

**JASPER COUNTY COUNCIL
MARY GORDON ELLIS EXECUTIVE BUILDING
COUNCIL CHAMBERS
MARCH 19, 2007
6:00 P.M.**

OFFICIALS PRESENT:

DR. GEORGE M.HOOD, CHAIRMAN
GLADYS JONES, VICE CHAIRMAN
LEROY BLACKSHEAR, COUNCILMAN
FRED TUTEN, COUNCILMAN
HUBERT TYLER, COUNCILMAN

STAFF PRESENT:

ANDREW FULGHUM, ADMINISTRATOR
RONNIE MALPHRUS, DEP. ADM. ADM. SERVICE
STEVEN SAGER, DEP. ADM. DEV. SERVICE
DALE TERRY, DEP. ADM. ENG. SERVICE
TOM WATSON, DEP. ADM. EMERG. SERVICE
MARVIN JONES, ATTORNEY
JUDITH FRANK, CLERK TO COUNCIL

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT THE ELECTRONIC AND PRINT MEDIA WERE NOTIFIED.

DURING PERIODS OF DISCUSSION AND/OR PRESENTATIONS THE MINUTES ARE TYPICALLY CONDENSED AND PARAPHRASED.

CALL TO ORDER:

CHAIRMAN HOOD CALLED THE MEETING TO ORDER AT 6:07 P.M.

PLEDGE OF ALLEGIANCE:

CHAIRMAN HOOD LED THE PLEDGE OF ALLEGIANCE.

INVOCATION:

COUNCILMAN TUTEN GAVE THE INVOCATION.

APPROVAL OF THE MINUTES:

COUNCILMAN BLACKSHEAR MOTIONED AND VICE CHAIRMAN JONES SECONDED THE MOTION TO APPROVE THE MINUTES. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

EXECUTIVE SESSION:

COUNCILMAN TUTEN MOTIONED AND COUNCILMAN TYLER SECONDED THE MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS CONTRACTUAL MATTERS RELATING TO THE PROPOSED LOCATION, EXPANSION, OR THE PROVISION OF SERVICES ENCOURAGING LOCATION OR EXPANSION OF INDUSTRIES OR OTHER BUSINESSES IN THE AREA SERVED BY A PUBLIC BODY AND TO DISCUSS EMPLOYMENT MATTERS. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

RETURN TO REGULAR SESSION:

VICE CHAIRMAN JONES MOTIONED AND COUNCILMAN TUTEN SECONDED THE MOTION TO RETURN TO REGULAR SESSION. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

PRESENTATIONS AND PROCLAMATIONS:

MR. MALPHRUS PRESENTED THE COUNTY WITH A DONATION CHECK FROM MR. & MRS. JOHN MORGAN IN THE AMOUNT OF \$83,333.00.

PUBLIC HEARING AND ORDINANCES:

1ST READING OF THE EXCAVATION ORDINANCE:

MR. FULGHUM SAID THAT THE EXCAVATION ORDINANCE WAS BEING PRESENTED AND THAT THE PLANNING COMMISSION RECOMMENDED APPROVAL. MR. MAGLIONE EXPLAINED THAT ATM HAD WORKED WITH THE PLANNING COMMISSION AND THE COUNTY ATTORNEY ON THIS ORDINANCE. MR. MAGLIONE SAID SIGNAGE, BUFFER REQUIREMENTS, THE DIFFERENCE BETWEEN A FISH POND AND A BARROW PIT WERE OUTLINED, RECLAMATION, DUST, TRAFFIC AND ENVIRONMENTAL CONCERNS AND TRANSPORTATION ISSUES WERE ALL ADDRESSED IN THE ORDINANCE. MR. MAGLIONE SAID THE RECOMMENDED BUFFER FOR A POND LARGER THAN ONE ACRE WAS 100 FT. IN MOST AREAS, BUT IN RESIDENTIAL AREAS A 200 FT. BUFFER WAS REQUIRED. MR. MAGLIONE SAID THAT THE COUNTY WOULD OVERSEE THE PERMITTING FOR THESE ACTIVITIES. VICE CHAIRMAN JONES ASKED WHO WAS RESPONSIBLE FOR THE SIGNAGE AND MR. MALGIONE SAID THE PERMIT HOLDER WOULD BE RESPONSIBLE. COUNCILMAN TUTEN ASKED IF THE DHEC REPRESENTATIVES WERE CONTRACTED AND MR. MAGLIONE SAID HE DID NOT SPEAK WITH THEM. COUNCILMAN TUTEN SAID THAT DHEC HAS INSPECTED ALL THE PONDS IN JASPER COUNTY AND THE JEFFERS POND THAT IS ON COUNTY OWNED PROPERTY HAS JUST BEEN ORDERED BY DHEC TO RECLAIM THE AREA HE WORKED ON. COUNCILMAN TUTEN SAID

