

**MINUTES
ADMINISTRATION & FINANCE COMMITTEE
GREENWOOD COUNTY COUNCIL
TUESDAY, SEPTEMBER 3, 2019
4:00 P.M.**

MEMBERS PRESENT

Chairman Steven J. Brown, District Five
Vice-Chairman Chuck Moates, District Four
Councilwoman Edith Childs, District One
Councilman Mark Allison, District Two
Councilman Theo Lane, District Seven

MEMBERS ABSENT

Councilwoman Melissa Spencer, District Three
Councilman Robbie Templeton, District Six (arrived for Executive Session at 4:40)

STAFF PRESENT

Toby Chappell, County Manager
Elizabeth Taylor, County Attorney

CALL TO ORDER

Chairman Steven Brown called the meeting to order.

In accordance with the Freedom of Information Act, notice of this meeting's date, time, location, and agenda was posted outside the main entrances of the Greenwood County Courthouse and the Greenwood County Library. Agendas were distributed to the *Index-Journal*, local radio stations, and posted on the Greenwood County website calendar.

INVOCATION

Councilwoman Edith Childs, District One, delivered the invocation.

APPROVAL OF TUESDAY, AUGUST 20, 2019 MEETING MINUTES

Chairman Brown thanked everyone for being at the meeting. He stated that the minutes were provided prior to the meeting and asked if there were any corrections to the minutes.

There were no corrections. Councilwoman Childs motioned to approve the minutes, seconded by Vice Chairman Moates, and the minutes were approved by a unanimous vote.

ACTION: Council approved the August 20, 2019 Meeting Minutes.

PRESENTATION

None

OLD BUSINESS

None

NEW BUSINESS

- A. Consideration of H-Tax application for Discover Greenwood in the amount of up to \$15,000 for expenses related to the American Junior Golf Association Greenwood Junior Championship. – Kelly McWhorter and Lindsay Burns, Discover Greenwood

Ms. McWhorter reported to Council that the event for this year was a huge success. She presented a fulfillment report to Council that outlines in detail the statistics from the event. She added that she was impressed with the American Junior Golf Association and their ability to gather statistical data from the participants for reporting purposes. Ms. Burns gave a summary of the promotion and operation of the tournament. She gave a summary of the type of event the tournament was and the differences from other events that are organized that Council is familiar with. She added that tournaments are based on recruiting participants to the area, competing with several other locations where a tournament may be held. She also added that because of the age of the participants, their families will travel with them. She also mentioned that they would like to add a junior amateur event to the tournament in the future and attach the event to a local non-profit to have a beneficiary. Councilman Lane asked for more detail about the tournament schedules and locations. There was further discussion regarding engaging local sponsors, local volunteers for the event, and the Lander University and local high school golf teams in the future. Ms. Burns reported that next year's tournament is scheduled for August 9-13, 2020 at Stoney Point. She introduced Patrick Wilson, golf professional at Stoney Point, and thanked him for his support at the meeting. Chairman Brown commented on being able to support this event, and events like this, that contribute to the Hospitality Tax and the Accommodations Tax. Councilman Lane calculated a 17 to 1 return on the County's investment based on the financial information that was reported.

- B. Resolution 2019-14 declaring Reverend Bernard White Day on September 22, 2019. – Councilwoman Edith Childs, District One

Chairman Brown read the title and directed Council to review. There were no additions or questions regarding the resolution.

- C. Resolution 2019-15 to consider the transfer of funds from FY18-19 Capital Budget to FY19-20 Capital Budget for Courthouse HVAC Project and Administration Copier. – Robert Russian, County Engineer

Mr. Russian gave further details of the request. He reported that in the previous budget year there were projects completed under the amount budgeted for FY19. He described the need for the courthouse projects for this year that will require the use of the new budgeted amount as well as the leftover funds from last year. He added that there is also a need for a copier to be purchased in the Administration Department and would like to use a portion of the funds for that purchase. Mr. Russian went on to summarize the conditions of the existing HVAC units and the need for their replacements. Chairman Brown commented that Mr. Russian's planning seems to be appropriate and in order. Vice Chairman Moates asked about the timeline of the replacement of the HVAC projects. Mr. Russian answered that the bid process should begin within the next few months.

On another topic, Chairman Brown asked Mr. Russian for an update of the Newport/Backwater Road contract. Mr. Russian said that the contract had been sent to Satterfield Construction the previous week, and the turnaround is expected to be within the next two weeks.

