern to her with all of the residents that are close by. She did not think it was a good idea.

Mr. Ron Munnerlyn, Chairman, stated that he saw no problems with the leasing the property and that the City would have to determine what buffers are needed with regard to the zoning ordinances. Mr. King stated that he talked with Ms. Holly Swann of Planning and Zoning with the City of Bennettsville a while back but not recently. Mr. Haynes stated that he talked with Ms. Swann and she stated that she had not had any contact with the company and could not give any opinion on this until a site plan was provided. Mr. Munnerlyn asked if there was a timeline on the site plan being remitted and Mr. Jim Haynes, County Administrator, indicated that he was not sure.

Attorney Harry R. Easterling, Jr. stated that the zoning requirements would be determined by the City of Bennettsville and that this was similar to the zoning requirements that the County had with the landfill.

Mr. Steve Blackmon asked if this company would be in compliance with city zoning and Attorney Easterling responded that he could not answer that. Mr. Blackmon then stated that most of the property the company needed would be purchased from the O'Tuels and stated that if they only need a little property to bring the company in and as long as the company

**Page Five –October 20, 2014 County Council Meeting**

was in compliance with the City of Bennettsville that Council would be wrong not to help with this.

Mr. Ron Munnerlyn, Chairman, stated that this meeting was for a second reading only and that public hearing and third reading would also be required. Mr. Munnerlyn suggested that we have a public hearing to have any interested residents attend and voice their concerns. Dr. Carolyn Prince stated that no citizens ever attend the public hearings because they do not have enough information to know what is being discussed due to so much undisclosed information.

Mr. Anthony Woods asked if this was the only location the company was interested in for Marlboro County and Mr. King stated that the company had entered into an agreement with the other land owner and this location is best for them.

Mr. Woods stated that he understood this meeting was for the second reading and would agree to that as long as a public hearing and third reading could be scheduled separately to allow citizens and residents to come and voice their concerns. He stated that he saw no major harm in going forward with second reading at this time.

Dr. Carolyn Prince stated that she needed to know if the company will get approval from the city and stated that the businesses in this area and the residents needed to be aware of what is being considered for this downtown area.

Mr. Ken Allen stated that the council was thinking too wide range. He stated that the property was located in the City limits and he thought council was attempting to do everybody's job. He stated that council should only vote on whether or not to lease the property to the company. He stated that the company would have to deal with the City on buffers and zoning and would be required to deal with the highway department for the road frontage needed for entering the property. He stated that the only thing County council needed to be concerned with was whether or not to lease the property in question. Mr. Allen stated that the property is not being currently used for anything.

Mr. Willie Gladden stated that he was against it.

Dr. Carolyn Prince stated that this was the wrong industry for Bennettsville and this type business needed to be outside the city and not downtown Bennettsville.

Mr. Ron Munnerlyn, Chairman, stated that the public hearing and third reading on this Ordinance could be held separately.

Mr. Willie Gladden stated that if the public hearing is held and if citizens show up and do not want this company to come what then. Mr. Munnerlyn responded that each council member would have to vote his/her conscious as to what the right thing to do would be.

**Motion made by Mr. Steve Blackmon, seconded by Mr. Ken Allen, to approve the second reading of Ordinance # 731 – An Ordinance to approve the lease agreement between Marlboro County and an undisclosed party of the property adjacent to the farmer’s market. Vote in favor: Mr. Ron Munnerlyn, Mr. Steve Blackmon, Mr. Ken Allen, Mr. Jason Steen, and Mr. Anthony Woods. Oppose: Dr. Carolyn Prince, Mr. Willie Gladden and Ms. Corrie Plato. Vote: 5/3/0. Motion carried.**

Mr. Ron Munnerlyn, Chairman, asked for a motion to adjourn.

**Motion made by Mr. Steve Blackmon, seconded by Mr. Anthony Woods, to adjourn the meeting. Vote in favor. Unanimous. Motion carried.**

The meeting was adjourned at 4:58 p.m.

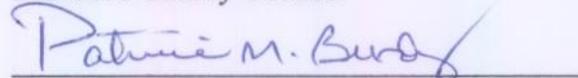
(SEAL)

ATTEST:

Adopted: November 18, 2014



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J. Ron Munnerlyn, Chairman  
Marlboro County Council



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Patricia M. Bundy, Clerk  
Marlboro County Council