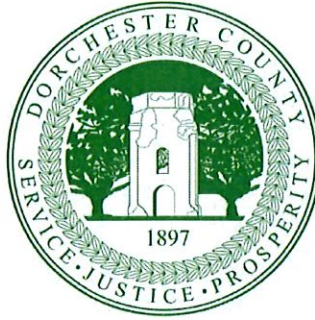


JAMES LEX BYARS, III
CHAIRMAN

GEORGE H. BAILEY
VICE CHAIRMAN

JASON L. WARD
COUNTY ADMINISTRATOR

TRACEY L. LANGLEY
CLERK TO COUNCIL



CONVERSE A. CHELLIS, IV

C. DAVID CHINNIS

WILLIAM R. HEARN, JR.

LARRY S. HARGETT

HARRIET A. HOLMAN

COUNTY COUNCIL OF DORCHESTER COUNTY

500 N. MAIN STREET, SUITE 2
SUMMERVILLE, SOUTH CAROLINA 29483
(843) 832-0196 or (843) 563-0196

MINUTES
DORCHESTER COUNTY COUNCIL
DORCHESTER COUNTY HUMAN SERVICES BUILDING
COUNCIL CHAMBERS, SUMMERVILLE
NOVEMBER 19, 2018
7:00 P.M.

Pursuant to the Freedom of Information Act, a notice was posted on the bulletin board 24 hours before the meeting, and the following media outlets were notified: The Eagle-Record, The Summerville Journal Scene, The Post and Courier, WCBD Channel 2, WCIV Channel 4 and WCSC Channel 5.

PRESENT: Mr. Jay Byars, Chairman
Mr. George H. Bailey, Vice Chairman
Mr. Con Chellis
Mr. David Chinnis
Mr. Larry S. Hargett
Mr. William R. Hearn, Jr.
Ms. Harriet A. Holman
Mr. Jason L. Ward, County Administrator
Mr. Daniel Prentice, Deputy Administrator/CFO
Ms. Rebecca Vance, Deputy Administrator/Community Services
Mr. John Frampton, County Attorney
Mr. Bradley Mitchell, Deputy County Attorney
Ms. Tracey L. Langley, Clerk to Council

Chairman Byars called the meeting of Dorchester County Council to order. He invited all to stand for the invocation and the Pledge of Allegiance by Councilman Hearn.

CHAIRMAN'S TIME

Chairman Byars welcomed Councilwoman Holman to Dorchester County Council.

Councilwoman Holman thanked everyone for electing her to Council. She said her journey is just beginning.

Chairman Byars also announced that Councilman Chellis would be leaving Council as he was elected to serve in the Statehouse.

Councilman Chellis thanked his wife for her support and staff for their responsiveness. He said we have the best staff in the state. He thanked Mr. Ward and said he is the smartest guy he knows and is the best in the business. Councilman Chellis also thanked County Council for welcoming him and said he has made lifelong friends.

REQUESTS TO ADDRESS COUNCIL

- Ms. Peggy Bangle, 114 Ravenwood Court, Summerville, she congratulated council members who were elected and re-elected and Mr. Chellis for being elected to House Seat 94. She discussed the advanced installment plan for property taxes. She said the Local Government Fund needs to be funded or fixed.

MINUTES

1. On the motion of Councilman Bailey, seconded by Councilman Hearn, County Council voted five in favor with two abstentions (Byars and Holman) to adopt the minutes from the November 5, 2018, County Council Meeting.

3RD READING OF ORDINANCE #18-21 TO CREATE THE DORCHESTER COUNTY RIVERS AND WATERWAYS COMMISSION (DCRAW)

2. On the motion of Councilman Chinnis, seconded by Councilman Hargett, County Council voted unanimously to give 3rd Reading of Ordinance #18-21, and Ordinance to Supplement the Dorchester County Code of Ordinances to Create the Dorchester County Rivers and Waterways Commission by Adding a New Division 11, Sec. 2-419, ET SEQ.

3RD READING OF ORDINANCE #18-22 TO AUTHORIZE AND PROVIDE FOR THE ISSUANCE AND SALE BY DORCHESTER COUNTY, SOUTH CAROLINA OF NOT EXCEEDING \$36,000,000 PRINCIPAL AMOUNT SUMMERS CORNER IMPROVEMENT DISTRICT ASSESSMENT REVENUE BONDS

3. On the motion of Councilman Chellis, seconded by Councilman Hargett, County Council voted unanimously to give 3rd Reading of Ordinance #18-22, an Ordinance to Authorize and Provide for the Issuance and Sale by Dorchester County, South Carolina of not Exceeding \$36,000,000 Principal Amount Summers Corner Improvement District Assessment Revenue Bonds, in One or More Series, for the Purpose of Defraying the Costs of Certain Public Improvements Within the Summers Corner Improvement District; to Limit the Payment of the Bonds Solely to the Assessments Imposed on Real Property Within the Summers Corner Improvement District; to Approve the Form of and Provide for the Execution and Delivery of a Master Trust Indenture and One or More Supplemental Trust Indentures Relating to the Bonds; to Make and Provide Other Covenants and Agreements in Connection with the Foregoing; and to Provide for other Matters Relating Thereto.

