

**OFFICE OF THE COUNTY COUNCIL  
COUNTY OF LAURENS**



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Laurens, South Carolina 29360-0445  
(864) 984-5214 FAX - (864) 984-3726

**COUNCIL MEMBERS**

Joseph E. Wood, Jr., Chairman  
P. Keith Tollison, Vice Chair  
Diane B. Anderson  
Stewart O. Jones  
Garrett C. McDaniel  
Ted G. Nash  
David A. Pitts

**ADMINISTRATION**

W. J. Caime, Jr., Administrator  
Betty C. Walsh, Clerk to Council

**AGENDA**

**LAURENS COUNTY COUNCIL –MAY 24, 2016 – 5:30 P.M.**  
**HISTORIC COURTHOUSE – COUNTY COUNCIL CHAMBERS - PUBLIC SQUARE**

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5:30 P.M.....Call to Order – Chairman Wood  
Invocation – Councilman Nash (everyone invited to stand)  
Pledge of Allegiance  
Approval of Agenda – May 24, 2016  
Approval of Minutes – May 10, 2016  
May 10, 2016 (budget session/incomplete)

Formal Introductions of Mr. W. Jon Caime, Jr., Laurens County Administrator

**DISCUSSION ITEMS:**

- 1.) Second Reading, Ordinance #818 – “An Ordinance Authorizing The Execution And Delivery Of A Fee Agreement By And Between Laurens County, South Carolina And Project Synergy Providing For A Payment Of a Fee In Lieu Of Taxes And Other Matters Related Thereto”.
- 2.) Second Reading, Ordinance #819 – An Ordinance To Amend That Certain Master Agreements Governing The Octagon Industrial Park Dated September 1, 2010 Between Laurens County And Greenville County To add The Project Synergy Tract Located In Laurens County”.
- 3.) Resolution #2016-15 – “A Resolution Approving Financing Terms for E-911/Communications Equipment Upgrades”.
- 4.) Resolution #2016-16 – “A Resolution of Commendation, Billy Strickland”.
- 5.) 6:30 P.M. (*time approximate*) – Fifteen (15) Minute Period for Public Comment (*Required to sign in prior to the meeting*)
- 6.) Comments from Council Members.
- 7.) Adjournment.

**BUDGET SESSION IMMEDIATELY FOLLOWING THE REGULAR SESSION OF COUNCIL**

**SCHEDULED COUNCIL MEETINGS:** Historic Courthouse at 5:30 P.M; June 14, 2016; June 28, 2016 and July 12, 2016. **ADA COMPLIANCE** - In compliance with ADA/Section 504, Laurens County is prepared to make accommodations for individuals needing assistance with special needs. Special assistance requests should be made to the County Council Office at 864-984-5214 seventy-two (72) hours prior to the meeting. (This agenda is not inclusive of all issues which Council may wish to add for discussion purposes at this meeting). **AGENDA** – Council's meetings shall be conducted pursuant to the South Carolina Freedom of Information Act, Council's Rules and Robert's Rules of Order, latest edition, in the event Council's Rules do not cover the procedural issue at hand. Items are listed on Council's agenda to give public notice of the subjects and issues to be discussed, acted upon, received as information or however disposed of during the meeting for which the agenda has been prepared. Council may reorder its agenda prior to adoption thereof without amending the items to be taken up at the meeting up to twenty-four (24) hours prior to the meeting. Items listed on Council's agenda may be taken up, tabled, postponed, removed or otherwise disposed of as provided for under Council's Rules, and Robert's Rules of Order, latest edition, if not specified under Council's rule.

**SUMMATION OF AGENDA**  
**LAURENS COUNTY COUNCIL – MAY 24, 2016 – 5:30 P.M.**  
**HISTORIC COURTHOUSE – COUNTY COUNCIL CHAMBERS - PUBLIC SQUARE**  
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**DISCUSSION ITEMS:**

- 1.) Second Reading, Ordinance #818 – “An Ordinance Authorizing The Execution And Delivery Of A Fee Agreement By And Between Laurens County, South Carolina And Project Synergy Providing For A Payment Of a Fee In Lieu Of Taxes And Other Matters Related Thereto”.

This is a Fee In Lieu Of Tax Agreement for Project Synergy. They will investing at least \$8,000,000 in an existing industry located in the upper part of Laurens County. The project will be placed in Octagon Park, Section II. Details of the agreement are in the process of finalization and the agreement will be available at second reading.

- 2.) Second Reading, Ordinance #819 – An Ordinance To Amend That Certain Master Agreements Governing The Octagon Industrial Park Dated September 1, 2010 Between Laurens County And Greenville County To add The Project Synergy Tract Located In Laurens County”.

This Ordinance will add the property of Project Synergy to the Octagon Park, Section II agreement.

