



**Clarendon County Regular Council Meeting
Monday, December 11, 2023
6:00 PM**

Council Chambers, 411 Sunset Drive, Manning, SC 29102

Those in attendance:

Chairman Dwight L. Stewart, Jr.
Councilman Billy G. Richardson
Administrator David W. Epperson

Vice Chairman W. J. Frierson, Sr.
Councilman John P. Coker
Clerk to Council, Dorothy M. Levy

Absent: Councilman A.C. English

Press in attendance: Ashley Miller, The Item

Others in attendance included:

Lynden Anthony
Jose Calvo
WL McCabe
Gable Bulldogs

George E. Frierson, III
Maureen Calvo
Linda Jackson
And Other Clarendon County Residents

Terrey Streath
Moye Graham
Robert McFadden

Mike Streath
Jacqueline Blackwell
Patricia Pringle

Chairman Stewart called the meeting to order at 6:00 pm. Vice Chairman Frierson led the invocation. The Pledge of Allegiance was recited in unison.

1. Approval of the Agenda

On motion by Councilman Coker and Seconded by Councilman Richardson, Council voted Unanimous Approval to the Agenda for the Regular scheduled Council Meeting for December 11, 2023.

2. Approval of Minutes

On motion by Vice Chairman Frierson and Seconded by Councilman Coker, Council voted Unanimous Approval to the minutes for the Regular Council Meeting which was held on November 13, 2023.

3. . Service Awards

Prior to the business session of the Regular Council Meeting Linda Lemon, HR Director, Administrator Epperson, and Chairman Stewart, recognized three employees for service awards.

- Michael Ard 5 years June Briggs 15 years
- Paul Shipp 5 years Ralph Roberson 30 years
- Jason Osteen 5 years

Chairman Stewart thanked everyone for their service.

4. Public Comments

- Mr. George Frierson stated that the citizens of Turbeville asked him why the cost of building the library in Turbeville keeps going up.
- Administrator Epperson stated that there was an increase in the construction cost and design work from the contractor.

- Mrs. Terry Streath asked several questions:
 - Can the agenda be more specific and simpler for people to understand.
 - When is and where is the administrator’s position posted.
 - How was Sharmane Anderson selected for the Deputy Administrator’s Position, isn’t she a state employee and what makes her the most qualified person.
 - Were there other input for big ticket items and how did you receive it.
 - What is the starting salary of the Deputy Administrator
- Administrator Epperson responded by stating that the agendas are self-explanatory, and it has to meet state requirements. He stated that the Administrator and County Council decided on how and who to hire for the Deputy Administrator’s Position. Ms. Anderson is a County employee not a state employee. She’s very qualified because she has a bachelor’s degree, a master’s degree, and a Law Degree as well as previous worked as the Executive Director of Voter’s Registration. We had several internal applicants who were all qualified, but Ms. Anderson was more qualified, and I don’t have the starting salary of the Deputy’s Administrator in front of me.
- Chairman Stewart stated that in 1975, the Home Rule act was passed and that’s Clarendon County follow.
- Mr. Moye Graham stated that there is not enough transparency especially. He stated that a lot of people in the County knew David Epperson and Ted Felder were leaving and Clarendon County does not follow the Home Rule act.

5. 2024 Regular County Council Meeting Schedule

On motion by Councilman Richardson and Seconded by Councilman Coker, Council voted Unanimous Approval to the 2024 Regular County Council Meeting Schedule.

6. Board Appointment

On motion by Councilman Richardson and Seconded by Councilman Coker, Council voted Unanimous Approval to appoint Mr. John “Skip” Osborne to serve a 3 year-term on the Clarendon County Planning Commission.

7. Proclamation

Chairman Stewart and Councilman Coker presented the Gable Bulldogs Baseball Team with a Proclamation for Outstanding Achievement for winning the Gamecock Community Baseball League Championship two years in a row.

