



**Clarendon County Regular Council Meeting  
Monday, March 10, 2025  
6:00 PM**

**Council Chambers, 411 Sunset Drive, Manning, SC 29102**

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**Those in attendance:**

Chairman John E. Johnson III	Vice Chairman John P. Coker
Councilman Billy G. Richardson	Councilman Kurtis W. Rodine
Councilman W.J. Frierson, Sr.	Administrator Lynden Anthony
Deputy Administrator Sharmane Anderson	Clerk to Council, Dorothy M. Levy

**Absent: None**

**Press in attendance:** None

**Others in attendance included:**

Julius Adger	Michael Richburg	Skip Osborne	Tammy Hicks	Kim Berangia
Nate Dyson	John Buffey	Cleveland Gore	Nova Buffey	Carol Summers
Peggie Sorrell	Andy Falls	Sade Williams	M.E. Kozlarek	Robert Falls
Jose Calvo	Janice Coney	Angel Reed	Sharmisha Coney	Cleveland Gore
George Frierson	W.L. McCabe	Bertha Reed	Andice Reed	Jane Powell
Franklin Colclough	Michael Johnson	Sylvia Witherspoon	Willie Briggs	Angie Ford
Annie Robinson	Kathleen Gibson	Susie Murray	Jacqueline Blackwell	
And other Clarendon County Residents				

Chairman Johnson called the meeting to order at 6:00 pm by welcoming everyone. Councilman Frierson led the invocation. The Pledge of Allegiance was recited in unison.

**1. Approval of the Agenda**

On motion by Councilman Frierson and Seconded by Vice Chairman Coker, the Council voted Unanimous Approval to the Agenda for the Regular scheduled Council Meeting for March 10, 2025.

**2. Approval of Minutes**

On motion by Councilman Richardson and Seconded by Councilman Rodine, the Council voted Unanimous Approval to the minutes for the Regular Council Meeting, which was held on Monday, February 10, 2025.

**3. Service Awards**

Prior to the business session of the Regular Council meeting, Linda Lemon, HR Director, Lynden Anthony, and Jay Johnson presented Service awards to six employees:

Jerimy Baker	5 Years	George Kosinski	10 Years
Janice Coney	10 years	Connie wise	15 Years
Rebecca Massey	10 years	Vicki Williams	15 Years

Chairman Johnson thanked everyone for their years of service to Clarendon County.

**4. Public Comments**

- **Mr. Cleveland Gore** – began by stating that he is an FAA certified pilot. He stated that he serves at the pleasure of County Council on the Airport Commission and recently we have received some disturbing

information about the Home Rule Act in reference to Bill S.282, (which has been ratified) which takes the responsibility of appointing the Clarendon Airport Commission from Clarendon County Council to the Legislative Delegation and the Governor. He stated that Clarendon County is the only County in the State where this has been changed. Representative Fawn Pedalino is asking the Governor to take away the authority from County Council and give it to the Legislative Delegation. The Home Rule makes it eligible for the Legislative Delegation to appoint the Commission members to a County Council Board, and the Airport Commission has already been appointed by County Council and this county has invested \$ 615,268 into the Aeronautics Commission. He concluded by stating that this board has authority over this area.

