



**Minutes**  
**Sumter County Council**  
**Regular Meeting**  
**Tuesday, October 27, 2020 -- Held at 6:00 p.m.**  
**Sumter County Administration Building**  
**13 E. Canal Street, Sumter, SC**

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**Council members and the public will be required to wear a face mask  
and have temperatures checked upon arrival. Social Distancing is also required.**

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

**COUNCIL MEMBERS ABSENT:** None

**STAFF MEMBERS PRESENT:** Gary Mixon, Mary W. Blanding, Denise McLeod, Helen Roodman, Lorraine Dennis, David Shadoan, Johnathan Bryan, and Joe Perry.

**MEMBERS OF THE PUBLIC PRESENT:** Approximately eight members of the public attended the meeting.

**MEDIA PRESENT:** The Item, Shelbie Goulding

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

**INVOCATION:** Councilwoman 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, October 27, 2020  
Chairman McCain asked the Clerk, Mrs. Blanding, if there were any changes to the agenda. Mrs. Blanding noted that there were no changes; however, the agenda that they should be using would have on it revised due to having third reading listed on 20-940 when it should have had second reading as noted on the revised agenda. Chairman McCain said he would entertain a motion concerning Council's action on the approval of the October 27, 2020, agenda as presented.

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

**APPROVAL OF MINUTES:** Regular Meeting Tuesday, October 13, 2020, and July 28, 2020.  
Chairman McCain asked for a motion to approve the minutes for County Council's October 13, 2020, meeting and County Council's minutes of July 28, 2020.

**ACTION:** MOTION was made by Councilman Baten, seconded by Councilman Baker, and unanimously carried by Council to approve the minutes as presented for October 13, 2020, and July 28, 2020.

**LAND USE MATTERS AND REZONING REQUESTS:** None  
**Planned Development/Rezoning Requests**

**PUBLIC HEARINGS:**

**(1) Ordinance #20-933 - An Ordinance To Authorize The Sale Of Property On Race Track Road. (Council May Take Action On Third Reading Immediately After Public Hearing Or During Old Business.)**

Chairman McCain introduced this item for public hearing and asked Mr. Brian Rauschenbach, SCCED Economic Development Project Manager, Sumter Economic Development, to introduce those that were present on behalf of this project. Mr. Rauschenbach stated that Mr. Chris Adams, President and CEO of the Company, and Mr. Greg Haughman, President of Operations. The Company is Novo Molecular Technologies, Incorporated.

Then, Mr. Johnathan Bryan, introduced ordinances 20-933, 20-934, and 20-935, in reference to the announcement of Novo Molecular Technologies, Incorporated. Mr. Bryan stated that this Company tried to expand its company at its current location, but was unable to purchase the property near the existing facility. Therefore, the Company purchased property on Race Track Road near Highway 521, south to move the company and provide for its expansion.

This ordinance will allow the sale of 15 acres of property at a cost of \$15,000 per acre on Race Track Road and to allow for an option of a 16-acres, and a first right of refusal for another 17 acres. After all comments, the Chairman called for the public hearing.

The following persons spoke during public hearing.

- Lee Newman, lives on Race Track Road, and he asked Council to postpone granting third reading until such time as he and his neighbor can better understand what is coming on Race Track Road.
- Chris Adams spoke in support of the company. He stated that this company has operated in Sumter County for over ten years. This company is a chemical purification company. The company is focused on serving high value markets such as Pharmaceutical and Biotechnology, and Chemical Agricultural businesses. Mr. Adams further stated that what the company does is to take highly needed high value solvents that are primarily contaminated with water and remove the water from the high value solvents. Those solvents are returned to customers that generated the solvents, or the solvents are returned to the market. It was also stated by Mr. Adams that one of the statements in the Company's Mission statement is to "improve the community that they operate in as well as the larger world." The company accomplishes this by being a good community member. Mr. Adams concluded his comments by stating that Novo Molecular Technologies, Inc. looks out for the employees and the communities where they operate.

