



MINUTES  
MARCH 8, 2016  
LAURENS COUNTY COUNCIL  
HISTORIC COURTHOUSE – PUBLIC SQUARE  
COUNTY COUNCIL CHAMBERS

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

**COUNCIL MEMBERS ABSENT:** None

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

**DEPARTMENT HEADS PRESENT:** Laurens County Public Works Director Rob Russian; Captain Tyson, Detention Center Administrator; Laurens County Fire Director, Gregg Lindley and Laurens County Human Resources Manager, Debi Parker.

**PRESS:** Vic McDonald, *The Clinton Chronicle*; Corey Engle, *Laurens County Advertiser* and Iva Cadmus, *WLBG Radio*.

**SCHEDULED MEETING AGENDA ITEMS – MARCH 8, 2016 - 1.)** Call to Order Chairman Wood; **2.)** Invocation, Chairman Wood; **3.)** Pledge of Allegiance; **4.)** Approval of Agenda, March 8, 2016; **5.)** Approval of Minutes – February 23, 2015 (incomplete); **6.)** Public Hearing - Ordinance #808, “An Ordinance (1) To Amend The Existing Master Agreement Governing The Octagon Industrial Park By And Between Laurens County, South Carolina And Greenville County, South Carolina, To Enlarge The Boundaries Of The Park To Include Certain Additional Property Located In Laurens County, South Carolina And Presently Owned And / Or Operated By D&W Fine Pack, LLC, And / Or More Of Its Affiliates Or Related Companies; (2) And Authorizing Other Related Matters”; **A.)** Third Reading, Ordinance #808, “An Ordinance (1) To Amend The Existing Master Agreement Governing The Octagon Industrial Park By And Between Laurens County, South Carolina And Greenville County, South Carolina, To Enlarge The Boundaries Of The Park To Include Certain Additional Property Located In Laurens County, South Carolina And Presently Owned And / Or Operated By D&W Fine Pack, LLC, And / Or More Of Its Affiliates Or Related Companies; (2) And Authorizing Other Related Matters”; **7.)** Laurens County Disabilities and Special Needs, Jason Tavenner, Executive Director; **A.)** Resolution #2016-03 – “March, 2016 – Disabilities and Special Needs Month”; **8.)** Second Reading, Ordinance #811, “An Ordinance To Transfer Real Estate And Grant A Right of Way of Ingress and Egress To The Laurens Commission of Public Works And All Other Matters Related Thereto”; **9.)** Laurens County National Hazard, Risk Assessment and Mitigation Plan – Joey Avery, Director, Laurens County Emergency Communications; **A.)** Resolution #2016-02 – Approving the Laurens County Mitigation Plan; **10.)** Resolution #2016-05 “April Fair Housing Month”; **11.)** Report – County Council Committee on Parks, Recreation, Tourism and Natural Resources – Garrett McDaniel, Committee Chairman; **A.)** Resolution #2016-06 – “A Resolution of the Laurens County Council to Adopt, in concept, the Lake Greenwood Master Plan”; **12.)** Report - County Council Committee on Public Works – Stewart Jones, Committee Chairman; **13.)** Resolution #2016-07 – “To State The Commitment of Laurens County to Enter Into an Amended and Restated Fee in Lieu of Tax Agreement With “Project Rain Boots”, And / Or its Designee Or Nominee; To Provide The General Terms Of Such Fee Agreement Including The Provision of a Special Source Revenue Credit; To Identify The Project For Purposes of The Fee In Lieu Of Tax Simplification Act; To State The Commitment Of Laurens County to Continue To Locate the Project in a Multi-County Park; And to Provide For Other Matters Relating Thereto”; **14.)** First Reading, by title only, Ordinance #812 – “An Ordinance Authorizing the Execution and Delivery of an Amended And Restated Fee in Lieu of Tax Agreement By And Among Laurens County, A Company Known For the Time Being As “Project Rain Boots”, And Faurecia Interior Systems, Incorporated, Providing For the Payment of a Fee-in-lieu of Taxes And the Provision of Special Source Revenue Credits; To Express The Commitment of Laurens County to Continue To Place Project Property In a Multi-County Park; And, To Provide For Other Matters Relating Thereto”; **15.)** Administrative Report - County Administrator Ernie Segars;

16.) 6:00 P.M. Public Comments; 17.) Comments from Council Members; 18.) Executive Session – A.) One (1) Employment Matter – position of County Administrator.

