

MINUTES OF REGULAR MEETING  
SALUDA COUNTY COUNCIL  
MONDAY, OCTOBER 12, 2020 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 Jerry Strawbridge called the regular meeting of Saluda County Council to order at 6:00 P.M.

Present were:

Chm. Jerry Strawbridge  
Coun. Justin Anderson  
Coun. Jones P. Butler  
Coun. J. Frank Daniel, Sr.  
Coun. Wayne Grice

Also present were:

County Director, Sandra G. Padgett  
Clerk to Council, Karen T. Whittle  
Attorney, Ralph Nichols Riley, Jr.

B. INVOCATION

Coun. Daniel delivered the invocation.

C. PLEDGE OF ALLEGIANCE

Chm. Strawbridge led the Pledge of Allegiance.

D. APPROVAL OF AGENDA

On motion of Coun. Butler, seconded by Coun. Anderson, the agenda was unanimously approved.

E. APPROVAL OF MINUTES

On motion of Coun. Grice, seconded by Coun. Anderson, the minutes for September 3, 14, 21, and 29, 2020 were unanimously approved as submitted.

F. 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.

Due to COVID-19, the following notice was placed at the beginning of the agenda:

**Please note the council meetings are open to the public, but seating will be limited for social distancing in response to COVID-19. You may also access the live stream of the meeting by going to the county's website at [www.saludacounty.sc.gov](http://www.saludacounty.sc.gov), click on the you tube box in the top right hand corner and click on the October 12, 2020 video.**

G. REPORTS FROM COUNTY COUNCIL MEMBERS

There were no reports from County Council Members.

H. REPORT FROM COUNTY COUNCIL CHAIRMAN

Chm. Strawbridge informed Council through the Coronavirus Emergency Supplemental Funding grant, the County was eligible to receive \$4,050.00 with no matching funds required of the County, for shields to be placed between jurors in the Magistrate's courtroom and the courtroom in the Courthouse. Nine (9) shields would be needed for the Magistrate's courtroom and eighteen (18) for the courtroom in the Courthouse.

On motion of Coun. Grice, seconded by Coun. Butler, it was unanimously approved to accept the \$4,050.00 for the shields.

I. OLD BUSINESS

1. Chm. Strawbridge addressed with Council consideration to accept a \$250,000.00 letter of credit for American Land Holdings in reference to Palmetto Pointe Subdivision and allow American Land Holdings to release the approximate \$3 Million letter of credit to the County for the development. Chm. Strawbridge informed Council the \$250,000.00 letter of credit was being extended to the County for 2 ½ years instead of 2 years.

On motion of Coun. Anderson, seconded by Coun. Daniel, it was unanimously approved to accept the \$250,000.00 letter of credit replacing the \$3 million letter of credit.

2. Chm. Strawbridge informed Council in conjunction with the letter of credit, a Road Maintenance Agreement provided in the agenda package addressed instructions as to what American Land Holdings was providing the \$250,000.00 line of credit to the County for. Chm. Strawbridge said the County needed to enter into the agreement with American Land Holdings and the agreement terminates April 12, 2023.

On motion of Coun. Grice, seconded by Coun. Butler, it was unanimously approved to accept the road maintenance agreement as drawn up.

J. NEW BUSINESS

1. On motion of Coun. Butler, seconded by Coun. Anderson, it was unanimously approved to accept the RESOLUTION AUTHORIZING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT BY AND BETWEEN SALUDA COUNTY, SOUTH CAROLINA (THE "COUNTY") AND A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT MAYSON, ACTING FOR ITSELF, ONE OR MORE AFFILIATES, AND/OR OTHER PROJECT SPONSORS (COLLECTIVELY, THE "COMPANY"), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF AD VALOREM TAXES WITH RESPECT TO THE ESTABLISHMENT AND/OR EXPANSION OF CERTAIN FACILITIES IN THE COUNTY (THE "PROJECT"); (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; (3) CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH THE PROJECT; AND (4) OTHER MATTERS RELATING THERETO.
  
2. On motion of Coun. Grice, seconded by Coun. Daniel, and unanimously approved, First Reading was given by Title Only on Ordinance No. 08-20, "AN ORDINANCE AUTHORIZING AND APPROVING (1) THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT BY AND BETWEEN SALUDA COUNTY, SOUTH CAROLINA (THE "COUNTY") AND A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT MAYSON, ACTING FOR ITSELF, ONE OR MORE AFFILIATES, AND/OR OTHER PROJECT SPONSORS (COLLECTIVELY, THE "COMPANY"), PURSUANT TO WHICH THE COUNTY SHALL COVENANT TO ACCEPT CERTAIN NEGOTIATED FEES IN LIEU OF AD VALOREM TAXES WITH RESPECT TO THE ESTABLISHMENT AND/OR EXPANSION OF CERTAIN FACILITIES IN THE COUNTY (THE "PROJECT"); (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; (3) CERTAIN SPECIAL SOURCE REVENUE CREDITS IN CONNECTION WITH THE PROJECT; AND (4) OTHER MATTERS RELATING THERETO."
  
