

MINUTES OF REGULAR MEETING  
SALUDA COUNTY COUNCIL  
MONDAY, JANUARY 9, 2017 AT 6:00 P.M.  
COUNCIL CHAMBERS OF SALUDA COUNTY ADMINISTRATION BUILDING  
400 WEST HIGHLAND STREET, SALUDA, SOUTH CAROLINA 29138

A. CALL TO ORDER

Chairman Donald E. Hancock called the regular meeting of Saluda County Council to order at 6:00 P.M.

Present were:

Chm. Donald E. Hancock  
Coun. Jones P. Butler  
Coun. J. Frank Daniel, Sr.  
Coun. D. J. Miller  
Coun. Gwendolyn C. Shealy

Also present were:

County Director, Sandra G. Padget  
Clerk to Council, Karen T. Whittle  
County Attorney, Christian G. Spradley

B. INVOCATION

Coun. Daniel delivered the invocation.

C. PLEDGE OF ALLEGIANCE

Chairman Donald E. Hancock led the Pledge of Allegiance.

D. APPROVAL OF MINUTES

On motion of Coun. Daniel, seconded by Coun. Shealy, the minutes for November 14, December 6 and 20, 2016 were unanimously approved as submitted.

E. PUBLIC INFORMATION

It is noted by the Clerk herein that in compliance with the Freedom of Information Act, notice of meeting and agenda were given to the local news media and properly posted, to include the county website.

F. REPORTS OF COUNTY OFFICIALS

1. Coun. Butler said he was glad to be on Council and looked forward to working with the people and officials of Saluda County.
2. Coun. Shealy reported a full calendar year had passed since the County began operations of the Saluda County Emergency Medical Services and presented the following information: 1) Call volume for 2016 for emergent and non-emergent calls was 3,873, which was approximately 400 more calls than last year; 2) the average response time of a 911 call to the time an ambulance was on the scene was 10:57 minutes, with the response time decreasing from past years average of 16 to 18 minutes; 3) the addition of the substations at the Traffic Circle and Ridge Spring operating 24/7 have helped with the results of decreased response times; 4) 2,932 calls were a response time of 8 minutes or less; 5) maintenance costs are projected to decrease this year due to the addition of 4 new ambulances under warranty and the First Priority fleet maintenance program; and 5) currently in operation are 3 - 911 ambulances, 1 transport ambulance, 2 spare ambulances, 1 QRV (quick response vehicle), and plans to add an additional transport van due to the increased number of non-emergent requests from the Saluda Nursing Center. Coun. Shealy reported a significant increase in revenues from Low Country Billing Services with the current collection rate at approximately 60%, which was good for a collection service, and revenues are projected to increase with the GEAR Debt Set-Off program. Coun. Shealy said Low Country was not paid a set fee; their fee was dependent upon collections at a rate of 4.2%.
3. Coun. Miller said he was glad to be on Council and thanked Council District Two for electing him to Council. Coun. Miller said he was looking forward to making Saluda County the best it could be.
4. Chm. Hancock welcomed Coun. Butler and Coun. Miller to Council and said he looked forward to working with them.

G. OLD BUSINESS

1. On motion of Coun. Miller, seconded by Coun. Shealy, and unanimously approved, the resolution for Saluda County Clerk of Court, Doris B. Holmes was ratified. (A copy of the resolution is on file in the Clerk to Council's office). Chm. Hancock said the resolution was presented to Ms. Holmes at a reception in December and commended her for 42 years of service to Saluda County.
2. Chm. Hancock recognized Mr. Sidney Evering, with Parker Poe to address the RESOLUTION CORRECTING SCRIVENER'S ERRORS IN THE FEE-IN-LIEU OF TAX AGREEMENT BETWEEN SALUDA COUNTY, SOUTH CAROLINA, AND SALUDA SOLAR, LLC; AND OTHER RELATED MATTERS.

Mr. Evering informed Council the Fee-In-Lieu of Tax Agreement between Saluda County and Saluda Solar, LLC effective December 22, 2015 contained the following scrivener's errors: 1) the Company's name was referenced as Saluda Solar I, LLC and the correct name of the Company should have been Saluda Solar, LLC; and 2) in exhibit A of the Agreement the property upon which the Company would construct and establish a facility (project), specifically the tax map number for the property was erroneously cited as 099-00-00-051 and the correct tax map number should have been 063-00-00-051. The description of property, Exhibit A of the Agreement, referenced the property as a leased parcel of 10 acres, but the parcel was larger than 10 acres. The Company was uncertain of the exact acreage, therefore the Company wanted to amend the Agreement with Exhibit B of the Resolution with the description of property as "a leased parcel" and the correct map number of 063-00-00-051. Mr. Evering stated the Resolution would correct the scrivener's errors in the Fee-In-Lieu of Tax Agreement with Saluda Solar, LLC as the correct company name, 063-00-00-051 as the correct tax map number, and a correction of the legal description of property provided in Exhibit B of the Resolution.

