

MARLBORO COUNTY COUNCIL

MARLBORO COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP BUILDING

COUNCIL CHAMBERS

TUESDAY, FEBRUARY 10, 2015

WORKSESSION MEETING

2:00 PM

CHAIRMAN

RON MUNNERLYN

VICE-CHAIRMAN

JASON STEEN

ADMINISTRATOR  
CLERK TO COUNCIL  
COUNTY ATTORNEY

JIM HAYNES  
PATRICIA M. BUNDY  
HARRY EASTERLING, JR. \*

COUNCIL:

JASON STEEN,  
RON MUNNERLYN,  
DR. CAROLYN PRINCE,  
STEVE BLACKMON, AND  
\*

\* WILLIE GLADDEN, \*  
CORRIE H. PLATO,  
KEN ALLEN,  
ANTHONY WOODS

\*Absent

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

A notice of the work session of Marlboro County Council appeared in the February 22, 2015 edition of the HERALD ADVOCATE. Copy of the agenda was emailed to Lynn McQueen 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.marlbocounty.sc.gov](http://www.marlbocounty.sc.gov)).

Mr. Ron Munnerlyn, Chairman, opened the meeting by advising this would be a work session to discuss some information from staff with the budget coming up in the next couple of months. He stated that there were three categories that would be discussed today: (1) Administration (organizational things); (2) Economic Development; and (3) Recreation. He stated that they would follow up with an Executive Session to discuss legal and personnel matters. Mr. Munnerlyn recognized Mr. Jim Haynes, County Administrator, first to make some comments on organizational matters.

ADMINISTRATION ORGANIZATIONAL ITEMS

Mr. Haynes stated that in terms of budget, that one matter that staff was beginning to work upon was the EMS/Rescue Squad agreement that expires the end of June, 2015. He stated that the millage rate may be affected according to the needs of EMS/Rescue Squad folks.

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He reported that reports are not being provided which the contract calls for but that he has requested the same and would review them once received. Mr. Haynes stated that with the plans of our local hospital, Marlboro Park Hospital, being uncertain for the future as to whether or not we will even have a local hospital, will certainly affect the budget for the EMS/Rescue Squad agreement. He stated that if the local EMS/Rescue Squads would be asked to pick up patients and transport them to other facilities out of the county like Scotland, Florence, Cheraw, or other counties, this would increase the mileage and time for each run and also may limit the number of EMS vehicles available for the other residents of the county. This may affect the services and the costs of the services which we depend upon EMS/Rescue Squad for our citizens.

Mr. Haynes also stated that staff had found that the management of the airport contract had expired and that staff will begin making contacts with the management company about the renewing of the same which will affect our 2015-2016 budget.

Mr. Haynes stated that the Local Government Fund and the Consumer Price Index (CPI) may affect our millage rate for the upcoming budget. He stated that any increase in the county's millage rate is based upon the CPI. He stated that we are looking at an increase of about .8% and that gas probably kept the CPI from increasing any more than that.

Mr. Haynes also mentioned that expected revenues for the upcoming budget year are estimated to be pretty much the same as this year. He stated that there may be some additional funds received from Harbor Freight but that we would just have to wait and see what that turns out to be.

Dr. Carolyn Prince asked if staff anticipated the railroad fund revenues to be about the same as the current year and Mr. Haynes confirmed that he did. He estimated that the railroad revenue funds would be anywhere from \$450,000-\$600,000.

Mr. Haynes also stated that he saw some concerns in other counties as to how the departments were affected and it got him to thinking about our current set up. He stated that many departments work independently and there was not much integration between them. He stated that this is normal but sometimes difficult to manage in that many offer services separately when certain services could be combined and beneficial to many departments as a whole. He mentioned the mapping services and how the Tax Assessor's office and E-911 currently have three to four different mapping programs in the county. He stated that staff had done some research on this and found that one mapping program could be combined by all of these offices to provide a more up to date and nice looking program for use by all departments.