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

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

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

**APPROVAL OF AGENDA** – Chairman Wood called for approval of the March 8, 2016 Agenda with any additions or deletions. Administrator Segars stated that a proposed Ordinance #813 needed to be added to the agenda for Council consideration as it relates to the construction of a fire substation.

VICE CHAIRMAN TOLLISON made the MOTION to approve the agenda as presented with any additions and / or deletions; COUNCILMAN NASH SECONDING; VOTE 7-0.

**APPROVAL OF MINUTES** – Mrs. Walsh declared that the minutes were incomplete due to time restraints ongoing projects and with the move of the Administrative Offices.

**PUBLIC HEARING, ORDINANCE #808, “AN ORDINANCE (1) TO AMEND THE EXISTING MASTER AGREEMENT GOVERNING THE OCTAGON INDUSTRIAL PARK BY AND BETWEEN LAURENS COUNTY, SOUTH CAROLINA AND GREENVILLE COUNTY, SOUTH CAROLINA, TO ENLARGE THE BOUNDARIES OF THE PARK TO INCLUDE CERTAIN ADDITIONAL PROPERTY LOCATED IN LAURENS COUNTY, SOUTH CAROLINA AND PRESENTLY OWNED AND / OR OPERATED BY D&W FINE PACK, LLC, AND / OR MORE OF ITS AFFILIATES OR RELATED COMPANIES; (2) AND AUTHORIZING OTHER RELATED MATTERS”.** Chairman Wood opened the public hearing at 5:35 P.M.

Attorney Cruickshanks stated that this is an Ordinance that will allow the expansion of an existing multi-county industrial park (MCIP) to include D&W Fine Pack, LLC. As noted earlier this is for the expansion of company that will have an investment of \$20 million with sixty (60) new jobs for Laurens County.

Councilman Pitts asked the Attorney to explain the fifty/fifty/ten (50/50/10) split. Attorney Cruickshanks stated, “Within the Octagon Park Agreement, the division of funds are as this Council wishes to distribute. In this case fifty percent (50%) goes to School District #55; forty percent (40%) goes to the County and ten percent (10%) goes to the reinvestment fund with the Development Corporation”.

With no one wishing to address Council, Chairman Wood closed the public hearing at 5:37 P.M.

A.) **THIRD READING, ORDINANCE #808, “AN ORDINANCE (1) TO AMEND THE EXISTING MASTER AGREEMENT GOVERNING THE OCTAGON INDUSTRIAL PARK BY AND BETWEEN LAURENS COUNTY, SOUTH CAROLINA AND GREENVILLE COUNTY, SOUTH CAROLINA, TO ENLARGE THE BOUNDARIES OF THE PARK TO INCLUDE CERTAIN ADDITIONAL PROPERTY LOCATED IN LAURENS COUNTY, SOUTH CAROLINA AND PRESENTLY OWNED AND / OR OPERATED BY D&W FINE PACK, LLC, AND / OR MORE OF ITS AFFILIATES OR RELATED COMPANIES; (2) AND AUTHORIZING OTHER RELATED MATTERS”.** - COUNCILMAN JONES made the MOTION to approve Ordinance #808 with COUNCILMAN MCDANIEL SECONDING; VOTE 7-0.

**LAURENS COUNTY DISABILITIES AND SPECIAL NEEDS, JASON TAVENNER, EXECUTIVE DIRECTOR** – Mr. Tavenner, Executive Director of the Laurens County Disabilities and Special Needs appeared before Council and introduced two (2) of the Board Members – Janice Tribble and Peter Littlefield. Mr. Tavenner also expressed his appreciation for the continued support of the Laurens County Council.

