

MINUTES
LAURENS COUNTY COUNCIL
OCTOBER 14, 2014

Members Present- Chairman James Coleman and Council Members Diane Anderson, Ted Nash, David Pitts, Keith Tollison and Joe Wood

Member Absent- Vice Chairman Edward McDaniel, due to illness

Staff Present: County Attorney Sandy Cruickshanks; Director of Public Works Scott Holland; Director of Fire Services Scott Holland; Emergency Communications Director Joey Avery; Director of Human Resources Debi Parker; County Building Official Chuck Bobo; and County Administrator Chuck Bobo

Media Present: Vic McDonald, the Clinton Chronicle; Iva Cadmus, WLBG Radio; Cory Engle, the Laurens County Advertiser; and a representative of GOLaurens

Chairman Jim Coleman called the October 14, 2014 session of Laurens County Council to order at 5:30 p.m. in the Council Chambers of the Historic Court House. Chairman Coleman said that Council Vice Chairman Edward McDaniel is in Laurens County Memorial Hospital for a period of rehabilitation and J.D. Walsh, the husband of Clerk to Council Betty Walsh is recovering from heart surgery at a Columbia hospital.

Councilman David Pitts delivered the invocation and all participated in the Pledge of Allegiance.

APPROVAL OF AGENDA FOR OCTOBER 14, 2014- Councilman Pitts made a motion to approve the referenced agenda. Council Member Anderson offered a second to the motion. Administrator Segars said that Ordinance # 776, which creates a Joint County Industrial and Business Park to accommodate Project Picket Fence, should be added to the agenda. With the inclusion of that Ordinance, Council approved the agenda on a vote of 6-0.

APPROVAL OF MINUTES FOR THE September 23, 2014 meeting of Laurens County Council- Administrator Segars said there were two minor errors in the Minutes as presented. The errors were not substantive and will be corrected. On a motion by Councilman Tollison and a second by Councilman Nash, Council approved the Minutes on a vote of 6-0.

PUBLIC HEARING- LAURENS COUNTY ORDINANCE # 771, which is "An Ordinance to Amend Octagon Industrial Park Distribution Methods and to Increase Park Boundaries."

Chairman Coleman opened the public hearing. No one from the public wished to comment on the referenced Ordinance. Chairman Coleman closed the public hearing.

Third Reading Approval, Laurens County Ordinance # 771- On a motion by Council Member Anderson and a second by Councilman Pitts, Council approved the Ordinance on a vote of 6-0.

PUBLIC HEARING- Laurens County Ordinance # 772, which is "An Ordinance to Establish and Create a Special Tax District to be known as Pinecrest Subdivision Special Tax District; To Define the Nature and Level of Service to be Rendered Therein; To Authorize the Imposition and Collection of Ad Valorem Taxes and/or User Fees Sufficient to Pay for Services to Be Rendered Therein, which Shall be Imposed Solely Within that Portion of Laurens County Lying Within the Pinecrest Subdivision Tax District; the Authorize the Use of up to \$20,000 from the 2014-2015 Fiscal year Budget Contingency to Provide Improvements Within the Pinecrest Subdivision Tax District; and Other Matters Pertaining Thereto.

Chairman Coleman opened the Public Hearing on the referenced ordinance. No one from the public wished to address the ordinance. Chairman Coleman closed the public hearing.

THIRD READING APPROVAL Laurens County Ordinance #772. On a motion by Councilman Tollison and a second by Council Member Anderson, Council approved the Ordinance on third reading by a vote of 6-0.

PUBLIC HEARING- Laurens County Ordinance # 773 which is, " An Ordinance Authorizing Fee-in-Lieu of Tax Agreement and an Infrastructure Financing Agreement on Behalf of Emitec (the Company) Pursuant to a Fee-in-Lieu Agreement between Laurens County, South Carolina (the "County") and the Company, Authorizing a 5-year Extension of the Investment Period of a Jointly Owned and Operated Industrial/Business Park, Such Business Park to Be Geographically in Laurens County and Established Pursuant to South Carolina Code of ,Laws, 4-1-170, Et Sequitu4r, as Amended, the Extension of Two Existing Fee-in-Lieu of Tax Agreements and the Approval of Certain Infrastructure Credits and Other Matters Related Thereto.

Chairman Coleman opened the Public Hearing on the referenced Ordinance. No one from the public wished to address the ordinance. Chairman Coleman closed the public hearing.