After all comments, the Chairman closed the public hearing and Council took action on third reading as listed below under Old Business.

**(2) Ordinance #20-934 - An Ordinance Authorize The Execution And Delivery Of A Fee Agreement By And Between Sumter County, South Carolina And Project Tiger V Providing For A Payment Of A Fee In Lieu Of Taxes And Other Matters Related Thereto. (Council May Take Action On Third Reading Immediately After Public Hearing Or During Old Business.)**

Mr. Bryan also presented this ordinance to Council and the public for public hearing and third reading. He stated that this ordinance is a Fee in Lieu of Tax Agreement where the company has agreed to and to do the following:

1. Create 25 jobs for this community

- 2. Invest \$15,000,000 in this expansion
- 3. Receive a 6% Assessment Ratio for 30 Years
- 4. Millage will adjust every five years – 10% special source revenue for years 1-10; and 7% for years 11-20.

After comments from Mr. Bryan and Council, the Chairman convened a public hearing. He asked if anyone wished to speak in support of or opposition to this ordinance. No one spoke during public hearing; therefore, the Chairman closed the public hearing and Council took action on third reading listed under Old Business.

**(3) Ordinance #20-935 – An Ordinance To Amend The Master Agreement Governing The Sumter-Lee Industrial Park Dated December 31, 2012 Between Lee County, South Carolina and Sumter County, South Carolina So As To Enlarge The Park To Include Certain Property Owned And/Or Operated By A Company Identified For The Time Being As Project Tiger V; And Other Related Matters. (Council May Take Action On Third Reading Immediately After Public Hearing Or During Old Business.)**

Mr. Bryan also presented this proposed ordinance to Council and stated that if approved the ordinance will allow for 133 acres of property, known as the Lewis and Lawrence track, to be placed in the Multi-County Industrial Park. A portion of the 133 acres will be property where Novo Molecular will be located and in an agreement with Lee County, South Carolina.

After comments from Mr. Bryan, the Chairman convened a public hearing. He asked if anyone wished to speak in support of or opposition to this ordinance. No one spoke during public hearing; therefore, the Chairman closed the public hearing and Council took action on third reading listed under Old Business.

**NEW BUSINESS:**

**(1) Sumter County Employee Holiday 2021 Holiday Calendar.**

Mr. Gary Mixon, the County Administrator, presented the Employee Holiday Calendar for 2021. After reviewing the calendar and making one change; deleting the Election Day Holiday. Council members reviewed the calendar and then Chairman McCain called for a motion on its approval.

Friday, January 1	New Year’s Day
Monday, January 18	Martin Luther King, Jr. Day
Monday, February 15	President’s Day
Friday, April 2	Good Friday
Monday, May 31	Memorial Day
Sunday, July 4 (Observed Monday, July 5 <sup>th</sup> )	Independence Day
Monday, September 6	Labor Day
Thursday, November 11	Veteran’s Day
Thursday & Friday, November 25 & 26	Thanksgiving
Wed, Thurs & Fri, December 22, 23, & 24	Christmas
Varied	Employee Birthday

**ACTION:** MOTION was made by Councilman Baker seconded by Councilman Sumpter, and unanimously carried by Council to adopt the Employee Holiday 2021 Calendar as presented.

(2) Sumter County Council 2021 Meeting Calendar.

The Administrator, Gary Mixon, also presented Sumter County Council 2021 Meeting Calendar to Council for consideration. After review of the calendar, Council took action on its adoption.

<b>Month Of Meeting</b>	<b>First Meeting Date</b>	<b>Second Meeting Date</b>
<b>January</b>	12	26
<b>February</b>	9	23
<b>March</b>	9	23
<b>April</b>	13	27
<b>May</b>	<b>11</b>	<b>25</b>
<b>June</b>	<b>8</b>	<b>22</b>
<b>July</b>	<b>13</b>	<b>27</b>
<b>August</b>	<b>10</b>	24
<b>September</b>	14	28
<b>October</b>	12	26
<b>November</b>	9	23
<b>December</b>	14	<b>None</b>

**ACTION:** MOTION was made by Councilman Baten, seconded by Councilman Sumpter, and unanimously carried by Council to adopt the 2021 Meeting Calendar for Sumter County Council's meeting dates as presented.

