

Regular Pickens County Council Meeting

September 9, 2019

6:31 PM

County Council met in regular session, in the Auditorium of the County Administration Facility, with Chairman Roy Costner presiding. Agendas, bearing date, time, and location of meeting were mailed to members of council and local news media on September 3, 2019.

Council Members in Attendance:

Roy Costner, Chairman

Chris Bowers, Vice Chairman

Wes Hendricks, Vice Chairman Pro-Tem

Trey Whitehurst

Ensley Feemster

Carl Hudson

Staff in Attendance:

Ken Roper, County Acting Administrator

Meagan Bradford, Clerk to Council

WELCOME AND CALL TO ORDER:

Chairman Roy Costner called the meeting of September 9, 2019 to order and welcomed those in attendance. Councilman Carl Hudson led the Invocation and Pledge of Allegiance. Dr. Amber James, with Southern Wesleyan University, sang the National Anthem.

PUBLIC FORUM:

Chairman Roy Costner opened the Public Forum and requested the Clerk to call upon the citizens signed up to speak. The Clerk called on the following speaker:

1. Pree Hamilton: Ms. Hamilton stated the Pickens County Humane Society is a 501-C3. She stated they solely depend on donations and fundraisers from the support of the community in kindness and generosity of the people. Ms. Hamilton stated they have upcoming fundraisers, which include: yard sales, fall festival, and a luncheon. She stated the golf tournament this year was not as successful as the tournament last year. She stated they made \$12,090.94. She stated last year, they had a donor appreciation luncheon, held at the Madren Center. Ms. Hamilton stated they invited 500 donors to the free luncheon and to discuss the goal of future spay and neuter program. She stated we cannot achieve that goal if their facility closes. She stated they are still open and strive month to month, to serve the people of the county and for their love of animals and care. She stated the next luncheon is Wednesday, October 23rd from 12:00 – 1:00 p.m. at the South and West Venue in Easley, SC. Ms. Hamilton stated they pay for the lunch, venue, invitation and postage. She stated at the luncheon last year, they had a sponsor who generously sponsored the luncheon. Ms. Hamilton stated she would like the County Council, in good fellowship, to help with this endeavor. She stated together, we could work toward a joint spay and neuter program. Ms. Hamilton asked County Council to sponsor the event between the six council members, to show that we work together from the same cause, which is the safety and protection of innocent creatures. She thanked Mr. Ken Roper for personally sponsoring, and Council for their time.
2. Steve Haynie: Mr. Haynie stated at the Council meeting last month, there was discussion on SIB funding to widen Highway 183. Mr. Haynie thanked Councilman Bowers for questioning whether or not the County could turn it down if awarded. He stated that \$14 million dollars is a lot of money, and if we are really worried about safety, the road is important but that is a state issue, in

which Councilman Whitehurst was correct to point out. He stated if Council is really worried about spending County money on safety, then we have County Fire Departments, County Sheriff's Department, and EMS workers who could probably say there are ways they could lower their response time, or find another way to spend \$14 million dollars. Mr. Haynie stated our stated raised our gas tax, and in the first two years, they raised \$769 million dollars over what they have already been getting from gas tax. He stated we all just had a new gas tax increase in July. He stated the \$14 million dollars they want the county to spend on a state road is a drop in the bucket compared to what they will be taking in. He asked Council to think about it like this; you have someone in bankruptcy court, they are a week away from a judge signing off to erase all of their debt, and they are going to leave a lot of people hanging on their bills. He stated this same person just happens to buy a winning lottery ticket a week before the judge signs off on it. He stated if this person lets the judge erase their debt, then go cash the million dollar lottery ticket, that is pretty low. He stated the State is taking in hundreds of millions of dollars more, that they could be using to fund this road. He stated it is not County Council's responsibility, it is a state issue. He stated do not use county funds to fix or widen a state road, let our state legislators figure out how to do that.

3. Allan Quinn: Mr. Quinn stated he would like to talk about Economic Development within Pickens County. He stated he gets a little pushback from Council on this important subject. He stated the next few years will determine if we are going to be county to Greenville County, with low paying jobs that come to that, or if we will recruit high-paying, technical jobs that will provide a good living for our descendants. He stated we are at a cross roads and need to make sure we take the right road to make that happen. Mr. Quinn stated first, they must replace the Economic Development Director at the Commerce Park with someone who has the experience and vision to get that done. He stated currently, the Economic Development Director is making \$125,000 a year, and most of the expansions are already in Pickens County. He stated he is the second highest paying employee in Pickens County Government. He stated in 1972, we had 99 manufacturing companies in Pickens County. He stated today, we only have a handful that pays mediocre wages. He stated we are losing more jobs, than gaining with recent closures. Mr. Quinn stated we are surrounded by Counties that are doing well on job returns from overseas because of the tax cuts from the federal government. After more discussion, Mr. Quinn stated Council needs to insure that the next Pickens County Administrator has that vision. He stated the new Administrator also needs to know the responsibility to hold the Economic Development Director accountable. He stated as County Council members, their jobs become a lot easier and productive. He stated he noticed on the agenda for this evening, that during executive session, Council will be discussing applications for the Boards and Commissions in Pickens County. He stated he would like to volunteer to serve on the Economic Development Alliance Board. He stated he has done extensive research over this area over the past few years. He stated he hopes Council will seriously consider these recommendations and make Pickens County prosper again.

Chairman Roy Costner thanked Mr. Quinn and encouraged him to turn in an application if interested in serving on the Economic Development Alliance Pickens Board. He stated out of the 8 counties that are the same size as Pickens County (Dorchester County, Florence County, Sumter County, Lancaster County, Orangeburg County, Oconee County), Pickens County is 2nd in Economic Development, invested in millions and in new jobs created in 2019. Chairman Costner stated it is an 80.7 million investment and over 300 new jobs. He stated he does below in the facts and he appreciates Mr. Quinn coming here to keep Economic Development a fore front for Pickens County.