Third Reading Approval- Laurens County Ordinance # 773- On a motion by Councilman Pitts and a second by Councilman Tollison, Council approved the Ordinance on Third Reading on a vote of 6-0.

PROPOSED MAINTENANCE AND NEW CONSTRUCTION UPGRADES FOR FACILITIES IN THE LAURENS COUNTY FIRE SERVICE- Greg Lindley, Fire Service Director

Director Lindley presented to Council an updated report and estimate on the costs and logistics of completing extensive repairs and upgrades identified by staff and outside consultants. His report also included the estimated cost of up to five news stations. One of these stations would replace a rapidly deteriorating station in the Youngs Fire District and the construction of four new stations to serve certain areas of the county that are not located within five road miles of an existing fire station.

The total projected costs of the programs listed above are as follows:

- A.) New Station Costs/Land- \$1,460,000
- B.) Repairs to Existing Stations- \$881,608
- C.) New Apparatus needed for stations- \$1,190,000

Total Bond Funds Required (est.) \$3,531,608

A copy of Mr. Lindley's report is included as part of these Minutes.

Council and staff then engaged in a detailed discussion of the proposal. Topics included the following:

- A.) Should the county build a staffed station in the Fountain Inn area to provide more comprehensive protection and better insurance rates of property owners in that area? Mr. Lindley pointed out that the county could build and staff that station for approximately the same cost as the current contract price paid to the City of Fountain Inn for coverage.
- B.) Should Council approve the hiring of a part-time maintenance professional who could perform some of the required and more routine maintenance currently necessary in existing stations?
- C.) Should Council seek to borrow the full \$3.5 million for the repairs, new construction and equipment identified by staff or should those expenditures be phased over a period of years?

Council received the report as information and instructed staff to contact Theodore DuBose, the county's bond attorney and requested that he attend an upcoming session of Council to discuss the county's funding options in more detail.

ORDINANCES AND RESOLUTIONS RELATED TO PROJECT PICKET FENCE

County Attorney Sandy Cruickshanks discussed with Council matters related to Project Picket Fence, which is an expansion of an existing industry in the Clinton area. The project will involve the expenditure of approximately \$30 million and the addition of approximately 175 jobs for the plant.

Following Mr. Cruickshanks' explanation, Council approved the following:

"A Resolution Authorizing the Execution and Delivery of an Inducement Agreement and Millage Rate Agreement by and Between Laurens Count, South Carolina and a Company Known to the County as Project Picket fence, Whereby, Under Certain Conditions, Laurens County Will Execute a Fee in Lieu of Tax Agreement with the Company with Respect to an Industrial Project in the County, and , Whereby the Project Would Make Available Certain Infrastructure Credits, Authorizing a Ten year Extension of the Term of Certain Existing Arrangements in Place Between the County and Company; and Proving for Related Matters."

On a motion by Councilman Pitts and a second by Council Member Anderson, Council approved the Resolution on a vote of 6-0.

ORDINANCE # 774, which is, " An Ordinance of Laurens County, South Carolina (The "COUNTY") Authorizing a Fee-in-Lieu Arrangement with, and the Grant of Certain Infrastructure Credits to, A Corporation Known as "Project Picket Fence" (the Company) Pursuant to a Fee-in-Lieu agreement between the County and the Company; the Commitment to the Development or Extension of One or More Joint-County Industrial and Business Parks to be Geographically Located in the County and Established Pursuant to South Carolina Code of Laws of 1976 &4-1-170, ET SEQUITUR, as Amended \; Authorizing an Ten Year Extension of the Term of Certain Existing FILOT Arrangements in Place Between the County and the Company; and Other Matters Relating Thereto.

Attorney Cruickshanks also requested that t Council approve, by title only, two additional ordinances (No. 776 and No. 777) that will establish multi-county industrial parks for Project Picket Fence.

On a motion by Councilman Tollison and a second by Council Member Anderson, Council approved the three referenced ordinances on first reading on a vote of 6-0.

Approval of a Resolution of Laurens County Council to Approve the Execution of an Amended and Restated Mortgage and Assignment for Ryan Realty and/or Thompson Steel

On a motion by Council Member Anderson and a second by Councilman Nash, Council approved the Resolution on a vote of 6-0.