Mr. Anthony Woods stated that departments may have their own ideas and twerks and that staff should consider getting the department heads together to discuss the possibility of upgrading to a program that could be used by all to see what their thoughts on this would be.

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Chairman Munnerlyn stated that he thought that if a better program could be purchased for use by all departments rather than have a budget for a mapping program for each department, it could possibly save the county money.

Mr. Haynes stated the mapping program that he has researched would be beneficial but would require all departments to input and update information as it is received. For example, the tax office would be required to update the system as new information is received. Without updating it as information is received would result in the maps not being up to date. He stated that another benefit of updating to this type system would be that the system could be accessed by the public from their home computers or ipads. The public could access certain properties and obtain tax cards and tax values from the one program. Mr. Haynes that the new program for this would cost somewhere around \$100,000 and he understood that this was a lot of money.

Dr. Carolyn Prince asked if the \$100,000 was the cost just for Marlboro County to have the program and Mr. Haynes confirmed that it would cover our county only.

Chairman Munnerlyn agreed that it would cost a lot of money to start from scratch.

Mr. Haynes stated that the system would require a lot of updates each time a deed or map is filed with the Clerk of Court's office and would require someone with skills and understanding of how it would work. The mapping program would be able to show sewer and water lines, railroads, fire hydrants or whatever else you may need it to show. It would be graphed by a layering system so that you could show as much or as little as you may need to view.

Mr. Haynes stated that another point of discuss what departments would do should a department head die or leave suddenly. He stated that the county needed a plan as to how to move forward and who would step up and keep things rolling. He stated that it was an unfortunate thought but that this does happen and we need to think about how we can prepare for these type situations. Mr. Haynes mentioned that years ago when he worked for a county in North Carolina, they lost their Finance Officer suddenly and that it really affected the county as a whole because so much information was retained and known by this one person and no one else knew it. He stated that the county met each payroll as needed but that by not knowing the information they needed to know, it set them back about two years in their financial planning. He stated that this would be long-range planning. Mr. Haynes used Mr. Roy Allison of E-911 as an example and stated that he has retired and has come back for another five years but we are well into the five years and he will be gone in the next two or three years. We need to start planning now to have someone to be able to step up and handle his responsibilities once he is gone. He also mentioned the Tax Assessor's office and stated that things are better now but they still have a long way to go. Mr. Haynes confirmed that he encouraged training for all employees and that many trainings can be obtained a minimal cost to the county.

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Mr. Haynes mentioned that succession planning should also be considered for his position as well. We need to look at all departments and make sure that we would know what the next step would be should someone leave suddenly.

Chairman Ron Munnerlyn stated that he did not think that the county had ever done any succession planning. He stated that just because you share information with someone in your department does not mean that you can step into that position.

Mr. Haynes stated that the Delinquent Tax Office did not have an actual policy as to how to deal with folks getting a deed to properties sold at tax sales and what the consequences might be if this process was not handled in a timely manner. For example, if someone purchases a property at a tax sale but does not follow up on having a deed prepared and recorded, what happens if the taxes have not been paid and you need to sell it again at another tax sale? He stated that there needs to be written policies for staff to follow in every situation imaginable if possible so that there would be an explanation as to why it was dealt with in any certain way.

Mr. Haynes also mentioned abandoned roads and stated that our current list of county roads not be as accurate as we thought. He stated that he has learned that many roads were abandoned possibly at a property owner's request by the county but may not have been done in a proper way. He stated that is a problem when a new property owner comes to the county and says that a particular road use to be a county road but was abandoned and now they want it to be kept up again by the county. We need a policy manual as to how this should be dealt with. There is no proper procedure on this currently to protect the county.

Chairman Munnerlyn stated that everyone needed to be fed from the same spoon. He stated that it was nice to live in a small county where everybody knows everybody but that in the end you must have a procedure to be followed.

Mr. Haynes mentioned building permits and stated that this was a service that the county provided to its citizens and stated that we should review the cost for these permits.

