

**DILLON COUNTY COUNCIL  
REGULAR MEETING  
MARCH 22, 2017  
4:00 PM**

**The Dillon County Council held a called meeting on March 22, 2017 at 4:00pm in the County Council Chambers, 109 S 3<sup>rd</sup> Ave, Dillon SC. Present were T.F. Finklea, Stevie Grice, Archie Scott, Robbie Coward, Jack Scott 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). Not present was Harold Moody.**

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, Bill Patel, Tonya Brown, S. Suber, Claire Hall, Charles Taylor, A. Humes, Ellen Hamilton, Bill Patel, Greg Ackerman, Vernon Grimsley, Lisa Morris, Brandon Norris and Mike Burns; By fax – Farm Bureau and Pee Dee Electric.

Chairman Archie Scott presided over the meeting.

**PLEDGE OF ALLEGIANCE**

Rodney Berry, County Administrator led the pledge of allegiance.

**INVOCATION**

Invocation was given by Archie Scott.

**APPROVAL OF AGENDA**

**Robbie Coward motioned to approve the agenda. James Campbell seconded and all voted in favor.**

**APPROVAL OF MINUTES – 02/22/17, 03/01/17 (called)**

**TF Finklea motioned to approve minutes. James Campbell seconded and all voted in favor.**

**ADMINISTRATOR'S REPORT**

**FUNDING VARIOUS COMMUNITY ENTITIES**

Rodney Berry told Council that we have invested a lot of money in the Inland Port and our objection to the community for jobs and encouraging to carefully choose things we fund. Mr. Berry explained to Council that he had provided a form for those who would ask for money from the County to show how they would use the money and how they would sustain it.

**AUCTION UPDATE**

Mr. Berry told Council that the auction was quite successful and yielded \$50,000.00. He thanked Charles Taylor and Melissa Thompson for their hard work.

**NETC DINNER – MARCH 28<sup>th</sup> @ 5:30pm**

Reminder that all Council members are invited to the NETC dinner on March 28<sup>th</sup> at 5:30 pm and to please let Jamie Sue know if you plan to attend.

**ROADS AND BRIDGES WORKLOAD UPDATE**

Rodney Berry explained that the chairman and others have asked him to keep them better updated in terms of Roads and Bridges. Rodney told Council that he had given them paper work that only represents their regular work that call ins are additional. Melissa provides the call ins on a weekly basis.

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## NEW BUSINESS

### **AUDIT REPORT – WEBSTER ROGERS FY 2015 – 2016**

Mr. Rodney Berry introduced Greg Ackerman from Webster Rogers. Greg thanked Council for letting Webster Rogers provide service to Dillon County these past three years. Greg gave an overview of the year end 6/30/16 audit. He told that the County is required to have an audit on an annual basis which is a legal requirement for the County. He explained that Dillon County has a outsource service, CPA Walda Wildman, who comes in and assist the County with closing the books for the year and prepares draft financial statements. Then Webster Rogers comes in and looks at statements to determine materially correct of County's finances. There was discussion on invoices that have been received from Webster Rogers. Robbie Coward asked for a detail report of what has been charged.

### **BIDS FOR RECREATION CONCESSION STAND RENTAL**

Jamie Sue Stephens told that two bids were received. Upon opening the sealed bids she read as follow: Randy McCollum - \$2000.00 and Shelawn Wright-Curry - \$3000.00. **Robbie Coward motioned to accept Shelawn Wright-Curry's bid of \$3000.00. Jack Scott seconded. Voting for motion was Robbie Coward, Jack Scott, Stevie Grice, Archie Scott, and TF Finklea. James Campbell abstained from voting.**

### **REQUEST – PEE DEE COALITION AGAINST DOMESTIC AND SEXUAL ASSAULT**

Ellen Hamilton told Council that The Pee Dee Coalition is a non-profit volunteer organization dedicated to the reduction of sexual assault, family violence, and child abuse and to the needs of victims. She said that April is Sexual Assault Awareness Month and on April 26<sup>th</sup> there will be an event at the Dillon Wellness Center and she invited everyone to come.

