



MINUTES
AUGUST 11, 2015
LAURENS COUNTY COUNCIL
HISTORIC COURTHOUSE – PUBLIC SQUARE
COUNTY COUNCIL CHAMBERS

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

COUNCIL MEMBERS ABSENT – Council Member Stewart Jones.

COUNTY STAFF: Laurens County 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; Laurens County Emergency Medical Services, Chad Burrell, Director; Laurens County E-911 / Communications Director, Joey Avery and Laurens County Human Resources Manager, Debi Parker.

PRESS: Ida Cadmus, *WLBG Radio*, Jennifer Brown, *GoLaurens.com* and Corey Engle, *The Laurens County Advertiser*.

SCHEDULED MEETING AGENDA ITEMS - 1.) Call to Order – Chairman Wood; 2.) Invocation, Vice Chairman Tollison; 3.) Pledge of Allegiance; 4.) Approval of Agenda, August 11, 2015; 5.) Approval of Minutes – July 28, 2015; 6.) Public Hearing, Ordinance #794, “An Ordinance Authorizing the Execution and Delivery of One or More Incentive Agreements by and Between Laurens County, South Carolina And A Company known as “Project DVZ” As Sponsor, And One Or More Existing Or To-Be-Formed Or Acquired Subsidiaries, Or Affiliated Or Related Entities And Certain Sponsor Affiliates, To Provide For a Fee In Lieu Of Ad Valorem Taxes Incentive; To Provide For A Sponsor Affiliate; And To Enter Into Any Other Necessary Agreements With The Sponsor To Effect The Intent OF This Ordinance; And Other Related Matters”; A.) Third Reading, Ordinance #794, “An Ordinance Authorizing the Execution and Delivery of One or More Incentive Agreements by and Between Laurens County, South Carolina And A Company known as “Project DVZ” As Sponsor, And One Or More Existing Or To-Be-Formed Or Acquired Subsidiaries, Or Affiliated Or Related Entities And Certain Sponsor Affiliates, To Provide For a Fee In Lieu Of Ad Valorem Taxes Incentive; To Provide For A Sponsor Affiliate; And To Enter Into Any Other Necessary Agreements With The Sponsor To Effect The Intent OF This Ordinance; And Other Related Matters”; 7.) Second Reading, Ordinance #795, “An Ordinance Authorizing The Execution And Delivery Of One Or More Incentive Agreements By And Between Laurens County, South Carolina, And A company known To the County As “Project Lace”, As Sponsor, And One Or More Existing Or To-Be-Formed Or Acquired Subsidiaries, Or Affiliated Or Related Entities And Certain Sponsor Affiliates, To Provide For a Fee In Lieu Of Ad Valorem Taxes Incentive And Certain Special Source Revenue Credits; Authorizing The Receipt And Administration Of a State Grant And Utility Grant For The Benefit Of The Project; To Enter Into Any Other Necessary Agreements With The Sponsor To effect The Intent Of This Ordinance; And Other Related Matters”; 8.) Approval of Resolution #2015-19 - “To Approve Abandonment Of 0.36 Roadway Easement And Right-Of-Way On Owings Park Boulevard For Project DVZ And All Matters Appertaining Thereto”; 9.) First Reading Ordinance #796 – “An Ordinance Creating A Special Tax Assessment For Eligible Rehabilitated Historic Properties”; 10.) Administrative Report - County Administrator Ernie Segars; 11.) 6:00 P.M. Public Comments; 12.)_Comments from Council Members; 13.) Adjournment.

MEETING NOTIFICATION - The County Council Members, Department Heads, requesting general public and the 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. An amended Agenda for the meeting was created distributed and posted on August 10, 2015.

CALL TO ORDER – Chairman Wood called the meeting to order and invited all to stand for the invocation and the Pledge of Allegiance. Vice Chairman Tollison provided the invocation.

APPROVAL OF AGENDA – Chairman Wood called for approval of the agenda with any additions.

COUNCILMAN NASH made the MOTION to approve the agenda as presented with the addition and deletion; VICE CHAIRMAN TOLLISON SECONDING; VOTE 6-0.

APPROVAL OF MINUTES – VICE CHAIRMAN TOLLISON made the MOTION to approve the minutes from the July 28, 2015 regular session of Council with an added note that this was the first time in months that this Council had votes of seven (7) members. COUNCILMAN PITTS SECONDING; VOTE 6-0.