First Reading Approval, Laurens County Ordinance # 775, "Authorizing the Amendment of the County's Original Principal Amount of \$3,000,000 Taxable Special Source Revenue Amount Now Outstanding in the Amount of _____/

On a motion by Councilman Pitts and a second by Council Member Anderson, Council approved the Ordinance on First Reading on a vote of 6-0.

Approval of a Resolution of Laurens County Council to Rescind the Allocation and Transfer of Funds

Chairman Coleman said that Council had previously committed up to \$39,325 in county economic development funds to assist the City of Laurens with the expense of removing dilapidated building, located near the Public Square in Laurens. The State of South Carolina, through actions of the Laurens County Legislative Delegation, allocated sufficient funding to the City of Laurens to pay for the demolition and removal of the building. Therefore, funding assistance from the county is no longer necessary.

On a motion by Councilman Nash and a second by Council Member Anderson, Council approved the Resolution on a vote of 6-0.

Appointment of a member to the Upper Savannah Workforce Development Board

Chairman Coleman said that the following person has been recommended for appointment to the Board:

Mr. Roy Lowe
South Carolina Department of Employment
P.O. Box 485
Clinton, SC 29325

On a motion by Council Member Anderson and a second by Councilman Tollison, Council approved the appointment of Mr. Lowe on a vote of 6-0.

Discussion of an Intergovernmental Agreement between Laurens County and the Town of Gray Court for the purpose of addressing nuisance issues and dilapidated buildings in the Town of Gray Court

Laurens County Building Official Chuck Bobo presented to Council a draft of the Agreement which would allow the Laurens County Office of Building Codes and Inspections to assist the Town in the tasks referenced above. The Agreement will allow the County to charge for a small fee on a case-by-case basis and the Town of Gray Court will be responsible for expenses such as demolitions. Mr. Bobo said the Town of Gray Court has already approved the Agreement and approved the measures necessary to allow the county's participation.

With the stipulation that the Agreement be in place for a trial period from November 1, 2014 through June 30, 2015, Councilman Tollison made the motion to approve the Agreement and Councilman Pitts offered a second. Council approve the motion on a vote of 6-0,

Administrative Report- Administrator Segars advised Council that the SC Department of Health and Environmental Control have designated Laurens County as a "small Municipal Separate Storm Sewer System (MS4)" to be regulated under the NPDES Phase II Stormwater Program." Administrator Segars asked Public Works Director Scott Holland to explain the designation in some detail.

Mr. Holland said the county has been anticipating this designation for a period of years. The affected area of Laurens County includes only a limited urbanized area near the City of Fountain Inn in the northern area of the county. According to the latter received by the County Administrator, a state regulation (SC R 61-9) "requires that owners and operators" of MS 4 obtain a National Pollutant Discharge Elimination Permit (NPDES) permit and develop and implement a program to minimize the discharge of pollutants into waters of the United States."

Mr. Holland said Laurens County will need to hire an engineering/consulting firm to assist with this process. Staff will consult with qualified engineering firms and bring a recommendation to Council at a later date.

