

Kershaw County Council Minutes

Tuesday, February 27, 2024



A regular meeting of the Kershaw County Council was held on Tuesday, February 27, 2024, at 6:00 p.m. in the Council Chambers at the Kershaw County Government Center.

County Council Present: Vice-Chairman Jimmy Jones Councilman Sammie Tucker, Jr.
 Councilman Derek Shoemake Councilman Danny Catoe
 Councilman Brant Tomlinson Councilman Russell Brazell

County Council Absent: Chairwoman Katie Guinn

Staff Present: Danny Templar Lauren Reeder Hannah Parler
 John DuBose Gerald Blanchard Chris Anderson
 Joey Adams-Raczkowski Will Glover

Members of the press and public were present.

In accordance with the Freedom of Information Act, copies of the agenda were sent to the newspapers, TV, and radio stations, citizens of the county, department heads, and posted on the website.

CALL TO ORDER

Vice-Chairman Jimmy Jones called the meeting to order at 6:00 p.m., welcomed and thanked those present in person and online to the meeting of Tuesday, February 27, 2024. The Invocation was led by Councilman Sammie Tucker, Jr., and all in attendance recited the Pledge of Allegiance.

ADOPTION OF AGENDA

Vice-Chairman Jimmy Jones called for a motion on the adoption of the agenda for Tuesday, February 27, 2024. Councilman Sammy Tucker, Jr., made a motion to adopt the agenda, seconded by Councilman Brant Tomlinson. During the call for discussion, Councilman Derek Shoemake made the following amendments:

- Move Item #8 to list as Item #4B
- Remove Item #6 – scheduled for March 12th – in order to meet Public Hearing/ Publication dates required
- Remove Item #9C – requesting time for research to accommodate the needs/understanding from entire Council

After no further discussions or amendments, Vice-Chairman Jimmy Jones called for a vote on the amendments; Vice-Chairman Jimmy Jones, Councilman Sammie Tucker, Jr., Councilman Russell Brazell, Councilman Derek Shoemake, Councilman Danny Catoe, and Councilman Brant Tomlinson were all in favor. Chairwoman Katie Guinn was absent.

After voting on amendments to the agenda, Vice-Chairman Jimmy Jones called for a vote on the Adoption of the Amended Agenda; Vice-Chairman Jimmy Jones, Councilman Sammie Tucker, Jr., Councilman Russell Brazell, Councilman Derek Shoemake, Councilman Danny Catoe, and Councilman Brant Tomlinson were all in favor. Chairwoman Katie Guinn was absent.

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UPDATE ON 2024 INITIATIVE TO DEFEASE 2008 GENERAL OBLIGATION BOND – AUDITOR'S REPORT

Vice-Chairman Jones called for a motion to enter discussion on the 2024 Initiative to Defeasement of 2008 General Obligation Bond. Councilman Russell Brazell made a motion to enter discussion and have the Auditor, Mark Woods, give an update on the 2008 Defeasement of General Obligation Bond; seconded by Councilman Sammie Tucker, Jr. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor; Chairwoman Katie Guinn was absent.

After discussion with Council, the Auditor stated his recommendation to the Finance Committee in previous conversation was to try and find ways or reserves to aggressively attack payments on Bonds without having to borrow money causing more debt by using funds set aside for other obligations. As of today, there is a zero balance on the 2008B Bond and advised the Council to find ways to tackle 2008A Bond.

Councilman Russell Brazell thanked the County Administrator for his aggressive approach on clearing the 2008B Bond to a zero balance and looks forward to finding ways to zero out the 2008A Bond in the next couple of years.

PUBLIC COMMENTS (See Attached)

APPROVAL OF MINUTES

Vice-Chairman Jimmy Jones called for a motion to approve the minutes for the meeting of Tuesday, February 27, 2024. Councilman Danny Catoe made a motion to approve the minutes and it was seconded by Councilman Sammie Tucker, Jr. Vice-Chairman Jimmy Jones, Councilman Sammie Tucker, Jr., Councilman Russell Brazell, Councilman Derek Shoemake, Councilman Danny Catoe, and Councilman Brant Tomlinson were all in favor. Chairwoman Katie Guinn was absent.