APPROVAL OF MINUTES:

Chairman Roy Costner called for a motion to approve the following minutes as presented:

- August 12, 2019
- August 22, 2019 Special-Called Meeting (Alliance Pickens Announcement)
- August 22, 2019 Special-Called Meeting

- Motion was made by Councilman Ensley Feemster, and seconded by Vice Chairman Chris Bowers. Chairman Costner asked if there was any discussion.
 - Councilman Trey Whitehurst stated he would like to recuse himself, as he did not attend the August 22nd meetings.
 - Councilman Wes Hendricks stated in the August 12th meeting minutes, it is noted that a certain individual stated during public forum that he spoke with himself. Councilman Wes Hendricks stated this never happened.
 - Seeing no other discussion, motion carried (5-0).

ADMINISTRATOR’S REPORT:

Acting Administrator Ken Roper discussed the new County Monthly Magazine. He stated September 2019 was the first edition, and there were 30 pages of information about Council, Council meetings, different public meetings, happenings in the county, etc. He stated this magazine is online only, that you will be able to link through the Pickens County website. He stated if anyone would like to have this monthly magazine emailed to them each month, please get with Jamie Burns, the Pickens County Public Information Officer. Mr. Roper stated he feels this is another way to effectively communicate with the public. He stated he is also writing quarterly letters to the Editor. Mr. Roper stated just this past week; he wrote a letter in the Courier and the Sentinel-Progress that detailed how he sat down with Bobby Hitt, who is the Secretary of Commerce, to discuss these issues. He stated he talked to him about our method of Economic Development in Pickens County, and Mr. Hitt had nothing but praise to give Mr. Roper, stating we are on the right track and nowhere near the bottom of the state. He stated he will continue writing letters to go into the editor because he feels communication with the public is important. Mr. Roper encouraged the public to sign up for the Pickens County Monthly News Magazines, by emailing Jamie Burns.

Mr. Roper stated he would like to discuss vehicle use within Pickens County. He stated the use of vehicles is something he has tried to stress over the past couple of months. He stated another thing he has identified with the issue of vehicles is the number of county taxpayer’s vehicles that different employees are driving home. Mr. Roper advised there were around 21 vehicles going home at night that are connected with the administration building. He stated he has spoken with each individual and have limited that access now, to where we can justify a public purpose for that vehicle to go home. He stated this is not just a matter of convenience, or a perk, but a public purpose for that vehicle to be out in the county staged at night. Mr. Roper stated an example would be if building maintenance has an on-call vehicle, or roads and bridges has an on-call vehicle, he is okay with those vehicles going home. He stated we took the number from 21 vehicles going home, to only 10 vehicles going home currently. He stated staff will continuously revisit this topic and he feels we will see taxpayer savings both in the “wear and tear” on the vehicles and in gas. He stated these are things he will be continuing to watch.

Mr. Roper asked Mr. Carlos Salinas, Airport Director, to step up to the podium to do the first half of his Airport Operations report. Mr. Roper stated this part is just an update on information that public may be interested in. Mr. Roper stated once he gets to the second part in executive session, this contains a proposed contractual matter that needs to be discussed in private.

Mr. Salinas thanked Council for their time. He stated he would like to go over some financials from the Economic Impact Study from the State. He stated he would like to discuss the hangar building at the Airport. He stated the hangars were completed on schedule, on budget, and the new tenants were in place on the day of opening. He stated the new hangars increased the customer base, revenue base and also the county infrastructure out at the Airport. Mr. Salinas stated the new hangars will bring in \$4,670/month in revenue, and that revenue will pay off the investment. He stated as the hangars are being filled, there is currently a waitlist of 90 people still waiting for hangar space. Mr. Salinas presented pictures of the 4 corporate hangars, and 5 small hangars, while discussing the Pickens County Airport Numbers from the 2018 study.

- Total Employment (Pilots, Mechanics, Caterers, Rental Cars, etc.): 61
- Total Annual Payroll in 2018 (Pilots, Mechanics, County Employees, Hotels, Restaurants, etc.): \$2,091,620
- Total Annual Spending in 2018: \$4,667,700
- Total Annual Economic Activity in 2018: \$6,759,320
- Total Annual Tax Revenue: \$285,760

Mr. Roper asked Council to consider adding a personnel item to Executive Session, which is the Commissioning of a Code Enforcement Officer.

Councilman Trey Whitehurst asked Mr. Roper if he could give an update on Madden Bridge.

Mr. Roper stated they are well into the project, and appear to be on schedule. He stated he was there on Friday and it looks like they have completed most of the concrete. Mr. Roper advised they still have some sidewalks and landscape to complete. He stated the observation deck still needs the planking put on top of it and the county has to come back afterwards to clear some underbrush. Mr. Roper stated after the project is complete, which he feels it should be completed in the next 60 days, he would like for Council to look at it to see if there is a way to maximize the usability of the park.

Councilman Trey Whitehurst stated he feels if there is a problem with the usability, it should fall under the hands of the people who designed it.

Mr. Roper stated some of the issues, like tree limbs in the way, the county can handle. He advised the design issues that come about because of the setback the Army core has.

Councilman Whitehurst stated he has had some people ask about stuff, and would like the team to be brought in to discuss the design issues.

COMMITTEE REPORT:

The Committee of the Whole met in the Main Conference Room, at the Pickens County Administration Facility, on Monday, August 19th 2019 at 6:00 PM. All members of the committee were in attendance, with the exception of Chairman Roy Costner, with Vice Chairman Chris Bowers presiding.

WELCOME AND CALL TO ORDER:

Vice Chairman Chris Bowers called the Committee of the Whole meeting to order. Councilman Trey Whitehurst led the invocation and Pledge of Allegiance.

COMMITTEE OF THE WHOLE:

Vice Chairman Chris Bowers stated we will begin with *Log No. 131* – Boards and Commissions Communication.

Boards and Commissions Communication – Log No. 131

- Vice Chairman Chris Bowers stated Council works very diligently to try and fill up our County Boards. He stated one of the things he wanted to discuss this evening is to figure out a way to better communicate with the Pickens

County board members. He stated he wanted to keep them engaged because these boards are very important. Vice Chairman Bowers stated lately, we have had issues where boards cannot meet due to not having a quorum. He advised if we find a board member who no longer wants to serve, he would like to find out immediately rather than when the term is up for reappointment. He stated he wanted to find a way to keep the citizens more engaged with their board commitments so we can keep the board's slots active and full.