HE FELT THAT THE COUNCIL HAD BEEN MISLED. COUNCILMAN TUTEN MOTIONED AND COUNCILMAN TYLER SECONDED THE MOTION TO DIRECT MR. FULGHUM TO GO BACK TO THE PLANNING COMMISSION AND INSTRUCT THEM TO PREPARE AN ORDINANCE FOR MINING SITES ABOVE 5 ACRES AND LET THE STATE SOIL AND WATER CONSERVATION COMMISSION, DHEC AND DNR HANDLE ANY SITES THAT ARE FIVE ACRES OR LESS. A VOTE WAS NEVER TAKEN ON THIS MOTION. MR. FULGHUM ASKED IF COUNCILMAN TUTEN WANTED IT TO GO BACK TO THE PLANNING COMMISSION BECAUSE THE COUNCIL CAN AMEND THE ORDINANCE WITHOUT THE PLANNING COMMISSION REVIEWING OR DOING THE ORDINANCE. COUNCILMAN TUTEN SAID HE FELT THIS ISSUE WAS PUTTING PEOPLE OUT OF BUSINESS AND HE ASKED FOR A VOTE. ATTORNEY JONES SAID THAT IF ALL COUNCILMAN TUTEN WANTED IS TO MAKE FIVE ACRES THE MINIMUM, IT CAN BE DONE WITHOUT GOING BACK TO THE PLANNING COMMISSION, THE COUNCIL CAN MAKE THE CHANGE IN THE CURRENT ORDINANCE ISSUED, OR THE COUNCIL CAN SEND IT BACK TO THE PLANNING COMMISSION. COUNCILMAN BLACKSHEAR ASKED ABOUT THE DELAY OF SENDING IT BACK TO THE PLANNING COMMISSION. COUNCILMAN TYLER SAID IT SHOULD GO BACK TO THE PLANNING COMMISSION. COUNCILMAN TUTEN MOTIONED AND COUNCILMAN BLACKSHEAR SECONDED THE MOTION TO ELIMINATE FEWER THAN 5 ACRES PONDS AND THEY WILL FALL UNDER DHEC GUIDELINES AND REST OF THE POND AND THE EXCAVATION GOES TO THE PLANNING COMMISSION. MR. FULGHUM SAID THE COUNCIL COULD DIRECT THE ADMINISTRATOR TO PREPARE THE ORDINANCE AT STAFF LEVEL AND BRING IT BACK TO COUNCIL. COUNCILMAN TUTEN SAID HE WANTS TO DO WHAT IS BEST FOR THE PEOPLE. HE WANTED THE PEOPLE TO BE ABLE TO HAVE A 5 ACRE PIT WITHOUT IT COMING TO THE PLANNING COMMISSION. THE MOTION WAS CARRIED WITH COUNCILMEN TUTEN, BLACKSHEAR, AND TYLER VOTING FOR. VICE CHAIRMAN JONES VOTED AGAINST. CHAIRMAN HOOD ASKED THE ADMINISTRATOR AND THE ATTORNEY TO MAKE THE CHANGES REQUESTED IN THE MOTION.

2ND READING OF THE ORDINANCE TO APPROVE THE SALE OF THE PROPERTY FORMERLY KNOWN AS LOW COUNTRY GENERAL HOSPITAL:

MR. SAGER SAID THE TERMS OF THE CONTRACT WERE DISCUSSED PREVIOUSLY. VICE CHAIRMAN JONES SAID THAT SHE HAD ASKED THAT SEVERAL THINGS TO BE SPELLED OUT IN THE AGREEMENT AND THEY WERE ADDED. VICE CHAIRMAN JONES SAID THE TYPE OF BUSINESS, A REVERSION CLAUSE, THAT THE PROPERTY OR CONTRACT CANNOT BE FLIPPED, HOW MANY JOBS, THE TIME LIMIT WAS 9 MONTHS NOT 6 MONTHS, HOW SOON WAS CONSTRUCTION GOING TO START, WHEN WOULD THE FACILITY OPEN, HOW MANY PEOPLE WOULD BE SERVED, HOW MUCH OF A TAX BASE WOULD IT CREATE FOR THE COUNTY, THE EXACT PROPERTY LINES, AN APPRAISAL FROM THE ASSESSOR'S OFFICE ALL NEEDED TO BE ADDED TO THE CONTRACT. ATTORNEY JONES SAID THAT ALL THOSE ITEMS CAN BE LISTED IN IN EXHIBIT A. VICE CHAIRMAN JONES ASKED ABOUT THE VALUE OF THE PROPERTY AND MR. SAGER SAID HE DID NOT HAVE IT, BUT HE WOULD PROVIDE IT BEFORE THE NEXT READING. VICE CHAIRMAN JONES SAID THE CONTRACT STATES THAT THE COUNTY IS RESPONSIBLE FOR REMOVING FUEL TANKS AND SHE ASKED HOW MUCH WAS THAT GOING TO COST THE COUNTY. MR. FULGHUM SAID THERE WERE TWO TANKS AND IT WOULD COST ABOUT \$23,000.00 TO REMOVE THEM, BUT NO AMOUNT HAS BEEN CALCULATED FOR REMEDIATION.

