

**DILLON COUNTY COUNCIL  
REGULAR MEETING  
APRIL 26, 2017  
4:00 PM**

**The Dillon County Council held a called meeting on April 26, 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, Harold Moody 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 McColleston (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**

Attorney Berry told Council that the agenda needed to be amended to add Executive Session to discuss a legal matter right before adjournment and to strike 10C from agenda as it is no longer needed. **James Campbell motioned to amend the agenda by adding Executive Session to discuss a legal matter right before adjournment and to strike 10C from agenda as it is no longer needed. Jack Scott seconded and all voted in favor.**

**APPROVAL OF MINUTES – 03/22/17, 03/31/17 (called)**

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

**ADMINISTRATOR'S REPORT**

**GREER TRIP UPDATE**

Rodney Berry told Council that some of Council and other officials from Dillon went to Greer to meet with their counterparts to learn and talk to them about pitfalls that they didn't anticipate so that we can possibly avoid those pitfalls. Greer's footprint is about 40 acres and ours is 140 acres.

**COUNTY/MUNICIPAL MEETING**

Rodney Berry stated to Council that they had a County/Municipal Meeting at B&C Steakhouse on April 17<sup>th</sup> at 6:00pm. The Mayor's gave an updated on what is going on in the County. Representative Jackie Hayes gave a report from the delegation. Everyone found this to be a worthwhile meeting. We plan to have this meeting once a quarter.

**DESIGNATED CLEAN UP DAY**

Rodney Berry explained that we are expecting visitors and need to clean up the County. In 2013 our population was 27,000 and by 2020 the population is expected to be 35,000. This is an indicator that demographics will change. We will

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have cleanup day on May 27<sup>th</sup> with Council's approval. The Landfill will stay open until 6:00pm along with the convenience sites. Mr. Berry hopes that the City will do likewise.

## **SKIP ROAD RR CROSSING CLOSED**

Mr. Berry told Council that he had authorized closing of crossing and that he has sent paperwork and should be forth coming real soon.

## **NEW BUSINESS**

### **MISSION STATEMENT FOR DILLON COUNTY**

Rodney Berry told Council that we need a mission statement when we submit grants. At the present a grant has been submitted to Dike Power Endowment Fund to help clean up our rivers. Rodney read the mission statement and it is as follows: Dillon County is alive on I-95 because we are committed to providing exceptional service in a timely and proficient manner. We strive to create a vibrant and healthy environment for our citizens and employees through sound policy making and prudent fiscal practices. **Robbie Coward motioned to accept the mission statement. James Campbell seconded and all voted in favor.**

### **DJ WILLIAMS RETIREMENT**

Rodney Berry presented DJ Williams, on his retirement, with a watch and a plaque for thirty seven years of service with Dillon County and Dillon County Fire Department.

### **RECOGNIZING COOKS FOR CHRIST**

Councilman TF Finklea presented Henry Brunson with a plaque for giving his time for Cooks For Christ. Mr. Brunson told that at one fundraiser that they did 9200 plates and had over 400 volunteers. He gives God the credit for how well this ministry is doing.

### **RECOGNIZING NEIGHBORS HELPING NEIGHBORS**

Councilman Stevie Grice presented Tom Rowland and other members of Neighbors Helping Neighbors with a plaque.

### **DILLON HIGH SCHOOL BOYS BASKETBALL LOWER STATE CHAMPIONS**

Councilman Harold Moody congratulated these boys on a job well done and then presented them with a plaque.

### **LAWN MOWER PRICES – ROADS & BRIDGES**

Richard Gaddy explained to Council that there are three bids for the lawn mower and were leaning toward the gas because of price. The Z300 Series, gas, \$9,300.00, 60" cut size; ZD1200 Series, diesel, \$13,108.00, 60" cut size; and ZD1500 Series, diesel, \$17,121.00, 72" cut size. These are all Kubota International machines. Steve Moody, Roads and Bridges supervisor, told Council that they use these to cut ballfields, interstate, South of the Border and Harbor Freight. **Robbie Coward motioned to buy the ZD1200 Series, diesel with a 60" cut size. TF Finklea seconded.** Discussion was held. Steve Moody, Roads and Bridges Supervisor said that the 72" cut would be better, it would be wider on the hills. **Robbie Coward took back his motion and motioned to buy the ZD1500 Series, diesel for \$17,121.00 with a 72" cut. Stevie Grice seconded and all voted in favor.**

### **COUNCIL ACCESS TO EMPLOYEES' SALARIES**

Attorney Berry told Council that it is his understanding that Council wants access to individual employees' salaries. After research, Alan Berry told Council that he did not believe that the full Council can access that specific information, that they can get a range or total for department. He asked the Association of Counties their opinion and they felt like the Council should be able to see the employee salaries. Alan told Council that when preparing a budget that you need certain information to prepare budget – what you can cut and what you can't. Archie Scott commented to Administrator Berry that when we do this make sure we do not have any private information of employees. **Robbie Coward motioned for Council to access employees' salaries. Jack Scott seconded and all voted in favor.**

### **AGREEMENT – MCLAURIN LAKE CIRCLE**

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Attorney Berry told Council that the McLaurin's have agreed to certain request that we have made about the land along McLaurin Lake with written assurance that they have given us. The County has taken the southern portion back into the County road system and has begun to work it. Robbie Coward commented that we have the Northern portion also. Attorney Berry told Councilman Coward that we have the option to do both. Alan Berry told Council that this is for information only.

