

**JASPER COUNTY COUNCIL
MARY GORDON ELLIS EXECUTIVE BUILDING
ENGINEERING COMMITTEE
CONFERENCE ROOM
DECEMBER 6, 2007
11:00 A.M.**

SPECIAL CALLED MEETING

OFFICIALS PRESENT:

CHAIRMAN FRED TUTEN, COUNCILMAN TYLER, ANDREW FULGHUM-ADMINISTRATOR, STEVE SAGER- PROJECT MANAGER, JUDITH FRANK-CLERK TO COUNCIL

OFFICIALS ABSENT:

DALE TERRY, DEP. ADMINISTRATOR OF ENGINEERING SERVICES.

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

MR. FULGHUM SAID THAT HE CALLED THIS MEETING AND THAT MR. TERRY WAS ILL AND COULD NOT ATTEND. MR. FULGHUM HANDED OUT A PACKET WITH MR. SAGER'S MEMO AND MR. TERRY'S REGULAR MONTHLY REPORT.

SPEC BUILDING II:

MR. SAGER DISCUSSED SPEC BUILDING II AND HE SAID THAT HE WAS GOING TO GO TO THE TRANSPORTATION COMMITTEE TO REQUEST \$160,732.00 FOR THE PAVING WORK AT SPEC BUILDING II. MR. SAGER SAID THAT THE TRANSPORTATION COMMITTEE ALREADY COMMITTED \$50,000.00 TO THE PROJECT AND THAT MONEY WAS APPLIED TO THE DESIGN WORK. MR. SAGER SAID THE BIDS HAVE GONE OUT AND HE WOULD BE BRINGING THEM TO COUNCIL TO APPROVE IN JANUARY. MR.FULGHUM SAID THE PORTION OF THE BID THAT WOULD BE ELIGIBLE FOR TRANSPORTATION COMMITTEE FUNDING IS \$160,732.00. MR. FULGHUM AND MR. SAGER PRESENTED A COPY OF THE ROAD THAT NEEDED TO BE EXTENDED. MR. FULGHUM SAID THAT THE \$160,732.00 WOULD COVER 250 FEET OF NEW ROAD. MR. SAGER SAID THE ROAD IS OWNED BY THE COUNTY. CHAIRMAN TUTEN SAID THAT IN ORDER TO SELL ADDITIONAL LAND THE ROAD WOULD HAVE TO BE EXTENDED. CHAIRMAN TUTEN SAID HE THOUGHT THE ROAD WAS ALREADY FINISHED, AND MR. SAGER SAID ONLY A SMALL PORTION IS COMPLETE, GRADING, UTILITIES AND A PARKING LOT IN FRONT OF THE BUILDING AND EXTENDING THE ROAD ARE SOME OF THE ITEMS COVERED IN THE BID. MR. SAGER SAID THE TOTAL COST FOR THE PUBLIC RIGHT OF WAY IMPROVEMENTS ARE \$160,732.00, THE SITE IMPROVEMENTS ON THE PARCEL IS \$461,890.50 FOR A TOTAL CONSTRUCTION COST OF \$622,622.50. THE RIGHT OF WAY

