



Clarendon County Regular Council Meeting

Monday, April 14, 2025

6:00 PM

Council Chambers, 411 Sunset Drive, Manning, SC 29102

Those in attendance:

Chairman John E. Johnson III
Councilman Billy G. Richardson
Councilman W.J. Frierson, Sr.
Deputy Administrator Sharmane Y. Anderson

Vice Chairman John P. Coker
Councilman Kurtis W. Rodine
Administrator Lynden D. Anthony
Clerk to Council, Dorothy M. Levy

Absent: None

Press in attendance: None

Others in attendance included:

Skippy Osborne	John Bruffey	Nena Bruffey	Terrey Streath	Kathleen Gibson
Deloris Moore	Annie Robinson	WL McCabe	Mable Miller	Maureen Rogers
Frankie McCabe	Edgar Donnald	Scott Robinson	Shanita Brangman	Cynthia Henry
Franklin Colclough	Carol Richburg	Patricia Pringle	Rosalind Newton	Chip Finney, III.
Sylvia L. Witherspoon	Jacqueline Blackwell			And other Clarendon County Residents

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

1. Approval of the Agenda

On motion by Councilman Richardson and seconded by Councilman Frierson, the Council voted Unanimous Approval to the Agenda for the Regular Scheduled Council Meeting for April 14, 2025.

2. Approval of Minutes

On motion by Councilman Richardson and seconded by Vice Chairman Coker, the Council voted Unanimous Approval to the minutes for the Regular Council Meeting, which was held on Monday, March 10, 2025.

3. Service Awards

Prior to the business session of the Regular Council meeting, Linda Lemon, HR Director, announced the names of the three employees who would receive a Service award for April:

Daniel Pack	5 years
Andrew Cheek	5 years
Dakota Stephen	5 years

Administrator Anthony recognized Linda Lemon for her years of service to the County. He stated that she is retiring after almost 20 years as HR Director. Administrator Anthony stated that she has been doing a great job.

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

4. Public Comments

- We did not have any public comments at this meeting.

5. Intergovernmental Agreements

- Administrator Anthony presented the Council with an amended Intergovernmental Agreement between Clarendon County and the City of Manning. He stated that this is an amendment to the Intergovernmental Agreement between Clarendon County and the City of Manning, concerning the issuance of building permits, the inspection, and enforcement of building codes within the controlled area of the City.

On motion by Councilman Richardson and seconded by Councilman Rodine, Council voted Unanimous Approval of the amended Intergovernmental Agreement between Clarendon County and the City of Manning.

- Administrator Anthony presented the Council with an Intergovernmental Agreement between Clarendon County and South Carolina Public Service Authority in reference to John C. Land Landing. This Intergovernmental Agreement will give Clarendon County Administration authority to negotiate a lease agreement to take over the care of John C. Land Landing for 25 years.
 - Chairman Johnson asked would the County receive revenue.
 - Administrator Anthony replied by stating that there would not be any revenue on the fishing side, but the County can rent out the facility for a function and receive revenue.

On motion by Councilman Richardson and seconded by Vice Chairman Coker, the Council voted Unanimous Approval authorizing Clarendon County Administration authority to negotiate a lease agreement to take over the care of John C. Land Landing for 25 years.

6. Public Hearing – Ordinance 2025-01

Chairman Johnson stated that the Public Hearing for 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.

The Public Hearing opened at 6:09 pm. Chairman Johnson asked if there were any comments; hearing none, the Public hearing closed.

7. Ordinance 2025-01

Consideration was given to the Second 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 Vice Chairman Coker and seconded by Councilman Richardson, the Council voted Unanimous Approval to the Second 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.

8. Public Hearing – Ordinance 2025-02

Chairman Johnson stated that the Second Public Hearing will open for 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.

The Second Public Hearing for Ordinance 2025-02 opened at 6:10 pm. Chairman Johnson asked if there were any comments; hearing none, the Public hearing closed.

9. Ordinance 2025-02

Consideration was given to the Second 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.

On motion by Councilman Richardson and seconded by Councilman Frierson, the Council voted Unanimous Approval to the Second 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.

10. Public Hearing – Ordinance 2025-03

Chairman Johnson stated that the Public Hearing will open for 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.