COUNCILMAN TUTEN SAID HE WAS TOLD THERE WAS A LARGE TANK AND A SMALL TANK, MR. SAGER SAID THAT THE ENVIROMENTALIST COULD ONLY FIND ONE TANK. COUNCILMAN TUTEN ASKED ABOUT EMPLOYEES AND WHEN THEY WOULD START. COUNCILMAN TUTEN POINTED OUT THAT THE CONTRACT WAS NOT PROPERLY PREPARED. MR. FULGHUM SAID HE WAS TAKING NOTES AND THE ITEMS MENTIONED WOULD ALL BE ADDRESSED IN THE FINAL CONTRACT. MR. JEFFCOAT SAID THAT HE GAVE A DEPOSIT OF \$5,000.00 AND A BASE CONTRACT TO MR. SAGER WHEN MR. SAGER TOURED HIS FACILITIES IN MARYLAND. MR. JEFFCOAT SAID HE NEEDED A PERIOD OF TIME TO STUDY THE FACILITY TO SEE WHAT NEEDED TO BE DONE. MR. JEFFCOAT SAID HE WILL NOT SPEND ANY MONEY TO EVALUATE THE SITE UNTIL HE HAS SITE CONTROL. MR. JEFFCOAT SAID HE WANTED A RESPONSE TO HIS ORIGINAL CONTRACT AS IT REFLECTED HIS INTENT. COUNCILMAN TUTEN SAID THAT IS NOT WHAT HE AGREED TO, BUT HE COULD NOT SPEAK FOR THE ENTIRE COUNCIL. MR. JEFFCOAT SAID THERE WILL BE SUBSTANTIAL COSTS TO HAVE PEOPLE EVALUATE THE SITUATION AND HE WAS NOT WILLING TO PROCEED UNTIL HE KNOWS HOW MUCH IT WAS GOING TO COST TO CONVEY THE BUILDING. COUNCILMAN TUTEN ASKED IF THE PRICE WAS AGREED UPON WOULD HE GIVE THE COUNTY THE STUDY IF HE DID NOT PROCEED. MR. JEFFCOAT SAID HE WOULD GIVE THE COUNTY THE STUDY, BUT UNTIL HE KNOWS THE INTEGRITY OF THE BUILDING HE CANNOT MOVE FORWARD WITH THE CONTRACT. MR. JEFFCOAT SAID THAT ONCE THE EVALUATION IS DONE HE WOULD DECIDE IF HE WOULD PROCEED WITH THE CONTRACT. MR. SAGER SAID MR. JEFFCOAT AGREED TO THE NO FLIP CLAUSE AND THE OTHER ITEMS THAT THE COUNCIL WANTED ADDED TO THE CONTRACT. MR. JEFFCOAT SAID HE COULD NOT COMMIT UNTIL THE HE KNOWS THE COSTS INVOLVED WITH THE BUILDING AND THAT HE WILL NOT PUT HIMSELF IN PERIL. COUNCILMAN TYLER SAID THE COUNTY DID NOT PUT THE PRICE ON THE BUILDING, BUT THAT MR. JEFFCOAT MADE AN OFFER. COUNCILMAN TYLER TOLD MR. JEFFCOAT THAT HE NEEDS TO DO WHAT HE NEEDS TO DO. MR. JEFFCOAT SAID HE DOES NOT WANT TO WRITE A CHECK FOR THE EVALUATION UNTIL HE HAS SITE CONTROL AND THAT HE WAS NOT WILLING TO INVEST \$100,000.00 TO HAVE THE STUDIES DONE. MR. FULGHUM SAID HE UNDERSTANDS WHAT THE COUNCIL IS SAYING AND IF