- 3.) Resolution #2016-15 – “A Resolution Approving Financing Terms for E-911 / Communications Equipment Upgrades”.

A copy of the proposed Resolution and Lease Agreement is enclosed. Mr. Avery will be attending to provide an overview as well as answer any questions from Council.

- 4.) Resolution #2016-16 – “A Resolution of Commendation, Billy Strickland”.

Dr. Strickland will be retiring on June 30<sup>th</sup> as Superintendent of the Laurens County School District #55. This will be approved and signed by Council at this meeting with awarding him at the next meeting of Council.



**MINUTES**  
**MAY 10, 2016**  
**LAURENS COUNTY COUNCIL**  
**HISTORIC COURTHOUSE – PUBLIC SQUARE**  
**COUNTY COUNCIL CHAMBERS**

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**ATTENDANCE:**     **COUNCIL MEMBERS PRESENT-** County Council Chairman Joe Wood and Vice Chairman Keith Tollison; County Council Members: Diane Anderson, Stewart Jones, Garrett McDaniel, Ted Nash and David Pitts.

**COUNCIL MEMBERS ABSENT:**     None

**COUNTY STAFF:**     Laurens County Acting Administrator, Ernest Segars; Laurens County Clerk to Council Betty Walsh and Laurens County Attorney, Sandy Cruickshanks.

**DEPARTMENT HEADS PRESENT:** Laurens County Public Works Director Rob Russian; Captain Tyson, Detention Center Administrator; Laurens County Fire Director, Gregg Lindley; Laurens County Human Resources Manager, Debi Parker; Joey Avery, Director, Laurens County Communications; Billy Wilson, Laurens County Vehicle Maintenance; Cindy Burke, Laurens County Treasurer; Lisa Kirk, Laurens County Finance Director; Chad Burrell, Laurens County Emergency Services Director and Nick Nichols, Laurens County Coroner.

**PRESS:**     Vic McDonald, *The Clinton Chronicle* and Ida Cadmus, *WLBG Radio*.

**SCHEDULED MEETING AGENDA ITEMS – MAY 10, 2016** - 1.) Call to Order Chairman Wood; 2.) Invocation, Councilman Jones; 3.) Pledge of Allegiance; 4.) Approval of Agenda, May 10, 2016; 5.) Approval of Minutes –April 26, 2016; 6.) Public Hearing, Ordinance #814 – “An Ordinance To Rescind And Repeal Laurens County Ordinance #433 And Laurens County Ordinance #554, And Replace Said Ordinances With The New Text As Set Forth Herein And All Other Matters Related Thereto For The regulation Of Junkyards in Laurens County, South Carolina”; A.) Public Hearing, Ordinance #814 – “An Ordinance To Rescind And Repeal Laurens County Ordinance #433 And Laurens County Ordinance #554, And Replace Said Ordinances With The New Text As Set Forth Herein And All Other Matters Related Thereto For The Regulation Of Junkyards in Laurens County, South Carolina”; 7.) \_Public Hearing, Ordinance #816 - “An Ordinance For The Acquisition Of Two (2) Parcels Of Real Estate Located In Strategic Areas Of Laurens County For The Purposes Of Constructing Fire Substations”; A.) Third Reading, By title only, Ordinance #816 - “An Ordinance For The Acquisition Of Two (2) Parcels Of Real Estate Located In Strategic Areas Of Laurens County For The Purposes Of Constructing Fire Substations”; 8.) Resolution #2016-14 – Inducement Resolution Providing For A Fee In Lieu Of Tax Agreement Between Laurens County And Project Synergy; 9.) First Reading, Ordinance #818 – “An Ordinance Authorizing The Execution And Delivery Of A Fee Agreement By And Between Laurens County, South Carolina And Project Synergy Providing For A Payment Of a Fee In Lieu Of Taxes And Other Matters Related Thereto”. 10.) First Reading, Ordinance #819 – An Ordinance To Amend That Certain Master Agreements Governing The Octagon Industrial Park Dated September 1, 2010 Between Laurens County And Greenville County To add The Project Synergy Tract Located In Laurens County”. 11.) Consideration of 5 year exemption - PL Development, LLC; 12.) 6:00 P.M. Public Comments; 13.) Comments from Council Members; 14.) Adjournment.

**MEETING NOTIFICATION** – The requesting general public and Press were informed of the meeting in a timely manner. Postings of the Agenda were posted in County facilities on their bulletin boards and also posted on the County Web Site.

**CALL TO ORDER** – Chairman Wood called the meeting to order at 5:30 P.M. and invited all to stand for the Pledge of Allegiance and prayer. Councilman Jones provided the invocation.

**PUBLIC COMMENT SIGN UP** – It was declared at 5:32 P.M. by the Chairman that the following had signed in requesting time during the Public Comment session: Representatives from the Dogwood Alliance.