ORDINANCES

Third Reading: An Ordinance To Amend The Official Zoning Map Of Kershaw County To Rezone Approximately +/- 0.92 Acres Of Property (TMS # 272-05-00-162), Owned By Richard And Janice Diehl, And Located On The North Side Of Bradley Road, With An Address Of 1523 Bradley Road, Camden, South Carolina, From R-10, Medium Density Residential District, To GD, General Development District.

During discussion of the First Reading of this ordinance, the owner of the property stated that there were no plans for the rezoning of the property and unsure of what would be placed on the property. It was advised that he come back to the Council once he decides what he plans to use the property for. Upon return for the Second Reading of this Ordinance, the property owner stated he has the desire to put a warehouse for more storage on the property if rezoned to store equipment. Returning for the Third Reading, no changes were made since the First or Second Readings. Council had no further questions, so Vice-Chairman Jimmy Jones called for a vote for Third Reading. Vice-Chairman Jimmy Jones, Councilman Sammie Tucker, Jr., Councilman Russell Brazell, Councilman Derek Shoemake, Councilman Danny Catoe, and Councilman Brant Tomlinson were all in favor. Chairwoman Katie Guinn was absent. **PASSED THIRD READING**

Second Reading: Park With Lee County, This Multi-County Business Park To Be Comprised Of Property Located In Lee County And Kershaw County And Established Pursuant To South Carolina Code Of Laws Of 1976 §4-1-170, Et Sequitur, As Amended; To Provide For An Amended Written Agreement With Lee County Providing For The Expenses Of The Park, The Percentage Of Revenue Application, And The Distribution Of Fees In Lieu Of *Ad Valorem* Taxes To The Counties And Relevant Taxing Entities; And, To Provide That Jobs Tax Credits Allowed By Law Be Provided For Industries Locating In Said Park, And To Permit A User Fee In Lieu Of *Ad Valorem* Taxation. First Reading: February 13, 2024

KERSHAW COUNTY COUNCIL MEETING

PUBLIC COMMENTS

2.27.2024

If you would like to address the County Council during the Public Comments portion of the agenda, please sign in below. Public Comment allows 5 minutes per individual speaker. See back of agenda for complete guidelines.

NAME:

SUBJECT:

ADDRESS &
PHONE NO.

	NAME:	SUBJECT:	ADDRESS & PHONE NO.
1.	<u>Iris D. Broussard</u>	<u>DEVELOPMENT</u>	<u>2400 MARBERTS LAKE RD CAMDEN, SC.</u>
2.	<u>Amanda Outen</u>	<u>Litter Ordinance</u>	<u>1754 Winchester Rd Cassatt SC 29032</u>
3.	<u>Tom Webb III</u>	<u>WAR</u>	<u>803 432 9304</u>
4.	<u>Jeff Mattox</u>	<u>Rules for three</u>	
5.	<u>Julie Strickland</u>		
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No further discussion was needed, Vice-Chairman Jimmy Jones called for a motion to approve Second Reading; Councilman Sammie Tucker, Jr., made the motion to pass ordinance on Second Reading and it was seconded by Councilman Danny Catoe. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor. **PASSED SECOND READING**

First Reading: Kershaw County Planning and Zoning Commission Request for Text Amendment by Kershaw County (Case 24-04) An Ordinance To Amend The Kershaw County, South Carolina Unified Code Of Zoning And Land Development Regulations, Article 2, Definitions And Section 5:2.3-1, To Amend The Definition Of Minor Subdivision. This item was removed from the agenda during Adoption of Agenda. Council will revisit this ordinance after more research is done to accommodate and compromise with the entire Council's understanding and agreement.

First Reading: Kershaw County Planning and Zoning Commission – Request For Text Amendment By Kershaw County (Case 24-05) An Ordinance To Amend The Kershaw County, South Carolina Unified Code Of Zoning And Land Development Regulations, Section 3:1.3, Table 3-4 To Provide Greater Clarity To The Distinction In Maximum Allowed Residential Dwelling Densities Between Single Family Residential Development And Multifamily/Apartment Development.