- **Councilman Frierson** – he would like to ask the Legislative Delegation why this needs to occur at this time when it has been working so well all before.
- **Mr. Julius Adger** – began by stating that roads in Clarendon County, Summerton area, are in very bad condition and need to be repaired. He stated that Adger Road and Laceleaf Circle always flood out every time there is bad weather. It's very difficult to reach homes in this area. He continued by stating that the roads need to be repaired and paved.
  - **Councilman Richardson** – Stated that he is familiar with those roads and the County did some minor repairs. Billie Timmons, Engineer, went out to inspect the road to see what was causing the problem to recur. He said that the drainage was filled with vegetation. He asked Administrator Anthony to check with Billie Timmons to see what it will take to fix these roads.
- **Mr. Nathaniel Dyson** – began by stating that he has been working on this project for a long time. He wanted to know when will the County put a trash Dump on the Kingstree highway. He stated that he has to travel 9 miles to dump a bag of trash. He continued by stating that the County has the property and people are calling him asking when is the county going to put up a trash dump.
- **Mr. George Frierson** – began by stating that Rainbow Lake Rd. is a public road without public access and he wants to know what Council is going to do about the road. The citizens want to know why there isn't public access from the Gable post office back to 527 using state road S-14-50. Mr. Frierson continued by stating that this month is the 81<sup>st</sup> Anniversary of the loss of three young children right here in Clarendon County: Betty June Binnicker, Mary Emma Thames, and George Stinney, Jr., all of whom died in June 1944. He concluded by stating that he was fortunate enough to have served in the Military with the CEO of Santee Electric, Mr. Floyd L. Keels, Sr., who was honored today and he asked all military veterans to please stand and salute the flag in honor of Mr. Floyd L. Keels, Sr., a Clarendon County Resident.
- **Mrs. Terrey Streath** - began by stating that her home is surrounded by commercial duck ponds and they are having problems with flooding after the duck ponds are drained and abandoned duck attracts coyotes. After several attempts to find the responsible agency, we found out that commercial duck ponds fall under South Carolina Department of Agriculture, and there is no help there. Filling these ponds causes property owners to drill their wells deeper. When the ponds are drained, the water causes flooding on the roads and on our property. The commercial duck pond owners do not pay taxes and at the very least, they should pay enough taxes to fix the roads that are damaged from the draining of the commercial duck ponds.
  - **Councilman Richardson** stated that he lives around more duck ponds than anyone and on Saturday and Wednesday mornings, it sounds like a war zone. If Zoning allows it, what can we do about it.
  - Chairman Johnson thanked everyone for their comments.

## 5. Board Appointment:

- On motion by Councilman Rodine and Seconded by Councilman Frierson, the Council voted Unanimous Approval to reappoint Larry Johnson to serve another term on the Clarendon County Planning Commission representing District 2.

## 6. Presentation and Acceptance of the Clarendon County Fiscal Year End, June 30, 2024 Audit Report

Ms. Lori Salley, McGregor & Company, presented the Council with the Audited Financial Statements for Fiscal Year 2023/2024. She began by giving the Council an Unmodified Opinion of the Audit. Ms. Salley stated that an Unmodified Opinion is a clean opinion, which is a good summary. She continued by stating that Clarendon County's Net Position was \$17,651 as of June 30, 2024.

Ms. Salley stated that the Statement of Activities shows a change in net position of \$4,611,303.

Ms. Salley stated that the Balance Sheet has no capital assets or long-term debt and a Fund balance of \$15,437,396 as of June 30, 2024. She stated that the Statement of Revenue has a 3.9% change in Fund balance.

Ms. Salley continued by stating that in planning and performing the audit of the financial statements of Clarendon County for the year ended June 30, 2024, we considered the County's internal control to determine our auditing procedures for the purpose of expressing our opinion on the financial statement and not to provide assurance on the internal control.

Ms. Salley continued her presentation by stating that the Magistrates are to report any overages in the accounts of \$100 on an annual basis to the Court Administration. Overages for the Magistrate totaled \$1,476. We recommend that overages be investigated and reported periodically to the Court Administration.

Ms. Salley concluded her presentation by stating that there were two purchases made by Procurement, with only one quote and a vehicle purchase without a purchase order.

- Mr. Lynden Anthony, County Administrator, thanked Ms. Salley and her staff for their patience. He stated that the audit report will be uploaded to the website as soon as possible.

On motion by Councilman Richardson and Seconded by Vice Chairman Coker, the Council voted Unanimous Approval to except the Audit as presented.