3. On motion of Coun. Anderson, seconded by Coun. Daniel, and unanimously approved, First Reading was given by Title Only on Ordinance No. 09-20, "AN ORDINANCE AUTHORIZING AND APPROVING: (1) THE ESTABLISHMENT OF A JOINT COUNTY INDUSTRIAL AND BUSINESS PARK PURSUANT TO SECTION 4-1-170 OF THE SOUTH CAROLINA CODE OF LAWS 1976, AS AMENDED, TO BE KNOWN AS THE SALUDA COUNTY PROJECT MAYSON JOINT COUNTY INDUSTRIAL AND BUSINESS PARK (THE "PARK"), IN CONJUNCTION WITH EDGEFIELD COUNTY, SUCH PARK TO BE GEOGRAPHICALLY LOCATED IN SALUDA COUNTY; (2) THE EXECUTION AND DELIVERY OF A WRITTEN PARK AGREEMENT WITH EDGEFIELD COUNTY AS TO THE REQUIREMENT OF PAYMENTS OF FEE IN LIEU OF *AD VALOREM* TAXES WITH RESPECT TO PARK PROPERTY AND THE SHARING OF THE REVENUES AND EXPENSES OF THE PARK; (3) TO PROVIDE FOR THE DISTRIBUTION OF REVENUES FROM THE

PARK WITHIN SALUDA COUNTY; AND (4) OTHER MATTERS RELATED THERETO.”

4. On motion of Coun. Daniel, seconded by Coun. Grice, and unanimously approved, First Reading was given on Ordinance No. 07-20, “AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, SALUDA COUNTY, SOUTH CAROLINA, CHAPTER 2 ADMINISTRATION, ARTICLE 2 COUNTY COUNCIL, DIVISION 2 RULES OF PARLIAMENTARY PROCEDURES, SECTIONS 2-55.1 THROUGH 2-70.” Chm. Strawbridge said this ordinance was updating these sections by the newest edition of Robert Rules of Order, information received from the Association of Counties, and state laws.
5. Chm. Strawbridge recognized Judge Joyce Shults for consideration to fill a vacant position in the Magistrate’s Office.

Judge Shults requested Council’s consideration to fill a vacant clerk position, Grade 10 in the Magistrate’s office due to the retirement of Ms. Alpha Jones Jackson after 38 years of service to Saluda County. Judge Shults informed Council Ms. Jackson held the position of Assistant Magistrate, but she would fill that position by an interoffice transfer.

On motion of Coun. Butler, seconded by Coun. Grice, it was unanimously approved to allow Judge Shults to fill the vacant position. Council, Judge Shults and Ms. Padgett discussed the position would be advertised according to county policy.

6. On motion of Chm. Strawbridge, seconded by Coun. Anderson, it was unanimously approved to appoint Theron R. “Ricky” Bailey of 1045 Holly Ferry Road, Leesville to the Saluda County Tax Appeals Board with his first term expiring October 13, 2022.
7. On motion of Coun. Anderson, seconded by Coun. Butler, it was unanimously approved to appoint Paul S. Bartley of 205 Parrish Road, Ward to the Westview Behavioral Health Services Board with his first term expiring October 13, 2023.
8. On motion of Chm. Strawbridge, seconded by Coun. Anderson, it was unanimously approved to appoint D. Bruce Horne of 262 Richland Creek Road, Saluda to the Westview Behavioral Health Services Board with his first term expiring October 13, 2023.

K. EXECUTIVE SESSION

On motion of Coun. Daniel, seconded by Coun. Butler, 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: 1) discuss personnel in the Emergency Management Division; and 2) to discuss and receive legal advice on economic development Project Reynard.

Chm. Strawbridge announced possible action may come out of Executive Session in the Emergency Management Division.

On motion of Coun. Butler, seconded by Coun. Daniel, it was unanimously approved to come out of Executive Session.

L. PUBLIC ACTION

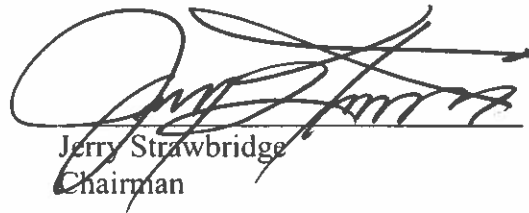
1. On motion of Coun. Anderson, seconded by Coun. Daniel, it was unanimously approved to hire an Assistant Fire Service Coordinator, Grade 16, effective January 11, 2021 and advertise according to county policy.

M. ADJOURNMENT

On motion of Coun. Grice, seconded by Coun. Butler, it was unanimously approved to adjourn the meeting at 7:05 P.M.



Karen T. Whittle  
Clerk to Council



Jerry Strawbridge  
Chairman

November 9, 2020  
Date Approved