Mr. Tavenner requested Council approval of a Resolution declaring March as Disabilities and Special Needs month.

- A.) **RESOLUTION #2016-03 – “MARCH, 2016 – DISABILITIES AND SPECIAL NEEDS MONTH”** – COUNCILMAN NASH made the MOTION to approve the Resolution as presented. COUNCILWOMAN ANDERSON SECONDDING; VOTE 7-0.

**SECOND READING, ORDINANCE #811, “AN ORDINANCE TO TRANSFER REAL ESTATE AND GRANT A RIGHT OF WAY OF INGRESS AND EGRESS TO THE LAURENS COMMISSION OF PUBLIC WORKS AND ALL OTHER MATTERS RELATED THERETO”.** – Attorney Cruickshanks noted that this property is in the Hunter Industrial Park and is currently serving as the site of a utility pump station for the Laurens City Commission of Public Works. The Ordinance allows for the transfer of a small parcel of property owned by Laurens County to the Laurens Commission of Public Works allowing for ingress and egress to the property.

COUNCILMAN JONES made the MOTION to accept second reading on Ordinance #811 with VICE CHAIRMAN TOLLISON SECONDDING for discussion.

Vice Chairman Tollison questioned the road bed that touches the property in question and if it was a permanent easement. Public Works Director Rob Russian replied that the CPW would be allowed to use that road bed to enter on to the property.

Vice Chairman Tollison questioned if a company bought the adjoining property, would they not have to honor the road bed. Attorney Cruickshanks replied, “There is a CSX crossing agreement that allows for crossing at that point. Anything inside the right-of-way, the County owns. If Council wants that to be a permanent road, we can allocate that in the documents. The property cannot be landlocked.”

COUNCIL VOTED 7/0.

**LAURENS COUNTY NATIONAL HAZARD, RISK ASSESSMENT AND MITIGATION PLAN – JOEY AVERY, DIRECTOR, LAURENS COUNTY EMERGENCY COMMUNICATIONS.** - Mr. Avery appeared before Council stating, “Rick Green from Upper Savannah Council of Government and myself are here tonight to request Council approval on the updated National Hazard, Risk Assessment and Mitigation Plan for Laurens County. With the help of Mr. Green and the availability of demographics he can acquire, we have collectively identified prone natural hazards within Laurens County and have addressed them in the updated version we are presenting. This Plan is a five (5) year FEMA process with this one being an update from the initial 2010 Plan adopted by the County. Without this Plan, the County would not be able to receive any federal funds during hazard conditions within the County. During the October floods the following agencies suffered damage and loss: Laurens County Water / Sewer Commission - one hundred fifty thousand dollar (\$150,000), Laurens County with roadways was approximately fifty thousand dollars (\$50,000); along with both the Cities of Laurens and Clinton”

- A.) **RESOLUTION #2016-02 – APPROVING THE LAURENS COUNTY MITIGATION PLAN -** COUNCILMAN JONES made the MOTION to approve the requested Resolution with COUNCILMAN MCDANIEL SECONDDING; VOTE 7-0.

**RESOLUTION #2016-05 – “APRIL - FAIR HOUSING MONTH”** - Administrator Segars explained that this brought before Council every year and that it is required should the County make application for any Community Development Block Grants during the upcoming year.

COUNCILMAN PITTS made the MOTION to approve the requested Resolution with COUNCILWOMAN ANDERSON SECONDING; COUNCIL VOTED 7-0.

**REPORT – COUNTY COUNCIL COMMITTEE ON PARKS, RECREATION, TOURISM AND NATURAL RESOURCES – GARRETT MCDANIEL, COMMITTEE CHAIRMAN** – Committee Chairman McDaniel reported to Council that the Committee met on March 3, 2016 to discuss in more detail the proposed Lake Greenwood Master Plan presented to Council at an earlier meeting.

Continuing, Councilman McDaniel said, “As noted at the last regular session of Council, there is no financial obligations by approving the Master Plan, in concept. Others discussions involved the overall intent of the Plan with focus areas and sample projects. There was also recommended for each of the three Councils to appoint three members to establish an Interjurisdictional Committee to work together and develop a program based on the items listed in the Master Plan. This Committee will then make any recommendations to the three Councils”.