## **FLOYD DALE RESCUE & FIRE DEPARTMENT – RAY McCORMICK**

Stevie Grice said that Ray McCormick could not be here today. Stevie Grice presented, Bobby Meekins, a member of the Floyd Dale Rescue and Fire Department a \$10,000.00 check. Stevie Grice thanked them for all they do and for the great job they do in the community.

## **RECREATION REQUESTS**

**Robbie Coward motioned to approve the following requests: \$225.00 payable to The Word Church Building Project for donation \$100.00 each from Archie Scott and Harold Moody's recreation, and \$25.00 from Stevie Grice's recreation; \$50.00 payable to Harnethea B Manning Scholarship Fund Musical for donation, \$25.00 each from James Campbell and Archie Scott's recreation; \$300.00 payable to American Cancer Society Relay for Life, \$100.00 each from Stevie Grice and Harold Moody's recreation and \$50.00 each from Archie Scott and James Campbell's recreation; \$210.00 payable to Russell Manning for softballs from James Campbell's recreation. Stevie Grice seconded and all voted in favor.**

## **KNUCKLE BOOM TRUCK WITH CLAM SHELL BUCKET – ROADS & BRIDGES**

Richard Gaddy said he had tried to get a general idea of the cost of a new one which would be about \$132,000.00. He explained that he looked on the website and after about six or seven years old they look ragged and a used one- 2011 International is about \$69,000.00. Alan Berry told Council that they need to get three bids and be competitive, show that we reached out to other sources. Stevie Grice commented that we have a couple of motor graders down and that we need these more. Jack Scott explained that when you deal with older equipment and when a hydraulic pump goes down it can be very expensive to replace. Archie Scott said that someone should look at these trucks before you buy.

## **OLD BUSINESS**

### **WEBSTER-ROGERS PAYMENT**

Rodney Berry told Council that he has asked Webster-Rogers to come but it is very much a challenge for both Greg and Chuck to come at the same time. Richard Gaddy said the contract was \$32,700.00 but if they did extra work they would get paid for it. They charged \$7,000.00 relating to the Gasby and \$12,000.00 relating to grants for a total of \$51,700.00. We have paid \$25,000.00 with a balance of \$26,700.00. Archie Scott stated that if the contract states that we pay for extra work done then they are entitled to the money. Councilman Scott said moving forward we can use someone else and make sure we look at contract. **James Campbell motioned to pay Webster Rogers the balance, \$26,700.00. TF Finklea seconded and all voted in favor.**

## **FINANCE REPORT**

Richard Gaddy, Finance Director, gave the reconciled bank account balances as of April 25, 2017 with net available funds of \$3,945,653.00. Archie Scott told Mr. Gaddy that he was concerned about tax notices that come from the Treasurer's office. He explained that they penalize you 15% when you are late and then charge you a \$40.00 collector's fee and you take them the money. Mr. Gaddy told Chairman Scott that he would check into this matter.

## **ORDINANCES**

**SECOND 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)**

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## **IN ORDER TO OPERATE THE INLAND PORT.**

**TF Finklea motioned to have second reading. James Campbell seconded and all voted in favor.**

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

Attorney Berry told Council that there was already an ordinance in place and that only a few things have changed. That in Section 1 A written complaint to the public officer under this section shall only be accepted from the Sheriff of the County or a citizen of the County owning property within two miles of such dwelling; Section C allows property owner if they are unable to comply with what County requires allows them to enter into consent order with the County they can agree and County will do work but subject to fee schedule; Section E, actual cost is billed to property owner if they are not able to clean up property themselves. Consensus of the workshop was to put a cap on of \$300.00 but was changed to \$500.00 due to that if they enter into consent before we hear it they will be capped at \$300.00. Gives incentive to cooperate with us. **Robbie Coward motioned to have second reading. Harold Moody seconded and all voted in favor.**

## **SECOND 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 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.**

Tonny McNeill told Council that this ordinance is about the solar project. Harold Moody stated that they need a copy of the agreement before third reading. **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 VANILLA 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 CREDITS; AND OTHER MATTERS RELATED THERETO.**