**APPROVAL OF AGENDA** – Chairman Wood called for approval of the May 10, 2016 Agenda with any additions or deletions. VICE CHAIRMAN TOLLISON made the MOTION to approve the agenda as presented with COUNCILMAN JONES SECONDING; VOTE 7-0.

Chairman Wood said that he would like to make a statement prior to proceeding with the agenda material.

Chairman Wood said, “With the continued address of this newspaper to try to make news from no news, and the promotion of someone’s private agenda or personal grudge to attempt to embarrass Laurens County Council or the new County Administrator, I make this statement. As we go forward in Laurens County, I, as part of the County Council, sincerely believe that everyone sitting on this County Council has in our hearts, the best interest of the County’s future. As Mr. Segars announced his retirement as County Administrator, we as Council were tasked with hiring a new Administrator. Discrimination laws dictate what can and cannot be asked of a person seeking a job. Over a period of two or three months and through Human Resources Department, we solicited bids for the job and had about fifty replies. Over a period of time, these were narrowed down to three and then released to the public. Each had a resume and application, which is public record. Later during discussions, as the three candidates were discussed, Mr. Caime seems to stand out to be County Councils pick for the job. It was then brought to our attention that thirty five years ago, when Mr. Caime was in college and at the age of 17, he had two violations on his record. Ethically I cannot and will not discuss what Council discussed in Executive Session. The while Council had full knowledge about the thirty five year charges before a contact was offered to Mr. Caime. With this information, we as a full Council contacted Mr. Caime and asked why he failed to note this. Everyone on Council personally talked to Mr. Caime. He fully explained to everyone’s satisfaction that it was something he did as a young kid and it had never come up on previous jobs. After discussing, Council accepted his explanation and I asked him to amend his application with a letter to explain...of which he did. It was added to his application. It was then voted at a later date in open session to offer the job to Mr. Caime and was a unanimous vote. A contract was later written and signed. I, as Council Chairman, sincerely believe that Mr. Caime brought forward the best candidate for our County Administrator. We are elected to the Office of County Council to govern our County and do what we think is best for the citizens of Laurens County. I welcome Mr. Caime and his family to Laurens County.”

Councilman Pitts asked to be allowed to comment; “I concur the same comments of Chairman Wood and I also welcome Mr. Caime to Laurens County”.

Chairman Wood stated that he was going to amend the agenda by saying that there would be no public hearing and no third reading towards Ordinance #814 and asked for a motion agreeing upon the amended agenda.

VICE CHAIRMAN TOLLISON made the MOTION to approve the May 10<sup>th</sup> Agenda with the removal of the Public Hearing and Third Reading of Laurens County Ordinance #814. COUNCILMAN JONES SECONDING; VOTE 7-0.

**APPROVAL OF MINUTES** - COUNCILMAN NASH made the MOTION to approve the April 26, 2016 minutes as presented with COUNCILMAN PITTS SECONDING; VOTE 7-0.

**PUBLIC HEARING, ORDINANCE #814 – “AN ORDINANCE TO RESCIND AND REPEAL LAURENS COUNTY ORDINANCE #433 AND LAURENS COUNTY ORDINANCE #554, AND REPLACE SAID ORDINANCES WITH THE NEW TEXT AS SET FORTH HEREIN AND ALL OTHER MATTERS RELATED THERETO FOR THE REGULATION OF JUNKYARDS IN LAURENS COUNTY, SOUTH CAROLINA” –**

- A.) **PUBLIC HEARING, ORDINANCE #814 – “AN ORDINANCE TO RESCIND AND REPEAL LAURENS COUNTY ORDINANCE #433 AND LAURENS COUNTY ORDINANCE #554, AND REPLACE SAID ORDINANCES WITH THE NEW TEXT AS**

**SET FORTH HEREIN AND ALL OTHER MATTERS RELATED THERETO FOR THE REGULATION OF JUNKYARDS IN LAURENS COUNTY, SOUTH CAROLINA**

As noted earlier, Chairman Wood removed public hearing and third reading of the Junkyard Ordinance from the agenda.

**PUBLIC HEARING, ORDINANCE #816, “AN ORDINANCE FOR THE ACQUISITION OF THREE (3) PARCELS OF REAL ESTATE LOCATED IN STRATEGIC AREAS OF LAURENS COUNTY FOR THE PURPOSES OF CONSTRUCTING FIRE SUBSTATIONS”.** Chairman Wood asked Attorney Cruickshanks to offer his comments. Attorney Cruickshanks said, “This revised title includes the remaining three (3) parcels needed to complete the acquisitions for fire substations as previously directed by Council. These parcels include sites on Highway #72 and Milam Road; Neely Ferry Road and Highway #76 West. Combined with the conclusion of the acquisition of the Thompson Road property, these pieces will complete the acquisition process for the substation sites through the use of the bond funds.”