Mr. Ken Allen stated that a permit to make a simple repair should not cost as much as constructing a new building. Mr. Haynes agreed and stated that we should make it a system that makes it better for the citizens and for the county.

Mr. Haynes mentioned that the current IT service was working well. He stated that a lot of things that were fixed to just get by were being properly corrected and that the hours that the IT person extends to the county have been many.

Mr. Haynes mentioned that the D.D. McColl house is being remodeled in order to accommodate an office for our Legislative Delegation Representative so that both the legislative representative and the Veteran's Affairs office will be in the same building but have their own private offices. The telephone system will be set up to allow the receptionist to handle telephone calls for the legislative representative.

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Mr. Haynes stated that the E-911 office is now recording both inside the room and outside. The inside recording is being used for protecting the workers and playback as needed.

Mr. Anthony Woods asked if the recording included video and audio and Mr. Haynes confirmed that it did.

Dr. Carolyn Prince stated that she had a request for the Public Works Department. She asked that they please drive through the county and simply look at what prospective industry contacts and/or residents may see when they travel through. She stated that our right of ways were not being kept up and that there are many dilapidated properties that need to be cleaned up. Dr. Prince stated that if homes are abandoned or not, there needs to be something done about the appearance of these properties.

Mr. Haynes agreed and stated that he would look into it.

Chairman Munnerlyn stated that staff needed to be sure that they were not making laws over laws. He stated that he thought it was a good idea to have someone obtain the asbestos certification. He stated that knowing that we now have someone that can actually certify whether or not asbestos is in a building will help us tremendously.

Ms. Corrie Plato asked if there was a prisoner crew that could help clean up litter on the roads and Mr. Haynes advised that he did not think that that service was offered any longer.

Mr. Ken Allen stated that he understood that inmates had a choice and rights and did not have to participate in programs like this.

**RECREATION DISCUSSION**

Mr. Gary Harrington, Director of the Marlboro County Recreation Department, appeared before council and thanked them for helping implement the payment to empires and providing insurance and equipment. He stated that this had been a great help to their department and things were really going well. He reported that last year was one of the largest turnouts the Recreation Department had ever had as far as participation. He reported that the sponsorships were good and that all teams were successful in having a sponsor. Mr. Harrington also stated that the monies allocated for each council district to make improvements to the parks have also been a great help. He stated that things are still be worked upon including the Blenheim Gym property. Much work has been completed, including lighting being replaced and repaired; heat is now working in the building; and is open to the public on Thursdays and Sundays from 4:00 – 7:00 p.m. Work will begin soon with updating of the bathrooms to make them handicap accessible. Mr. Harrington mentioned that the current soccer field needed to be widened to get it up to date. Also, he suggested that the Carroll Field be updated so that it might be used for a practice field.

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Chairman Ron Munnerlyn stated that he had some future long range plans for recreation. He stated that he would like to see a recreation building, with an indoor pool and gym that would also be located close to a ball field. He stated that he would like to see our parks handicap accessible to the various ball fields. Mr. Munnerlyn stated that with the proper recreational facilities, the county might be able to host state and district tournaments here which would bring in 8-10 teams and their families.

Mr. Jim Haynes stated that it always comes back to a lack of money to accomplish these things. Council has been receiving ideas but all of these ideas cost money.

Mr. Ken Allen stated that the county has finally gotten all of the parks on its feet and stated that he felt that all of the parks were in pretty good shape.

Chairman Munnerlyn stated that if we are going to accomplish anything in our county that we need to have money. He stated that the county had paid for studies to be done and all of the results show that we need more money. He stated that there was one way to get money and that would be to vote for a 1¢ sales tax. He stated that he felt like that it would be more than fair because everyone would be contributing that way. He stated that the School District brings in approximately \$1,300,000 in revenue for one year in 1¢ sales tax. He stated that with that kind of revenue, lots could be purchased and buildings and parks could be built and improved. He stated that we would also use these funds to improve our existing parks. He reported that the recreation budget right now is \$316,000, but with this kind of revenue, we could use that \$316,000 in other areas in the county and let the 1¢ sales tax revenue keep up the recreation budget. He mentioned Lindsay Park and the Winn-Dixie building and stated that these properties could be improved and used for recreation. He stated that the possibilities were endless but that you needed to start somewhere.