PUBLIC HEARING ORDINANCE #794 – “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE INCENTIVE AGREEMENTS BY AND BETWEEN LAURENS COUNTY, SOUTH CAROLINA, AND A COMPANY KNOWN TO THE COUNTY AS PROJECT DVZ, AS SPONSOR, AND ONE OR MORE EXISTING OR TO-BE-FORMED OR ACQUIRED SUBSIDIARIES, OR AFFILIATED OR RELATED ENTITIES AND CERTAIN SPONSOR AFFILIATES, TO PROVIDE FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE; TO PROVIDE FOR A SPONSOR AFFILIATE; AND TO ENTER INTO ANY OTHER NECESSARY AGREEMENTS WITH THE SPONSOR TO EFFECT THE INTENT OF THIS ORDINANCE; AND OTHER RELATED MATTERS”. – Chairman Wood opened the Public Hearing at 5:35 P.M.

Attorney Cruickshanks noted that “Project DVZ” was now to be considered ZF Gray Court, LLC.

Having no one wishing to address Council, Chairman Wood closed the Public Hearing at 5:36 P.M.

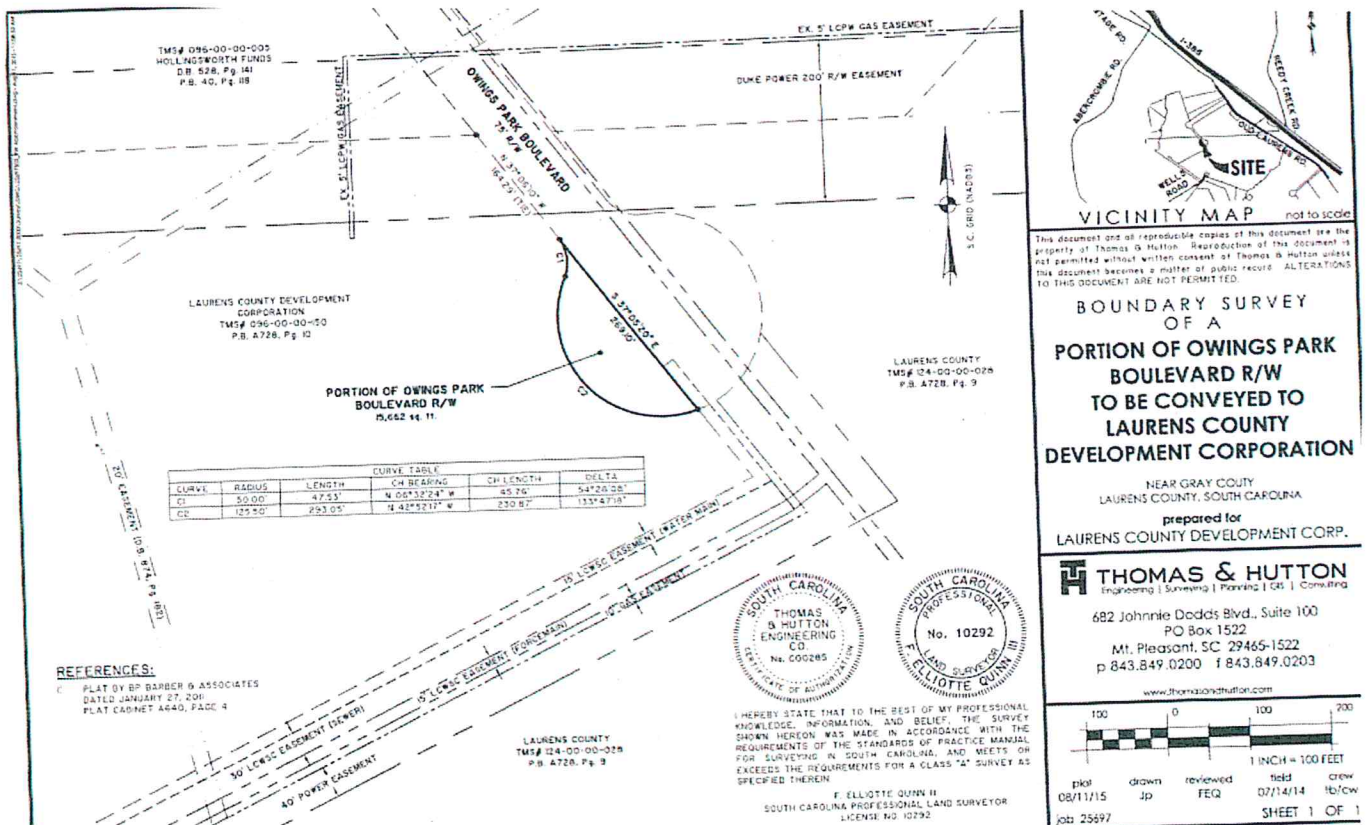
A.) **THIRD READING – ORDINANCE #794, - “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE INCENTIVE AGREEMENTS BY AND BETWEEN LAURENS COUNTY, SOUTH CAROLINA, AND A COMPANY KNOWN TO THE COUNTY AS PROJECT DVZ, AS SPONSOR, AND ONE OR MORE EXISTING OR TO-BE-FORMED OR ACQUIRED SUBSIDIARIES, OR AFFILIATED OR RELATED ENTITIES AND CERTAIN SPONSOR AFFILIATES, TO PROVIDE FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE; TO PROVIDE FOR A SPONSOR AFFILIATE; AND TO ENTER INTO ANY OTHER NECESSARY AGREEMENTS WITH THE SPONSOR TO EFFECT THE INTENT OF THIS ORDINANCE; AND OTHER RELATED MATTERS”.** – COUNCILWOMAN ANDERSON made the MOTION to approve Ordinance #794 upon third reading as presented with COUNCILMAN MCDANIEL SECONDING: VOTE 6-0.