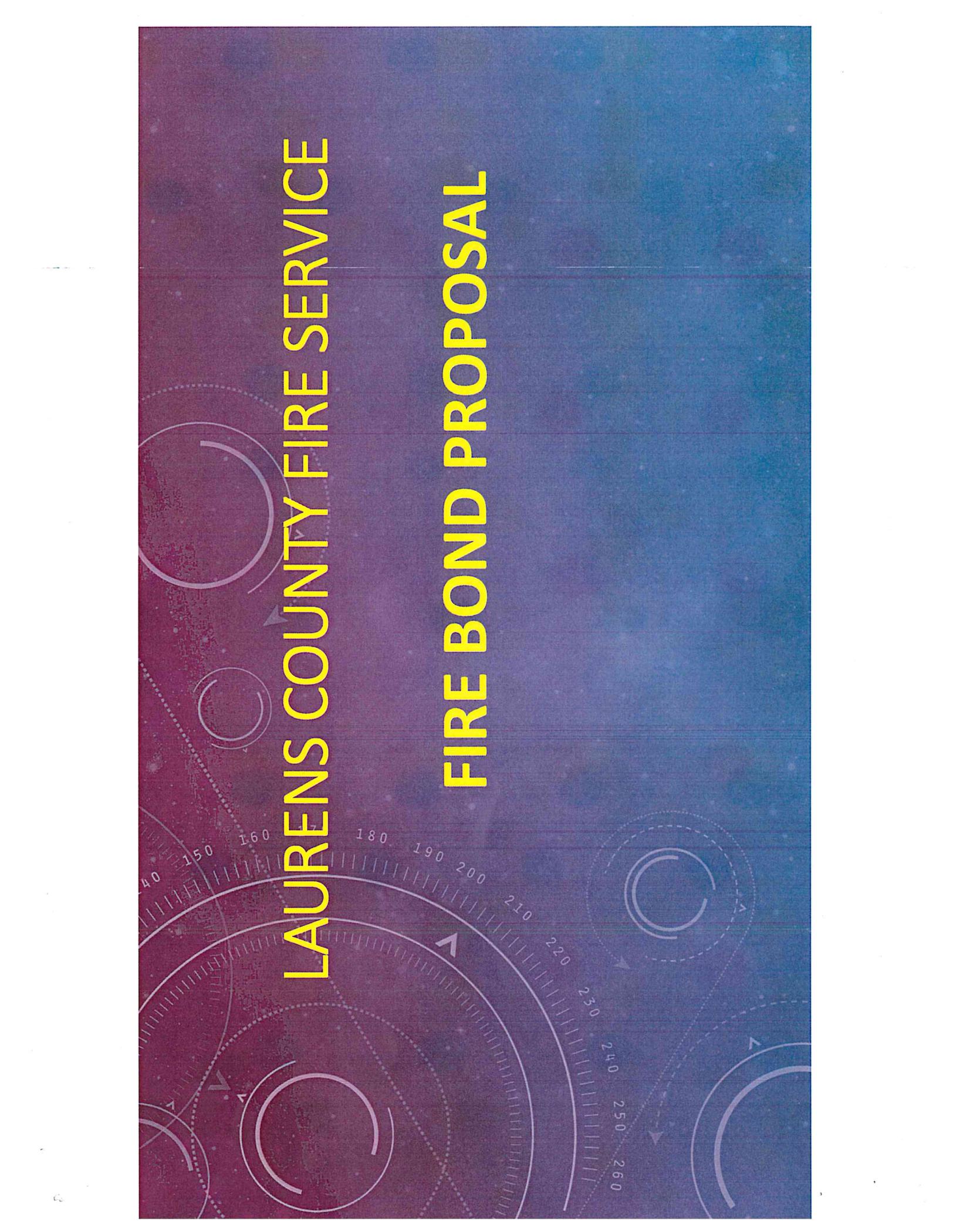
15 Minute Period for Public Comment- Chairman Coleman opened a period for public comment. No one wished to speak and the Chairman closed the Public Comment period.

Following brief comments from Council members, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ernest B. Segars", with a long horizontal flourish extending to the right.