Council and Mr. Evering discussed: 1) the corrections were of no cost to Saluda County and did not change the Agreement; and 2) a vegetation buffer was to be planted separating the road frontage and project once the project was completed.

On motion of Coun. Shealy, seconded by Coun. Butler, it was unanimously approved to adopt the RESOLUTION CORRECTING SCRIVENER'S ERRORS IN THE FEE-IN-LIEU OF TAX AGREEMENT BETWEEN SALUDA COUNTY, SOUTH CAROLINA, AND SALUDA SOLAR, LLC; AND OTHER RELATED MATTERS.

#### H. NEW BUSINESS

1. Chm. Hancock opened the floor for nominations for Vice Chairman of Saluda County Council for 2017-2018. Chm. Hancock nominated Coun. Gwendolyn C. Shealy for Vice-Chairman of Saluda County Council.

On motion of Coun. Butler, seconded by Coun. Miller it was approved to close the nomination for Vice-Chairman. (Coun. Shealy abstained).

County Council approved the nomination of Coun. Gwendolyn C. Shealy to serve as Vice-Chairman of Saluda County Council for 2017-2018.

Chm. Hancock stated the vote was unanimous, (but incorrectly stated Coun. Shealy abstained), and announced Coun. Gwendolyn C. Shealy as Vice-Chairman of Saluda County Council for 2017-2018.

2. Chairman Hancock read into the record the following County Council Committees for 2017 and 2018 (A detailed list is on file in the Clerk to Council's office and a copy attached hereto):

**Administration and Finance** – Chm. Hancock, Chairman and Full Council

**Public Safety** – Coun. Shealy, Chairman and Coun. Butler

**Health & Welfare** – Coun. Miller, Chairman and Coun. Shealy

**County Planning** – Chm. Hancock, Chairman and Coun. Miller

**Economic Development** – Chm. Hancock, Chairman and Coun. Miller

**Public Works I (Solid Waste)** – Coun. Daniel, Chairman and Chm. Hancock

**Public Works II (Roads & Bridges)** Coun. Butler, Chairman and Coun. Daniel

**Education** – Chm. Hancock, Chairman and Full Council

**Justice** – Coun. Shealy, Chairman and Coun. Butler

**Agriculture, Forestry, and Military Affairs** – Coun. Butler, Chairman and Coun. Daniel

**County Owned Property** – Coun. Daniel, Chairman and Chm. Hancock

**Quality of Life** – Coun. Miller, Chairman and Coun. Shealy

3. Chm. Hancock read the following: A RESOLUTION REPLACING A VOTING MEMBER AND APPOINTING ANOTHER VOTING MEMBER TO TRI-COUNTY SOLID WASTE AUTHORITY BOARD OF COMMISSIONERS.

WHEREAS, Saluda County Council Member Jacob V. Schumpert, Jr. is a voting member of the Tri-County Solid Waste Authority Board of Commissioners; and

WHEREAS, the term of office for Saluda County Council Member Jacob V. Schumpert, Jr. ended on December 31, 2016.

BE IT RESOLVED that the Saluda County Council will replace Jacob V. Schumpert, Jr. as a member of the Tri-County Solid Waste Authority Board of Commissioners.

BE IT FURTHER RESOLVED that the Saluda County Council does hereby appoint Saluda County Council Member James Frank Daniel, Sr. as a voting member of the Tri-County Solid Waste Authority Board of Commissioners.

AND IT IS SO RESOLVED this 9<sup>th</sup> day January, 2017.

On motion of Coun. Butler, seconded by Coun. Shealy, it was unanimously approved to adopt the Resolution appointing Coun. James Frank Daniel, Sr. as a voting member to the Tri-County Solid Waste Authority Board of Commissioners.

4. Chm. Hancock turned the meeting over to Vice-Chair Shealy.

Vice-Chair Shealy read the following: A RESOLUTION REPLACING A VOTING MEMBER AND APPOINTING ANOTHER VOTING MEMBER IN HIS STEAD TO THREE RIVERS SOLID WASTE AUTHORITY BOARD OF DIRECTORS.

WHEREAS, Saluda County Council Member Jacob V. Schumpert, Jr. is a voting member of the Three Rivers Solid Waste Authority Board of Directors; and

WHEREAS, the term of office for Saluda County Council Member Jacob V. Schumpert, Jr. ended on December 31, 2016.

BE IT RESOLVED that the Saluda County Council will replace Jacob V. Schumpert, Jr. as a member of the Three Rivers Solid Waste Authority Board of Directors.

BE IT FURTHER RESOLVED that the Saluda County Council does hereby appoint Saluda County Council Chairman Donald E. Hancock as a Director to represent Saluda County on the Board of Directors of Three Rivers Solid Waste Authority.

AND IT IS SO RESOLVED this 9<sup>th</sup> day of January, 2017.

On motion of Coun. Miller, seconded by Coun. Butler, it was approved to adopt the Resolution appointing Chm. Donald E. Hancock as a Director to represent Saluda County on the Board of Directors of Three Rivers Solid Waste Authority.