(3) It May Be Necessary To Hold An Executive Session To Discuss An Employment Matter, An Economic Development 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) Ordinance #20-933 - Third Reading - An Ordinance To Authorize The Sale Of Property On Race Track Road.

The Chairman convened a public hearing on this proposed ordinance. After the public hearing, Councilman Baker asked if the company works to keep things safe in the community where it is located since those that live on Race Track Road farm in that area and they will need to make sure that the water table is safe for farming. Mr. Adams stated that the Company works to keep everything safe in the community where they operate as it relates to the company.

Then Chairman McCain asked for a motion on third reading.

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

- (2) **Ordinance #20-934 - Third Reading - An Ordinance Authorize The Execution And Delivery Of A Fee Agreement By And Between Sumter County, South Carolina And Project Tiger V Providing For A Payment Of A Fee In Lieu Of Taxes And Other Matters Related Thereto.**

Mr. Bryan presented this proposed ordinance to Council for third reading and public hearing. After Mr. Bryan's presentation, Chairman McCain convened a public hearing on this ordinance; once the public hearing was closed by the Chairman, he asked for a motion on third reading.

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

- (3) **Ordinance #20-935 - Third Reading - An Ordinance To Amend The Master Agreement Governing The Sumter-Lee Industrial Park Dated December 31, 2012 Between Lee County, South Carolina and Sumter County, South Carolina So As To Enlarge The Park To Include Certain Property Owned And/Or Operated By A Company Identified For The Time Being As Project Tiger V; And Other Related Matters.**

Mr. Bryan, the County Attorney, also presented this ordinance. Once the public hearing was completed, Chairman McCain asked for a motion on third reading.

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

- (4) **Ordinance #20-937 - Second Reading - An Ordinance To Extend The Agreement With Waste Management Of South Carolina, Inc. For Transportation And Disposal Of Municipal Solid Waste In A "Subtitle D" Landfill Facility. (Public Hearing Is Not Required.)**

Mr. Bryan presented this proposed ordinance to Council. He stated that this ordinance, if approved, would allow for the extension of the agreement with Waste Management of South Carolina, Inc. for the transportation and disposal of municipal solid waste in the County's Subtitle D Landfill. Mr. Bryan noted that he expected to have an addendum to the existing contract; however, it was not available to him today. Prior to action on third reading, he expects to have the addendum.

After review of the ordinance, Council took action on third reading.

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

- (5) **Ordinance #20-938 - Second Reading - An Ordinance To Extend The Contract With Waste Management Of South Carolina, Inc. For Convenience Center Operation, Collection And Disposal Of Municipal Solid Waste. (Public Hearing Is Not Required)**

The County Attorney stated that this ordinance will allow for the extension the the existing contract that Sumter County has with Waste Management of South Carolina, Inc. to continue providing serve for the convenience Center Operation, collection and disposal of the Municipal Solid Waste as the company takes the waste to the facility on Screaming Eagle Road in Richland County. The pricing indexes are begin discussed with this ordinance as well as ordinance #20-937. The County's preference is the Consumer Price Index. However, the County is reviewing price indexes suggested by Waste Management as well as reviewing pricing index provided by South Carolina Association of Counties to ensure that Sumter County selects the best pricing for this County.

After all comments, the Chairman McCain asked for a motion on second reading.

**ACTION:** MOTION was made by Councilman McGhaney, seconded by Councilman Baten, and unanimously carried by Council to grant second reading approval of this ordinance as presented at third reading.