Ernest B. Segars
Laurens County Administrator

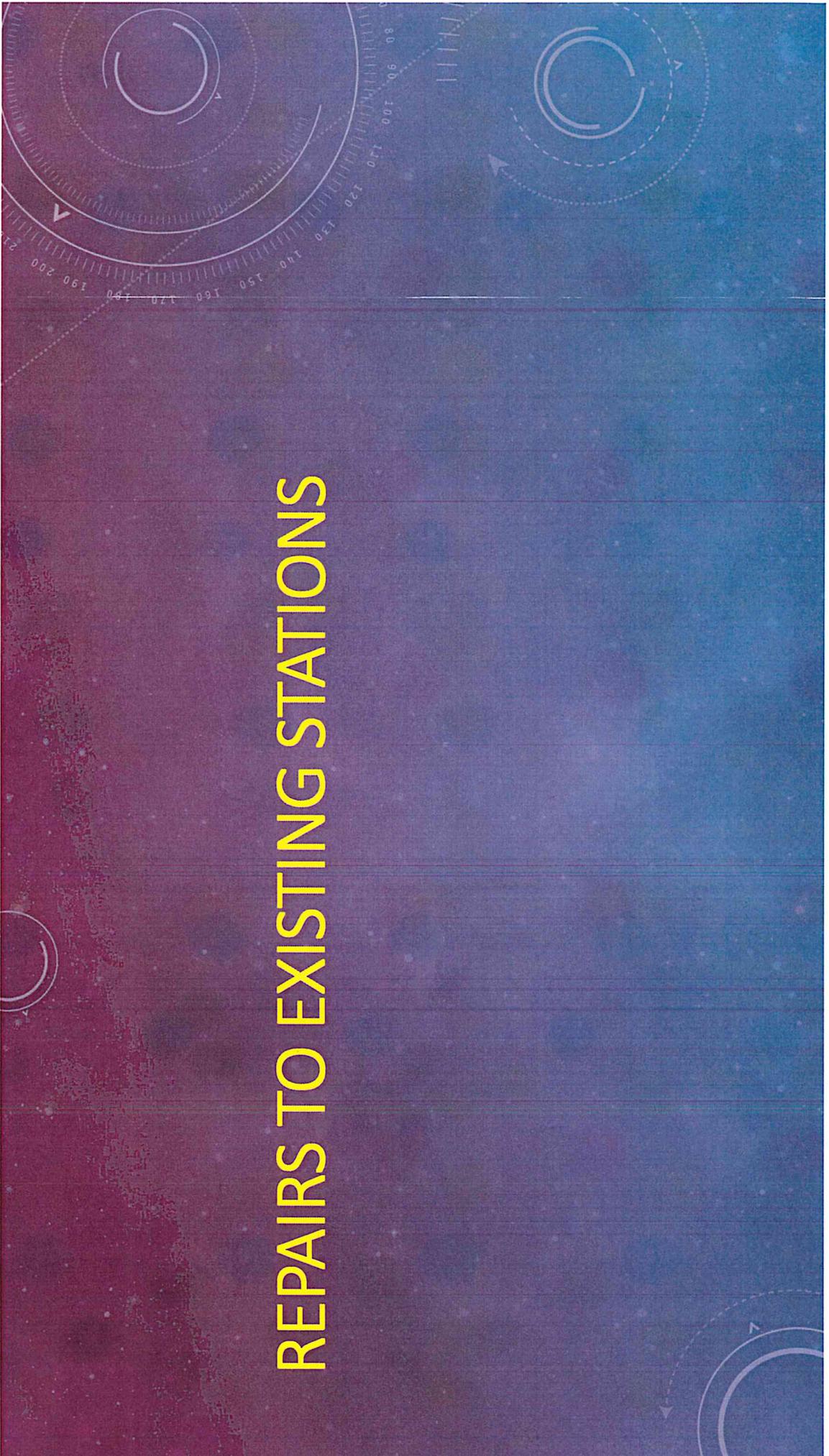


LAURENS COUNTY FIRE SERVICE FIRE BOND PROPOSAL

TOPICS TO COVER

- Repairs to Existing Stations – New updated list by categories
- Discussion of Repairs and Costs
- How do we maintain facilities in the future?
- Construction of new stations

REPAIRS TO EXISTING STATIONS



REPAIR CATEGORIES

Type	Amount
Building Code	\$15,150.00
Energy Code (Infrared Heaters/Thermostats)	\$58,000.00
Fire Code	\$168,000.00
Maintenance	\$158,415.00
Mechanical	\$12,750.00
OSHA	\$5,000.00
Plumbing	\$12,250.00
Projects	\$226,775.00
Total	\$656,340.00
Contractor Fee 20%	137,268.00
Omissions & Errors 5%	30,000.00
Total Cost on Repairs	823,608.00

CONTINUED

- Total Projected Costs - **\$823,608.00**

Does not include the following:

Sandy Springs repairs to roof - \$58,000.00

Total of all repairs, upgrades, and Sandy Springs roof repairs - **\$881,608.00**