Chairman Wood opened the public hearing at 5:40 P.M. Having no one wishing to address Council, Chairman Wood closed the hearing at 5:41 P.M.

- A.) **THIRD READING, BY TITLE ONLY, ORDINANCE #816 - “AN ORDINANCE FOR THE ACQUISITION OF THREE (3) PARCELS OF REAL ESTATE LOCATED IN STRATEGIC AREAS OF LAURENS COUNTY FOR THE PURPOSES OF CONSTRUCTING FIRE SUBSTATIONS”.** - COUNCILMAN JONES made the MOTION to approve Ordinance #816 upon third reading as presented with COUNCILMAN PITTS SECONDING; VOTE 7-0.

**RESOLUTION #2016-14 – INDUCEMENT RESOLUTION PROVIDING FOR A FEE IN LIEU OF TAX AGREEMENT BETWEEN LAURENS COUNTY AND PROJECT SYNERGY** - Attorney Cruickshanks explained that this Resolution is an inducement resolution outlining the basic terms of the proposed FILOT agreement with Project Synergy and identifying its current significant investment. Project Synergy is expected to invest approximately \$8 million in the plant. The company will receive a standard six percent (6%) assessment ratio, multi-county park status and a comparable special source revenue credit. This is an existing industry located in the Octagon II Park in the upper part of Laurens County.

COUNCILMAN JONES made the MOTION to approve the Resolution as presented with VICE CHAIRMAN TOLLISON SECONDING; VOTE 7-0.

**FIRST READING, ORDINANCE #818 – “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN LAURENS COUNTY, SOUTH CAROLINA AND PROJECT SYNERGY PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES AND OTHER MATTERS RELATED THERETO”.** – Attorney Cruickshanks reported that this document involves the Fee In Lieu Of Tax Agreement for Project Synergy with an investment of \$8 million in an existing industry located in the upper part of Laurens County - Octagon Park, Section II.

COUNCILMAN MCDANIEL made the MOTION to approve the Ordinance on first reading as presented with COUNCILWOMAN ANDERSON SECONDING; VOTE 7-0.

**FIRST READING, ORDINANCE #819 – AN ORDINANCE TO AMEND THAT CERTAIN MASTER AGREEMENT GOVERNING THE OCTAGON INDUSTRIAL PARK DATED SEPTEMBER 1, 2010 BETWEEN LAURENS COUNTY AND GREENVILLE COUNTY TO ADD THE PROJECT SYNERGY TRACT LOCATED IN LAURENS COUNTY**. – Attorney Cruickshanks said that this was an Ordinance that will add the property of Project Synergy to the Octagon Park, Section II agreement.



COUNCILWOMAN ANDERSON made the MOTION to approve the Ordinance on first reading as presented with COUNCILMAN MCDANIEL SECONDING; VOTE 7-0.

**CONSIDERATION OF FIVE (5) YEAR EXEMPTION - PL DEVELOPMENT, LLC** – Attorney Cruickshanks said, “PL Development, LLC (formerly Aaron Industries) has requested an extension of a five year exemption from non-school and non-municipal ad valorem taxation. Any Company that buys out another industry can apply for abatement. There is not a new establishment with no new jobs and no new investments with this company so therefore we do not believe that they qualify for this extension. On the other hand, the negative impact would be if Council approved, the County receive no revenue for another five (5) years

Councilman Pitts asked if this was the company who now has their company headquarters in California. Attorney Cruickshanks replied yes.

With a MOTION from VICE CHAIRMAN TOLLISON and a SECOND from COUNCILWOMAN ANDERSON, Council VOTED 7-0 to deny the extension due to the extent of the remaining time and no new investments.

**PUBLIC COMMENT** – Chairman Wood opened the floor for public comment at 5:45 P.M.

- 1.) Ms. Rowden, representing the Dogwood Alliance, approached Council about the negative impacts on Laurens County from a wood pellet company. Impacts such as stress on existing forests; the disruption of the tranquility of nature; economic impacts on communities due to the fact that there are no regulations for them; truck traffic and the environmental issues from the burning of the pellets.
- 2.) Attorney Cruickshanks said, “I want to say that it has been an honor and a privilege to work with Mr. Segars for the past twenty three (23) years”.

Having no one else wishing to address Council, Chairman Wood closed the session at 5:50 P.M.

**ADMINISTRATIVE COMMENTS** – Acting Administrator Segars said that Mr. Caime will be on board as of May 23<sup>rd</sup> and that he, Mr. Segars, would be available by telephone if needed.