The Public Hearing opened at 6:11 pm. Chairman Johnson asked if there were any comments; hearing none, the Public hearing closed.

11. Ordinance 2025-03

Consideration was given to the Second Reading of 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 Second 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.

12. Public Hearing – Ordinance 2025-04

Administrator Anthony stated that this Public Hearing is in reference to Executing a Delivery of a Fee-In-Lieu agreement between Clarendon County, South Carolina and a Project going by the name of Project Boun Giorno. He stated that the name of the project has nothing to do with what the company will be doing.

Chairman Johnson stated that the Public Hearing is now open in reference to Project Boun Giorno. The Public Hearing opened at 6:12 pm. He asked if there were any comments; hearing none, he stated that the Public Hearing will close.

13. Ordinance 2025-04

On motion by Councilman Richardson and Seconded by Councilman Rodine, Council voted Unanimous Approval to the Second 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.

14. Public Hearing – Ordinance 2025-05

Chairman Johnson stated that the Public Hearing is open for 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 current Ordinance, this Ordinance will fall under the Sheriff's Office, and it only applies to Dogs.

The Public Hearing for Ordinance 2025-05 opened at 6:14 pm. Chairman Johnson asked if there were any comments; hearing none, the public hearing closed.

15. Ordinance 2025-05

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

16. Public Hearing - Ordinance 2025-06

Sheriff Baxley stated that this Ordinance is amending the Noise Ordinance that was presented at First Reading. He stated that the following noises are exempt and expressly not made unlawful, under this ordinance:

- a. Noises arising from normal lawn and farm activities, including the use of agricultural equipment or lawn equipment.
- b. Noises resulting from any authorized emergency vehicles, when responding to an emergency call or acting in a time of emergency.
- c. Noises resulting from emergency work.
- d. Noises resulting from devices used solely for the purpose of warning, protecting, or alerting the public, of the existence of an emergency.
- e. Noises generated by an aircraft or generated in connection with the operation of an airport.
- f. Noises arising from normal hunting activities that are regulated by the South Carolina Department of Natural Resources.
- g. No prohibition contained in this section shall apply to any public performance, gathering, or parade, or to any public performance, gathering, or activity conducted, sponsored, or co-sponsored by the County or County school district.
 - o Chief Gene Morris gave the stats on the calls that the sheriff's department received concerning noise:
 - ✓ 2023 – 129 calls
 - ✓ 2024 – 141 calls
 - ✓ 2025 to date – 21 calls

Chief Morris stated that out of all of the calls, they only wrote one citation.

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

Chairman Johnson stated that the public hearing is now open for Ordinance 2025-06- An Ordinance to Provide for Noise Control in the Unincorporated areas of Clarendon County, and to Provide for Penalties thereof.

The Public hearing opened at 6:20 pm.

- ✓ Citizen – stated that she lives by the sand bar and there is a lot of ugly music and cussing, but by the time that law enforcement gets there, it's gone. I think that someone is warning them. Law enforcement does a good job, but the people are warned before law enforcement gets there.

Chairman Johnson asked if there were any other comments, hearing now he ended the public hearing. The Public hearing closed at 6:21 pm.

17. Ordinance 2025-06

On motion by Councilman Rodine and seconded by Councilman Richardson, the Council voted Unanimous Approval to the Second 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

18. Presentation of Proposed FY2025-2026 Budget – Tammy Rodvansky

Ms. Tammy Rodvansky, CFO, began her presentation by stating that we are presenting you with a budget at first reading reflecting a 2 % millage decrease for the General Fund and Library. The request for a millage decrease at First Reading is so that Council can determine the potential tax implications of all requests from department managers, elected officials and agencies. Several of our elected officials will be presenting their requests to you this evening, a couple of which we have not seen as of yet in the Finance department. We have incorporated into your packages the requests from the Sheriff, the Treasurer, the Probate Judge and the Clerk of Court offices. This first reading of the budget represents a “starting point” that includes all requests, the bulk of which have not been reviewed in detail by the Council. This is a working document that will change over the next couple of months as we bring it into balance with any additional requests and changes.