8. Memorandum of Understanding

Administrator Epperson presented County Council with a Memorandum of Understanding between Clarendon County, South Carolina, Clarendon County Sheriff’s Office and the City of Manning, Manning South Carolina relating to a Law Enforcement Training Center.

- Sheriff Baxley said we would use state money to build the training center and there will not be any cost to the County.
- Vice Chairman Frierson said that he would like to commend Sheriff Baxley for bringing agencies together to save money.
- Councilman Coker asked who will share in the upkeep.
- Administrator Epperson stated that the County would own the building and the City would own the dirt.

On motion by Councilman Coker and Seconded by Vice Chairman Frierson, Council voted Unanimous Approval to the Memorandum of Understanding between Clarendon County, South Carolina, Clarendon County Sheriff's Office and the City of Manning, Manning South Carolina relating to a Law Enforcement Training Center.

9. Clarendon County Transportation Committee (CTC)

Chairman Stewart stated that the Clarendon County Transportation Committee is now in session. The CTC opened at 6:38 pm.

Administrator Epperson presented the CTC with a request to approve Clarendon County Transportation Committee Road Projects.

On motion by Vice Chairman Frierson and Seconded by Councilman Richardson, Council voted Unanimous Approval to the Clarendon County Transportation Committee Road Projects List.

Chairman Stewart stated that the CTC will close. The CTC closed at 6:49 pm.

10. Request – Mr. George Kosinski

Mr. George Kosinski, Development Director, made a request to approve funding from the Clarendon County Economic Development Infrastructure Fund for costs associated with the Northshore Project. He stated that the Northshore Project has an investment of \$50,000,000, and would create 200 jobs, build a hotel, and a restaurant.

- Councilman Richardson asked would anyone be able to tap into the sewer line.
- Mr. Kosinski stated that 300 to 400 homes would be able to tap into the sewer line.

On motion by Councilman Coker and Seconded by Vice Chairman Frierson, Council voted Unanimous Approval to the request from Mr. George Kosinski requesting to approve funding from the Clarendon County Economic Development Infrastructure Fund for costs associated with the Northshore Project.

11. Resolution 2023-04

Administrator Epperson presented Council with Resolution 2023-04 – A Resolution Providing Preliminary Approval for Certain Incentives to Induce a Company Identified as Project Basil, Acting for itself, One or More Current or Future Affiliates and Other Project Sponsors (Collectively, “COMPANY”) to Establish Certain Facilities in Clarendon County, South Carolina (“COMPANY”), Including (1) Negotiated Fee In Liew of Ad Valorem Tax Arrangement; (2) Multi-County Industrial or Business Park Arrangement; (3) Special Source Revenue Credit; and (34) Other Related Matters.

On motion by Councilman Richardson and Seconded by Vice Chairman Frierson, Council voted Unanimous Approval to Resolution 2023-04 - A Resolution Providing Preliminary Approval for Certain Incentives to Induce a Company Identified as Project Basil, Acting for itself, One or More Current or Future Affiliates and Other Project Sponsors (Collectively, “COMPANY”) to Establish Certain Facilities in Clarendon County, South Carolina (“COMPANY”), Including (1) Negotiated Fee In Liew of Ad Valorem Tax Arrangement; (2) Multi-County Industrial or Business Park Arrangement; (3) Special Source Revenue Credit; and (34) Other Related Matters.

12. Resolution 2023-05

Administrator Epperson presented Council with Resolution 2023-05 – A Resolution Providing Preliminary Approval for Certain Incentives to Induce a Company Identified as Project Clove, Acting for itself, One or More Current or Future Affiliates and Other Project Sponsors (Collectively, “COMPANY”) to Establish Certain Facilities in Clarendon County, South Carolina (“COMPANY”), Including (1) Negotiated Fee In Liew of Ad Valorem Tax

Arrangement: (2) Multi-County Industrial or Business Park Arrangement; (3) Special Source Revenue Credit; and (34) Other Related Matters.