Rodney Berry told Council that this ordinance is by title only. It is a significant project and will have details at second reading. **James Campbell motion to have first reading by title only. Robbie Coward seconded and all voted in favor.**

## **FIRST READING – AN ORDINANCE TO AMEND AN ORDINANCE ESTABLISHING A PROCUREMENT CODE FOR DILLON COUNTY TO PROVIDE A CAP ON COUNTY CONTRACTS NOT SUBJECT TO COUNCIL APPROVAL AND TO PROVIDE A LOCAL VENDOR PREFERENCE.**

Attorney Berry told Council that this ordinance would require placing a \$5000.00 cap on any contracts not approved by Council. He also stated that there was some ambiguity in order whether professional services fell under that cap. The amended version will and also add local vendor preference. Attorney Berry told Council that he will provide full ordinance at next meeting. **Robbie Coward motioned to have first reading. TF Finklea seconded and all voted in favor.**

## **FIRST READING – AN ORDINANCE TO AMEND ORDINANCE #09-03 (AN ORDINANCE TO PROVIDE FOR ANIMAL CONTROL AND PROVIDE FOR PENALTIES FOR THE VIOLATION OF THE PROVISIONS OF THE ORDINANCE) TO ADD SPECIAL REQUIREMENTS FOR PITBULLS WITHIN THE UNINCORPORATED AREAS OF DILLON COUNTY.**

Archie Scott stated that he would like to have an ordinance like the City of Dillon. He has concern about the pit bulls; they should be on a cement slab and fenced in. **TF Finklea motioned to have first reading. Jack Scott seconded and all voted in favor.**

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## **RESOLUTIONS**

**APPROVING TAX-ADVANTAGED BOND COMPLIANCE POLICIES AND PROCEDURES FOR DILLON COUNTY, SOUTH CAROLINA, AND OTHER MATTERS RELATED THERETO**

**TF Finklea motioned to approve the resolution. Robbie Coward seconded and all voted in favor.**

## **FAIR HOUSING RESOLUTION**

**Rodney Berry read the Fair Housing Resolution. Robbie Coward motioned to approve the Fair Housing Resolution. Stevie Grice seconded and all voted in favor.**

**A RESOLUTION TO ESTABLISH THE POLICY OF DILLON COUNTY IN MATTERS OF ECONOMIC DEVELOPMENT SO AS TO ESTABLISH AN ECONOMIC DEVELOPMENT FUND TO BE DERIVED FROM THE PROCEEDS OF TEN (10%) PERCENT OF THE TOTAL REVENUE STREAM FROM ALL QUALIFYING FEE IN LIEU OF TAX (FILOT) ARRANGEMENTS IN JOINT COUNTY INDUSTRIAL AND/OR BUSINESS PARKS ESTABLISHED OREXPANDED IN THE FUTURE.**

**Amended agenda and removed this resolution.**

**A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AGREEMENT AND MILLAGE RATE AGREEMENT BY AND BETWEEN DILLON COUNTY, SOUTH CAROLINA AND PROJECT AND PROJECT VANILLA WHEREBY, UNDER CERTAIN CONDITIONS, DILLON COUNTY WILL EXECUTE A FEE IN LIEU OF TAX AND SPECIAL SOURCE CREDIT AGREEMENT WITH RESPECT TO A PROJECT IN THE COUNTY WHEREBY THE PROJECT WOULD BE SUBJECT TO PAYMENT OF CERTAIN FEES IN LIEU OF TAXES, AND DILLON COUNTY WILL MAKE AVAILABLE CERTAIN CREDITS AGAINST FEE PAYMENTS IN REIMBURSEMENT OF INVESTMENT IN RELATED QUALIFIED IFRASTRUCTURE; AND PROVIDING FOR RELATED MATTERS.**

**Rodney Berry told Council that attorneys have asked to table until second reading. James Campbell motioned to table this resolution. Robbie Coward seconded and all voted in favor.**

## **APPOINTMENTS**

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

**None at this time.**

**DILLON COUNTY LIBRARY BOARD – DISTRICT FOUR – TF FINKLEA – MRS. VICKY GRAHAM**

**TF Finklea motioned to appoint Mrs. Vicky Graham to the library board. Robbie Coward seconded and all voted in favor.**

**PEE DEE WORKFORCE DEVELOPMENT BOARD – JAMES ROBERTS**

**Harold Moody motioned to reappoint James Roberts to the Pee Dee Workforce Development Board. Robbie Coward seconded and all voted in favor.**

## **COUNCIL COMMENTS**

**None**

**EXECUTIVE SESSION – LEGAL MATTER (added)**

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

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

**RESULTS OF EXECUTIVE SESSION**

**None**

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**ADJOURNMENT**

**James Campbell motioned to adjourn. Harold Moody 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**