A.) **RESOLUTION #2016-06 – “A RESOLUTION OF THE LAURENS COUNTY COUNCIL TO ADOPT, IN CONCEPT, THE LAKE GREENWOOD MASTER PLAN”** – As a MOTION and a SECOND coming from the County Council Committee, COUNCIL VOTED 7/0 to approve the Resolution.

**REPORT - COUNTY COUNCIL COMMITTEE ON PUBLIC WORKS – STEWART JONES, COMMITTEE CHAIRMAN.**- Committee Chairman Jones explained that the Council Committee met on March 3, 2016 to discuss in more detail the proposed “Unified – County / Municipality Animal Control” that was presented to Council at an earlier meeting. Representatives from both Laurens City and Clinton City were there and offered their comments of interest of the program. Again an explanation of the process and fees was reviewed (below) and appeared to be in agreement by all.

**Option #1 - Spread Capital Cost Out Over Five (5) Year Contract**

	<u>Annual Operating Costs</u>	<u>Annualized Capital Cost</u>	<u>Total Annual Cost</u>
City of Clinton	\$ 25,106.00	\$ 6,434.00	\$ 31,540.00
City of Laurens	\$ 25,106.00	\$ 6,434.00	\$ 31,540.00

**Option #2 - Pay Capital Cost Up Front**

	<u>Up Front Capital Cost</u>	<u>Annual Cost</u>
City of Clinton	\$ 32,170.00	\$ 25,106.00
City of Laurens	\$ 32,170.00	\$ 25,106.00

Administrator Segars stated that this project would be included in the proposed 2016-2017 County Budget.

Council Chairman Wood stated that he felt it to be a win-win situation for all.

**RESOLUTION #2016-07 – “TO STATE THE COMMITMENT OF LAURENS COUNTY TO ENTER INTO AN AMENDED AND RESTATED FEE IN LIEU OF TAX AGREEMENT WITH “PROJECT RAIN BOOTS”, AND / OR ITS DESIGNEE OR NOMINEE; TO PROVIDE THE GENERAL TERMS OF SUCH FEE AGREEMENT INCLUDING THE PROVISION OF A SPECIAL SOURCE REVENUE CREDIT; TO IDENTIFY THE PROJECT FOR PURPOSES OF THE FEE IN LIEU OF TAX**

**SIMPLIFICATION ACT; TO STATE THE COMMITMENT OF LAURENS COUNTY TO CONTINUE TO LOCATE THE PROJECT IN A MULTI-COUNTY PARK; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO**". County Attorney Cruickshanks explained that this is an identifying resolution for Project Rain Boots with an expected investment of \$43 million dollars in the acquisition and expansion of an existing industry in Laurens County. The local incentives proposed by the development team are in line with those previously offered to companies with similar investments. These are a 6% assessment ratio; a 50% SSRC for ten (10) years; seven (7) year investment period to meet the \$43 million and a fixed millage rate. The second part of this project will be the following ordinance.

COUNCILMAN JONES made the MOTION to approve the Resolution as presented with VICE CHAIRMAN TOLLISON SECONDDING for discussion.

Councilman Pitts questioned six percent (6%) FILOT and then we would take half of that of the tax bill for ten years and could be extended. Attorney Cruickshanks replied that this project is in the Woodfield Park where sixty two and a half percent (62 ½%) goes to the County of Greenville with the County only netting about twelve hundred dollars (\$1,200).

COUNCIL VOTED 7-0.