EVERYTHING IS OKAY, HE WILL ADD THE THINGS THEY REQUESTED TO THE CONTRACT. MR. JEFFCOAT SAID THAT ONCE HE DOES THE STUDY AND EVALUATION, THEN HE WILL ADD THE ITEMS COUNCIL REQUESTED TO THE AGREEMENT. COUNCILMAN BLACKSHEAR ASKED AT WHAT POINT WOULD MR. JEFFCOAT TAKE CONTROL OF THE SITE AND ATTORNEY JONES SAID AFTER THE 3RD READING OF THE ORDINANCE AND THEN MR. JEFFCOAT WOULD HAVE 180 DAYS TO DECIDE IF HE WAS GOING TO GO THROUGH WITH THE PURCHASE FOR \$100,000.00. COUNCILMAN BLACKSHEAR MOTIONED AND VICE CHAIRMAN JONES SECONDED THE MOTION THAT THIS BE THE 2ND READING OF THE ORDINANCE TO APPROVE THE SALE OF THE PROPERTY FORMERLY KNOWN AS LOW COUNTY GENERAL HOSPITAL. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

2ND READING OF THE ORDINANCE TO AUTHORIZE AND THE EXECUTION AND DELIVERY OF A RELEASE TO HARDEEVILLE BUSINESS DEVELOPMENT CORPORATION:

MR. FULGHUM EXPLAINED THAT SINCE THE DEVELOPMENT BOARD IS NO LONGER IN EXISTENCE THE COUNCIL MUST GIVE THE CONSENT. ATTORNEY JONES SAID THAT ATTORNEY JOHNSON WAS PREPARING THE RELEASE. VICE CHAIRMAN JONES MOTIONED AND COUNCILMAN TYLER SECONDED THE MOTION THAT THE BE THE 2ND READING OF THE ORDINANCE TO AUTHORIZE AND THE EXECUTION AND DELIVERY OF A RELEASE TO HARDEEVILLE BUSINESS DEVELOPMENT CORPORATION. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

3RD READING OF AN ORDINANCE TO APPROVE THE LEASE PURCHASE AGREEMENT WITH AN OPTION TO BUY THE SPEC BUILDING AT CYPRESS RIDGE BUSINESS/INDUSTRIAL PARK:

MR. FULGHUM SAID THAT THE DETAILS FOR THE AGREEMENT WERE LISTED ON EXHIBITS FOR SPEC. BUILDING #2. VICE CHAIRMAN JONES ASKED WHY THERE WAS A DELAY IN THE 3RD READING OF THIS ORDINANCE. MR. SAGER SAID NEGOTIATIONS WENT IN DIFFERENT DIRECTIONS. VICE CHAIRMAN JONES ASKED IF THE FINANCIAL STABILITY OF THE COMPANY WAS CHECKED AND VERIFIED. MR. SAGER SAID HE DID SOME CHECKING IN THE BEGINNING AND THE COMPANY HAS BEEN AROUND FOR A WHILE. MR. SAGER SAID THE BROWN CAMPBELL COMPANY HAS OWNED THE COMPANY SINCE 1952 AND THEY HAVE BEEN VERY SUCCESSFUL. MR. SAGER SAID HE FELT THIS WOULD BE A GOOD COMPANY TO COME TO THE COMMUNITY. MR. SAGER SAID THE PROJECT STALLED BECAUSE EACH PARTY WAS CHECKING THE LIMITATIONS OF EACH OTHER. VICE CHAIRMAN JONES ASKED HOW MANY PEOPLE WILL BE EMPLOYED BY THE COMPANY. MR. NESROFF OF BROWN CAMPBELL SAID AT FIRST ABOUT SIX PEOPLE WILL BE EMPLOYED, BUT HOPED TO HAVE ABOUT 15 EMPLOYEES IN TWO TO THREE YEARS. VICE CHAIRMAN JONES ASKED HOW LONG WOULD IT BE BEFORE THE COMPANY STARTED AND MR. NESROFF SAID ABOUT SIX MONTHS, HE CONTINUED THAT AN ENGINEERING FIRM WOULD HAVE TO DO THE DESIGN WORK FOR THE CONCRETE AND CRANE LOCATION AND THAT SHOULD TAKE ABOUT 30 DAYS AND THEN THEY WOULD ENTER INTO THE CONSTRUCTION STAGE. VICE CHAIRMAN JONES ASKED ABOUT THE LANDSCAPING AND MR. NESROFF SAID THEY WOULD BE VERY GOOD STEWARDS OF THAT. MR. SAGER SAID HE REWORKED THE SPACE AND ALSO HE ALSO HAS ALAN GLASSBERG UNDER CONTRACT TO DESIGN THE LANDSCAPING AT THE PARK AND MR. SAGER SAID HE OFFERED FOR THE COUNTY TO PAY FOR THE LANDSCAPE PLANNING FOR THE BROWN CAMPBELL COMPANY. VICE CHAIRMAN JONES SAID ORIGINALLY THEY WERE TO HAVE 5 ACRES AND NOW THE CONTRACT IS FOR 7 ACRES. MR. SAGER STATED THEY REQUESTED THE ADDITIONAL LAND FOR FUTURE EXPANSION. GLENN S TORCK, CHAIRMAN OF THE CYPRESS RIDGE BUSINESS INDUSTRIAL PARK REVIEW BOARD, ASKED IF BUSINESS HAS BEEN BEFORE THE REVIEW BOARD AND MR. SAGER SAID NO BECAUSE THEY WERE PURCHASING SPEC BUILDING #2. VICE CHAIRMAN JONES ASKED ABOUT THE REVERSION CLAUSE AND ATTORNEY JONES SAID THIS WAS A LEASE WITH THE OPTION TO PURCHASE AND A REVERSION CLAUSE WAS NOT NECESSARY. VICE CHAIRMAN JONES ASKED ABOUT THE COST FOR THE ROAD, PARKING LOT AND WATER AND SEWER TO THE BULDING. MR. SAGER SAID THAT ATM IS DOING THE DESIGN WORK AND WORKING ON THE LOGISTICS, BUT HE DID NOT KNOW THE COST. VICE CHAIRMAN JONES MOTIONED AND COUNCILMAN TUTEN SECONDED THE MOTION THAT THIS BE THE 3RD READING OF THE ORDINANCE TO APPROVE THE LEASE PURCHASE AGREEMENT WITH AN OPTION TO BUY THE SPEC BUILDING AT CYPRESS RIDGE BUSINESS INDUSTRIAL PARK . THE MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR. CHAIRMAN HOOD PRESENTED MR. NESROFF WITH A KEY TO THE BUILDING AND MR. NESROFF PRESENTED THE CHAIRMAN WITH A DONATION OF \$15,000.00 WORTH OF PRODUCTS MADE BY THE BROWN CAMPBELL COMPANY FOR THE NEW COUNTY ANNEX BUILDING.

RESOLUTIONS:

RESOLUTION AUTHORIZING PARTICIPATION IN ICMA-RC:

MR. MALPHRUS SAID THAT IN ORDER TO ESTABLISH THIS ACCOUNT, THE RESOLUTION NEEDED TO BE PASSED. THIS RESOLUTION WILL ALSO AUTHORIZES MR. FULGHUM TO SIGN ANY NECESSARY PAPERWORK. VICE CHAIRMAN JONES MOTIONED AND COUNCILMAN BLACKSHEAR SECONDED THE MOTION TO PASS THE RESOLUTION AUTHORIZING PARTICIPATION IN THE ICMA-RC. THE MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

NEW BUSINESS:

MR. SAGER, APPROVAL OF ATM \$37,500.00 SERVICE CONTRACT FOR THE LMO PREPARATION:

MR. SAGER SAID THAT THIS CONTRACT IS FOR ATM TO WORK ON AND FINISH THE LMO AT A PROFESSIONAL LEVEL. THE AMOUNT OF THE CONTRACT IS \$37,500.00. MR. SAGER SAID THEY WERE TRYING TO MEET THE TARGET DATE AND THAT MORE HELP WAS NEEDED TO BE ABLE TO DO THAT. VICE CHAIRMAN JONES ASKED IF A FINISHED DOCUMENT WILL BE GIVEN. MR. MAGLIONE, OF ATM, SAID THAT HIS COMPANY WILL FINISH THE DOCUMENT AND DEAL WITH THE CHANGES BASICALLY AT A STAFF LEVEL AND WITH THE PLANNING COMMISSION. MR. MAGLIONE SAID ATTORNEY JONES WOULD ALSO BE INVOLVED WITH THE LARGE INTENSE DOCUMENT. COUNCILMAN TUTEN ASKED WHO ATM WAS ASSISTING AND MR. MAGLIONE SAID MR. SAGER AND MR. MOYD. COUNCILMAN TUTEN ASKED HOW MUCH THE COUNTY HAS ALREADY PAID ATM THIS YEAR. MR. MAGLIONE SAID THEY WERE ASKED TO DO THE WORK AND ASKED TO GIVE A QUOTE. MR. FULGHUM SAID IN ORDER TO BRING THE ORDINANCE AND THE LDR IN ON TIME THIS HELP IS NEEDED. VICE CHAIRMAN JONES MOTIONED AND COUNCILMAN TYLER SECONDED THE MOTION TO APPROVE THE CONTRACT WITH ATM FOR \$37,500.00 FOR THE LMO PREPARATION AND THAT IT WOULD BE PAID FOR WITH FUNDS THAT WERE BUDGETED FOR THE FACILITY'S ASSESSMENT STUDY. . THE MOTION WAS CARRIED WITH COUNCILMEN TYLER AND BLACKSHEAR, VICE CHAIRMAN JONES VOTING FOR. COUNCILMAN TUTEN VOTED AGAINST.:

OLD BUSINESS:

APPROVAL OF PLANS FOR THE ANNEX BUILDING:

MR. FULGHUM SAID THE COUNCIL HAS RECEIVED THE PLANS THAT HAVE THE RECOMMENDATIONS OF THE COMMITTEE INCORPORATED INTO THEM. COUNCILMAN BLACKSHEAR REPORTED THAT THE COMMITTEE REVIEWED THE PLANS AND THE 1ST FLOOR WILL REMAIN AS SHOWN ON THE PLANS. COUNCILMAN BLACKSHEAR SAID THE 2ND FLOOR IN THE FINANCE OFFICE A PARTIAL WALL COULD BE USED IF NECESSARY, HOWEVER, VICE CHAIRMAN JONES DID NOT THINK A WALL WAS NECESSARY. COUNCILMAN BLACKSHEAR SAID THE OFFICE FOR THE DEPUTY COUNTY ADMINISTRATOR WAS CHANGED TO THE SECRETARY'S OFFICE AND THAT OFFICE WOULD HAVE A GLASS FRONT WALL. THE OTHER CHANGE WAS THE DOOR THAT WAS TO GO TO THE SECRETARY'S OFFICE HAS BEEN ELIMINATED AND ALL OFFICE ENTRANCE DOORS WILL BE AFTER THE DOUBLE DOOR ENTRANCE TO THAT SECTION OF THE BUILDING. THE AREA PREVIOUSLY TITLED SECRETARY'S OFFICE WILL NOW BE A WAITING AREA. COUNCILMAN BLACKSHEAR SAID THAT THERE WERE ALSO TWO AREAS FOR FUTURE GROWTH ON THE 3RD FLOOR. COUNCILMAN BLACKSHEAR SAID BASED ON THOSE CHANGES THE COMMITTEE WAS RECOMMENDING APPROVING THE PLANS. VICE CHAIRMAN JONES SAID THAT SECURITY CAMERAS WERE TO BE USED NOT A SECURITY PERSON. CHAIRMAN HOOD ASKED WHY THERE WAS ONLY ONE MULTI PURPOSE ROOM. AND VICE CHAIRMAN JONES SAID THE ROOM WAS FOR THE EMPLOYEES TO TAKE A BREAK OR HAVE LUNCH. COUNCILMAN TYLER MOTIONED AND VICE CHAIRMAN JONES SECONDED THE MOTION TO APPROVE THE PLANS THAT THE COUNCIL COMMITTEE REVISED BE APPROVED. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR. VICE CHAIRMAN JONES TOLD MR. SAGER TO MAKE SURE THAT THE COUNTY OWNS THE PLANS. MR. SAGER SAID HE WOULD HANDLE IT. COUNCIL INSTRUCTED THE ADMINISTRATOR TO ORDER THE CONTRACUAL DRAWINGS.

GLENN STORCK – UPDATE ON THE COMPREHENSIVE PLAN:

MR. STORCK PRESENTED NOTES ON THE COMPREHENSIVE PLAN THAT ARE ATTACHED AND MADE PART OF THE MINUTES. MR. STORCK SAID THE PLANNING COMMISSION WANTED TO REVIEW THE COMPREHENSIVE PLAN SINCE THERE WERE CHANGES IN IT THAT THEY DID NOT REVIEW. MR. STORCK SAID THAT THE PLAN IS BASICALLY THE PLAN THAT LCOG DID AND IT WAS REVISED BY THE STAFF AND THE PLANNING COMMISSION. MR. STORCK SAID THE PLANNING COMMISSION WOULD LIKE FOR THIS TO MOVE FORWARD, BUT HE DID NOT THINK THE STAFF SHOULD MOVE IT FORWARD WITHOUT THE PLANNING COMMISSIONS RECOMMENDATIONS. CHAIRMAN HOOD SAID HE ASKED THAT IT NOT BE PRINTED SINCE IT DID NOT COME WITH THE RECOMMENDATIONS OF THE PLANNING COMMISSION. NO ACTION WAS TAKEN ON THE COMPREHENSIVE PLAN.