SECOND READING – ORDINANCE #795 – “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF ONE OR MORE INCENTIVE AGREEMENTS BY AND BETWEEN LAURENS COUNTY, SOUTH CAROLINA, AND A COMPANY KNOWN TO THE COUNTY AS PROJECT LACE, AS SPONSOR, AND ONE OR MORE EXISTING OR TO-BE-FORMED OR ACQUIRED SUBSIDIARIES, OR AFFILIATED OR RELATED ENTITIES AND CERTAIN SPONSOR AFFILIATES, TO PROVIDE FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE AND CERTAIN SPECIAL SOURCE REVENUE CREDITS; AUTHORIZING THE RECEIPT AND ADMINISTRATION OF A STATE GRANT AND UTILITY GRANT FOR THE BENEFIT OF THE PROJECT; TO ENTER INTO ANY OTHER NECESSARY AGREEMENTS WITH THE SPONSOR TO EFFECT THE INTENT OF THIS ORDINANCE; AND OTHER RELATED MATTERS”. Attorney Cruickshanks stated that this was a \$17.6 million project located in the Gray Court area and would be creating thirty eight (38) new jobs.

COUNCILMAN PITTS made the MOTION to approve Ordinance #795 with COUNCILMAN NASH SECONDING; VOTE 6-0.

RESOLUTION #2015-19 - “TO APPROVE ABANDONMENT OF 0.36 ROADWAY EASEMENT AND RIGHT OF-WAY ON OWINGS PARK BOULEVARD FOR PROJECT DVZ AND OTHER MATTERS APPERTAINING THERETO”

– Attorney Cruickshanks informed Council, “The Resolution allows for an expansion of property for “Project DVZ” known as Owings Park Boulevard. Several years ago the Development Corporation deeded the property to the County as a public road. There will now not be any need for the road to continue to serve beyond the present location. It will consist of only squaring off the cul-de-sac area. The area consists of approximately 0.36 acres that will be abandoned by Laurens County and transferred to “Project DVZ”. The Title Company may require an ordinance to follow suit with this Resolution and I would like for Council to also consider this as first reading of a requested Ordinance”.



- A.) **FIRST READING OF ORDINANCE #798 FOR THE ABANDONMENT OF OF 0.36 ROADWAY EASEMENT AND RIGHT-OF-WAY ON OWINGS PARK BOULEVARD FOR PROJECT DVZ AND OTHER MATTERS APPERTAINING THERETO**. – VICE CHAIRMAN TOLLISON made the MOTION to approve collectively Resolution #2015-19 and Ordinance #798 as requested for the abandonment of a roadway easement known as Owings Park Boulevard. COUNCILMAN PITTS SECONDING; VOTE 6-0.