### **REQUEST – AMERICAN CANCER SOCIETY**

Rodney Berry told Council that we have a request and that we fund them every year. The amounts vary but Rodney suggested giving \$500.00. **Robbie Coward motioned to give \$500.00 to Relay for Life/ American Cancer Society to Melissa Thompson's team. James Campbell seconded and all voted in favor.**

### **DISCUSSION OF PROCUREMENT CODE- MINIMAL FINANCIAL EXPENDITURE LIMITS**

Robbie Coward commented to Council that the County Administrator is doing an excellent job. **Councilman Coward motioned to change the expenditure limits from \$10,000.00 to \$5,000.00 and anything over \$5,000.00 must be voted on by Council.** Archie Scott said concerning Rodney, he is very conservative and not a wasteful spender. This will cause us to be a little more accountable concerning the spending. Attorney Alan Berry told Council that this is adopted by Ordinance and have to follow procedures to change. He said that he would draft an ordinance and have for next meeting. Attorney Berry also told Council that he felt that there was confusion with the Procurement Code on how it was drafted, whether professional services fell into any limits that Council had opposed. Robbie Coward asked Attorney Berry if he would put professional services under the same scope as \$5,000.00. Motion failed.

### **RECREATION REQUESTS**

**Robbie Coward motioned to approve the following requests: \$100.00 payable to American Cancer Society for Relay for Life from Harold Moody's recreation; \$100.00 payable to Fork Chapel Baptist Church for donation, \$50.00 each from James Campbell and Archie Scott's recreation; \$100.00 payable to Antonio Vaught for supporting youth AAU travel basketball, \$50.00 each from James Campbell and Archie Scott's recreation; \$450.00 payable to Outreach Family Fellowship for a special needs support group supporting Autism Awareness events, \$150.00 from Archie Scott's recreation and \$100.00 each from TF Finklea, James Campbell and Stevie Grice; \$200.00 payable to First League for softballs from Jack Scott's recreation. Stevie Grice seconded and all voted in favor.**

## OLD BUSINESS

### **AIRPORT UPDATE**

Attorney Alan Berry told Council that there was grant money available for us to acquire known as navigational easements on the approach to the land strip at the airport. Attorney Berry explained that he had started the process notifying and met with property owners. The problem would be that the County would have to pay all expenses including surveying,

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appraisals, and acquisition of land upfront and there is no way to know how much that might be. It would depend on the appraisals and then we would be reimbursed from the grant. The grant will not be available until the end of May and really do not believe that there is time or finances available right now to pursue this. This may be the end of the grant if we do not pursue it. The grant is \$150,000.00. Rodney Berry told Council that this will be discussed more in executive session.

## FUND 45 DISCUSSION

TF Finklea talking about fund 45, in the general account ran short of money and when capital improvements came about the money was used for equipment and Judicial Center. **TF Finklea made a motion that when the GO Bond comes available in April that the money be designated back to Lake View area, \$531,772.51 and Latta area \$173,261.75. This money would go in separate accounts one marked Lake View area infrastructure and one marked Latta area infrastructure. Jack Scott seconded.** Robbie Coward said that the only way the money could be used from these accounts would be if four Councilmen voted to use the money. Administrator Berry said that his concerns were alleviated since four Councilmen could vote to use the money for operating expenses. **All voted in favor of the motion.**

## FINANCE REPORT

Richard Gaddy, Finance Director, gave the reconciled bank account balances as of March 21, 2017 with net available funds of \$1,198,729.48

## ORDINANCES

**FIRST READING – AN ORDINANCE BY DILLON COUNTY COUNCIL TO AMEND THE OFFICIAL ZONING MAP OF DILLON COUNTY TO REZONE A PARCE OF LAND KNOWN AS TAX MAP NOS.; PORTION OF #80 (PARCEL92) 68.62 ACRES, PORTION OF 80 (PARCEL 17) 49.69 ACRES, PORTION OF 68 (PARCEL 130) 39.88 PREVIOUS PROPERTY OWNER(S): E. CULLEN BRYANT AND JOSEPH COWARD, CURRENT PROPERTY OWNER SOUTH CAROLINA STATE PORTS AUTHORITY, TAX MAP NO. 080-00-00-112. LOCATION IS ALONG WEST SIDEOF CSX RR FROM W. COUNTRYSIDE ROAD TO W. FAIRFIELD ROAD, DILLON, SC 29536 CHANGE FROM RURAL (RU) TO GENERAL COMMERCIAL (GC) IN ORDER TO OPERATE THE INLAND PORT.**

Larry Jones explained to Council that this was portions of three tax map numbers that constitute 158.88 acres and now is just one tax map number only turned over to the Inland Port. It is West Side RR track on West Countryside Road initially zoned RU which was not suitable for Inland Port to operate so the zoning had to be changed to GC – General Commercial. **TF Finklea motioned to have first reading. James Campbell seconded and all voted in favor.**

**FIRST READING – TO AMEND ORDINANCE #12-07 PROVIDING FOR THE CLOSING OR DEMOLITION OF DWELLINGS UNFIT FOR HUMAN HABITATION**