- Acting Administrator Ken Roper stated with the previous council and clerk to council's, we have not done a good job keeping attendance on staff's side of this. He stated one idea he had was to start using our Human Resources department. He stated the boards and commissions are human resources that we have and he would like to use them to help communicate with these members as well. He stated one way we can communicate better is the staff person assigned to that board or commission could update the HR department on the attendance for the meetings. Mr. Roper stated if the HR Dept. keeps up with the board members in a better way that we do now, it will be more helpful. He stated this is one idea he had on being more formal on how we approach our board. Mr. Roper advised the Clerk does have responsibility on these boards and commissions, and he is satisfied the Clerk is doing her responsibilities needed. He stated it is something more systemic needing to be addressed. Mr. Roper stated we have the HR Dept. to help her, and County Council keep the Boards and Commissions running more smoothly.
- Vice Chairman stated in no way does he want to belittle a resident wishing to serve on a board or commissions. He stated we do owe it to the residents that we are able to meet, and keep a quorum present at the meetings.
- Councilman Trey Whitehurst asked if we ever did training for boards and commissions.
- Mr. Roper stated yes, this Council came up with a "New Member Boards and Commissions Training" and we just did a training session earlier this year. He stated this evening, if Council chooses to appoint a good bit of new members; he stated we will look into doing another one coming up this fall. He stated we do a general overview of the rules, how county government works, etc. but we probably need to expand what we do by including Roberts Rules, etc.
- Councilman Trey Whitehurst asked if most of the boards and commissions meet here at the Administration Building.
- Mr. Roper stated now that the fire districts do not have their formal individual meetings, most meetings are happening at the Administration building.
- Councilman Trey Whitehurst asked if staff is present during the meetings.
- Mr. Roper advised most county boards have a staff person that is assigned to them.
- Councilman Trey Whitehurst stated that staff member should have the most knowledge on if the meetings and minutes are done correctly, and to check on the attendance. Councilman Whitehurst asked if the staff members knew how the boards should be run.
- Mr. Roper stated to varying degrees, they do. He stated for example, the Planning Commission, Mr. Chris Brink does a great job on keeping up his training. Mr. Roper stated Council is appointment members to these boards who are community leaders. He stated we want to treat them with respect, but if we are having an attendance issue, would Council consider staff going ahead and sending out a letter stating they've missed meetings.
- Vice Chairman Chris Bowers stated he feels it is appropriate since Council only meets 2 times a month. He stated staff does not have the authority to remove someone from board or commission that is Council's role. He stated he personally does not have an issue with Staff sending a letter regarding attendance.
- Councilman Trey Whitehurst asked if staff could reach out to Council before sending the letter, in case there is a relationship there. He stated this way; it will give Council an opportunity to reach out if needed.
- After much more discussion, Mr. Roper stated staff will look into more options based on the feedback given and provide something in writing to Council as a follow up on this conversation.

❖ *No Action Taken by the Committee.*

Council Action on Log No. 131: No Action Taken by the Committee.

EXECUTIVE SESSION: S.C. Code of Laws, Section 30-4-70 (a):
Boards and Commissions – Section 30-4-70 (a) (1)

- **Pending Board Applications**
- Vice Chairman Chris Bowers asked for a motion to enter into Executive Session for pending Board and Commission Applications.
 - Motion was made by Councilman Carl Hudson, seconded by Councilman Ensley Feemster and carried

unanimously (5-0).

ACTION AS NEEDED VIA EXECUTIVE SESSION ITEMS:

- Vice Chairman Chris Bowers called the Public Session back to Order and advised the following:
 - Vice Chairman Chris Bowers asked for a motion to recommend the following citizens to serve on these Boards or Commissions:
 - a) Alcohol and Drug/Behavioral Health – *Moved to appoint Brian James, Douglas Clamp and Mary Hammond to the Alcohol and Drug/Behavioral Health Board.*
 - b) Beautification Committee – *Moved to appoint Charles Gill to the Beautification Committee.*
 - c) Construction Board of Appeals – *Moved to appoint Jeff Galloway and Justin Brooks to the Construction Board of Appeals.*
 - d) Easley Central Water – *Moved to appoint Larry Hudson and James Wilson to the Easley-Central Water Board.*
 - e) Library Board of Directors – *Moved to appoint Kristen Lawson and Rebekah Hemphill to the Library Board of Directors.*
 - f) Public Service Commission – *Moved to appoint James Hunter to the Public Service Commission.*
 - g) Recreation Funding Advisory Board – *Moved to appoint Joseph Hooper to the Recreation Funding Advisory Board.*
 - h) Water Authority – *Moved to appoint Tom Ponder to the Water Authority Board.*
 - i) *Pickens County Museum Non-Profit Corporation Board – *Moved to appoint Erin Cronin-Webb and Jeannie Gilstrap to the Museum Board.*
 - Motion was made by Councilman Wes Hendricks, seconded by Councilman Carl Hudson and carried unanimously (5-0).

Council Action on Executive Session-Pending Board Applications:

- **Councilman Wes Hendricks made a motion to recommend the following citizens to serve on these Boards or Commissions. Motion was seconded by Councilman Carl Hudson and carried unanimously (5-0).**
 - a) **Alcohol and Drug/Behavioral Health – *Moved to appoint Brian James, Douglas Clamp and Mary Hammond to the Alcohol and Drug/Behavioral Health Board.***
 - b) **Beautification Committee – *Moved to appoint Charles Gill to the Beautification Committee.***
 - c) **Construction Board of Appeals – *Moved to appoint Jeff Galloway and Justin Brooks to the Construction Board of Appeals.***
 - d) **Easley Central Water – *Moved to appoint Larry Hudson and James Wilson to the Easley-Central Water Board.***
 - e) **Library Board of Directors – *Moved to appoint Kristen Lawson and Rebekah Hemphill to the Library Board of Directors.***
 - f) **Public Service Commission – *Moved to appoint James Hunter to the Public Service Commission.***
 - g) **Recreation Funding Advisory Board – *Moved to appoint Joseph Hooper to the Recreation Funding Advisory Board.***
 - h) **Water Authority – *Moved to appoint Tom Ponder to the Water Authority Board.***

- i) ***Pickens County Museum Non-Profit Corporation Board – Moved to appoint Erin Cronin-Webb and Jeannie Gilstrap to the Museum Board.**

Chairman Roy Costner stated no second is required because this comes as a recommendation from the committee. He asked for all those in favor for accepting this recommendation to please signify by raising your hands. Motion carried (6-0).