COMMITTEE REPORTS:

COMMITTEE UPDATES AND MINUTES:

VICE CHAIRMAN JONES SAID THAT SINCE THERE WAS SO MUCH WORK IN THE BUILDING AND PLANNING DEPARTMENT, THE POSITIONS THAT ARE VACANT NEED TO BE FILLED. COUNCILMAN BLACKSHEAR SAID THE DEVELOPMENT SERVICES COMMITTEE HAD A VERY PRODUCTIVE MEETING. COUNCILMAN BLACKSHEAR SAID THEY DISCUSSED THE CODE ENFORCEMENT OFFICER'S POSITON AND THE BUILDING INSPECTOR'S POSITION. MR. FULGHUM SAID THAT THEY WERE TWO DIFFERENT ISSUES. MR. FULGHUM SAID MR. MOYD'S TITLE WAS PLANNING AND ZONING COORDINATOR AND THAT HE WANTED MR. CONREY TO PREPARE JOB DESCRIPTIONS FOR THE CODE ENFORCEMENT POSITION AND THE PLANNING POSITON. MR. FULGHUM SAID THAT THE BUILDING DIRECTOR POSITION IS NO LONGER NEEDED, BUT A PLANNING DIRECTOR IS NEEDED NOW. VICE CHAIRMAN JONES SAID THAT THE LAW REQUIRES THE COUNTY TO HAVE A LICENSED BUILDING DIRECTOR. MR. SAGER SAID A PROMOTION FOR ONE INDIVIDUAL WHO WILL HAVE THE CERTIFICATION IS PLANNED, HOWEVER, HE IS CURRENTLY BEING COMPENSATED A THAT HIGHER LEVEL. MR. FULGHUM SAID THAT THIS ISSUE NEEDS TO BE

DISCUSSED IN EXECUTIVE SESSION. VICE CHAIRMAN JONES SAID THEY NEEDED TO MOVE FORWARD WITH THE CODE ENFORCEMENT POSITION QUICKLY AS THEY DID ON ANOTHER POSITION. MR. FULGHUM SAID THAT WAS DONE AT HIS REQUEST AND HE FELT IT WOULD HURT THE CREDIBILITY OF THE WHOLE PACKAGE THAT MR. CONDREY IS DOING, IF THIS IS PUSHED FORWARD.

COUNCILMAN TUTEN SAID HE AND COUNCILMAN TYLER ATTENDED A MEETING ON PRESCRIBED BURNING AND IT WAS A VERY GOOD MEETING.

CHAIRMAN HOOD ANNOUNCED THAT LCOG STILL HAD FUNDS FOR PEOPLE WHO QUALIFY TO HAVE RENOVATION DONE ON THEIR HOME.

COUNCILMAN TYLER DISCUSSED A SPECIAL FIRE DISTRICT AND HOW ONE IS DEVELOPED. MR. WATSON EXPLAINED THE COST INVOLVED FOR THE CITIZENS IN THAT AREA IF THEY WANT TO BE A SPECIAL FIRE DISTRICT. COUNCILMAN TYLER ALSO DISCUSSED UNMANNED FIRE STATIONS AND MR. WATSON SAID HE WAS REQUESTING ADDITIONAL PAID FIREMEN IN THE UPCOMING BUDGET.

ADMINISTRATORS' REPORT:

NO REPORTS AT THIS TIME.

OPEN FLOOR TO THE PUBLIC: (3 MINUTE TIME LIMIT PER INDIVIDUAL):

CHAIRMAN HOOD OPENED THE FLOOR TO THE PUBLIC.

BARBARA BARTOLDUS SAID SHE FELT COUNCILMAN TUTEN'S ATTACK ON THE CHAIRMAN OF THE PLANNING COMMISSION WAS AN AFFRONTAGE. MS. BARTOLDUS SAID MR. STORCK HAS PUT IN OVER 600 HOURS WORKING ON THE COMP. PLAN AND THE COMP. PLAN IS A WAY TO PROTECT ALL THE CITIZENS OF JASPER COUNTY. MS. BARTOLDUS SAID SHE THOUGHT IT WAS REVOLTING THAT HE DID THAT TO SOMEONE WHO CARES ABOUT THIS COUNTY.