## **7. Clarendon County Hospitality Fee Fund Request**

- 1. Administrator Anthony presented the Council with a request for \$6,000 to aid in radio, print, and multimedia advertising for the upcoming Puddin' Swamp Festival to be held on April 11<sup>th</sup> -14<sup>th</sup>. 2025.**
  - On motion by Vice Chairman Coker and Seconded by Councilman Richardson, Council voted Unanimous Approval to the request of \$6,000 in radio, print, and multimedia advertising for the upcoming Puddin' Swamp Festival to be held on April 11<sup>th</sup> -14<sup>th</sup>. 2025.
- 2. Administrator Anthony presented the Council with a request from the Clarendon County Branch NAACP for \$8,500 to aid in various marketing initiatives for the upcoming 71<sup>st</sup> Anniversary of the Landmark Case Brown vs. Board of Education weekend celebration to be held on May 16<sup>th</sup> – May 18<sup>th</sup>, 2025.**
  - On motion by Councilman Richardson and Seconded by Councilman Frierson, Council voted Unanimous Approval to the request from the Clarendon County Branch NAACP for \$8,500 to aid in various marketing initiatives for the upcoming 71<sup>st</sup> Anniversary of the Landmark Case Brown vs. Board of Education weekend celebration to be held on May 16<sup>th</sup> – May 18<sup>th</sup>, 2025.

## **8. Clarendon Tax Accommodations Committee Fund Request**

Administrator Anthony presented the Council with Funding requests from the Clarendon County Accommodations Tax Fund – “Tourism Fund” for the following:

- Santee Cooper Country (\$21,250): Request associated with out-of-area marketing;
- Clarendon County (\$45,000): Request associated with the operation and maintenance of I-95 Exit 119 Beautification Project;
- Clarendon Chamber of Commerce (\$56,250): Request associated with various marketing initiatives;

- Clarendon Chamber of Commerce (\$6,250): Request associated with specific media campaign; and,
- South Carolina Waterfowl Association (\$11,250): Request associated with out-of-area marketing for the 2025 Bird Fest Music Festival.

On motion by Councilman Richardson and Seconded by Councilman Rodine, the Council voted Unanimous Approval of the requests for the Clarendon County Tax Accommodations Committee Funding.

**9. Ordinance 2025-01**

Consideration was given to the First Reading of Ordinance 2025-01 – An Ordinance Adopting a Three-Month Moratorium on the Acceptance of Applications for Tiny-Home Subdivisions to Approve for an Immediate Effective Date.

On motion by Councilman Richardson and Seconded by Vice Chairman Coker, the Council voted Unanimous Approval to First Reading of Ordinance 2025-01 – An Ordinance Adopting a Three-Month Moratorium on the Acceptance of Applications for Tiny-Home Subdivisions to Approve for an Immediate Effective Date.

**10. Public Hearing – Ordinance 2025-02**

Ms. Tabitha Hanna, Planning Director, gave some background information on Ordinance 2025-02-An Ordinance Approving a Development Agreement Concerning the Deer Creek At Wyboo Development, Authorizing the Execution thereof, and Other Matters Relating Thereto. She stated that it was approved by the Planning Commission.

The Public Hearing opened at 6:28 pm.

- Councilman Richardson asked are the roads required to be paid for by the County?
- Ms. Hanna replied by stating that after 365 days, and if the roads meet the County standards, the County can take over the roads.
- A Citizen asked how many acres
- Ms. Hanna replied by stating that the project is 131 acres and will be done in phases.

Chairman Johnson asked if there were any other questions, hearing none, he stated that the Public Hearing would close. The Public Hearing closed at 7:05 pm.

**11. Ordinance 2025-02**

Consideration was given to the First Reading of Ordinance 2025-02 – An Ordinance Approving Development Agreement Concerning the Deer Creek At Wyboo Development, Authorizing the Execution thereof, and Other Matters Relating Thereto.

On motion by Councilman Frierson and Seconded by Councilman Rodine, the Council voted Unanimous Approval to the First Reading of Ordinance 2025-02 - An Ordinance Approving a Development Agreement Concerning the Deer Creek at Wyboo Development, Authorizing the Execution thereof, and Other Matters Relating Thereto.

**12. Ordinance 2025-03**

Administrator Anthony presented the Council with Ordinance No. 2025-03 – An Ordinance to Authorize the Transfer of Real Property Owned by Clarendon County, South Carolina, and Identified as Clarendon County Tax Map Parcel No.:147-00-03-020-00. He stated that this parcel of land is in the Lizzie Creek Area.

On motion by Councilman Richardson and Seconded by Vice Chairman Coker, the Council voted

Unanimous Approval to the First Reading of Ordinance 2025-03 - An Ordinance to Authorize the Transfer of Real Property Owned by Clarendon County, South Carolina, and Identified as Clarendon County Tax Map Parcel No.:147-00-03-020-00.