Speed Bump Ordinance – Log No. 117

- Mr. Roper stated Council passed the Speed Bump Ordinance in title only a couple of months ago. He stated this was set standards for speed bump installation. He stated we find that when people request speed bumps, it's very important to members in that neighborhood. Mr. Roper advised we are attempting to do in this ordinance is take politics out of the location of the speed bump. He stated it is going to meet a standard or it will not meet the standard. He advised the Pickens County Engineer has developed some standards of when we would place speed bumps in service in a community. He stated it is based on a couple of things, one being the configuration of the road. Mr. Roper stated it requires a specific buy-in of property owners on the road, being at least 75%. He stated it also cannot be something that has been considered for a speed bump in the past two years. He stated once the ordinance has been applied, and a traffic study has been done, we do not do another study again for two years. Mr. Roper stated a lot of the requirements are technical and based on the Engineer's experience. Mr. Roper stated the idea Council would have to do is to recommend second reading and to work out any questions anyone has.
- Councilman Wes Hendricks asked if a group of neighbors want the speed bump on their road, but in reality it's not a good idea, what is done to keep something that is not a good idea from happening.
- Mr. Roper stated if 75% of the property owners apply for the speed bump, according to the ordinance then Pickens County will do a traffic study to see if it is needed. To determine whether this is needed, 85th percentile speed must exceed 15 mph over the posted speed limit. Mr. Roper stated the engineer does a statistical analysis to determine if people are really speeding.
- After more discussion, Councilman Trey Whitehurst asked if we could move forward with a second reading and bring the County Engineer to the meeting to answer questions. Councilman Whitehurst stated he would like to ask the Engineer some questions since this is new to Pickens County.
- Mr. Roper stated he does not see any problem at all with this and he feels it will be good to get this feedback from the Engineer.
- Vice Chairman Chris Bowers asked if Mr. Roper could give the history on where with ordinance came from.
- Mr. Roper stated the engineer could probably speak more in a technical savvy way, but what happens is we get these request and they become political issues. He stated they start hounding council members on needing a speed bump on their road. Mr. Roper stated we believe as a staff that we need a standard in writing that Council is comfortable with.
- Vice Chairman Chris Bowers asked if there was currently a standard or ordinance in place.
- Mr. Roper stated there is currently not an ordinance or standard in place.
- Councilman Whitehurst made a motion to move this Log Item out of Committee for a second reading, and bring back to the Committee to have discussion with staff. Motion was seconded by Councilman Carl Hudson. Vice Chairman Chris Bowers asked if there was any other discussion:
 - Councilman Wes Hendricks asked if we should have the Engineer answer questions to give more clarity, and have the public's input before doing second reading. He stated Council needs to have a better understanding of this ordinance before the public meeting. He stated the public hearing should happen at second reading.
- Councilman Wes Hendricks moved to amend the recommendation, stating he would like to do the public hearing at the second reading. Motion was seconded by Councilman Carl Hudson. Motion carried unanimously (5-0).
- Seeing no other discussion, motion carried unanimously (6-0).
- ❖ **Councilman Trey Whitehurst made a motion to move Log Item #117 out of the Committee for a second reading, and bring back to the Committee to have discussion with staff. Motion was seconded by Councilman Carl Hudson and carried unanimously (5-0). Councilman Wes Hendricks moved to amend the recommendation by Councilman Whitehurst, to have the public hearing with the second reading. Motion was seconded by Councilman Carl Hudson and carried unanimously (5-0).**

Council Action on Log No. 117:

- **Councilman Trey Whitehurst made a motion to move Log Item #117 out of the Committee for a second reading, and bring back to the Committee to have discussion with staff. Motion was seconded by Councilman Carl Hudson and carried unanimously (5-0).**
 - **Councilman Wes Hendricks moved to amend the recommendation by Councilman Whitehurst, to have the public hearing with the second reading. Motion was seconded by Councilman Carl Hudson and carried unanimously (5-0).**

Vice Chairman Chris Bowers stated the Public Hearing and Second Reading have been noticed for Monday, October 7th at the next council meeting.

Fort Prince George – Log No. 109

- Mr. Roper asked this be placed on the agenda is that there is evidence going back for years where Council has talked about Fort Prince George. He stated in his opinion, he thinks Fort Prince George is one of the largest historical and cultural ideas that we have in this county. He stated he needs direction from Council. Mr. Roper stated it is in the Committee, and it is on the list of goals for the coming year. He stated what he would like to do is to take this seriously and gather information on where this should be located, how much this would cost, etc. He stated he is hesitant to do this because he does not have clear direction on what Council would like for him to do. Mr. Roper advised this would be an important cultural undertaking for this county and he wants to make sure before gathering data that this Council is interested in this program for the future.
 - Councilman Trey Whitehurst asked if Mr. Roper has the minutes from the last meeting when Fort Prince George was discussed.
 - Vice Chairman Chris Bowers stated he knows there was conversation on identifying property and he believes Chairman Costner was involved in this with Mr. Wilson.
 - Mr. Roper stated there is potential for Duke Energy property, and staff will be coming up with other options as well. Mr. Roper stated the original site is underwater.
 - Councilman Trey Whitehurst stated his question would be funding for the project, because it will be millions.
 - After more discussion, Vice Chairman stated he remembers after discussing Fort Prince George a couple of months ago, that staff was to start figuring out more information.
 - Mr. Roper stated he is willing to do this but just wanted to make sure it is a priority.
 - Councilman Wes Hendricks stated he thinks it is a great idea especially this being the one missing fort in the fort series.
 - After more discussion, Councilman Carl Hudson stated there is a foundation that their goal is to get this done. He stated Council discussed the role of facilitating the foundation to do this. He stated he is willing to look at it, but after recent events, he is not into public-private partnerships.
 - Vice Chairman Chris Bowers stated we have a role to facilitate and help with finding a location for the Historical Society. He stated he feels the conversation needs to be reinvented.
 - Councilman Ensley Feemster stated he sees the tourism prospective of this and he feels we need to do what we can to encourage the other people to get together to get this done with enough resources.
 - Seeing no other discussion, Vice Chairman Chris Bowers moved to the next log item.
- ❖ **No Action taken by the Committee.**

