



Agenda
Sumter County Council
Regular Meeting
Tuesday, November 26, 2019 -- Held at 6:00 p.m.
Sumter County Courthouse, Third Floor, Room 308
County Council's Chambers - 141 North Main Street, Sumter, SC

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COUNCIL MEMBERS PRESENT: James T. McCain, Jr., Chairman; Artie Baker, Eugene Baten, Charles T. Edens, Vivian Fleming McGhaney, and Chris Sumpter.

COUNCIL MEMBERS ABSENT: James R. Byrd, Vice Chairman

STAFF PRESENT: Gary Mixon, Helen Roodman, Mr. Jeff Derwort, Mary Blanding, Johnathan Bryan, Joe Perry, two Sheriff's Deputies.

CALL TO ORDER: Chairman James T. McCain, Jr., called the meeting to order.

INVOCATION: Council Member Vivian Fleming McGhaney gave the invocation.

PLEDGE OF ALLEGIANCE: Everyone in attendance repeated the Pledge of Allegiance to the American Flag.

APPROVAL OF AGENDA: Regular Meeting Tuesday, November 26, 2019

Chairman McCain stated that he would entertain a motion to approve the agenda of the November 26, 2019, as presented.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Sumpter, and unanimously carried by Council to grant approval of the agenda as presented.

APPROVAL OF MINUTES: Regular Meeting Tuesday, November 12, 2019

Chairman McCain stated that he would entertain a motion to approve the minutes of November 12, 2019, as presented.

ACTION: MOTION was made by Councilman Baten, seconded by Councilman Baker, and unanimously carried by Council to grant approval of the minutes of November 12, 2019, as prepared by the Clerk.

LAND USE MATTERS AND REZONING REQUESTS:
Planned Development/Rezoning Requests

- (1) **19-911 - Second Reading -- An Ordinance Of The Sumter County Council Adopting The Sumter 2040 Comprehensive Plan.**

Mr. Jeff Derwort, Senior Planner for the Planning Department, along with Helen Roodman was present on behalf of this proposed ordinance. Ms. Roodman and Mr. Derwort were also present during County Council's Land Use Committee meeting and were able to answer questions concerning the 2040 Comprehensive Land Use Plan. Mr. Derwort stated that this plan is more of an aspiration document instead of a regulatory document. It was stated that this proposed document is very similar

to the 2030 plan with changes in the new draft document to the Military Protection Area and the changes in the Rural Protection Area.

After all comments, the Chairman called for a motion on second reading to this proposed ordinance as discussed.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Edens, and unanimously carried by Council to grant second reading approval.

OTHER PUBLIC HEARINGS:

- (1) 19-913 - An Ordinance Authorizing (1) The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Sumter County, South Carolina (The "County") And A Company Identified For The Time Being As Project Combine, Acting For Itself, One Or More Affiliates, And/Or Other Project Sponsors (Collectively, The "Company"), Pursuant To Which The County Shall Covenant To Accept Certain Negotiated Fees In Lieu Of Ad Valorem Taxes With Respect To The Establishment And/Or Expansion Of Certain Facilities In The County (The "Project"); (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To The Company And The Project; (3) Certain Special Source Revenue Credits In Connection With The Project; And (4) Other Matters Relating Thereto. (Council Will Take Action On Third Reading Immediately After Public Hearing Or During Old Business.)

Mr. Johnathan Bryan, the County Attorney, presented this proposed ordinance to Council for third reading approval. He stated that Project Combine is Kaydon Corporation, who is currently expanding its industry. Fee in Lieu in Tax Agreement \$26,000,000, ten new jobs, and several other perks, as well as claw-backs.

After comments, the Chairman convened a public hearing on this proposed ordinance. Chairman McCain asked if anyone wished to speak in favor of or opposition to this ordinance. No one spoke during public hearing. Therefore, Chairman McCain called for a motion on third reading. The adoption of this ordinance is recorded under Old Business.

- (2) 19-914 -- An Ordinance Authorizing The Conveyance Of Property And The Granting Of Permissions On Property Located On Manning Avenue, Sumter, SC. (Council Will Take Action On Second Reading Immediately After Public Hearing Or During Old Business.)

The Chairman asked the County Attorney, Mr. Johnathan Bryan, to brief Council and the public about this proposed ordinance. Mr. Bryan stated that this Ordinance would allow the conveyance of property on Manning Avenue to South Carolina Department Of Transportation in conjunction with the ongoing Manning Avenue Revitalization Project. After Mr. Bryan's comments, the Chairman convened a public hearing.

Chairman McCain asked if anyone would like to speak in favor of or opposition to the proposed ordinance. No one spoke; therefore, the Chairman closed the public hearing and Council took action on second reading listed under Old Business.