MR. DANZLER THANKED THE COUNCIL FOR A POSITIVE VOTE FOR THE LAND OWNERS OF JASPER COUNTY AND HE FELT THE COUNCIL WAS LED ASTRAY. MR. DANZLER SAID HE HAD A STOP WORK ORDER FOR 14 MONTHS ON HIS EXCAVATION SITE.

DEBORAH MALPHRUS ADDRESSED THE SALE OF THE OLD HOSPITAL AND SAID SHE REVIEWED THE OFFER AND THAT THE BUYER HAS NINE MONTHS TO DECIDE IF HE IS GOING TO DO ANYTHING AND THE CONTRACT DOES NOT REQUIRE HIM TO DO ANYTHING SPECIFIC WITH THE PROPERTY AND THE COUNCIL NEEDS TO MAKE IT A CONTRACTUAL OBLIGATION THAT IT BE AN ASSISTED LIVING FACILITY. MS. MALPHRUS SAID THAT THE COUNCIL NEEDED TO HAVE THE ATTORNEY REVIEW EVERYTHING IN THIS CONTRACT SO THAT THE TERMS ARE WHAT IS BEST FOR JASPER COUNTY.

SCOOTER DALY SAID THAT \$100,000.00 WAS NOT ENOUGH FOR THE HOSPITAL BECAUSE THE PROPERTY IS WORTH A LOT MORE THAN THAT. MR. DALEY SAID IT LOOKS FUNNY THAT EVERYONE INVOLVED IN THIS DEAL ARE FROM MARYLAND, AND MR. DALEY WANTED TO KNOW IF THE COUNCIL CHECKED IF THEY HAVE ALL DONE BUSINESS TOGETHER PREVIOUSLY. MR. DALEY SAID MR. FULGHUM SAID IT WOULD COST \$200,000.00 TO CLEAN UP THE HOSPITAL AND THE CONTRACT DOES NOT SAY ANYTHING ABOUT THAT AND THAT MR. JEFFCOAT HAS 180 DAYS TO DECIDE TO BUY THE PROPERTY. MR. DALEY SAID THAT JUST LIKE THE PEOPLE WHO PURCHASED THE PROPERTY FOR THE BUTTERFLY KINGDOM, MR. JEFFCOAT WAS GOING TO FLIP THIS PROPERTY. MR. DALEY ASKED COUNCIL TO STUDY THIS DEAL.

BEING NO FURTHER COMMENTS CHAIRMAN HOOD CLOSED THE FLOOR TO THE PUBLIC.

EXECUTIVE SESSION:

VICE CHAIRMAN JONES MOTIONED AND COUNCILMAN BLACKSHEAR SECONDED THE MOTION TO GO INTO EXECUTIVE SESSION TO DISCUSS CONTRACTUAL MATTERS RELATING TO THE PROPOSED LOCATION, EXPANSION, OR THE PROVISION OF SERVICES ENCOURAGING LOCATION OR EXPANSION OF INDUSTRIES OR OTHER BUSINESSES IN THE AREA SERVED BY A PUBLIC BODY AND TO DISCUSS EMPLOYMENT MATTERS. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

RETURN TO REGULAR SESSION:

COUNCILMAN BLACKSHEAR MOTIONED AND COUNCILMAN TUTEN SECONDED THE MOTION TO RETURN TO REGULAR SESSION. THE MOTION CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

CHAIRMAN HOOD INSTRUCTED MR. FULGHUM TO GET IN TOUCH WITH MR. TAYLOR AND TO MOVE FORWARD AS SOON AS POSSIBLE REGARDING RIDGELAND LAKES AND IF HE CAN'T DO THAT HE IS TO NOTIFY THE CHAIRMAN SO THAT HE CAN CALL A SPECIAL MEETING.

CHAIRMAN HOOD INSTRUCTED MR. FULGHUM TO BRING HIS RECOMMENDATIONS TO THE ADMINISTRATIVE SERVICES COMMITTEE MEETING ON MAR. 21, 2007 REGARDING HIS PERSONNEL RECOMMENDATIONS.

ADJOURN:

COUNCILMAN BLACKSHEAR MOTIONED AND COUNCILMAN TUTEN SECONDED THE MOTION TO ADJOURN THE MEETING. THE MOTION WAS CARRIED WITH ALL MEMBERS PRESENT VOTING IN FAVOR.

THE MEETING ENDED AT 10:20 P.M.

ADJOURN:

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

JUDITH M. FRANK, CCC
CLERK TO COUNCIL

DR. GEORGE M.HOOD
CHAIRMAN