Council Action on Log No. 109: No Action Taken by the Committee

ATAX Recommendations – Log No. 126

- Mr. Roper stated he spoke with the person who reached out to Councilman Whitehurst from the Clemson Chamber of Commerce about putting on an “ATAX training” session for us to participate in, as well as our ATAX committee and applicants. He stated he has a meeting coming up with them in the next week to discuss planning this session. He stated we look forward to publicizing this event to help us all go through the ATAX process in a more organized fashion.
- Mr. Roper also mentioned that Council needs to designate the ATAX 30% money. He stated there is ATAX money in the amount of \$50,542.42. Mr. Roper advised the 30% money is money that needs to be distributed to a tourism creating entity, like a Chamber of Commerce or in the past; we have sent it to our 501-C3 boards. Mr. Roper stated he is not expecting Council to make this decision tonight.
- Councilman Trey Whitehurst asked Mr. Roper if staff could look into seeing what Mile Creek needs.
- Mr. Roper stated he has seen some discussion where Mile Creek could be in line for this. He stated there has been discussion on further needs for Mile Creek, especially around the dock area.
- Vice Chairman Chris Bowers mentioned one of the discussions was seats at the new Performing Arts Center.

- Mr. Roper stated that money for the PAC was allocated separately.
 - Vice Chairman Chris Bowers stated in the past couple of years, the 30% money has gone to Mile Creek, PCPAC, and Hagood Mill.
 - Councilman Trey Whitehurst asked if Council could divide the money any way they would like. He also asked what the time frame is on when they have to spend the money.
 - Mr. Roper stated yes, Council may spend the money however they like. He stated the \$50,542.42 is supposed to be spent in FY 2019, so it should have been designated prior to June 30. Mr. Roper stated the reporting requirement is not until October 1st. Mr. Roper stated we spend it or lose it. He stated this is Pickens County's money so we need to figure out a way to spend it.
- ❖ **No Action taken by the Committee.**

Council Action on Log No. 126: No Action Taken by the Committee.

Employee Retention – Log No. 127

- Mr. Roper stated the reason he wanted to put this on the log item is to look at things we can do to make sure we recruit and retain the best employees possible. He stated the most specific thing he would like to discuss this evening is salary. Mr. Roper advised many Council members may remember back in 2016 we did a salary compensation study. He stated the economy was very different at the time we did the compensation study than it is today and they have seen different stresses in different departments. Mr. Roper stated he would like to recommend for us to do a compensation study, but to do it within our Human Resources department. He stated our current HR Director was asked to participate in another county's compensation study to provide data and as a reciprocal agreement; she got the commitment that they would give us back the final data. Mr. Roper stated they would like to compare that data to the 2016 study data. He stated Ms. Bryant is confident that her experience in this area and she will be able to use those two points to give us a good projection on where we may be in good shape and bad shape. He stated another option to doing an in house study is to put it out for bid and look into doing an outside study. He stated he does not think at this time we need to go with that option, because staff seems to be confident that we can give Council a good product in a few months.
- Councilman Trey Whitehurst stated the government is unusual in the way it operates. He asked if employees have ever had cut in pay.
- Mr. Roper stated yes, there has been some employees who have received a pay cut but not as a department.
- Councilman Whitehurst stated unlike the private sector when the economy goes down, the employees don't get pay cuts. He stated there is a value he sees in being a government employee. He stated we gave our employees at 2% raise this year. He stated every time the economy goes up, there is people who want to change jobs, but when the economy goes down, everyone wants a job within the government. Councilman Whitehurst stated when we just keep increasing salaries; we are putting more tax burden on the public side. After more discussion, he stated it will never reflect the market place because it never gets cut.
- Vice Chairman Chris Bowers stated he agrees, it is not all about money and throwing money at a problem does not fix the problem. He stated he does think we need to be competitive in the market if we want good employees. He stated he believes society as a whole is not what it used to be. Vice Chairman Bowers stated he feels you don't have to be the top paying county, but feels we do need to be somewhere in the same ball park. He stated it will not cost us a dime to get this data and he is not ready to pay an outside company to come in.
- Councilman Wes Hendricks stated he feels we need to complete one to be competitive.
- Mr. Roper stated the other way he wanted to present this to Council is the staff's recommendations agree with what Council is saying. He stated staff would like to look at data from a neighboring county and update the 2016 study just to make sure we are staying in line.
- After more discussion, Councilman Carl Hudson stated he believes we have some spots in the county, not only at the sheriff's office, that is critical. He stated if we cannot hire at the current rate/salary, we are going to have to pay more. He stated if we cannot get detention officers at the current rate, and the Sheriff cannot solve it, then if we are going to have to be competitive.
- Vice Chairman Chris Bowers stated we have to remember it is not just the Sheriff's office we are talking about; it is across the County board. He stated having the data does put pressure on you, but he does not want to be ten years behind. He stated in 2016, Pickens County was the first to do any kind of study and everyone was chasing to catch up.
- Councilman Whitehurst stated he looks at the person in charge of that department to know the market is for people hiring. He stated this is the department heads job to know what the market place is for their particular positions.
- Mr. Roper stated he agrees with Councilman Whitehurst and that is exactly what he is proposing to do with the HR Department Head. He stated he wants to trust the expert to know the market in the area.
- After more discussion, Councilman Wes Hendricks asked when Council would receive the results.
- Mr. Roper stated they are waiting on the neighboring county to finish their data and results, which is supposed to happen this fall. He stated we will be looking into discussing closer to the next budget cycle before getting the report.