After discussion on Case 24-05, an Ordinance to amend the Kershaw County, South Carolina Unified Code of Zoning and Land Development Regulations as outlined in above description, Vice-Chairman Jimmy Jones called for a motion; Councilman Derek Shoemake made a motion to approve First Reading and it was seconded by Councilman Brant Tomlinson. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor. **PASSED FIRST READING**

RESOLUTIONS

A Resolution authorizing the approval of and Execution of a Lease Agreement by and between United Way of Kershaw and Kershaw County was discussed by Council. The County Administrator informed the Council that this lease was for providing space for Department of Social Services and Department of Health and Human Services of Kershaw County in the United Way Holsten Center on DeKalb Street. This Lease Agreement will have a term of ten (10) years, 3 months, beginning March 1, 2024, until midnight on the 30th day of June, 2034, at a rate of \$15,000.00 a month, which shall include electricity, water, sewer, gas, janitorial services and building maintenance.

After no further discussion, Vice-Chairman Jimmy Jones called for a motion on the Resolution; Councilman Derek Shoemake made a motion to approve the Resolution and it was seconded by Councilman Sammie Tucker, Jr. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., were all in favor; opposed, Councilman Russell Brazell. Chairwoman Katie Guinn was absent. **RESOLUTION PASSED**

NEW BUSINESS

FY 24/25 Budget Priorities

Vice-Chairman Jimmy Jones called for a motion to discuss the FY25 Budget Priorities; Councilman Derek Shoemake made the motion and it was seconded by Councilman Sammie Tucker, Jr. All in favor to discuss by show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell. The County Administrator went over the FY25 Budget Priorities (See Attached). After discussion, Vice-Chairman Jimmy Jones called for a motion on the approval of the Priorities to move forward for Budget year; Councilman Derek Shoemake made the

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motion and it was seconded by Councilman Brant Tomlinson. By show of hands, Vice-Chairman Jimmy Jones was opposed, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor. Chairwoman Katie Guinn was absent.

Finance Committee FY25 Workshop Dates (Approval by Council) (See Attached)

County Council agreed on the attached dates for the Finance Committee FY25 Workshop Dates. After review and dates were read into the record by Councilman Sammie Tucker, Jr., Vice-Chairman Jimmy Jones called for a motion; Councilman Sammie Tucker, Jr., made the motion to approve the Finance Committee FY 25 Workshop Dates and it was seconded by Councilman Brant Tomlinson. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor. Chairwoman Katie Guinn was absent.

Kershaw County Proposed Schedule - FY25 Budget Readings (Approval by Council) (See Attached)

County Council agreed on the attached dates for the Kershaw County Proposed Schedule for FY25 Budget Readings. After review and dates were read into the record by Councilman Sammie Tucker, Jr., Vice-Chairman Jimmy Jones called for a motion; Councilman Sammie Tucker, Jr., made the motion to approve the dates for the Kershaw County Proposed Schedule for FY25 Budget Readings and it was seconded by Councilman Derek Shoemake. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor. Chairwoman Katie Guinn was absent.

Consideration Of A Building Permit Allocation System

Vice-Chairman Jimmy Jones called for a motion to discuss Consideration of a Building Permit Allocation System; Councilman Derek Shoemake made the motion and it was seconded by Councilman Sammie Tucker, Jr. All in favor to discuss. Councilman Derek Shoemake stated that this item did not need a vote; he only wanted to place in out for discussion only since there is an ordinance being worked on to reduce Building Permits. After discussion, it was recommended that this matter be sent to the Planning Commission.

OLD BUSINESS

Needed Fire Hydrants – Pine Grove Road

Based on previous discussion from Councilman Russell Brazell by requests of citizens on needed fire hydrants on the Pine Grove Road, Council agreed to provide funding of \$12,000.00 to place two (2) fire hydrants on Pine Grove Road. Vice-Chairman Jimmy Jones asked that the Administrator look into other areas that may need hydrants as well and try to seek where funding would come from. The Administrator informed Council that this would come from the General Fund to provide the two (2) hydrants. Vice-Chairman Jimmy Jones called for a motion; Councilman Russell Brazell made a motion for approval of \$12,000.00 funding to install two (2) fire hydrants on the Pine Grove Road and for Kershaw County Fire to work with Lugoff Elgin Water to get it done; seconded by Councilman Sammie Tucker, Jr. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor. Chairwoman Katie Guinn was absent.