The budget before you reflect an across-the-board 1.6% Step increase in compensation. As a result of both state-required health insurance premium increases to employers and increased utilization, we have estimated that our health insurance costs will go up 4.6 % effective January 1st (it is my understanding that employee premiums will not change). Additionally, we have increased our retirement costs an additional 1% (as required) to the state retirement system. We have looked at every departmental line item considered as “discretionary” and reviewed said requests against departmental goals and objectives. The budget reflects a 5% Assessment growth in real estate, a 2% growth in vehicles, and a 50% reduction in Watercraft (S.317)

We are continuing to see our collections of Local Option Sales Tax (LOST) revenue increase over what we have received in prior years. We are recommending a further increase of \$200,000 to the Local Option Sales Tax credit given back to our taxpayers; the credit would then become \$4.6 million. This credit actually reduces an individual’s property taxes to the County.

At present, we have the following situations at First Reading:

General Fund	Surplus of \$145,515
Library	Balanced
Fire Rescue (no millage change)	Balanced
Weldon	Balanced
Water System	Surplus (Grant Revenue associated with the Water Expansion)

Historically, we have used the Capital Acquisition Lease as our funding tool for vehicles and other equipment used in our day-to-day operations. This year, we have two (2) separate funding requests, both of which are within the Fire Rescue/EMS categories. These are the same requests that were made in FY2025. Because we have not received the equipment yet, we have left the request in the FY2026 budget.

- ✓ The first is a \$400,000 five-year lease to acquire a new ambulance to close in May 2025 (new estimated time). In the current year's budget (24-25) but leaving in FY25-26 should it be further delayed.
- ✓ And the second lease purchase issuance in January- March 2026 would be in the amount of \$700,000 to acquire a new fire engine/pumper; also, a five (5) year lease.

Lastly; we have the General Obligation issuance associated with the debt service requirements on the Clarendon County Courthouse and 2022 Facilities Corp IPRB projects, to also close in February of 2026. In two weeks, April

28th at 6:00 pm you have requested a budget workshop so that our proposed budget can be reviewed in significantly more detail than we have time for this evening; as a result, I would like to yield the podium to our elected officials and guests so that they can present their specific requests to you.

Ms. Patricia Pringle, County Auditor, began her presentation by stating that she is asking for a Title Change from Deputy Auditor to Sr. Deputy Auditor and a Salary Increase. She concluded her presentation by giving the Council a summary of the duties of the Auditor's office.

Ms. Shanita Bragman, Clerk of Court, began her presentation by asking the Council to raise the Jury Pay to \$20 a day. She stated that the amount will be in line with the surrounding counties.

Ms. Jacqueline Blackwell, Coroner, began her presentation by stating that the Deputy Coroner has completed all requirements required by the State for the Coroner's Office and she continued by stating the Coroner's office needs a full-time Administrative Assistant so that the Coroner's office will have coverage from 8:30 am to 5 pm to answer questions and greet visitors to the Coroner's office. She continued by stating that the Coroner's office will be honoring people who came through the Coroner's office on June 21 with a function titled Clarendon Cares. Ms. Blackwell completed her presentation by presenting a PowerPoint presentation on all of the Coroners of Clarendon County going back to 1952 and asking for an increase in the Coroner's salary to \$90,000 and a new vehicle for the deputy coroner.

Mr. Edgar Donnald, Jr. - Third Circuit Public Defender, began his presentation by thanking the Council for what they have done for his office. He continued by asking the Council for a 9% increase, which will cover a 3% cost-of-living adjustment and the increase in health care for the employees. This would be a total increase of \$13,000.

Mr. Chip Finney, Third Circuit Solicitor, began his presentation by stating that his office covers four counties: Clarendon, Lee, Sumter, and Williamsburg. He stated that they are covering these four counties with one attorney, one office manager, and one victim advocate, and he is asking for a salary increase for those people. He continued by stating that he is requesting 2 part-time paralegals to assist with the workload because his office has about 1,000 cases pending in Clarendon County. Crime is taxing the police department because they have to work around the clock to keep up with what is going on.