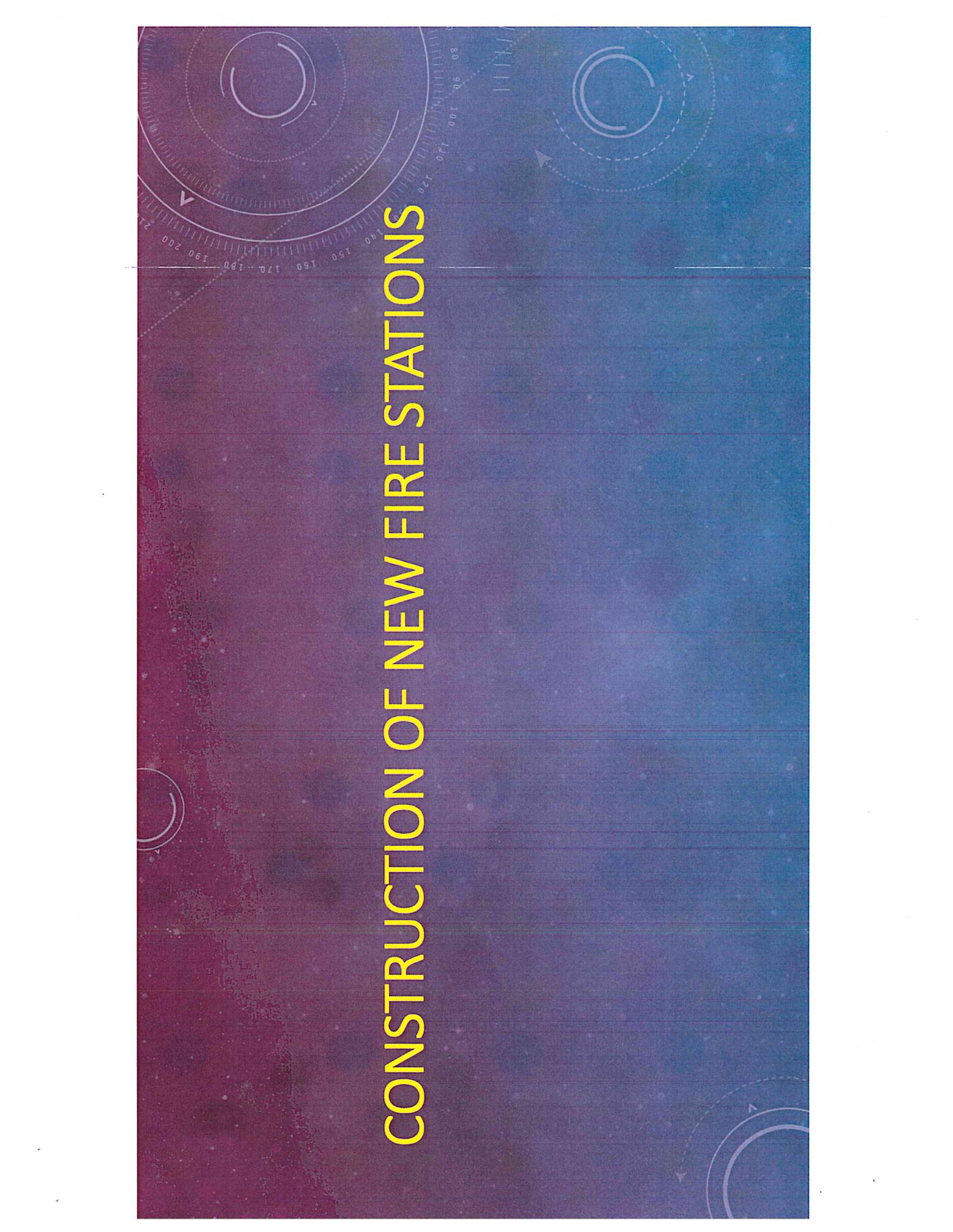
MAINTENANCE TECHNICIAN

- Building Maintenance

Routine maintenance of all of the fire stations could be done by a part-time to full-time maintenance technician.

This position, vehicle, and equipment could be funded by moving funds from the reserve funds to the operating budget for 14/15 budget.

The current Reserve Fund Balance is **\$1,094,598.71**

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CONSTRUCTION OF NEW FIRE STATIONS