ADOPTION OF RESOLUTION #18-29 RELATED TO CAPITOL PROJECTS TO BE FINANCED BY THE ISSUANCE OF GENERAL OBLIGATION BONDS

4. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted unanimously to adopt Resolution #18-29, a Resolution Confirming the Intention of Dorchester County, South Carolina to be Reimbursed for Certain Expenditures Related to Capital Projects to be Financed by the Issuance of General Obligation Bonds.

CORRESPONDENCE: No correspondence received.

GUEST - MR. DANIEL PRENTICE, DORCHESTER COUNTY DEPUTY ADMINISTRATOR/CFO

PRESENTATION OF THE OCTOBER 2018 MONTHLY BUDGET REPORT

Mr. Prentice gave a summary of revenues and expenditures for the County's major funds through October 31, 2018. He also included a summary of cash on hand in the major funds and status updates on major Water & Sewer, and Stormwater projects.

PRESENTATION OF ASBESTOS ASSESSMENT 823 WEST 5TH NORTH STREET, SUMMERVILLE, SC

Mr. Prentice presented the results of the building assessment. The assessment revealed that the building has asbestos containing materials (ACMs) in several locations including the ceilings, walls, siding and flooring. Regulations require the removal of friable ACMs prior to demolition operations, etc.

COUNTY ADMINISTRATOR'S TIME – MR. JASON WARD

1ST READING OF AN ORDINANCE APPROVING THE 2018 COUNTY COMPREHENSIVE PLAN

5. On the motion of Councilman Hargett, seconded by Councilman Bailey, County Council voted unanimously to give 1st Reading and referral to the Planning, Development, and Building Committee for Public Hearings and a recommendation regarding an Ordinance Approving the 2018 Dorchester County Comprehensive Plan.

REZONING REQUEST #776

6. On the motion of Councilman Bailey, seconded by Councilman Chellis, County Council voted unanimously to give 1st Reading and referral to the Planning Commission and Planning, Development, and Building Committee for Public Hearings and recommendations regarding Rezoning Request #776 by Regina Royal to rezone .99 acre located at 131 Schultz Lake Road near Summerville from Multi-Family Residential (R-4) to Single-Family Residential Manufactured Housing District (R-1M), TMS #151-00-00-072.

REZONING REQUEST #777

7. On the motion of Councilman Chellis, seconded by Councilman Chinnis, County Council voted unanimously to give 1st Reading and referral to the Planning Commission and Planning, Development, and Building Committee for Public Hearings and recommendations regarding Rezoning Request ##777 by Jose Fuente to rezone 11.1 acres located at Sojourner Lane near Summerville from Multi-Family Residential (R-4) to Single-Family Residential Manufactured Housing District (R-1M), TMS #135-00-00-005.

APPROVAL TO CONVERT COMPENSATORY TIME EARNERS TO OVERTIME EARNERS

8. On the motion of Councilman Hearn, seconded by Councilman Hargett, County Council voted unanimously to approve a request to convert all compensatory time earners to overtime earners effective November 24, 2018.

APPROVAL FOR FUNDING FOR EMERGENCY PROTECTIVE MEASURES AND FORCE ACCOUNT LABOR

9. On the motion of Councilman Hargett, seconded by Councilman Chinnis, County Council voted unanimously to approve a request for funding not to exceed \$338,000 for emergency protective measures and force account labor from the County Reserve Fund related to Hurricane Florence and Hurricane Michael.

APPROVAL OF FUNDS FROM 2010 BOND PROCEEDS FOR THE ASHLEY RIVER PARK PROJECT

10. On the motion of Councilman Chinnis, seconded by Councilman Hearn, County Council voted unanimously to approve a request for \$18,304 in 2010 bond proceeds to the Ashley River Park Project. This expenditure will cover a portion of a change order for additional design and plan revisions as well as additional construction administration and the development of a "Look Book" for marketing naming rights to potential donors.

APPROVAL OF ROAD MAINTENANCE ACCEPTANCE APPLICATION FOR CLAY FIELD TRAIL

11. On the motion of Councilman Bailey, seconded by Councilman Chellis, County Council voted unanimously to approve a road maintenance acceptance application for Clay Field Trail (6,400LF, STA 10+15 to 74+15) with the stipulation that the road cannot be used as a construction entrance.

