

**DILLON COUNTY COUNCIL
CALLED MEETING
NOVEMBER 17, 2017
12:30 PM**

The Dillon County Council held a called meeting on November 17, 2017 at 12:30 PM in the County Council Chambers, 109 S 3rd Ave, Dillon SC. Present were T.F. Finklea, Archie Scott, Robbie Coward, Harold Moody, Jack Scott, Stevie Grice and James Campbell. Also present were: Rodney Berry (County Administrator), Richard Gaddy (Finance Director), Alan Berry (County Attorney), Betsy Finklea (The Dillon Herald) and Jamie Sue Stephens (Clerk to Council).

The following were notified of the meeting and provided an agenda: By e-mail – Charles Curry, Randy Grimsley (Dillon County EMS), The Dillon Herald, Susan Norton (Perdue), Tim Ammons (Attorney), Tonny McNeil (Dillon County Economic Development), Yolanda McCormick (Dillon County Librarian), Gabriel Salmon (PDCAA), Larry Abraham (Chief Deputy), Les Jackson (County Deputy), Terry Morris, Alvin Nobles, Dillon County Planning/Code Enforcement Office, WMBF News, Sheriff Major Hulon, Jerry Rivers, Dan Gruszka, Bobby Holland (SCANA), Jamie Estes (Dillon County Treasurer), Dillon County Finance, Sonny McRae (Dillon County E911), Alan Lane, Steve Johnson and Randy Rouse (Hometown TV), Manufactured Housing Institute of SC, Ron Bartley and Cathy Pelfrey (NETC), Karl McCollester (Agenda Repository), Haywood Proctor, Bo McInnis, Helen & Carley Wiggins, Danny Holder (Dillon County IT), Florence Morning News Room, Kenneth Smith, Calvin Matthews, Charlie Bailey, Rhonda Leonard, Gerry Flemming, Tonie Martin, Rosco Oxendine, Delores Smith, Terry Brown, Winna Miller, Jacorie M., Melissa Thompson, Deborah Vann, Jennifer Ward, Corey Jackson, Tonya Brown, S. Suber, Claire Hall, Charles Taylor, A. Humes, Bill Patel, Matthew Elvington, B. Herring, Kiahanna Patterson, WBTW News, Brandon Norris, Lisa Morris, Mike Burns; By fax – Farm Bureau and Pee Dee Electric.

Chairman Archie Scott presided over the meeting.

PLEDGE OF ALLEGIANCE

The County Administrator led the pledge of allegiance.

INVOCATION

Invocation was given by Archie Scott.

APPROVAL OF AGENDA

Rodney Berry asked Council if they would amend the agenda to add Executive Session after the approval of agenda. Stevie Grice motioned to approve the amended agenda to add Executive Session after approval of agenda. Harold Moody seconded and all voted in favor.

EXECUTIVE SESSION – Robbie Coward motioned to go into executive session. Jack Scott seconded and all voted in favor. James Campbell motioned to come out of executive session. Harold Moody seconded and all voted in favor. (Robbie Coward excused himself from executive session.)

NEW BUSINESS

ROAD ACQUISITIONS FOR INDUSTRIAL PARK BLVD.

LAND FROM THOMAS BETHEA

Alan Berry told Council that this is the right spur of the road requiring land that goes into Industrial Park Boulevard tying into existing road. This land belongs to Thomas Bethea and we do not have an option on the land. Mr. Bethea is willing to convey property, 1 acre for road and .35 acres for utility easement which would be \$20,000.00 an acre and total amount will be \$25,800.00. The RIF Grant money will be used to buy the property. **TF Finklea motioned to use the RIF Grant money to buy the land from Thomas Bethea and give the County Council Chair authority to sign documents pertaining to the conveyance. Harold Moody seconded and all voted in favor.**