On motion by Councilman Richardson and Seconded by Vice Chairman Frierson, Council voted Unanimous Approval to Resolution 2023-05 - A Resolution Providing Preliminary Approval for Certain Incentives to Induce a Company Identified as Project Basil, Acting for itself, One or More Current or Future Affiliates and Other Project Sponsors (Collectively, "COMPANY") to Establish Certain Facilities in Clarendon County, South Carolina ("COMPANY"), Including (1) Negotiated Fee In Liew of Ad Valorem Tax Arrangement: (2) Multi-County Industrial or Business Park Arrangement; (3) Special Source Revenue Credit; and (34) Other Related Matters.

13. Public Hearing for Ordinance 2023-07

Chairman Stewart stated that the Public Hearing for Ordinance 2023-07- An Ordinance of the County Council of Clarendon County, South Carolina to Amend Ordinance 2018-11 A/K/A the 2018 Comprehensive Plan and to Adopt the Attached Amendments Identified as Exhibit A in Conformance with the Requirements of Section 6-29 st.seq., Code of Laws of South Carolina; Providing for Severability and an Effective Date is now open.

The Public hearing opened at 7:02 pm

Ms. Tabitha Hanna, Planning Director, stated that the Planning Commission recommend that the following changes are made:

- Combines the school districts into one consolidated school district that serves 4,329 students from Pre-Kindergarten through 12th grade. She concluded by giving a list of priority improvements to Clarendon County in three-time frames: Sheriff's Office Improvement, New ball field at JC Britton Park, Public Works department relocation, Summerton Park improvements, Summerton and Turbeville Branch Libraries, Davis Station, Wyboo, and Turbeville Fire Sub-Station, Water system expansions projects, Alcolu Industrial and Technology Park and Mega site Rail Spur.

Chairman Stewart asked if there were any comment on Ordinance 2023-07. Hearing none, he declared that the Public Hearing will close. The Public Hearing closed at 7:12 pm.

14. Ordinance 2023-07

On motion by Councilman Richardson and Seconded by Councilman Coker, Council voted Unanimous Approval to the Second Reading of Ordinance 2023-07 - An Ordinance of the County Council of Clarendon County, South Carolina to Amend Ordinance 2018-11 A/K/A the 2018 Comprehensive Plan and to Adopt the Attached Amendments Identified as Exhibit A in Conformance with the Requirements of Section 6-29 st.seq., Code of Laws of South Carolina; Providing for Severability and an Effective Date.

15. Ordinance 2023-08

Administrator Epperson presented Council with Ordinance 2023-08 – An Ordinance to Provide for Regulations Relating to the Procurement of Goods and Services by Clarendon County and to Provide for Other Matters related there

On motion by Councilman Richarson and Seconded by Vice Chairman Frierson, Council voted Unanimous Approval to the First Reading of Ordinance 2023-08 - An Ordinance to Provide for Regulations Relating to the Procurement of Goods and Services by Clarendon County and to Provide for Other Matters related there.

16. Ordinance 2023-09

Administrator Epperson presented Council with Ordinance 2023-09 – An Ordinance to Amend Clarendon County Ordinance No 2023-01, which Approved and Adopted the Fiscal Yar 2023/2024 Budget for Clarendon

County, South Carolina.

On motion by Councilman Richarson and Seconded by Councilman Coker, Council voted Unanimous Approval to the First Reading of Ordinance 2023-09 - An Ordinance to Amend Clarendon County Ordinance No 2023-01, which Approved and Adopted the Fiscal Year 2023/2024 Budget for Clarendon County, South Carolina.