### **13. Ordinance 2025-05**

Sheriff Tim Baxley presented the Council with Ordinance 2025-05 – An Ordinance to Provide for the Control and Regulation of Animals in Clarendon County and Other Related Matters. He stated that this Ordinance will amend the old Ordinance, this Ordinance will fall under the Sheriff’s Office, and it only applies to Dogs.

On motion by Councilman Richardson and Seconded by Councilman Rodine, the Council voted Unanimous Approval to the First Reading of Ordinance 2025-05 - An Ordinance to Provide for the Control and Regulation of Animals in Clarendon County and Other Related Matters.

### **14. Ordinance 2025-06**

Sheriff Tim Baxley presented the Council with Ordinance 2025-06 – An Ordinance to Provide for Noise Control in the Unincorporated areas of Clarendon County; and to Provide for Penalties Thereof. He stated that this Ordinance amends the old Ordinance by removing the decibel reading and giving the officers discretion.

- Councilman Rodine asked if this only applies to the lake area.
- Sheriff Baxley replied by stating no, this applies to any area in the County.
- Vice Chairman Coker asked if this applies to gun fire
- Sheriff Baxley replied by stating no.

On motion by Councilman Frierson and Seconded by Councilman Richardson, the Council voted Unanimous Approval to the First Reading of Ordinance 2025-06 - An Ordinance to Provide for Noise Control in the Unincorporated areas of Clarendon County; and to Provide for Penalties Thereof

### **15. Executive Session**

Chairman Johnson stated that he needed a Motion to go into Executive Session to Discuss an Incentive Agreement for Project Boun Giorno.

On motion by Councilman Richardson and Seconded by Vice Chairman Coker, the Council voted Unanimous Approval to go into Executive Session to discuss an Incentive Agreement for Project Boun Giorno. The Executive Session began at 7:15 pm

### **16. Open Session**

Chairman Johnson stated that he needed a Motion to come out of the Executive Session and back into the Open Session.

On motion by Councilman Frierson and Seconded by Vice Chairman Coker, the Council voted Unanimous Approval to come out of Executive Session and back into Open Session. The Executive Session began at 7:40 pm

### **17. Ordinance 2025-04 – Project Boun Giorno**

Mr. George Kosinski, Development Board Director, stated that Project Boun Giorno is a manufacturing company interested in coming to Clarendon County with a total capital investment of \$291,800,000 (87 million in real estate, and 204 million in machinery and equipment), 306 jobs with an average hourly wage of \$33.30. An additional 400 construction jobs and the project should take around 18 to 24 months to be built from the ground up. The annual payroll would be around \$21,194,000. Mr. Kosinski concluded by stating that for a project this size, the tax revenue to the County should be around \$18,000,000 over the next 15 years.

On motion by Councilman Richardson and Seconded by Councilman Frierson, Council voted Unanimous Approval to the First Reading of Ordinance 2025-04 – 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 and Special Source Revenue Credit Agreement by and Between Clarendon County, South Carolina, and Project Boun Giorno, Acting for Itself, One or More Current Or Future Affiliates and Other Project Companies (Collectively, “Company”); Providing for a Fee-In-Lieu of Ad Valorem Taxes Incentive; Providing for a Special Source Revenue Credit; Designating the Property of the Project as Subject to a Multi-County Industrial Park Arrangement; Acknowledging the Execution and Delivery of One or More Grant Agreement(s) and the Related Grant(s); Acknowledging the Execution and Delivery of a Purchase and Sale Agreement and the Related Real Property Transfer; and Providing for Other Related Matters.