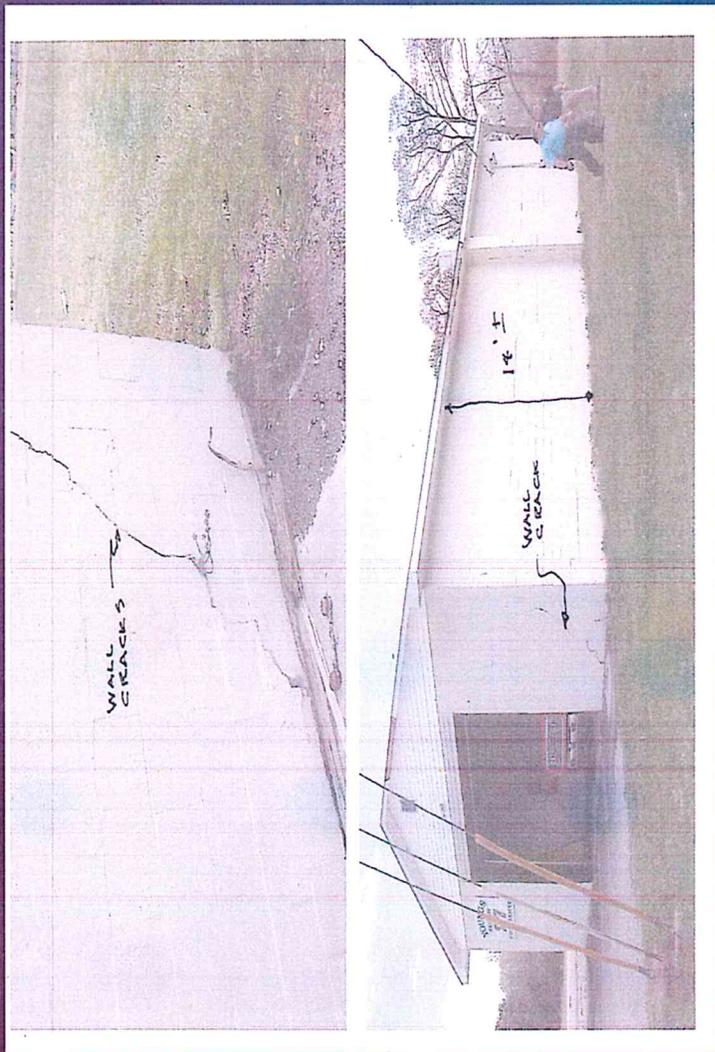
NEW STATION CONSTRUCTION COSTS

New Station Location	Fire District	Approximate Costs
Neely Ferry Rd/Deer Valley	Waterloo/Ekom FD	\$220,000.00
Hwy 76 West	Hickory Tavern FD	\$220,000.00
Hwy 92	Youngs FD	\$220,000.00
Miliam Rd Area	Mountville FD	\$400,000.00
Durbin Rd	Gray Court FD	\$400,000.00
	Total Estimated Costs	\$1,460,000.00

YOUNGS SUBSTATION – HIGHWAY 92

- The Youngs Substation located on Hwy 92 is in need of immediate replacement. This station has been inspected by the Building Official and a Structural Engineer. In the reported from the Structural Engineer dated 04/11/14 are the following.
 1. The walls are approximately 14 feet high which exceeds the allowable height for an unreinforced masonry wall by 2 feet.
 2. Also the front wall is severely cracked due to foundation settlement. The Structural Engineer did concur with county staff that the building should be replaced.

YOUNGS SUBSTATION -- HIGHWAY 92



FOUNTAIN INN CONTRACT AREA - SUBSTATION

- Benefits of Substation
 1. Improved response times – The fire department would receive the calls faster, than having to call a second dispatch center to send the fire department
 2. Improved fire protection services. If the county fire system was providing coverage, on all structure fire calls, there would be 3 stations automatically toned and responding. This provides additional tankers and manpower.
 3. Improved insurance rates for all properties in the area. This one station would fix all **Class 10** and **Class 9 areas**, and lower them all to a **class 5 rating**.

FOUNTAIN INN CONTRACT AREA - SUBSTATION

Current Contract Amount - **\$205,493.65**

Proposed Substation Operating Budget

3 – 24 hr personnel

3 –Part-time personnel to fill in.

Budget to include utilities, supplies, fuel etc.

Proposed - **\$202,383.00**

ADDITIONAL APPARATUS NEEDED FOR STATIONS

NEW STATION LOCATION	NEW ENGINE NEEDED	NEW TANKER NEEDED
HWY 76 WEST	NO - 0.00	YES - \$230,000.00
HWY 92	NO - 0.00	NO - 0.00
NEELY FERRY/DEER VALLEY	NO - 0.00	YES - \$230,000.00
MILLIAM RD	NO - 0.00	YES - \$230,000.00
DURBIN RD	YES - \$270,000.00	YES - \$230,000.00
TOTALS PER TYPE	\$270,000.00	\$920,000.00
TOTAL ON APPARATUS		\$1,190,000.00

TOTAL ON BOND FUNDS REQUESTED

COST PER CATEGORY	
New Station Construction Costs/Land	\$1,460,000.00
Repairs to Existing Stations	\$881,608.00
New Apparatus needed for stations	\$1,190,000.00
Total Bond Funds Requested	\$3,531,608.00