COUNCIL MEMBER BRIEFINGS

Councilman Russell Brazell thanked his colleagues for their support in purchasing the two hydrants on the Pine Grove Road

Councilman Sammie Tucker, Jr. expressed to the citizens that the County has nothing to do with the Camden Training Center, the City of Camden has full control of the Camden Training Center. Many citizens have it confused that the County can do something about this issue, but all the County Council can do is voice their "personal opinions" to this matter; Impact Fees needs to be discussed and finalized



FY25 BUDGET RETREAT GOAL SETTING REPORT

HIGH PRIORITIES: OPERATIONAL INITIATIVES	H (3)	M (2)	L (1)	TOTAL
Elevate Starting Salaries General Fund Full Time to Minimum \$15 per hour	6	1	0	20
Ensure Wages for Specialty Fields are Competitive for Detention Center, Solid Waste, Public Works, and Probate Court	5	2	19	19
Additional FTEs (Fulltime Employees) for Detention Center and 911/Central Communications	6	0	1	19
Tiered Cost of Living Allowance	4	3	0	18
Detention Center Medical Services Expansion	4	3	0	18
Reduce Operational Hours and Eliminate Certain Goods at Convenience Centers	3	1	3	14

MEDIUM PRIORITIES: OPERATIONAL INITIATIVES	H (3)	M (2)	L (1)	TOTAL
New FTEs (Fulltime Employees) for Engineering, Planning and Zoning, Auditor's Office, Solid Waste, and Maintenance	0	6	1	13
Develop Overtime Budget Line Items for Departments with No Overtime	1	3	3	12

LOW PRIORITIES: OPERATIONAL INITIATIVES	H	M	L	TOTAL
	(3)	(2)	(1)	
New FTEs (Fulltime Employees) for Airport, Solid Waste, Code Enforcement, and Sewer	1	2	4	11

ADDITIONAL COUNCIL INPUT (IN NO PARTICULAR ORDER):

"County Grant Writer (Salary and Fringe)"

"Jail Improvements for employees/Improved working conditions."

"EMS additional 6 FTEs for 24/72 Competitive."

"Jail GPS Program to reduce population"

"Bond defeasement Plan by Councilman Brazell."

"KC Public Charter Schools funding assistance."

"Airport Hanger Roof Replacements."

"KC Fire Service Truck replacement and additional FTE's (to cover Antioch/Charlotte Thompson area)."

"Litter Control Officer in Code Enforcement."

"Dispatch Employee pay increases."

"Full Time employee for Auditor."

"Ambulance from General Fund, \$400k."

"High priority for 911 dispatchers"

"Let's focus on taking care of existing staff. Limit all new hiring (FTE's)."

"Detention Center (ensure property/facilities are up to required regulations.)"

"Research and implement HTAX"

"County Fire – Antioch/Charlotte Thompson building and staff."

"County Departments with high need for qualified FTE's, ensure competitive salaries for positions."

"A building inspector is a high priority for me."

"The courthouse is a high priority to me, on par with Detention Center."

"Putting Sheriff on millage is a high priority for me."

"Please explore total cost on each initiative and a way to fund it, i.e., fees, millage increase, cost savings etc. Impact fees, H-Tax, and any other ways possible to fund initiatives."

"I would like to start and finish projects that are in the works (ie, Boat Ramp and Recreation)"

"I would like to see defeasement of bonds start. That will allow us to use millage for Fire, EMS and Sheriff's Office."

"I would like to see an evaluation of every department by Administration to make sure we are operating at 100% with the employees we currently have".

"I would like to see more communication between Administration and our Magistrates, Circuit Court Judges and Solicitor to move more case load forward".

"We really need to focus on our departmental employees, bring their wages up and show them more love. 911, clerks, etc."

"We need some workshops to discuss Detention Center issue for future solutions."

"I would like to see more accountability for our Recreation as far as time management with maintenance and reaching our communities."

"I would like to see some clerk positions added as needed around courthouse and the government center. I know Probate has been asking for help along with Clerk of Court."