- Councilman Wes Hendricks asked if there was a way to compare two specific neighboring counties.
 - After more discussion, Mr. Roper stated we only know of the one, but we can reach out to another if Council would like. Mr. Roper stated the county whom we are getting their results from is Greenville County. He advised we would compare salaries from 2016 to now. He stated there are factors that would be considered, such as cost of living, etc.
 - After more discussion, Vice Chairman Chris Bowers stated he does not believe getting this data is a bad thing.
- ❖ **No Action taken by the Committee.**

Council Action on Log No. 127: No Action Taken by the Committee

CONSIDERATION OF REMOVAL OF ITEMS FROM LOG

- Vice Chairman Chris Bowers asked for a motion to remove the following log items from the Committee of the Whole Log:
 - ❖ Log No. 77 – *Lake Level Concerns*
 - ❖ Log No. 81 – *Proposed Discretionary Building Codes*
 - ❖ Log No. 89 – *Animal Welfare Ordinance*
 - ❖ Log No. 97 – *Review of Employee Handbook*
 - ❖ Log No. 107 – *Library System*
 - ❖ Log No. 108 – *Hagood Mill Bylaws*
 - ❖ Log No. 110 – *Council Work Session*
 - ❖ Log No. 114 – *Election Update*
 - ❖ Log No. 120 – *FY 2020 Budget*
 - ❖ Log No. 121 – *Reassessment Process*
 - ❖ Log No. 122 – *Semi trucks/Brakes*
 - ❖ Log No. 126 – *ATAX Recommendations*
- Motion was made by Councilman Ensley Feemster, seconded by Councilman Carl Hudson and carried unanimously (5-0).

Council Action on Consideration of Removal of Items from Log:

- **Vice Chairman Chris Bowers asked for a motion to remove the following log items from the Committee of the Whole Log:**
 - ❖ **Log No. 77 – *Lake Level Concerns***
 - ❖ **Log No. 81 – *Proposed Discretionary Building Codes***
 - ❖ **Log No. 89 – *Animal Welfare Ordinance***
 - ❖ **Log No. 97 – *Review of Employee Handbook***
 - ❖ **Log No. 107 – *Library System***
 - ❖ **Log No. 108 – *Hagood Mill Bylaws***
 - ❖ **Log No. 110 – *Council Work Session***
 - ❖ **Log No. 114 – *Election Update***
 - ❖ **Log No. 120 – *FY 2020 Budget***
 - ❖ **Log No. 121 – *Reassessment Process***
 - ❖ **Log No. 122 – *Semi trucks/Brakes***
 - ❖ **Log No. 126 – *ATAX Recommendations***
- **Motion was made by Councilman Ensley Feemster, seconded by Councilman Carl Hudson and carried unanimously (5-0).**

Chairman Roy Costner stated no second is required because this comes as a recommendation from the committee. He asked for all those in favor for accepting this recommendation to please signify by raising your hands. Motion carried (6-0).

ADJOURN:

Hearing no further Committee business, Vice Chairman Chris Bowers called for a motion to adjourn. Motion was made by Councilman Wes Hendricks, seconded by Councilman Carl Hudson and carried unanimously (5-0).

COUNCIL CORRESPONDENCE:

Chairman Roy Costner announced the following:

- Chairman Roy Costner stated the September Committee of the Whole meeting will be next Monday, September 16th, 2019 at 6:00 PM in the main conference room of the Administration Facility.
- Chairman Roy Costner stated the October Council Meeting will be on Monday, October 7, 2019 at 6:30 PM in this auditorium of the Administration Facility.
- Chairman Roy Costner stated there will be a Ten at the Top Workshop on Monday, September 30th at 12:00 p.m. at the Easley Tri-County Technical College Campus. He stated this meeting is on cultivating our community through connectivity and talking about marketing, messaging, and mobility. He encouraged the community leaders and public to register online at the Ten at the Top Website.

Chairman Roy Costner called for other council correspondence.

Seeing no other correspondence, Chairman Roy Costner announced moving to Motion Period and New Business.

MOTION PERIOD AND NEW BUSINESS:

Chairman Roy Costner opened the floor for motion period.

- Vice Chairman Chris Bowers made a motion to add an personnel item to Executive Session, the Commissioning of a Code Enforcement Officer. Motion was seconded by Councilman Wes Hendricks and carried unanimously (6-0).

Hearing no other items for Motion Period, Chairman Roy Costner closed the floor.

Chairman Roy Costner opened the floor for new business. Hearing no items for new business, Chairman Roy Costner closed the floor.

UPDATE ON SOLID WASTE MANAGEMENT PLAN

Mr. Ken Roper stated the Solid Waste Management Plan is a requirement under state law that the counties adopt and update a plan for the management of our solid waste. He stated this is important to us because not only is it an issue for a local permit for our own landfill, but it is also important because should DHEC look to permit or modify a permit of any other landfill, they would need to make a determination as to whether or not that change was consistent with our local solid waste management plan.

Mr. Roper stated that this Council revisited the Solid Waste Management Plan a couple of years ago. He stated this past spring; the general assembly changed the law and made one change to ACT 138. He stated ACT 138 requires specifically that coal combustion residuals coal ash be placed in a class three landfill. He stated this ACT had a five year sunset clause on it. Mr. Roper stated this past spring, the general assembly and the governor signed the removal of that sunset. He stated it is now the law of the land in South Carolina that coal combustion residuals cannot be put in a class two landfill. He stated this required the County to go back to our Solid Waste Management Plan to make some changes. Mr. Roper advised the County wanted to

be sure we tightened some language to comply with State law to specifically address things like “beneficial reuse.”

Mr. Roper asked Council to please look on page 7 of the management plan. He went over the revisions in Section 4.5, and also asked Council to turn to page 13 of the plan. He went over the revisions in Section 5.5. Mr. Roper stated there are three other incidents in the document where they make it clear the way that Pickens County local use is dictated for special waste, because we have to keep in mind that Pickens County does not have an existing Coal Ash Disposing Site, or an existing Coal Ash Producing Site.