19. Ordinance 2025-07

Consideration was given to the First Reading of Ordinance 2025-07 – An Ordinance to provide for a Levy of Taxes for County Purposes of Clarendon County, SC., for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026, to Direct the Expenditures of said Taxes and Other Funds for Clarendon County, and to Provide for Other Matters Related Thereto Including the Administrative Accountability Procedures to be followed during Implementation of the Budget (Operating and Capital) for Clarendon County for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026.

On motion by Councilman Richardson and seconded by Vice Chairman Coker, the Council voted Unanimous Approval to the First Reading of Ordinance 2025-07 -An Ordinance to provide for a Levy of Taxes for County Purposes of Clarendon County, SC., for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026, to Direct the Expenditures of said Taxes and Other Funds for Clarendon County, and to Provide for Other Matters Related Thereto Including the Administrative Accountability Procedures to be followed during Implementation of the Budget (Operating and Capital) for Clarendon County for the Fiscal Year Beginning July 1, 2025 and Ending June 30, 2026.

20. Financial Report

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

- **The General Fund** expenses were 74% of the Budget. We had Expenditures of \$2,413,014 and Revenue was 697,458 for the month ending March 31, 2025.

- **Weldon Auditorium** had Revenue of \$15,160 for the month ending March 31, 2025, and total Expenses were \$119,176. We do supplement Weldon with the Hospitality Fund. The Weldon Auditorium ended the month of March 2025 (after transfers) with a Deficit of \$4,016.
- **Water and Sewer Department** had a total Revenue of \$1,189,392 for the month ending March 31, 2025, and total Expenses were \$636,980. After Depreciation, Bond Interest Expense, and Interest Income, the Water and Sewer Department ended the month of March 2025 with a Net Utility Income of \$66,329.
- **The C-Fund Program** - for the month ending March 31, 2025, The C-Fund program had a Cash Balance of \$8,056,297, of which \$6,198,227 has been committed to remaining local paving projects and State Proviso Funds. She stated that the C-Fund Program had an Uncommitted Balance of \$2,014,941 as of the end of March 2025.
- **Fire Rescue** – expenses were 70% of the Budget. We had Expenditures of \$6,411,411 and Revenue of \$7,970,692 as of March 31, 2025.

21. 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 an internal layout. The next step in the process is the development of completed plans and specifications for the facility, which should be completed by the end of this month. We hope to be 'moving dirt' by the Fall of this year.

Turbeville Fire Station: Construction continues at a very brisk pace. We had hopes that the certificate of occupancy (CO) would be issued in April; however, delays in getting power into the building may move this back to early May.

Public Works, Fleet Maintenance, Animal Control: The contract with Hawkins & Kolb has been finalized. The buildings have been ordered with final plans and permits to be done by the end of May. We look to start construction in June.

Davis Station Well and Tank: Drilling of a test well has started, and we're contracted with an above-ground storage tank firm. The 13 miles of additional water mains have been bid out with an intent to award issued. We still need to design and bid out the associated well house for the project site.

Weldon Auditorium Renovations: renovation bid package is out with bid opening tomorrow.

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, the firm of Hawkins and Kolb was awarded the contract, and construction is expected to start in June.

✓ **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 opening occurring last week.

Law Enforcement Joint Training Facility: The Memorandum of Understanding (MOU) 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 is 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 seasons are currently underway.
 - Open basketball at the Community Center has been extremely well received this last month.
- ✓ **Miscellaneous:**
 - Our offices will be closed this Friday in observance of Good Friday.
 - I would like to recognize this week as National Telecommunications Week.
 - We have a new HR Director, Mr. Leonard Lowery, who will be taking over as our new HR Director, and Mr. Joey Henry, a long-time employee of Clarendon County, will be taking over as the new Recreation Director.

22. Chairman's Report

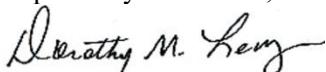
Chairman Johnson stated that he would like to thank everyone for bearing with us during our Technical Difficulties and also for bearing with us during this budget process. With that being said, I will like a motion to adjourn.

23. Adjourn

On motion by Councilman Richardson and seconded by Vice Chairman Coker, the Council voted Unanimous Approval to adjourn the Regularly scheduled Council Meeting.

The Council Meeting adjourned at 7:33 pm.

Respectfully Submitted,



Dorothy M. Levy
Clerk to Clarendon County Council, CCC