Mr. Ken Allen stated that the county would need to partner with the City and School District in order to make something like this happen and Chairman agreed that it would be a project that all entities could use and be proud of.

Dr. Carolyn Prince stated that we needed to consider adult activities in planning for the future as well and Chairman Munnerlyn agreed that no parks would be abandoned by this future plan but all parks would be improved throughout the entire county.

Chairman Munnerlyn also mentioned walking trails and having lights for night activities and call boxes for safety, to include making the areas handicap accessible.

Mr. Anthony Woods stated that safety is a big point to the parents but that we also needed to offer recreational activities for adults between the ages of 18-28 to have an opportunity to participate in. He stated that right now we have nothing and there are many bad things happening in our community which might decrease if we had recreational activities for them to participate in.

Chairman Munnerlyn stated that he thought that an Ad hoc committee could be appointed to look at this and talk it up. He suggested that the committee include the rural council members, Mr. Jason Steen, Mr. Willie Gladden, Mr. Ken Allen, Mr. Steve Blackmon, and Mr. Anthony Woods, as well as others. He mentioned that Mr. Dan McNiel would be someone that understands the need for improvement and more recreational opportunities and he is also a part of the media. This could help us as far as pushing our ideas with the public. He stated that Mr. McNiel lives here and has children here and understands that we need to be able to offer more to our citizens. He mentioned that other Council members might have someone that they think might be a good fit for this committee as well.

Mr. Ken Allen stated that before beginning all of this, we should be sure the plan set out and have all of our facts in order.

Chairman Munnerlyn stated that we could appoint a committee and if all approved we could put a 1¢ sales tax on a referendum and go from there.

Mr. Allen and Chairman Munnerlyn both agreed that this type of long-range planning could only be done with a 1¢ sales tax referendum being passed.

Council members discussed how long it would take for something like this be placed on a referendum and Chairman Munnerlyn stated that we could set the election at any time as long as the rules are complied with.

Mr. Anthony Woods stated that we are meeting with the School Board members next month and we might could discuss this with them and see what their thoughts are on this. He stated that we are also trying to set up a meeting with the members of City Council and we could share some of the ideas with them at the meeting to keep communication lines open. He stated a lot of progress could be made just with these two meetings.

Chairman Munnerlyn stated that he was happy from the input he received from this idea and explained that we needed our people to pull together on this and to encourage the 1¢ sales tax referendum.

### **ECONOMIC DEVELOPMENT**

Mr. Jim Haynes recognized Mr. Ron King, Director of Economic Development, and asked that he cover the sites available to industry prospects and then to brief us on incentives that might be offered to prospective industries.

Mr. Ron King provided a power point on sites that are available for prospective industries.

Mr. King began with buildings that are available.

- (1) O'Tuel building which was built in 2001 and has 22,500 square feet and could be expanded to 40,000 square feet on eight acres of land with an additional seven acres

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- being available. He stated that the City of Bennettsville provided the utilities for this property and that rail access was pending to confirmation being made by provider;
- (2) Spotlight building which was built in 1964 and has 35,500 square feet and could be expanded to 70,000 square feet on six acres of land with additional eight acres being available. He stated that the City of Bennettsville provided the water for this site and that it has no rail access;
  - (3) Oakwood building which was built in 1999 and has 47,192 square feet on seven acres of land with an additional seven acres being available. Natural gas and water services provided by the City of Bennettsville and there is no rail access;
  - (4) Boro Complex – Bldg. #1 was built in 1980 and has 36,750 square feet on four acres of land with two additional acres being available. Water services provided by the City of Bennettsville and rail access is pending to confirmation being made by provider;
  - (5) Reliance Trading was built in 1957 and has 340,800 square feet on 145 acres. Natural gas and utility services provided by the City of Bennettsville and has no rail access;
  - (6) Winn-Dixie building was built in 1999 and appears to be in good shape. Churches mainly ask about this site and it is shown quite often. This site is a solid building;
  - (7) Corner of Delta Mills has 130,000 square feet.