**COUNTY COUNCIL COMMENTS:**

- 1.) Vice Chairman Tollison said, “To follow up with the earlier comments, I feel that this Council completed due diligence towards the hiring of Mr. Caime. I enjoyed our conversations and note that I fully support him”.
- 2.) Councilman Jones echoed the sentiments already spoken and noted that he too fully supported Mr. Caime.
- 3.) Councilman Nash expressed his appreciation to Mr. Segars and thanked him for his service to Laurens County.
- 4.) Councilwoman Anderson expressed her support towards Mr. Caime and thanked Mr. Segars for his tenure with the County.
- 5.) Councilman McDaniel stated, “Mr. Segars it has been a pleasure working with you”.
- 6.) Councilman Pitts thanked Mr. Segars for his leadership to Laurens County.
- 7.) Chairman Wood said, “I want to ask this County Council that has questions about the Junkyard Ordinance to get it on paper and get it to Mrs. Walsh to present to the Planning Commission. Again, I ask Council to please visit the EMS Headquarters on Exchange Drive if they have not.

They are in needs of better facilities to run calls from. The building is in terrible shape and they have no storage”.

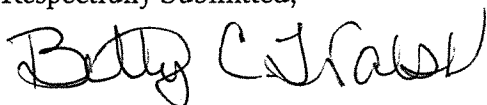
Councilman Nash stated that he visited the building today and that he agreed with Chairman Wood. The carpet has gone way beyond its years; they only have one bath room and bunkbeds to sleep in. The whole building is a disgrace to the County.

- 8.) Chairman Wood reminded the County Council Committee as a whole still needs to review the Fee-In-Lieu-Of-Taxes.

Chairman Wood noted that Mr. Thorne was in the audience and that he would like to express publicly his thanks for his wife, who donated a kidney to a perfect stranger of recently..this was a very Christian thing to do.

**ADJOURNMENT** – With no further action required by Council, Chairman Wood adjourned the meeting at 6:00 P.M. and noted that a budget session would be held by Council immediately following a ten minute break.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Betty C. Walsh".

Betty C. Walsh  
Laurens County Clerk to Council

STATE OF SOUTH CAROLINA     )  
  )  
COUNTY OF LAURENS            )

**ORDINANCE #818**

**ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN LAURENS COUNTY, SOUTH CAROLINA AND PROJECT SYNERGY PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES AND OTHER MATTERS RELATED THERETO.**

WHEREAS, Laurens County, South Carolina (the "County") acting by and through its County Council (the "County Council") is authorized and empowered pursuant to the provisions of Title 12, Chapter 44 of the Code of Laws of South Carolina, 1976, as amended (the "Act"), to enter into fee agreements with any industry, with said agreements identifying certain properties of such industries as economic development property, through which powers the industrial development of the State of South Carolina (the "State") and the County will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate, remain, and expand in the State and the County and thus utilize and employ the manpower, products, and natural resources and benefit the general public welfare of the State and County by providing services, employment, or other public benefits not otherwise adequately provided locally; and

WHEREAS, Project Synergy, a limited liability company organized and existing under the laws of the State of South Carolina and authorized to do business in the State (referred to hereinafter as the "Company") intends to invest in the establishment of a facility through the acquisition of land, a building, and improvements thereon (the "Land and Building"); the construction of improvements thereon and/or therein; and/or the acquisition of personal property, including, but not limited to, machinery, equipment, and furniture to be installed on and/or in the Land and Building, which would constitute a project within the meaning of the Act and which are eligible for inclusion as economic development property, the cost of which is estimated to be \$8,000,000 (the "Project"), all as more fully set forth in the Fee Agreement attached hereto, and provided that approvals of various incentives contemplated for the Project are formalized by the State and County; and

WHEREAS, pursuant to an Inducement Resolution dated as of May 10, 2016, the County authorized the execution of an agreement providing for fee in lieu of tax payments; and

WHEREAS, the Company has caused to be prepared and presented to this meeting the form of the Fee Agreement by and between the County and the Company (the "Fee Agreement"), which provides for fee in lieu of tax payments utilizing a 6% assessment ratio for a period of 30 years for the Project or each component thereof placed in service during the initial investment period and any investment period extension to which the County and the Company agree and the issuance of a 10-year, 40% special source revenue credit; and

WHEREAS, it appears that the Fee Agreement, which is now before this meeting, is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended.

NOW, THEREFORE, BE IT ORDAINED by the County Council in a meeting duly assembled as follows:

Section 1. In order to promote industry, develop trade, and utilize and employ the manpower, products, and natural resources of the State of South Carolina by assisting the Company to expand or locate an industrial facility in the State of South Carolina, the Fee Agreement is hereby authorized, ratified, and approved.

Section 2. It is hereby found, determined, and declared by the County Council, as follows:

- (a) The Project will constitute a "project" as said term is referred to and defined in the Act, and the County's actions herein will subserve the purposes and in all respects conform to the provisions and requirements of the Act.
- (b) The Project and the payments in lieu of taxes set forth herein are beneficial to the County, and the County has evaluated the Project based upon all criteria prescribed by law, including the



anticipated dollar amount and nature of the investment to be made and the anticipated costs and benefits to the County.