- D. Resolution 2019-16 to consider the transfer of funds from the Special Appropriations Fund Balance to EMS Operating Fund. – Derek Oliver, Interim EMS Director

Chairman Brown welcomed Mr. Oliver as the Interim EMS Director and thanked him for his service to Greenwood County. Mr. Oliver gave the details of the request for the funds to purchase two new ambulances and two new heart monitors. He updated the conditions of the existing ambulances and monitors. He added that the current monitors will be phasing out, and he will have difficulties obtaining parts or services. He is preparing to replace every monitor over a period of time. Chairman Brown asked about the source of the funds being transferred. Mr. Chappell, County Manager, gave further details of the three sources where the funds will be coming from.

- E. Resolution 2019-17 to approve the transfer of an Inducement Agreement, Millage Rate Agreement, Lease Agreement, and other documents related thereto and the transfer of the assets subject to the lease agreement, as amended, consenting to a five-year extension of the term for KPR US, LLC, d/b/a Kendall Patient Recovery, as provided in the lease agreement, and other matters related thereto.– Elizabeth Taylor, County Attorney

Ms. Taylor gave further details of the resolution and the history of the name changes. She added that the resolution will also include the extension of the agreement for an additional five years.

- F. Resolution 2019-18 committing to negotiate a Fee-in-Lieu of ad valorem taxes Agreement between Greenwood County and Project Augusta; identifying the project; and other matters related thereto. – Elizabeth Taylor, County Attorney

Ms. Taylor gave details of the project, and the process and management of the master agreement of the project as it relates to the several individual projects that it controls.

- G. First Readings:

- 1. Ordinance 2019-16 to amend the Greenwood County Zoning Ordinance, being Ordinance 13-86, as and if amended, so that 112 properties totaling 600 acres located along Plantation Dr, Planters Ct, Abbingtion Ln, Barrington Ct, Harvest Ln, and English Ct (various G-Pin numbers) in Greenwood, South Carolina changes zoning classifications from RDD (Rural Development District) and AG-1 (Agricultural) to R-1 (Single Family Residential) and AG-2 (Agricultural) (Title Only). – Phil Lindler, Planning Director

Chairman Brown read the title as it relates to Creekside Subdivision. Mr. Lindler gave further details of the ordinance. He described the zoning as a combination of residential, rural development and agricultural. The request is to rezone all of

Creekside to R-1, Single Family Residential. He added that the property that is owned by Greenwood County would be zoned to AG-2 which is what all of the other airport properties are zoned for. The Planning Commission recommended the rezoning. Chairman Brown asked about the scenario that was presented at the Planning Commission meeting that could happen if the rezoning was not approved. Mr. Lindler shared the scenario that was described.

2. Ordinance 2019-18 authorizing the execution and delivery of one or more Fee-in-Lieu of ad valorem taxes and Special Source Revenue Credit Agreements by and between Greenwood County, South Carolina and Pine Gate Renewables, LLC and other affiliated entities, to provide for payment of a Fee-in-Lieu of taxes with respect to certain projects; authorizing the inclusion of certain project sites in a multi-county business park; authorizing Special Source Revenue Credits; and other related matters (Title Only). – Elizabeth Taylor, County Attorney

Ms. Taylor described the details of the ordinance regarding the Pine Gate Renewables project. She reported that the documents that were presented to Council for the meeting are drafts, and they will be updated for the Second Reading. She added that in the final version of the agreements, each parcel will be identified. Chairman Brown asked about the rezoning of the parcels and if it needed to be done before the ordinance was approved. Mr. Lindler and Ms. Taylor agreed that the process to rezone those that were necessary had already been completed. Mr. Chappell commented that staff will compare the addresses of the projects to make sure that the parcels are zoned correctly before the ordinance is brought back for final reading.

PENDING ITEMS

None

EXECUTIVE SESSION

Action may be taken on items discussed in executive session. Chairman Brown reported that Council will go into Executive Session for the following reasons:

1. Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; however, if an adversary hearing involving the employee or client is held, the employee or client has the right to demand that the hearing be conducted publicly. Nothing contained in this item shall prevent the public body, in its discretion, from deleting the names of the other employees or clients whose records are submitted for use at the hearing. **(Treasurer's Office – Personnel Issue)**
2. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public

agency in other adversary situations involving the assertion against the agency of a claim. **(Legal – Code Enforcement)**

3. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body. **(Project Augusta)**

Councilman Lane motioned go into executive session, seconded by Vice Chairman Moates, and the motion carried by unanimous vote.

ACTION: At 4:40 p.m., Council entered into executive session.

Councilwoman Childs motioned to exit executive session, seconded by Councilman Allison, and the motion carried by unanimous vote.

ACTION: At 5:30, Chairman Brown adjourned the executive session with no action taken.

ADJOURNMENT

Susan McIntyre transcribed the minutes.