Mr. King stated that South Carolina is at a point where it has exhausted its good industrial buildings that are empty.

Mr. King then showed Council a map of property on Highway 38 South. He stated that Jeff Dudley's family owns this property with two other people and that Jeff Dudley had agreed to help the County obtain an option from the owners if the county decided to go that route.

Mr. King then showed sites of land that are available:

- (1) Briarpatch;
- (2) McColl Industrial Site near the C.W. Love park;
- (3) J. C. Breeden sites beyond Bennettsville Printing that has no rail access;
- (4) C. W. Love site which we have not yet been able to have certified but we are still working on this;
- (5) Industrial Park is a certified site which has 315 acres or more and is buildable.

Chairman Ron Munnerlyn stated that he would have to cut Mr. King's time short due to time running out and that incentives will have to be discussed later. He thanked Mr. King for a job well done so far on this and asked that he be prepared to discuss incentives at a later date.

Dr. Carolyn Prince stated that the public is not able to view sites on Economic Development's current website and this is a problem. She stated that people are visual and need to see maps of properties that may be available. She also mentioned that JoAnne Jones' name is still shown on the website as the Administrative Assistance/Industry Coordinator. She stated that this type of information should be updated since Ms. Evans is no longer employed by the county and we have a new employee.

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Chairman Munnerlyn stated that the county needed to be strong independently and he thought that certifying a tract was a racket. Mr. Munnerlyn stated that he just purchased property in Oregon and Texas and never asked the folks there about certification. He stated that they knew what they wanted and they went out and searched for that and that was the end of it. Chairman Munnerlyn stated that the maps on the website are generated by the state and we are therefore like any other county. Chairman Munnerlyn stated that we needed to make it about Marlboro County and create our own sites. He stated that we have things to offer and we need to make it better. He stated that we needed a good mapping person that would show prospects what they need to see.

Chairman Munnerlyn stated that staff needed whatever tools that may be available to make things happen. He stated that tools costs money but that we needed to start somewhere and take some bold moves.

Mr. Anthony Woods stated that bold moves be taken. He stated that in the past, employees were furloughed and it was not fun but it was a bold move and it helped the county. He stated that some employees actually enjoyed the furlough. He stated that we needed to work together to find the funds needed in order to get staff the tools they needed.

Chairman Munnerlyn thanked Council for attending the work session and suggested that the next work session be scheduled for about 45 minutes so that other things might be discussed. He also stated that hopefully things could be brought to be voted on from these work sessions.

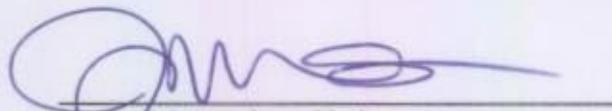
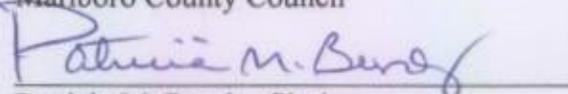
The work session meeting lasted until about 5:01 p.m. and then **a motion was made by Dr. Carolyn Prince, seconded by Ms. Corrie Plato, to enter into Executive Session for the purpose of discussing legal and personnel issues. Vote in favor. Unanimous. Motion carried.**

After approximately 48 minutes in Executive Session, **a motion was made by Mr. Ken Allen, seconded by Mr. Steve Blackmon, to end the Executive Session. Vote in favor. Unanimous. Motion carried. No decisions were made and no votes were taken.**

(SEAL)

ATTEST:

Adopted: March 10, 2015

  
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J. Ron Munnerlyn, Chairman  
Marlboro County Council  
  
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Patricia M. Bundy, Clerk  
Marlboro County Council