Vice-Chair Shealy turned the meeting back over to Chm. Hancock.

5. Chm. Hancock recognized Mr. Ed Parler, Economic Development Consultant to present the consideration of award for roof repair at 119 North Main Street, Saluda.

Mr. Parler provided the following introduction in order to address the request of award for roof repair at 119 North Main Street, Saluda.

Mr. Parler announced CAB Business Development Center currently in North Charleston was planning to establish a customer service center at 119 North Main Street, Saluda. Mr. Parler said the company would be providing service of a contract for internet security service and operations, such as identification protection and recovery and personal information recovery. Mr. Parler said the company was a very well managed and successful family owned business since 1955 and planned to employ 29 employees the first year, 29 employees the second year, and 6 employees the third year.

Mr. Parler stated CAB Business Development Center wanted to lease property and 119 North Main Street was located as the site for the business. Mr. Parler said Saluda County, through the assistance of the Saluda County Development Partnership, was moving forward to purchase the property, and Saluda County would lease the property to the Town of Saluda and the Town of Saluda would sub lease the property to CAB Business Development Center. Mr. Parler said the purchase price for the property was \$80,000.00 and would be purchased from funds of the Saluda County Development Partnership, which were incurred through private and/or public donations. Mr. Parler emphasized no public tax dollars were used to purchase the property. Mr. Parler said the lease was for 10 years and structured that the County or Partnership would be repaid for its investment and if there was a breach in the lease, the property would revert to the County.

Mr. Parler said the project had full support of the S.C. Department of Commerce and through their Coordinating Council a grant was given to the County in the amount of \$115,000.00 for renovations to the building to satisfy the customer. Mr. Parler thanked South Carolina Electric and Gas Company along with the Aiken Edgefield Saluda Partnership for contributing \$10,000.00 each for a total amount of \$135,000.00 to be spent toward renovations. Additional renovations and costs over \$135,000.00 would be the company's responsibility. Mr. Parler said the company planned to be in operation by the

end of March 2017 and would be publishing information on hiring of employees. The company would be investing \$250,000.00 in taxable equipment.

Mr. Parler stated in order to make the property habitable for the company, renovations were needed on the building. Mr. Parler said in conformance with the standards of the S.C. Department of Commerce grant requirements, three bids were solicited from reputable companies involved with roof repair.

Mr. Parler addressed the following bids to repair the roof with a rubber/elastomeric coating:

1. Brown Singleton, LLC General Commercial Construction, Edgefield, S.C. - \$37,550.00 to repair rubber system with a 5 year warranty;
2. Aqua-Seal Manufacturing and Roofing, West Columbia, S.C. - \$43,750.00 to replace existing metal roof with elastomeric coating with a 15 year warranty; and
3. Lloyd Roofing Company, Greenwood, S.C. - \$47,800.00 to replace existing metal roof with elastomeric coating with a 4 year warranty.

Mr. Parler recommended the award to Aqua-Seal Manufacturing and Roofing based on the proposal was more specific and thoroughly addressed changes and alterations that would be made to the improvements, and the length of the warranty of 15 years would exceed the term of the proposed lease. Mr. Parler said the contract would be paid from the grant funds through the S. C. Department of Commerce and the grant did not require any matching county funds.

On motion of Coun. Daniel, seconded by Coun. Shealy, it was unanimously approved to award Aqua-Seal Manufacturing and Roofing the roof repair to upgrade the building for Project CAB at 119 North Main Street, Saluda, in the amount of \$43,750.00 to be paid from grant funding from the S.C. Dept. of Commerce, contingent on the County having title to the building.

6. On motion of Coun. Miller, seconded by Coun. Shealy, it was unanimously approved to appoint Andrew W. Shaw of 173 Shaw Road, Saluda, to the Saluda County Building and Mobile Home Appeals Board filling an un-expired term ending October 13, 2020.
7. On motion of Coun. Butler, seconded by Coun. Shealy, it was unanimously approved to appoint George S. Todd of Todd Surveys, Inc., 200 Denny Highway, Saluda to the Saluda County Planning Commission with his first term expiring August 9, 2019.

I. EXECUTIVE SESSION

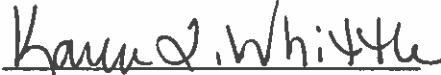
On motion of Coun. Daniel, seconded by Coun. Miller, it was unanimously approved for Council to go into Executive Session Pursuant to Section 30-4-70(a)(1)(2) and (5) of the South Carolina Code of Laws 1976, as amended to discuss personnel matters in the Sheriff's Office, contractual and economic development matters on Project PBM and Project Abe, and to receive legal advice, to return at the Call of the Chair.


Council returned into open session at the Call of the Chair.

No action came out of Executive Session.

J. ADJOURNMENT

On motion of Coun. Daniel, seconded by Coun. Miller, it was unanimously approved to adjourn the meeting at 8:42 P.M.

  
Karen T. Whittle  
Clerk to Council

  
Donald E. Hancock  
Chairman

February 13, 2017  
Date Approved