Councilman Whitehurst asked if this was the loop hole they put in there for reuse back when the county first started dealing with this subject.

Mr. Roper stated the loop hole still exists; however, we do not have an active permit in Pickens County that allows for beneficial reuse. He stated that DHEC has told the County that would take a modification of a permit.

Councilman Whitehurst stated he thought we redid our language to specifically prohibit coal ash in this County. He asked if this was not the case in our current policy.

Mr. Roper stated our current policy does not address the changes in state law or the beneficial reuse language in the way he feels comfortable.

Councilman Whitehurst asked if it closes the loophole for Pickens County, and even thought the state has a loop hole, Pickens County does not.

Mr. Roper stated yes. He advised we have control over our waste here, and we have closed that loop hole.

- Chairman Roy Costner asked for a motion to approve the resolution for the Solid Waste Management Plan for 2019. Motion was made by Councilman Wes Hendricks, seconded by Councilman Carl Hudson and carried unanimously (6-0).

PUBLIC HEARING AND ESTABLISHMENT OF MILLAGE RATE FOR FISCAL YEAR 2019/2020

Chairman Costner opened the public hearing for comments regarding the Establishment of Millage Rate for Fiscal Year 2019/2020.

Hearing none, Chairman Roy Costner declared the public hearing closed.

Mr. Roper stated Council has the memo in their agenda packets, and he stated for County Operations the value of a mill is such as we are dropping the millage from \$55.8 to \$53. He stated there are also a few minor adjustments in the value of a mill for different types of millage. He stated the Finance Director and Auditor are present if Council has any questions.

Vice Chairman Chris Bowers asked why there is a big difference in the Springs Fire District.

Finance Director Ralph Guarino stated we paid off the debt in the previous year. He stated the Springs wanted to pay that debt off by paying with fund balance. He stated they will still have operational millage to fund their operations.

- Seeing no other discussion, Chairman Costner asked for a motion to approve the resolution for the Establishment of Millage Rate for Fiscal Year 2019/2020. Motion was made by

Councilman Ensley Feemster, seconded by Vice Chairman Chris Bowers and carried unanimously (6-0).

SECOND READING OF AN ORDINANCE NO. 576 AUTHORIZING A FEE-IN-LIEU OF TAX ARRANGEMENT PURSUANT TO A FEE AGREEMENT BETWEEN PICKENS COUNTY, SOUTH CAROLINA, AND MILLIKEN & COMPANY, A DELAWARE CORPORATION, AND OTHER MATTERS RELATING TO THE FOREGOING

Chairman Costner stated before he has for this motion, he wanted to comment on this Ordinance. He stated the County is in a unique situation with Milliken & Co. He stated this plant sits on Pickens County, and Anderson County. He stated we are building existing FILOTS on two of these ordinances, and also adding one more FILOT because they are investing in at least \$2.5 million dollars of equipment.

Chairman Costner asked for a motion to constitute second reading on Ordinance No. 576.

- Motion was made by Councilman Ensley Feemster, seconded by Vice Chairman Chris Bowers and carried unanimously (6-0).

SECOND READING OF AN ORDINANCE NO. 577 AUTHORIZING AN AMENDMENT TO 2010 FILOT AGREEMENT BETWEEN PICKENS COUNTY, SOUTH CAROLINA AND MILLIKEN & COMPANY TO EXTEND THE TERM OF THE FILOT AGREEMENT FOR AN ADDITIONAL TEN YEARS

Chairman Costner asked for a motion to constitute second reading on Ordinance No. 577.

- Motion was made by Councilman Ensley Feemster, seconded by Vice Chairman Chris Bowers and carried unanimously (6-0).

SECOND READING OF AN ORDINANCE NO. 578 AUTHORIZING AN AMENDMENT TO 1999 FILOT AGREEMENT, AS AMENDED, BETWEEN PICKENS COUNTY, SOUTH CAROLINA AND MILLIKEN & COMPANY TO EXTEND THE TERM OF THE FILOT AGREEMENT FOR AN ADDITIONAL TEN YEARS

Chairman Costner asked for a motion to constitute second reading on Ordinance No. 578.

- Motion was made by Councilman Wes Hendricks, seconded by Vice Chairman Chris Bowers and carried unanimously (6-0).

PUBLIC HEARING AND SECOND READING OF AN ORDINANCE No. 575 TO PROVIDE FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING ONE MILLION THREE HUNDRED FIFTY THOUSAND DOLLARS (\$1,350,000) GENERAL OBLIGATION BOND, SERIES 2019 OF PICKENS COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO

Chairman Costner opened the public hearing for comments regarding Ordinance 575.

Hearing none, Chairman Roy Costner declared the public hearing closed.

Chairman Costner asked for a motion to constitute second reading on Ordinance No. 575.

- Motion was made by Councilman Wes Hendricks, and seconded by Vice Chairman Chris Bowers. Chairman Costner asked if there was any discussion.
 - Councilman Wes Hendricks stated the Fox Squirrel Ridge Fire Station getting staffed is a part of this plan and the Emergency Services plan. He stated he has heard great things about this fire station now being staffed 24/7.