FINANCE COMMITTEE FY25 WORKSHOP DATES

DATE	TIME	DEPARTMENTS/ENTITIES
Friday, March 8, 2024	3:30 – 5:00PM	TBD
Tuesday, March 19, 2024	3:30 – 5:00PM	TBD
Thursday, March 21, 2024	3:30 – 5:00PM	TBD
Thursday, March 28, 2024	3:30 – 5:00PM	TBD
Tuesday, April 2, 2024	3:30 – 5:00PM	TBD
Thursday, April 4, 2024	3:30 – 5:00PM	TBD
Thursday, April 11, 2024	3:30 – 5:00PM	TBD



**KERSHAW COUNTY PROPOSED SCHEDULE
FOR
FY25 BUDGET READINGS**

FIRST READING In Title Only	Tuesday, April 23, 2024
SECOND READING	Tuesday, May 28, 2024
THIRD READING	Tuesday, June 25, 2024

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Councilman Derek Shoemake agrees that the County needs to move forward to handle growth; Law Enforcement supports the Litter Ordinance and increase hoping that this will help stop litter; thanked the Vice-Chairman for a meeting well done.

Councilman Danny Catoe shared event information for a free concert at the Bethune Community Resource Center performed by the School of Music from University of South Carolina on March 1st entitled, **Postcards From Home**; recognized Bethune Mayor Holley in the audience, and thank Ms. Patton for her dedication to the Fine Arts Center and all of the accomplishments.

Councilman Brant Tomlinson had no report.

Vice-Chairman Jimmy Jones had no report.

ADMINISTRATOR'S BRIEFING

The County Administrator reported the following:

- Houseal Lavigne, the Consulting team will meet on March 18th to lead the Council and Planning Commission to review the draft vision, goals, and preliminary land use framework for the updated County Comp Plan
- March 18th at 6 p.m. - Joint meeting of Council and the Planning Commission in the training Bay area of the Economic Development office- draft materials will be available online and distributed to the Council and Planning Commission about one week prior to the meeting - after this meeting, the Consulting team will begin drafting the policies and implementation strategies portion of the Comp Plan
- Met with Offender Management Services by request during the Budget Retreat about easing the jail population as it relates to ankle monitors; pre-sentence and home detention were two sections of this ankle monitor solution - the pre-sentence seems to be a very viable option while the home detention is probably very unlikely; so the next step is to have a stakeholder meeting plan for the various agencies that would be involved with such as the Police Department, Sheriff's Office, Solicitor's Office, the Jail, and others
- Shared a visual in reference to the progress and plans of the facility/boat ramp (See Attached)
- Sewer Expansion is in design stage, but is continuing to progress; advertisement for bids will go out early August and construction will begin in November with a completed date expected in June of 2026 - this is ARPA money, this is the \$7 million match money that has to be spent by the end of 2026

Legal Briefing

Legal had no report.

Executive Session - Attorney-Client Privileged Legal Briefing (Land Development Regulations) SC Code 30-4-70 (a) (2)

In Session: 7:30 P.M.

Vice-Chairman Jones called for a motion to enter Executive Session; Councilman Tucker made a motion and it was seconded by Councilman Danny Catoe. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor; Chairwoman Katie Guinn was absent.

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Out of Session: 7:37 P.M.

Vice-Chairman Jimmy Jones called for a motion to exit Executive Session; Councilman Brant Tomlinson made the motion and it was seconded by Councilman Derek Shoemake. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor; Chairwoman Katie Guinn was absent.

Vice-Chairman Jimmy Jones made a statement that no action or votes were taken in Executive Session; discussion only.

ADJOURNMENT

After no further discussion, Vice-Chairman Jimmy Jones called for a motion to adjourn; Councilman Sammie Tucker, Jr., made the motion and it was seconded by Councilman Derek Shoemake. By show of hands, Vice-Chairman Jimmy Jones, Councilman Brant Tomlinson, Councilman Danny Catoe, Councilman Derek Shoemake, Councilman Sammie Tucker, Jr., and Councilman Russell Brazell were all in favor; Chairwoman Katie Guinn was absent.

The meeting was adjourned at 7:40 p.m.

3. 12. 2024

Date Approved

Hannah M. Parler

Hannah M. Parler, Clerk to Council