## 18. Financial Report

Mrs. Tammy Rodvansky, CFO, began her report by stating the following:

- **The General Fund** expenses were 62% of the Budget. We had Expenditures of \$2,053,483 and Revenue was 1,674,457 for the month ending February 28, 2025.
- **Weldon Auditorium** had Revenue of \$10,700 for the month ending February 28, 2025, and total Expenses were \$109,256. We do supplement Weldon with the Hospitality Fund. The Weldon Auditorium ended the month of February 2025 (after transfers) with a zero balance.
- **Water and Sewer Department** had a total Revenue of \$1,020,469 for the month ending February 28, 2025, and total Expenses were \$569,350. After Depreciation, Bond Interest Expense, and Interest Income, the Water and Sewer Department ended the month of February 2025 with a Net Utility Income of \$49,331.
- **The C-Fund Program** - for the month ending February 28, 2025, The C-Fund program had a Cash Balance of \$8,056,297, of which \$6,199,622 has been committed to remaining local paving projects and State Proviso Funds. She stated that the C-Fund Program had an Uncommitted Balance of \$1,856,675 as of the end of February 2025.
- **Fire Rescue** – expenses were 63% of the Budget. We had Expenditures of \$5,749,566 and Revenue of \$6,430,673 as of February 28, 2025.

## 19. Administrator’s Report

Administrator Anthony began his report by giving the Council an update on the following:

### ✓ **Facilities:**

**EOC/Communication Center:** The architectural firm and Civil Engineering subcontractors have developed preliminary site plans and internal layout. The next step in the process is the development of completed plans and specifications for the facility. We hope to be ‘moving dirt’ by the fall of this year.

**Turbeville Fire Station:** Construction continues at a very brisk pace. We are expecting that the certificate of occupancy (CO) will be issued in April.

**Public Works, Fleet Maintenance, Animal Control:** The contract with Hawkins & Kolb has been finalized. We’re making some site layout changes involving retention ponds and finalizing the floor plan for the Animal Control portion of the project.

**Davis Station Well and Tank:** Drilling of a test well has started, and we’re contracted with an above-ground storage tank firm. Easement letters have gone out as well. Bid packages for the water mains and lines are out and we scheduled the bid opening for that component of the project at the end of this month.

**Weldon Auditorium Renovations:** renovation plans and bid documents have been finalized, and the bid package is out.

**Fire Station on MW Rickenbaker Road, Station #10:** With the recent appropriation from the State for a replacement fire station on M.W. Rickenbaker Road, Station #10, Bids have been received and we are negotiating a final contract to begin the work.

✓ **Other:**

**Turbeville Library:** The project team met again in Turbeville a couple of weeks ago to discuss the site plans in greater detail. Work is proceeding on the building design and final site plans for submission to both SC DEC and SC DOT.

**North Shore Summerton Wastewater Development Project:** Engineering design and site work are moving forward as well with the construction portion of the project bid out last week.

**Law Enforcement Joint Training Facility:** The Memorandum of Understanding (MUO) with the City of Manning, Sheriff's Department, and the County to build the facility has been approved, Authorization has been received from the City regarding designs and bids are being prepared now for the building. Work on the actual firing range has begun.

**Newman Branch Restoration Projects:** An Environmental Engineering Firm has been selected and the scope of project parameters for the Newman branch restoration project are being developed. Beaver removal via trapping has commenced; interesting note, they have also removed several alligators as well.

**SC DOT** – We have been notified by SC DOT that the Georgetown Roadway Safety Project at LMA has been awarded and should commence construction at the end of this school year.

✓ **Recreation:**

- Baseball and softball registration is closed with 575 youth participating this year. Growth over last year as games will start at the end of this month.
- The boardwalk repairs at Taw Caw Park have been completed just in time for warmer weather.
- Our Picnic Shelter reservations have picked up.
- Open basketball will be returning to the Community Center, scheduled for Tuesdays and Sundays. You can check the Recreation Department website for more details.

✓ **Miscellaneous:**

- We are proud to share that Ms. Lauren Beaty within the Fire Rescue Department, has received this year's SC Advanced EMT of the Year Award as presented by the SC EMS Association at its annual conference last Friday.

## 20. Chairman's Report

Chairman Johnson stated that he did not have anything to add tonight.

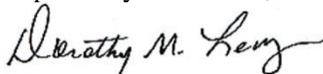
## 21. Adjourn

Chairman Johnson stated that we have come to the end of our agenda and he asked for a motion to adjourn the Council Meeting.

On motion by Vice Chairman Coker and Seconded by Councilman Rodine, the Council voted Unanimous Approval to adjourn the Regular Council Meeting.

The Council Meeting adjourned at 7:55 pm.

Respectfully Submitted,



Dorothy M. Levy

Clerk to Clarendon County Council, CCC