- (c) The Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise adequately provided locally.
- (d) The Project gives rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either.
- (e) The purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes.
- (f) The inducement of the location or expansion of the Project within the County and State is of paramount importance.
- (g) The benefits of the Project to the public will be greater than the costs.

Section 3. The form, terms, and provisions of the Fee Agreement presented to this meeting are hereby approved, and all of the terms, provisions, and conditions thereof are incorporated herein by reference as if the Fee Agreement were set out in this Ordinance in its entirety. The Chairman of the County Council and/or the County Administrator are authorized, empowered, and directed to execute, acknowledge, and deliver the Fee Agreement in the name of and on behalf of the County, and thereupon to cause the Fee Agreement to be delivered to the Company. The Fee Agreement is to be in substantially the form now before this meeting and hereby approved, with such changes therein as shall not be materially adverse to the County and as shall be approved by the officials of the County executing the same, upon the advice of Counsel to the County, such official's execution thereof to constitute conclusive evidence of such official's approval of any and all changes or revisions therein from the form of the Fee Agreement now before this meeting.

Section 4. The Chairman of the County Council and/or the County Administrator, for and on behalf of the County, are hereby authorized and directed to do any and all things necessary to effect the execution and delivery of the Fee Agreement and the performance of all obligations of the County under and pursuant to the Fee Agreement.

Section 5. The provisions of this Ordinance are hereby declared to be separable, and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

Section 6. All orders, resolutions, ordinances, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and this Ordinance shall take effect and be in full force from and after its passage and approval.

(SIGNATURE PAGE TO FOLLOW)

First Reading: May 10, 2016  
Second Reading: May 24, 2016  
Public Hearing:  
Third Reading:

STATE OF SOUTH CAROLINA     )  
   )  
COUNTY OF LAURENS             )

ORDINANCE # 819

**AN ORDINANCE TO AMEND THAT CERTAIN MASTER AGREEMENT GOVERNING THE OCTAGON INDUSTRIAL PARK DATED SEPTEMBER 1, 2010 BETWEEN LAURENS COUNTY AND GREENVILLE COUNTY TO ADD THE PROJECT SYNERGY TRACT LOCATED IN LAURENS COUNTY.**

**WHEREAS**, Laurens County entered into the Master Agreement Governing the Octagon Industrial Park dated September 1, 2010, with Greenville County (as amended, the "Agreement"); and

**WHEREAS**, the boundaries of the park created therein may be enlarged pursuant to ordinances of the respective County Councils of Laurens County and Greenville County; and

**WHEREAS**, a company operating under the code name Project Synergy (the "Company") is considering an investment (the "Project") on land described in Exhibit A to this Ordinance, which is located in Laurens County; and

**WHEREAS**, it is anticipated that the Project will result in significant investment and will promote the economic development of Laurens County; and

**WHEREAS**, the Company has requested that Laurens County and Greenville County execute an amendment to the Agreement (the "Amendment") in order to add the Project to the Agreement so that the Company will be eligible for an enhanced jobs tax credit and to facilitate the granting of special source revenue credits; and

**WHEREAS**, the Company has caused to be prepared and presented to the Laurens County Council the form of the Amendment; and

**WHEREAS**, Laurens County benefits from having the Project located in one park in order to avoid confusion in the administration of multiple Park Agreements and has therefore agreed to include the Project in the joint industrial and business park created by the Agreement (the "Park").

**NOW, THEREFORE**, be it ordained by the Laurens County Council that:

1. Exhibit A-1 to the Agreement is hereby and shall be amended to include the Project, and that the Chairman of the Laurens County Council and County Administrator are hereby authorized to execute and deliver the form of the Amendment presented to the Laurens County Council with any changes not materially adverse to Laurens County and to take any and all such further action as may be necessary to accomplish the within amendment and enlargement.

2. This Ordinance shall amend, to the extent necessary, any other ordinances or resolutions of the Laurens County Council pertaining to the Park.

3. This Ordinance shall be effective after third and final reading thereof.

Signature page follows

First Reading:       May 10, 2016  
Second Reading:     May 24, 2016  
Public Hearing:  
Third Reading:

STATE OF SOUTH CAROLINA                     )  
  )  
COUNTY OF LAURENS                     )

**Resolution #2016-15**  
**Approving Financing Terms**

**WHEREAS**, Laurens County ("County") has previously determined to undertake a project for equipment lease purchase for the Laurens County E-911/ Communications Department, the Finance Director and Purchasing Director have now presented a proposal for the financing of such Project.

**WHEREAS**, the Purchasing Director has procured bids on equipment and the financing and bids have been awarded and confirmed as are shown in the files.