**FIRST READING, BY TITLE ONLY, ORDINANCE #812 – “AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED FEE IN LIEU OF TAX AGREEMENT BY AND AMONG LAURENS COUNTY, A COMPANY KNOWN FOR THE TIME BEING AS “PROJECT RAIN BOOTS”, AND FAURECIA INTERIOR SYSTEMS, INCORPORATED, PROVIDING FOR THE PAYMENT OF A FEE-IN-LIEU OF TAXES AND THE PROVISION OF SPECIAL SOURCE REVENUE CREDITS; TO EXPRESS THE COMMITMENT OF LAURENS COUNTY TO CONTINUE TO PLACE PROJECT PROPERTY IN A MULTI-COUNTY PARK; AND, TO PROVIDE FOR OTHER MATTERS RELATING THERETO**". – Attorney Cruickshanks stated, "This Ordinance would be the next step from the proposed Resolution towards the project called Project Rain Boots. This begins the reading for approval of a fee agreement and related matters and including the acquisition and expansion of an industry in an existing mutli-county park.

**ADDED AGENDA ITEM – ORDINANCE #813 - “AN ORDINANCE FOR THE ACQUISITION OF APPROXIMATELY TWO (2) ACRES OF REAL ESTATE LOCATED IN THE THOMPSON ROAD AREA OF LAURENS COUNTY FOR THE PURPOSES OF CONSTRUCTING A FIRE SUBSTATION” –** Greg Lindley, Director of Fire Services approached Council and stated that this Ordinance provides for the purchase of property in Northern Laurens County for the construction of a Rural Fire Substation.

Administrator Segars replied that this is one (1) of four (4) stations proposed to be built and that the actual contract is pending and will be paid from the bond.

Attorney Cruickshanks said that the cost would be sixteen thousand dollars (\$16,000) and that the county would pay all of the brokerage fees involved and County Administrator Segars would sign all papers involved.

COUNCILMAN NASH made the MOTION to approve Ordinance #813, as presented, with COUNCILWOMAN ANDERSON SECONDDING; VOTE 7-0.

**ADMINISTRATIVE REPORT** – Administrator Segars reminded Council of the Clemson Extension Spotlight on Agriculture for Thursday evening at 6:00 P.M. at the First Presbyterian Church in Clinton. And, said, "We did make the move to the new offices. I thank Mrs. Walsh, Mr. Russian, Mrs. Parker and Mrs. Kirk for all of

their efforts for and in the coordinating of the move. The computers and security system are all up and running and Mr. Anderson is to be commended for his work on making this happen. We will have an open house once we get things more unboxed, organized and put away.

**PUBLIC COMMENT** – Chairman Wood opened the floor for public comment at 6:10 P.M.

- 1.) Mr. Jim Coleman approached Council and stated that he would like to thank all for the jobs they are doing with Laurens County. And, most importantly to thank Ernest Segars for his dedicated service to the County and within the State of South Carolina. Ernie is thought well of all over the State. I personally treasure our friendship and I wish for him a most happy retirement.

Having no one else wishing to address Council, Chairman Wood closed the session at 6:13 P.M.

**COUNTY COUNCIL COMMENTS:**

- 1.) Councilman Nash thanked all for locating the new fire station in northern Laurens County.
- 2.) Councilman McDaniel echoed the same sentiments as Mr. Coleman and noted a Rotary Auction to be held on March 11<sup>th</sup> at 5:30 P.M.
- 3.) Administrator Segars said, “I think this is my last meeting and with that I just want to thank County Council for their patience and I want to express my appreciation to Mrs. Walsh and other employees for all of their dedication and help over the years.”
- 4.) Chairman Wood reminded all of the Ethics form deadline approaching and for all to keep the Young family in their thoughts and prayers.

Continuing, Chairman Wood said, “We all know that Ernie Segars is a great man and that Laurens County will be at a loss due to his retirement. He will surely be missed and I hope that he will continue to help us all during the transition to a new County Administrator”.

**EXECUTIVE SESSION** – COUNCILMAN NASH made the MOTION to move into Executive Session at 6:20 P.M. for an Employment Matter – position of County Administrator. VICE CHAIRMAN TOLLISON SECONDDING; VOTE 7-0.

BY CONSENSUS Council moved back in to open session at 6:55 P.M.

Chairman Wood reported that no action was taken.

**ADJOURNMENT** – With no further action required by Council, Chairman Wood adjourned the meeting at 7:00 P.M.

Respectfully Submitted,



Betty C. Walsh  
Laurens County Clerk to Council