NEW BUSINESS:

- (1) It May Be Necessary To Hold An Executive Session To Discuss An Economic Development Matter, An Employment Matter, A Legal Briefing, Or Other Matters Pertaining To An Executive Session, And Take Appropriate Actions Thereafter If Required.

No executive session was held.

OLD BUSINESS:

- (1) 19-914 - Second Reading -- An Ordinance Authorizing The Conveyance Of Property And The Granting Of Permissions On Property Located On Manning Avenue, Sumter, SC.

Mr. Johnathan Bryan also presented this proposed ordinance to Council prior to public hearing. He informed Council that this ordinance would allow for property owned by Sumter County and property jointly owned by the City of Sumter and Sumter County to grant an easement to South Carolina Department of Transportation for the revitalization project for Manning Avenue. After Mr. Bryan's statements, the Chairman held a public hearing and Council took action on second reading.

ACTION: MOTION was made by Councilman Baker, seconded by Councilman Sumpter, and unanimously carried by Council to grant second reading to this proposed ordinance as presented.

- (2) 19-913 - Third Reading -- An Ordinance Authorizing (1) The Execution And Delivery Of A Fee In Lieu Of Tax And Incentive Agreement By And Between Sumter County, South Carolina (The "County") And A Company Identified For The Time Being As Project Combine, Acting For Itself, One Or More Affiliates, And/Or Other Project Sponsors (Collectively, The "Company"), Pursuant To Which The County Shall Covenant To Accept Certain Negotiated Fees In Lieu Of Ad Valorem Taxes With Respect To The Establishment And/Or Expansion Of Certain Facilities In The County (The "Project"); (2) The Benefits Of A Multi-County Industrial Or Business Park To Be Made Available To The Company And The Project; (3) Certain Special Source Revenue Credits In Connection With The Project; And (4) Other Matters Relating Thereto.

After Mr. Bryan's presentation, the Chairman called for a motion on third reading of this ordinance; he also invited Mr. Bryan Rashunbauch, a staff member of the Sumter Development Board to make comments after the motion.

ACTION: MOTION was made by Councilman McGhaney, seconded by Councilman Baker, and unanimously carried by Council to grant third reading and adoption to this ordinance as presented at third reading.

Mr. Bryan Rashunbauch thanked Council and Team Sumter for always working together for the economic development of Sumter. Mr. Rashunbauch said that this project has been in the works for over two years and he is pleased to announce that this company is ready to implement its expansion starting with one of the employees, Ms. Jeanne Morris, who was also present at this meeting. Ms. Morris also had her two daughters with her to emphasize the fact that Kaydon is a family oriented company.

Councilman McGhaney reminded Council members and those present that County Council members have been privileged to be enrolled in the Darla Moore Economic Development Classes through the South Carolina Economic Development School. One of the emphasis during the sessions is "how can counties help existing industries to ensure their continued development." Kaydon is a great example of Team Sumter working together with the existing industry.

COMMITTEE REPORTS:

(NOTE: *If any of the committee meetings end early, the succeeding meeting may begin immediately after the previous meeting.*)

- (1) Internal Affairs Committee Meeting, November 26, 2019, 4:30 p.m. In County Council's Conference Room, Sumter County Courthouse 141 N. Main Street, Room 301. (Byrd, Baker, Sumpter)

The Chairman of the Committee, Vice Chairman Byrd, was not present at the meeting; therefore, Committee member, Councilman Chris Sumpter, was the acting Chairman of the meeting. Councilman Sumpter gave the following report and recommendations from the Committee. The action on the appointments were completed with one motion and one action.

ACTION: MOTION and second were received from the Committee to approve the following action on the Commissions and Boards as listed below, and was unanimously carried by Sumter County Council:

- ✓ **Accommodations Tax Advisory Board:** Reappoint Craig Justice; Appoint Michael Brown (replace Cheryl Baker) ; Wygelia Palmer (Replace Denise Weeks); Tracey McLaughlin (at large" member - replace Wayne Lowder) and that Earl Wilson, Jr. be moved to the "hospitality (restaurant)" position currently held by Mr. Lowder. *(Note: These are joint appointments with the City of Sumter and the City has recommended approval of these appointments.)*
- ✓ **Alcohol and Drug Abuse Commission:** Appoint Josh Coleman to replace Ms. Holly Chase.
- ✓ **Cultural Commission:** Reappoint Mr. Willie Richardson; and Recommend Appointment of Candidate "A"; if paperwork is filed with the Cultural Commission.
- ✓ **Economic Development Board:** Reappoint Mr. Jay Davis
- ✓ **Zoning Board of Appeals:** Reappoint Mr. Louis Tisdale and Mr. L. C. Frederick; Appoint Mr. Steven Schumpert
- Councilman Eugene Baten, stated that he was disappointed with the current appointments on several of the Boards and Commission. He also stated that during 2005 County Council passed a policy that would allow two slots to be placed on all the Boards and Commissions' rosters, which would list Race and Gender. Councilman Baten also cited the current makeup of several board and Commission indicating his concern that there are fewer minorities on these Boards and Commissions in comparison to the population of this County. He stated that the Clerk said she would advertise the need for more applications for Board and Commission. Councilman Baten also stated that there is a need to advertise the problem of a lack of minorities and women on each Board. He requested that the Clerk publicize this information too while advertising the vacancies.