**BE IT THEREFORE RESOLVED, as follows:**

1. The County hereby determines to finance the Project through BB&T, in accordance with the proposal dated May 17, 2016. The amount financed shall not exceed \$503,000. The annual interest rate (in the absence of default or change in tax status) shall not exceed 1.60% and the financing term shall not exceed **five years** from closing.

2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. Designated officers and/or employees of the County are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this Resolution. The Financing Documents shall include a Lease Financing Agreement and a Project Fund Agreement and other documents as lender may request.

3. The Finance Director is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Director and County Administrator are authorized to approve changes to any Financing Documents previously signed by County officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Finance Director and County Administrator are authorized to execute and deliver all documents related to this transaction and as may be required by BB&T. The Financing Documents shall be in such final form as the Finance Director, the County Administrator and the County Attorney shall approve.

4. The County shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The County hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b)(3).

5. All prior actions of County officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict.

6. This resolution shall take effect immediately upon a majority vote of the Council.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

SIGNATURE PAGE FOLLOWS

LAURENS COUNTY COUNCIL:

ATTEST:

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W. J. Caime, Jr., Administrator  
Laurens County Council  
Laurens County, South Carolina

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Betty C. Walsh, Clerk  
Laurens County Council  
Laurens County, South Carolina

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Joseph E. Wood, Jr., Chairperson

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P. Keith Tollison, Vice Chairperson

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Diane B. Anderson, Council Member

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Ted G. Nash, Council Member

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Stewart O. Jones, Council Member

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David A. Pitts, Council Member

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Garrett C. McDaniel, Council Member

**BB&T Governmental Finance**

P.O. Box 714  
Columbia, S.C. 29202  
(803) 251-1328  
Fax (803) 251-1329

May 17, 2016

Bill Wilson  
Laurens County

Dear Mr. Wilson:

Branch Banking and Trust Company ("BB&T") is pleased to offer this proposal for the financing requested by Laurens County ("County").

- (1) **Project:** Emergency Equipment for Laurens County
- (2) **Amount to Be Financed:** \$503,000.00
- (3) **Interest Rates, Financing Terms and Corresponding Payments:**

<u>Term</u>	<u>Rate</u>
5 Years	1.60%

Principal and interest payments shall be annual in arrears, as requested.

The interest rate stated above is valid for a closing not later than 45 days after today. Closing of the financing is contingent upon completing documentation acceptable to BB&T and upon the condition of the property being acceptable to BB&T. At closing, the proceeds will be deposited in a Project Fund Account with BB&T Governmental Finance.

All applicable taxes, permits, costs of lawyers for the County and any other costs shall be the County's responsibility and separately payable by the County. The financing documents shall allow prepayment of the principal balance in whole on a scheduled payment date without penalty.

The stated interest rate assumes that the County expects to borrow less than \$10,000,000 in calendar year 2016 and that the financing shall qualify as qualified tax-exempt financing under the Internal Revenue Code. BB&T reserves the right to terminate its interest in this bid or to negotiate a mutually acceptable rate if the financing is not qualified tax-exempt financing.

(4) **Financing Documents:**

BB&T proposes to use its standard form financing contracts and related documents for this installment financing. We shall provide a sample of those documents to you should BB&T be the successful proposer. This financing shall be secured by a first lien security interest in all personal property acquired with proceeds.

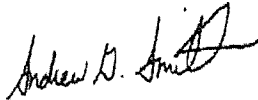
BB&T appreciates the opportunity to make this financing proposal and requests to be notified within five days of this proposal should BB&T be the successful proposer.

BB&T shall have the right to cancel this offer by notifying the County of its election to do so (whether or not this offer has previously been accepted by the County) if at any time prior to the closing there is a material adverse change in the County's financial condition, if we discover adverse circumstances of which we are currently unaware, if we are unable to agree on acceptable documentation with the County or if there is a change in law (or proposed change in law) that changes the economic effect of this financing to BB&T.

Please call me at 803-251-1328 with your questions and comments. We look forward to hearing from you.

Sincerely,

BRANCH BANKING AND TRUST COMPANY

A handwritten signature in black ink, appearing to read "Andrew G. Smith". The signature is stylized with a large, looped initial "A" and a cursive "S".

Andrew G. Smith  
Senior Vice President

Enclosure



**Resolution Approving Financing Terms**

**WHEREAS:** Laurens County ("County") has previously determined to undertake a project for an equipment lease purchase, and the Finance Officer has now presented a proposal for the financing of such Project.

**BE IT THEREFORE RESOLVED, as follows:**

1. The County hereby determines to finance the Project through Branch Banking and Trust Company ("BB&T"), in accordance with the proposal dated May 18, 2016. The amount financed shall not exceed \$503,000.00, the annual interest rate (in the absence of default or change in tax status) shall not exceed 1.60% and the financing term shall not exceed five (5) years from closing.