LAND FROM DILLON PROPERTY HOLDINGS, LLC

Alan Berry told Council that this is the left spur of the road that will be constructed in the amount of \$19,206.00. Alan Berry asked Council to approve the purchase of utility right away easement and approval to 5th amendment to Industrial Park I-95 Gateway and authorize the County Council Chairman to execute any documents for this purpose. **Robbie Coward motioned to pay \$19,206.00 to Dillon Property Holdings and for the County Council Chairman to have the**

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authority to sign documents and all matters relating there to. **James Campbell seconded and all voted in favor.**

PARTIAL ASSIGNMENT FROM DILLON COUNTY TO MDT HOLDINGS, INC., AND ITS SUCCESSORS AND ASSIGNS, OF THAT CERTAIN LAND OPTION AGREEMENTS FOR TAX MAP NUMBER 068-00-00-030

Alan Berry told Council that Robbie Coward had family member involved in the buying of this land. Robbie Coward recused from discussion of this matter. Did not receive a motion. Matter failed.

COUNTY ADMINISTRATOR'S CONTRACT

Robbie Coward motioned to extend the County Administrator's Contract, Rodney Berry, to December 31, 2018.

TF Finklea seconded and all voted in favor. Rodney Berry thanked Council and told them he appreciates working with them.

DEMOLITION CLARIFICATION

Alan Berry told Council that there were a few issues with the Ordinance. 1) Council members cannot be involved in process except by County Administrator, go through him with concerns. 2) The Ordinance is written that requires a complaint to be filed by a citizen living a certain distance from the property. 3) A person owning the property cannot ask for the property to be torn down has to be triggered by a citizen's complaint or by the sheriff.

Ordinance affects unincorporated areas – nothing in city limits.

ORDINANCES

SECOND READING – AMEND 2017-2018 BUDGET

Robbie Coward motioned to have second reading. Harold Moody seconded and all voted in favor.

FIRST READING – AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN DILLON COUNTY, SOUTH CAROLINA AND A COMPANY OR COMPANIES KNOWN TO THE COUNTY AT THIS TIME AS PROJECT UNIQUE WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES; AND OTHER MATTERS RELATED THERETO

Rodney Berry told Council that this is the customary fee and lieu. Commerce chipped in \$50,000.00. **James Campbell motioned to have first reading. Stevie Grice seconded. Voting for motion were James Campbell, Harold Moody, Stevie Grice, Archie Scott, and TF Finkles. Robbie Coward did not vote.**

FIRST READING – AN ORDINANCE TO AMEND AN AGREEMENT FOR THE DEVELOPMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK (2016) OF DILLON AND MARLBORO COUNTIES SO AS TO ENLARGE THE PARK (PROJECT UNIQUE)

Rodney Berry explained that this would create Multi County Industrial Park that we can get our Economic Development funded. This is Project Unique but does not matter where it is located, can make it a Multi County Park. **Harold Moody motioned to have first reading. James Campbell seconded. Voting for motion were Harold Moody, James Campbell, Stevie Grice, Archie Scott and TF Finklea. Robbie Coward did not vote.**

FIRST READING – AN ORDINANCE AUTHORIZING THE EXECUTION OF FEE IN LIEU OF TAX AGREEMENTS BY AND BETWEEN DILLON COUNTY SOUTH CAROLINA AND A COMPANY OR COMPANIES KNOWN TO THE COUNTY AT THIS TIME AS PROJECT TINY MIRACLE WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE REVENUE CREDITS AND OTHER MATTER RELATED THERETO.

Tonny McNeil told Council that this is the \$103,000,000.00 solar project which was discussed previously in executive session. This will be a Special Source Revenue Credit and get back \$140,000.00 tax revenue. Robbie Coward motioned to have first reading. James Campbell seconded and they all voted in favor.

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COUNCIL COMMENTS

None

ADJOURNMENT

James Campbell motioned to adjourn. Robbie Coward seconded and all voted in favor.

Archie Scott, Chairman

Jamie Sue Stephens, Clerk to Council

Date Approved