17. Financial Report

Mr. Lynden Anthony, CFO, began his report by stating the following:

- **The General Fund** had Expenditures of \$10,776,212 and Revenue was not available as of November 30, 2023.
- **Weldon Auditorium** had Revenue of \$14,966 for the month ending November 30, 2023 and total Expenses were \$57,789. He stated that the Weldon Auditorium ended the month of November, 2023 after transfers with a zero balance.
- **Water and Sewer Department** had total Revenue of \$645,561 for the month ending November 30, 2023 and total Expenses were \$488,366. After Depreciation, Bond Interest Expense, Transfers, Interest income and Grant Revenue, the Water and Sewer Department ended the month of November, 2023 with a Net Utility Income of \$401,571.
- **The C-Fund Program** - for the month ending November 30, 2023, The C-Fund program had a Cash Balance of \$6,676,941 of which \$4,355,634 has been committed to remaining local paving projects, State Construction Projects in Progress and State Proviso Funds. He stated that the C-Fund Program had an Uncommitted Balance of \$2,321,307 as of the end of November, 2023.

18. Administrator's Report

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

✓ **Water and Sewer**

Wyboo Wastewater Treatment Plant Diversion Project: Work is continuing as planned.

Completion is expected by March 2024. An extension to complete the project was granted due to a delay in parts and equipment needed for the project. We continue to be excited about the growth potential this will bring to the HWY 260 corridor and the Lake area

Facilities:

Project Clarendon (911/EOC Center, Turbeville Fire Station, Public Works Facility, Fleet Maintenance Facility, and Law Enforcement Annex (animal control):

An Architectural Firm has been selected for the 911/EOC Facility and they have been issued a notice to proceed. A Design/Build Firm for the Turbeville Fires Station Project has also been selected. The location of the future Public Work, Fleet and Law Enforcement Facilities will be finalized by late-December. Once that takes place, a solicitation for Architectural Services will be released.

Northshore Sewer Project – Project design has commenced and should be finalized in the first quarter of 2024. Once the design is finalized, the construction work will be solicited.

Lake Marion/Palmetto Trails Trailhead – Work on this project has started. We are excited to have this facility available to our citizens and visitors. Thanks to all who attended the ribbon cutting ceremony for the pedestrian bridge re-opening last month.

✓ **Miscellaneous:**

- Clarendon County Recreation basketball team practices have started. Games will begin in January and will be held in Turbeville, Manning and Summerton.
- The County Offices – will be closed on December 22, 25, and 26 as well as January 1.
- There will be a Special Called Meeting on December 28, 2023 at 6 pm. The purpose of this meeting will be to accept the 2023 Fiscal Year Audit of Clarendon County.
- I am delighted to introduce Sharmane Anderson as the newest member of the Clarendon County Administrative Team. She will be joining us as Deputy County Administrator, and we couldn't be more thrilled to have her on board. Her first day in her new position will be December 16, 2023.

19. Chairman's Report

Chairman Stewart stated that we appreciate everything that David Epperson has done of Clarendon County. He stated that he has known him for a long time, and we are really going to miss him. He concluded by stating that it has been a pleasure working with him and he wishes him the very best.

- Administrator Epperson stated that he wants to thank Council for the support that they have given him.

20. Executive Session

Chairman Stewart asked for a motion to go into Executive Session to discuss a Personnel Matter within the Administration Department.

On motion by Vice Chairman Frierson and Seconded by Councilman Coker, Council voted Unanimous Approval to go into Executive Session to discuss a Personnel Matter within the Administration Department.

The Executive Session began at 7:34 pm

21. Open Session

Chairman Stewart asked for a motion to come out of Executive Session and back into Open Session.

On motion by Vice Chairman Frierson and Seconded by Councilman Coker, Council voted Unanimous Approval to come out of Executive Session and back into Open Session.

The Executive Session ended at 8:18 pm

Chairman Stewart stated that in Executive Session, Council received information and no action would be taken.

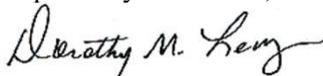
22. Adjourn

Chairman Stewart stated that we had exhausted our agenda and he asked for a motion to adjourn the Regular Council Meeting.

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

The Council Meeting adjourned at 8:19 pm.

Respectfully Submitted,



Dorothy M. Levy
Clerk to Clarendon County Council, CCC