COMMITTEE REPORTS

CHAIRMAN CHINNIS – PLANNING, DEVELOPMENT AND BUILDING COMMITTEE

Chairman Chinnis reported that the Committee met at 6:30 p.m. to discuss the following items:

12. On the recommendation of the Committee, County Council voted unanimously to approve 2nd Reading of Rezoning Request #773 by James S. Knight, to rezone .6 acre located at 1566 Central Avenue near Summerville from Neighborhood Commercial (CN) to General Commercial (CG), TMS# 136-09-00-009.

Chairman Byars deferred the recommendation for 2nd Reading of Rezoning Request #774 by Andrew Pyrda, to rezone .97 acre located at 590 Beech Hill Road near Summerville from Multi-Family Residential (R-4) to Commercial Light Industrial District (CLI), TMS# 160-11-03-014, and .24 acre located at 100 Sprucewood Drive near Summerville from Neighborhood Commercial District (CN) to Commercial Light Industrial District (CLI), TMS# 160-11-03-013, to the next meeting. No action was taken.

13. On the recommendation of the Committee, County Council voted unanimously to approve 2nd Reading of an Ordinance to Amend Dorchester County Zoning and Land Development Standards Ordinance Number 04-13, With Respect to Article VIII, Section 8.3.5 "Density Standards" (The purpose of this amendment is to revise density requirements for properties within conservation easements in the RR, Rural Residential Zoning District).

CHAIRMAN BYARS – WATER AND SEWER COMMITTEE

Chairman Byars reported that the Committee met at 6:45 p.m. to discuss the following item:

14. On the recommendation of the Committee, County Council voted unanimously to approve a request for approval of new water and sewer service by Johnson Development Associates for a 1,004-lot subdivision and 25 acres of commercial property off Ashley River Road in the City of North Charleston, TMS #179-00-00-002.

APPOINTMENTS TO BOARDS AND COMMISSIONS: There were no appointments.

COUNTY ATTORNEY'S TIME – MR. JOHN FRAMPTON

EXECUTIVE SESSION

The County Attorney requested Council's consideration to enter into Executive Session at 7:48 p.m. to discuss the following:

- Legal Advice
 - Discussion of a Settlement Proposal with Windstream Communications
- Confidential Economic Development Projects
 - Discussion of Confidential Economic Development Projects

RECONVENE FROM EXECUTIVE SESSION

At approximately 8:22 p.m., Mr. Frampton reported that Council discussed the previously announced items, but no action was taken.

ADOPTION OF RESOLUTION #18-30, PROJECT PINEAPPLE

15. On the motion of Councilman Hargett, seconded by Councilman Hearn, County Council voted unanimously to adopt Resolution #18-30, a Resolution Committing to Negotiate a Fee In Lieu of Ad Valorem Taxes Agreement Between Dorchester County and an Entity Known for the Time Being as "Project Pineapple", and Identifying the Project.

1ST READING OF AN ORDINANCE REGARDING PROJECT PINEAPPLE

16. On the motion of Councilman Hearn, seconded by Councilman Hargett, County Council voted unanimously to give 1st Reading (By Title Only) of an Ordinance Authorizing the Execution and Delivery of a Fee In Lieu of Tax and Incentive Agreement By and Between "Project Pineapple" and Dorchester County, South Carolina, Whereby the County Will Enter Into a Fee In Lieu of Tax and Incentive Agreement With Project Pineapple Providing for Payment by Project Pineapple of Certain Fees In Lieu of Ad Valorem Taxes; Providing for the Location of the Property and the Allocation of Fees In Lieu of Taxes Payable Under the Agreement for the Establishment of a Multi-County Industrial/Business Park; and Other Matters Relating Thereto.

1ST READING OF AN ORDINANCE REGARDING PROJECT DINOSAUR

17. On the motion of Councilman Hearn, seconded by Councilman Bailey, County Council voted unanimously to give 1st Reading, (By Title Only), of an Ordinance Authorizing the Execution and Delivery of a Fee In Lieu of Tax and Incentive Agreement by and Between a Company Known for the Time Being as "Project Dinosaur" (The "Company") and Dorchester County, South Carolina, Whereby the County Will Enter Into a Fee In Lieu of Tax and Incentive Agreement With the Company Providing for Payment by the Company of Certain Fees In Lieu of Ad Valorem Taxes; Providing for Special Source Revenue Credits in Connection With Such Agreement; Providing for the Location of the Property and the Allocation of Fees In Lieu of Taxes Payable Under the Agreement of the Establishment of a Multi-county Industrial/Business Park; and Other Matters Relating Thereto.

ADJOURNMENT

18. On the motion of Councilwoman Holman, seconded by Councilman Hargett, County Council voted unanimously to adjourn at approximately 8:24 p.m.


Tracey C. Langley, Clerk to Council