- (2) Land Use Committee Meeting, November 26, 2019, 5:00 p.m. In County Council's Conference Room, Sumter County Courthouse 141 N. Main Street, Room 308. (Edens, Baten, Baker)

Councilman Charles Edens, the Chairman of the Land Use Committee, stated that the Committee held its third meeting concerning the 2040 Comprehensive Plan. Overall, there are few changes that have

been requested by Council; however, there was one motion from the Committee, which dealt with Black River Road in the Dalzell community as listed below.

ACTION: MOTION and second were received from the Committee and unanimously carried by Council to ask the Planning Commission to review rezoning two parcels off of Black River Road, from R-15 to Agricultural Conservation and to include this in the 2040 Comprehensive Plan.

- (3) Fiscal, Tax, and Property Committee Meeting November 26, 2019, 5:30 p.m. In County Council's Conference Room, Sumter County Courthouse 141 N. Main Street, Room 301. (McCain, Edens, McGhaney)

Chairman James T. McCain stated that the Committee received exciting news about a Veterans Nursing facility coming to Sumter. There are currently several of these facilities already in South Carolina. The County is required to provide the needed land for this facility. However, the facility will be provided through the Federal Funding.

Chairman McCain stated that the Committee also received the County's Financial Information for this period of the fiscal year budget.

- (4) Report From Council Members On Other Meetings, Trainings, And/Or Conferences.
- State Council On Governments - Councilman McGhaney and Chairman McCain attended the State Council On Governments. Congressman Clyburn was the speaker of the General Session of the conference. Also, he announced that there is a \$1.8 Billion Dollar Surplus which the Congressman hopes that some of the funds will be used for Broad Band Installations. It was also noted that Clean Drinking Water will be one of the top priorities as well as development of the Heritage Corridor in South Carolina.

MONTHLY REPORTS

- 1) Council Christmas Gathering - Council and Delegation and Drop-In With School Board of Trustees.
- 2) County Christmas Events - Annual Christmas Dinner
- 3) Chamber Retreat 2019
- 4) Legislative Breakfast

COUNTY ADMINISTRATOR'S REPORT

- ✓ Sumter Financial Report was received from the Finance Director Mr. Jamie Michaelson and he thanked him for the work that his office is doing.
- ✓ Audit Report will be provided to Council by the end of the year.
- ✓ Team Spirit - the staff will be enjoying Team Spirit Day on Wednesday, November 27, 2019.

PUBLIC COMMENT

1. **George Bates** -- spoke to Council about his concerns with the need for more Sheriff Deputies to take care of the urgent or routine calls that are happening in the Wedgefield Area. He also spoke to Council about road maintenance.
2. **Jackie Humes** - She thanked Council members for still allowing the meetings to be opened with an invocation and with the Pledge of Allegiance. She also thanked Council for having a representative at the seminar on Litter. She stated that combat pay should be given to Sheriff's Deputies that are on the front line.

ADJOURNMENT

After all discussions and all comments from the public, motion was made by Councilman Baker, seconded by Councilman Sumpter to adjourn the meeting of Sumter County Council at 6:35 p.m.

Respectfully submitted,

James T. McCain, Jr.
Chairman or Vice Chairman
Sumter County Council

Mary W. Blanding
Clerk to County Council
Sumter County Council

Approved: December 10, 2019

I certify that public and media notification of the above-mentioned meeting was given prior thereto as follows required by Freedom of Information:

Public Notified: Yes

Manner Notified: Agendas posted on bulletin board on third floor of the Administration Building.

Date Posted: November 25, 2019

Media Notified: Yes

Manner Notified: Agenda Information is listed on Sumter County's Home Page, and E-mailed to The Item, The Chamber, WIS-TV, WBTW, and Time Warner Cable.

Date Notified: November 22, 2019

Respectfully submitted,
Mary W. Blanding
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