Rodney Berry told Council that they would like to clean up some of the areas in the County. Looking to set a fee up front to add to amendment. Attorney Berry told Council that he would have full ordinance at second reading, Planning Committee would like to change current ordinance that allows anyone to make a complaint about property to require someone that lives within two miles of the property make a written complaint or the Sheriff of the County make a report. Then set a flat fee to be charged and also allow provision to put consent trigger that would speed the process up. They would still have to pay money or levy on taxes. Attorney Berry told Council that he will be working with Larry Jones about this. Archie Scott asked about this being at the discretion of Council. Attorney Berry said that Council can pass policy and direct but, cannot exercise that kind of discretion by State Law. Attorney Berry explained that you can put someone in the ordinance to have discretion but right now it is Larry Jones. **James Campbell motioned to have first reading by title only. Jack Scott seconded and all voted in favor.**

**FIRST READING – AN ORDINANCE AUTHORIZING PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAXES AGREEMENT, BY AND BETWEEN DILLON COUNTY, SOUTH**

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**CAROLINA, AND A COMPANY KNOWN TO THE COUNTY AS PROJECT FREEDOM, AS SPONSOR, AND ONE OR MORE SPONSOR AFFILIATES TO PROVIDE FOR A FEE-IN-LIEU OF AD VALOREM TAXES INCENTIVE AND CERTAIN SPECIAL SOURCE REVENUE CREDITS; AND OTHER RELATED MATTERS.**

Rodney Berry said that Claire is here representing the two solar projects. He explained that there were some small details to be worked out. Claire spoke on behalf of Mr. Simmons and she reiterated that there were some language and small details to work out but she asked Council to pass the ordinance by title only. Robbie Coward inquired where these two were located. Claire replied, Project Freedom is near Lake View, SC and Project Scotland, North side of 95. **James Campbell motioned to have first reading by title only. Robbie Coward seconded and all voted in favor.**

**FIRST READING – AN ORDINANCE AUTHORIZING PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWA OF SOUTH CAROLINA 1976, AS AMENDED THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAXES AGREEMENT, BY AND BETWEEN DILLON COUNTY, SOUTH CAROLINA, AND A COMPANY KNOWN TO THE COUNTY AS PROJECT SCOTTLAND, AS SPONSOR, AND ONE OR MORE SPONSOR AFFILIATES TO PROVIDE FOR A FEE-IN-LIEU OF AD VALOREM TAXES INCENTIVE AND CERTAIN SPECIAL SOURCE REVENUE CREDITS; AND OTHER RELATED MATTERS.**

**Robbie Coward motioned to have first reading by title only. James Campbell seconded and all voted in favor.**

## **RESOLUTIONS**

**TO EXPRESS CONCERN OVER THE FISCAL IMPACT OF H.3726 ON SMALLER COUNTIES OF THE STATE OF SOUTH CAROLINA**

Attorney Berry told Council that this resolution deals with the State Retirement fund which they are experiencing financial difficulties. There is a bill in the House that would burden employees and employers, County in particular to steady that fund. This points out facts and authorizes the County Administrator to present resolution to County Delegation and ask to consult with County before voting on this. **Robbie Coward motioned to approve resolution. TF Finklea seconded and all voted in favor.**

## **TO CLOSE FARLEY DRIVE**

Alan Berry, County Attorney, told Council that they are in negotiation with Project Badger about expansion which will require with grant money to acquire some land for them to expand upon and that land is only Farley Drive. A new road will be cut as part of the project, if it goes thru. Trying to get Farley Drive closed, have run ad in The Dillon Herald, signs posted by State Law, and one property owner notified by certified mail. **TF Finklea motioned to approve resolution to close Farley Drive. Jack Scott seconded and all voted in favor.**

## **APPOINTMENTS**

**DILLON COUNTY PUBLIC PRIVATE ECONOMIC DEVELOPMENT PARTNERSHIP BOARD – DISTRICT TWO – JACK SCOTT**

**None at this time.**

**PEE DEE COMMUNITY ACTION PARTNERSHIP BOARD – MR. GLEN MCCLELLAN**

**Robbie Coward motioned to appoint Mr. Glen McClellan to the Pee Dee Community Action Partnership Board. James Campbell seconded and all voted in favor.**

## **EXECUTIVE SESSION – ECONOMIC DEVELOPMENT – BEN ZEIGLER; LEGAL MATTER –FINANCIAL PROCEDURES**

**Stevie Grice motioned to go into executive session. James Campbell seconded and all voted in favor.**

**TF Finklea motioned to come out of executive session. James Campbell seconded and all voted in favor.**

## **RESULTS OF EXECUTIVE SESSION**

**No action taken.**

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**ADJOURNMENT**

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

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**Archie Scott, Chairman**

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**Jamie Sue Stephens, Clerk to Council**

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**Date Approved**