- (6) **Ordinance #20-939 - Second Reading - An Ordinance To Authorize The Sale Of The Building Located At 1160 North Wise Drive And Approximately 12.50 Acres Of Property. (Public Hearing Will Be Held At Third Reading.)**

Johnathan Bryan presented this proposed ordinance to Council for second reading approval. He stated that Sumter County Council has an offer from Thompson Construction Group for the purchase of the building, which is currently known as the Speculative Building. A proposed contract will be ready at third reading. After discussions, Chairman McCain asked for a motion on second reading. Chairman McCain also reminded Council that the public hearing will be held at third reading.

**ACTION:** MOTION was made by Councilman Edens, seconded by Vice Chairman Byrd, and unanimously carried by Council to grant second reading approval of this ordinance as presented.

- (7) **Ordinance #20-940 - Second 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 Lisa, 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 Connections With The Project; And (4) Other Matters Relating Thereto. (Public Hearing Will Be Held At Third Reading.)**

Mr. Bryan stated that this ordinance is for an existing economic development company known as Project Lisa. This company agrees to invest \$84,000,000 and create 164 new jobs. The County is offering a 6% investment ratio with the millage to adjust every five years, and other terms. Then Chairman McCain asked for a motion on second reading.

**ACTION:** MOTION was made by Councilman Baker, seconded by Councilman Baten, and unanimously carried by Council to grant second reading approval of this ordinance as presented.

#### **COMMITTEE REPORTS:**

Council had an orientation of the new facility and operation of the new equipment. There were no other meetings.

#### **MONTHLY REPORTS**

1. Sumter County Forfeited Land Commission Meeting -- October 27, 2020, at 5:45 p.m. In The Administration Conference Room, 13 E. Canal Street, Sumter SC.
2. Planning Commission Revision of OA-20-03
3. Santee Lynches Report – Councilman Vivian Fleming McGhaney
4. SCDOT – Planning Information

#### **COUNTY ADMINISTRATOR’S REPORT**

1. **BUILDING CONSTRUCTION:** Mr. Mixon welcomed everyone to the new building and Council’s new chambers. He further stated that the primary function for the building was security and to add more functionality for the public and the employees. Council members have to use different measures to get in the building and the public will have to do the same. The entrance to the building is working well for the public and county employees.
2. **COVID REPORT:** The County Administrator stated that over the last two weeks, the COVID report in Sumter County has 191 new cases; the daily average of COVID cases has been 13.6 and the previous two-week reporting of COVID cases was 9.1. In addition, there has been six additional deaths; five deaths were elderly white males, and one female. Total COVID deaths in Sumter County according to our CORONER is 63 deaths as of this meeting.

The Administrator also stated that the reason why the Coroner’s death rate is different from DHEC or other reporting agencies is that the Coroner was not being notified of deaths in nursing facilities and in the hospitals. In addition, sometimes the doctors make changes on the final report as opposed to the hospital reports. Additionally, if a Sumter citizen goes into the hospital in another county and dies, the hospital reports to DHEC and not to Sumter County Coroner. Mr. Mixon also reviewed a report from DHEC for the past two weeks and it has Sumter as no deaths; however, the Sumter County Coroner knows of six deaths in this County. The Coroner is trying to establish some better alliances with DHEC, the hospitals, and other healthcare facilities to ensure that he has the most correct numbers of COVID deaths.

Councilman Baten thanked the Administrator for the report. He then recognized the Mayor of the City of Sumter for his work in leading the City of Sumter in passing the Mask Ordinance. Councilman

Baten asked the leadership of Sumter County to push for a mask mandate because it will show that we are concerned about our citizens. The numbers are going up in COVID cases and we need to do something for Sumter County.

Chairman McCain asked the Administrator to review the previous Mask Ordinance that did not pass and revise the ordinance to address the issues that some Council members had about the proposed ordinance. This ordinance should be placed on Sumter County Council's Agenda for November 10, 2020.

**ADJOURNMENT**

After all discussions, motion was made by Vice Chairman Byrd, 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: November 10, 2020



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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: October 23 2020
- 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: October 23, 2020

Respectfully submitted,  
*Mary W. Blanding*  
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