FIRST READING - ORDINANCE #797 – “AN ORDINANCE CREATING A SPECIAL TAX ASSESSMENT FOR ELIGIBLE REHABILITATED HISTORIC PROPERTIES

– Briefing Council, Attorney Cruickshanks said, “The 1990 Legislation allowed tax benefits if one wished to buy a historical piece of property and restore it. There are certain criteria required by the South Carolina Department of Archives and History such as seventy five percent (75%) investment of a home or building that is fifty (50) years or older. This allows for an appraisal of a structure before renovations and keep the lower value assessment for as minimal as two (2) years and a maximum of up to twenty (20) years. It is up to this Council as to how long you grant the term on the structures. It does not require Building Codes nor the Assessor to inspect the structure simply because it falls under the State Archives and History were they do all of the inspections and certifications. The property owner only needs to make application, with a small fee, to the County stating their intent”.

COUNCILWOMAN ANDERSON made the MOTION to approve Ordinance #797 as requested with COUNCILMAN MCDANIEL SECONDING for discussion.

Councilman Pitts questioned the term Historical District being used. Attorney Cruickshanks replied that it could be within a Historical District or fifty (50) years or older.

Councilman Pitts asked the Attorney to expand on the noted minimal expenditure. Attorney Cruickshanks explained the South Carolina Archives is trying to do away with in instances when one wants to keep the low assessment but only keeping the overall investment low. You have to spend seventy five percent (75%) of the assessed value; they want to see a restoration taking place.

COUNCIL VOTED 6-0 to approve.

ADMINISTRATIVE REPORT:

- 1.) Chairman Wood briefed Council on the revised County Council Committee assignments.
- 2.)
 - a.) Administrator Segars informed Council of the passing of Laurens County former Coroner Alvin Tucker, husband of Glenda Tucker, Gray Court Magistrate Judge.
 - b.) Administrator Segars acknowledged the recent 2014 Golden Palmetto Award presented to the County by the South Carolina Department of Special Needs at the South Carolina Association of Counties Annual Meeting.

PUBLIC COMMENT – Chairman Wood opened the floor for public comment at 5:50 P.M. Having no one wishing to address Council, Chairman Wood closed the session at 5:51 P.M.

COUNTY COUNCIL COMMENTS:

- 1.) Vice Chairman Tollison asked to have banners placed at the offices of the County EMS and Fire Departments acknowledging the recent grants awarded.
- 2.) Councilman Nash stated that he was thankful of the progress the County is making with more industry coming to Laurens County.
- 3.) Councilwoman Anderson, as a MOTION, nominated Mr. Marvin Moss to receive the Henry Laurens Award. VICE CHAIRMAN TOLLISON SECONDING; VOTE 6-0.
- 4.) Councilman McDaniel echoed the same sentiments of Councilman Nash as to the industry expansions being made.
- 5.) Councilman Pitts congratulated Mr. Moss and asked for him to elaborate on the status of Laurens County in the recent national study conducted.

Mr. Moss stated that out of two thousand seven hundred (2,700) other counties in the nation, Laurens County was placed at twenty one (21) as to new jobs and growth in 2013-2014.

Mr. Moss said, “Seventeen years ago when I started this job, the Laurens County over thirty five percent (35%) of the workforce was in manufacturing. We have been through the September 11th event, a recession and we still have over thirty percent (30%) in manufacturing. The report reflects our ongoing status as being maintained. There was only one other County in the State that rated better than Laurens County, that being Fairfield County”.

- 6.) Chairman Wood noted the RAI ground breaking and thanked the five members of Council that came.

As a MOTION, Chairman Wood nominated Ernie Segars as a recipient of the Henry Laurens Award. COUNCILMAN NASH SECONDING; VOTE 6-0.

EXECUTIVE SESSION – LEGAL BRIEFING, CONTRACTURAL MATTER, EMS PROVIDER NETWORK AGREEMENTS – COUNCILMAN NASH made the MOTION for Council to move into Executive Session for a legal briefing over a contractual matter at 6:05 P.M.

There was a COUNCIL CONSENSUS to move back into open session at 7:20 P.M.

As a MOTION, VICE CHAIRMAN TOLLISON asked for the staff to proceed with reissuing the provider network agreements for EMS, to the four (4) present providers. COUNCILWOMAN ANDERSON SECONDING; VOTE 6-0.

- A.) **COUNCIL COMMITTEE ASSIGNMENT** – Chairman Wood assigned the County Council Committee on Health and Emergency Services to discuss the current situations with the Laurens County Emergency Medical Service. And, to also include Mr. Avery and Mr. Burrell in the process.

ADJOURNMENT – With no further action required by Council, Chairman Wood adjourned the meeting at 7:26 P.M.

Respectfully Submitted,



Betty C. Walsh

Laurens County Clerk to Council