2. All financing contracts and all related documents for the closing of the financing (the "Financing Documents") shall be consistent with the foregoing terms. All officers and employees of the County are hereby authorized and directed to execute and deliver any Financing Documents, and to take all such further action as they may consider necessary or desirable, to carry out the financing of the Project as contemplated by the proposal and this resolution. The Financing Documents shall include a Financing Agreement and an Escrow Agreement as BB&T may request.

3. The Finance Officer is hereby authorized and directed to hold executed copies of the Financing Documents until the conditions for the delivery of the Financing Documents have been completed to such officer's satisfaction. The Finance Officer is authorized to approve changes to any Financing Documents previously signed by County officers or employees, provided that such changes shall not substantially alter the intent of such documents or certificates from the intent expressed in the forms executed by such officers. The Financing Documents shall be in such final forms as the Finance Officer shall approve, with the Finance Officer's release of any Financing Document for delivery constituting conclusive evidence of such officer's final approval of the Document's final form.

4. The County shall not take or omit to take any action the taking or omission of which shall cause its interest payments on this financing to be includable in the gross income for federal income tax purposes of the registered owners of the interest payment obligations. The County hereby designates its obligations to make principal and interest payments under the Financing Documents as "qualified tax-exempt obligations" for the purpose of Internal Revenue Code Section 265(b) (3).

5. All prior actions of County officers in furtherance of the purposes of this resolution are hereby ratified, approved and confirmed. All other resolutions (or parts thereof) in conflict with this resolution are hereby repealed, to the extent of the conflict. This resolution shall take effect immediately.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016

\_\_\_\_\_  
(Clerk)

\_\_\_\_\_  
(Chairman)

SEAL

## Laurens County Emergency Equipment Financing

Compound Period: Annual

Nominal Annual  
Rate: 1.600%

## CASH FLOW DATA

	Event	Date	Amount	Number	Period	End Date
1	Loan	5/18/2016	503,000.00	1		
2	Payment	5/18/2017	105,479.89	5	Annual	5/18/2021

## AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	5/18/2016				503,000.00
2016 Totals		0.00	0.00	0.00	
1	5/18/2017	105,479.89	8,048.00	97,431.89	405,568.11
2017 Totals		105,479.89	8,048.00	97,431.89	
2	5/18/2018	105,479.89	6,489.09	98,990.80	306,577.31
2018 Totals		105,479.89	6,489.09	98,990.80	
3	5/18/2019	105,479.89	4,905.24	100,574.65	206,002.66
2019 Totals		105,479.89	4,905.24	100,574.65	
4	5/18/2020	105,479.89	3,296.04	102,183.85	103,818.81
2020 Totals		105,479.89	3,296.04	102,183.85	
5	5/18/2021	105,479.89	1,661.08	103,818.81	0.00
2021 Totals		105,479.89	1,661.08	103,818.81	
Grand Totals		527,399.45	24,399.45	503,000.00	

Last interest amount decreased by 0.02 due to rounding.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LAURENS )



RESOLUTION #2016-16

**“DR. BILLY R. STRICKLAND”**

**WHEREAS**, from time to time, the Laurens County Council recognizes that certain individuals are a vital and important part of maintaining and upholding certain developments and progress within Laurens County, and;

**WHEREAS**, this Resolution of Commendation expresses with sincerity, the dedication exemplified by Dr. Billy R. Strickland after having served many years within the Laurens County District #55 School District, and;

**WHEREAS**, Dr. Strickland began his career in education after earning his Bachelor’s Degree from the University of South Carolina and proceeded to earning his Master’s Degree from Winthrop University and on to his Doctorate from Nova Southeastern University, and;

**WHEREAS**, Dr. Strickland’s career went from teaching to Coaching where two (2) State Champion Football Team honors were achieved as well as a Regional Champion Wrestling Team afforded him the honors of Regional Coach of the Year, and;

**WHEREAS**, Dr. Strickland continued with career achievements by serving as Assistant Principal at the Laurens District #55 High School and three (3) years later, as Principal. Thus adding another four (4) years to his career in the educational field within Laurens County, and;

**NOW THEREFORE BE IT RESOLVED THAT** the Laurens County Council, duly assembled, applauds and desires to express by way of this Resolution, its gratitude to Dr. Strickland for his untiring leadership, community spirit and service as a public servant for Laurens County. And to wish him much success in all of his future endeavors.

LAURENS COUNTY COUNCIL:

\_\_\_\_\_  
Joseph E. Wood, Jr, Chairman

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P. Keith Tollison, Vice Chairman

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Diane B. Anderson, Council Member

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Stewart O. Jones, Council Member

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Garrett C. McDaniel, Council Member

\_\_\_\_\_  
Ted G. Nash, Council Member

\_\_\_\_\_  
David A. Pitts, Council Member

ATTEST:

\_\_\_\_\_  
Betty C. Walsh, Clerk of Council  
Laurens County Council  
Laurens County, South Carolina