- Councilman Trey Whitehurst stated he has a question for the Finance Director. He asked Mr. Guarino if this is a bond that we are going to issue on behalf of these fire districts to get money for the equipment.
 - Mr. Guarino stated that is correct.
 - Councilman Whitehurst asked how much the bond costs us in fees.
 - Mr. Guarino stated he believes it is around \$20,000.
 - Councilman Whitehurst stated we are in good shape with our reserve funds. Councilman Whitehurst asked if it was possible for the fire stations to borrow the money from the County, instead of having to spend \$20,000 for a bond.
 - Mr. Guarino stated he has talked with the Administrator about what the County's long term goals are for Economic Development, Capital Improvement, etc. He stated his concern is holding on to that money for needs that we have down the road and if we start deleting that cash balance, and a big project comes up, we may have issues down the road.
 - Councilman Whitehurst asked if the \$20,000 included interest as well.
 - Mr. Guarino stated the \$20,000 is the attorney fees for bond closing, and financial advisor. He stated it does not include interest, as we do not know what the interest rate will be right now. He stated they are estimating around 3%-5%.
 - Vice Chairman Chris Bowers asked if the individual fire districts are paying this fee.
 - Mr. Guarino stated yes, the fire districts will be paying for the fee.
 - Councilman Whitehurst stated he is just thinking of ways we don't have to spend money if we don't have too. He asked Mr. Guarino what our fund balance is right now.
 - Mr. Guarino stated he is still closing out the financials, but it is probably around \$20-\$23 million.
 - Councilman Whitehurst stated this is something he feels Council needs to think about because we are in a fortunate time right now where property values are up, revenues are up and everything is flowing. He asked Mr. Guarino if we could get a total cost of what everything will be.
 - Vice Chairman Bowers asked if at any point, we could be the issuer of the bond.
 - Mr. Roper stated in the budget, Council already agreed to purchase the trucks and this is the mechanism by which they do it.
- Seeing no other discussion, motion carried unanimously (6-0).

CONSENT AGENDA:

- 1) Proposed Solar Farm Ordinances to Committee of the Whole
- 2) Request Public Hearing regarding proposed Solar Farm Ordinances to be conducted by Planning Commission
 - Motion was made by Vice Chairman Chris Bowers, seconded by Councilman Ensley Feemster and carried unanimously (6-0).

EXECUTIVE SESSION: S.C. Code of Laws, Section 30-4-70 (a):

Chairman Roy Costner called for a motion to convene into Executive Session as defined by S.C. Code of Laws, Section 30-4-70 (a). Chairman Costner further stated that each issue would be discussed as the Law provides.

- Motion was made by Vice Chairman Chris Bowers, seconded by Councilman Ensley Feemster and carried unanimously (6-0), to convene in executive session for the stated purposes after a five minute recess.

Personnel – Section 30-4-70 (a) (1)

- Acting Administrator Monthly Report
- Commissioning Code Enforcement Officer (*as added during Motion Period and New Business*)

Contractual – Section 30-4-70 (a) (2)

- Airport Update
- Contract Attorney Request for Proposals

Boards and Commissions – Section 30-4-70 (a) (1)

- Board and Commission Vacancies (59):
 - j) Alcohol and Drug/Behavioral Health
 - k) Assessment and Appeals
 - l) Beautification Committee
 - m) Construction Board of Appeals
 - n) Easley Central Water
 - o) Economic Development Alliance Board
 - p) Emergency Services Advisory Board
 - q) Library Board of Directors
 - r) Pickens County Grievance Committee
 - s) Pickens, Oconee, Anderson Mental Health
 - t) Planning Commission
 - u) Public Service Commission
 - v) Six Mile Rural Water
 - w) Tri-County Board of Visitors
 - x) Water Authority
 - y) WORKLINK
 - z) Zoning and Appeals
 - aa) *Pickens County Museum Non-Profit Corporation Board

ACTION AS NEEDED VIA EXECUTIVE SESSION ITEMS:

Chairman Roy Costner called the Public Session back to Order and advised the following:

Personnel – Section 30-4-70 (a) (1)

- Acting Administrator Monthly Report – **No Action Taken**
- Commissioning Code Enforcement Officer (*as added during Motion Period and New Business*) – **Vice Chairman Chris Bowers made a motion to approved the resolution approving Charles Langdon Moore as a County constable.**
 - **Motion was made by Vice Chairman Chris Bowers, seconded by Councilman Wes Hendricks and carried unanimously (6-0).**

Contractual – Section 30-4-70 (a) (2)

- Airport Update – **Chairman Costner asked for a motion to allow staff to move forward with Project Arnold.**
 - **Motion was made by Vice Chairman Chris Bowers, seconded by Councilman Ensley Feemster and carried unanimously (6-0).**
- Contract Attorney Request for Proposals – **Chairman Costner asked for a motion to accept the proposal from Attorney Les Hendricks.**
 - **Motion was made by Vice Chairman Chris Bowers, seconded by Councilman Carl Hudson and carried unanimously (6-0).**

Boards and Commissions – Section 30-4-70 (a) (1)

- Board and Commission Vacancies (59): **Motion was made by Councilman Wes Hendricks, seconded by Councilman Carl Hudson, and carried unanimously (6-0) to appoint the following members to the following boards or commissions:**
 - a. Alcohol and Drug/Behavioral Health
 - b. Assessment and Appeals
 - c. Beautification Committee
 - d. Construction Board of Appeals
 - e. Easley Central Water
 - f. Economic Development Alliance Board – **Moved to reappoint William B. Harley, Jr., Danny Ard, and Joel Ledbetter to the Economic Development Alliance Board.**
 - g. Emergency Services Advisory Board – **Moved to appoint Tracie Barnett, and Dennis Bauknight to the Emergency Services Advisory Board.**
 - h. Library Board of Directors – **Moved to appoint Joel Eddie McCall to the Library Board of Directors.**
 - i. Pickens County Grievance Committee
 - j. Pickens, Oconee, Anderson Mental Health
 - k. Planning Commission
 - l. Public Service Commission
 - m. Six Mile Rural Water – **Moved to reappoint Gary Gillespie to the Six Mile Rural Water Board.**
 - n. Tri-County Board of Visitors
 - o. Water Authority – **Moved to reappoint William Smith to the Water Authority Board.**
 - p. WORKLINK
 - q. Zoning and Appeals – **Moved to reappoint Kenneth Keith to the Zoning and Appeals Board.**
 - r. *Pickens County Museum Non-Profit Corporation Board

ADJOURN:

Hearing no further Council business, Chairman Roy Costner called for a motion to adjourn. Motion was made by Vice Chairman Chris Bowers, seconded by Councilman Wes Hendricks and carried unanimously (6-0). Pickens County Council stood adjourned at 9:15 p.m.

Respectively Submitted:

Approved:

Meagan Bradford, Clerk to Council

Roy Costner, Chairman of County Council