IMPROVEMENTS COVER CONSTRUCTION OF THE ROAD, INGRESS AND EGRESS, DRAINAGE, UTILITY WORK AND TRAFFIC SIGNS ALL WITHIN THE RIGHT OF WAY ONLY ARE COVERED IN THE \$160,732.00. MR. SAGER PROVIDED THE COMMITTEE WITH A COPY OF PORTION OF THE BID THAT DEALT WITH THE RIGHT OF WAY. THE TOTAL BID FOR ALL THE IMPROVEMENTS IS \$622,622.50 AND THE LOW BIDDER IS J.R. WILSON CONSTRUCTION COMPANY FOR HAMPTON COUNTY. MR. SAGER SAID HE WOULD BE PRESENTING THE COUNCIL WITH THIS INFORMATION IN JANUARY, BUT HE WANTED THE COMMITTEE TO KNOW HE PLANNED ON ATTENDING THE DECEMBER MEETING OF THE TRANSPORTATION COMMITTEE TO REQUEST THE MONEY FOR THE RIGHT OF WAY. MR. SAGER SAID THAT NONE OF THE DOORS ARE SUITABLE FOR A LOADING DOCK SO THE ROAD HAS TO BE EXTENDED. MR. SAGER SAID THE \$160,732.00 ALSO COVERS A PORTION OF THE FRONT OF THE BUILDING. CHAIRMAN TUTEN SUGGESTED THAT MR. SAGER REQUEST ENOUGH FUNDS SO THE ROAD CAN BE EXTENDED FOR PHASE II OF THE PARK. MR. FULGHUM SAID THAT BROWN CAMPBELL WAS PUTTING IN \$500,000.00 TO IMPROVE THE INSIDE OF THE BUILDING. MR. SAGER SAID THE FUNDS TO PAY FOR THE SITE IMPROVEMENTS ARE IN THE COMMERCIAL DEVELOPMENT FUND WHICH HAS ABOUT ONE MILLION DOLLARS IN IT, BUT HE WOULD HAVE TO CHECK WITH MR. MALPHRUS TO MAKE SURE THE FUNDS WERE NOT PART OF THE LOAN THE COUNTY IS EXTENDING TO BROWN CAMPBELL. CHAIRMAN TUTEN ASKED WHAT IS THE COUNTY MAKING THE LOAN FOR AND MR. SAGER SAID FOR THE INSIDE IMPROVEMENTS. MR. FULGHUM SAID HE CALLED THIS MEETING TO PRESENT THE REQUEST TO THE TRANSPORTATION COMMITTEE FOR THE RIGHT OF WAY IMPROVEMENTS. COUNCILMAN TYLER ASKED IF THEY WERE ONLY DEVELOPING A PORTION OF THE ROAD EXTENSION AND MR. FULGHUM SAID THEY WERE, BUT THERE WAS NO NEED TO EXTENDED IT FURTHER AT THIS TIME AND THE ROAD HAS BEEN DESIGNED. MR. SAGER SAID THAT ONLY ABOUT 10% OF THE PARK HAS BEEN DEVELOPED. MR. SAGER SAID IF THE WHOLE ROAD WAS COMPLETED, IT WOULD MAKE THE PARK MORE ATTRACTIVE. MR. FULGHUM SAID THAT THE COUNTY DID NOT HAVE THE MONEY NOW TO COMPLETE THE ENTIRE ROAD, SO THEY WERE WORKING ON HAVING IT DONE AS THE BUSINESSES COME TO LOCATE IN THE PARK. MR. SAGER SAID THAT IF THE TRANSPORTATION COMMITTEE HAS MORE MONEY, THEN NOW WOULD BE THE TIME TO REQUEST IT. MR. FULGHUM SAID THAT FOUR PARCELS HAVE BEEN SOLD AND THE DEVELOPERS WILL BUILD THE BUILDINGS AND DO THE SITE WORK AND THE COUNCIL MUST APPROVE ALL SALES. MR. FULGHUM SAID THE COUNTY SHOULD SHIFT TO SELLING THE LAND AND LETTING THE DEVELOPERS DO THE REST. CHAIRMAN TUTEN ASKED HOW BROWN CAMPBELL WAS PAYING THE LOAN BACK. MR. SAGER SAID THE LOAN IS OVER 10 YEARS WITH A BALLOON PAYMENT AT THE END OF FIVE YEARS. MR. FULGHUM SAID THAT THEY WANTED TO DO A GOOD JOB ON THE SITE OF THIS BUILDING TO SET THE EXAMPLE FOR THE REST OF THE PARK. MR.

SAGER SAID THE LOAN HAD PERSONAL GUARANTEES AND A LETTER OF CREDIT. MR. SAGER SAID THE LOAN WAS FOR \$400,000.00 OVER 10 YEARS WITH A BALLOON PAYMENT AT THE END OF FIVE YEARS AT 3.5 % INTEREST.

COUNCILMAN TYLER ASKED IF THE PARK HAS INCREASED IN TOTAL VALUE AND IF IT HAD A VARIETY OF USES. MR. FULGHUM SAID THAT THE PARK HAS GONE FROM NOTHING HAPPENING AND SHABBY LOOKING TO LOOKING GOOD, AND IMPROVED COMMUNICATION WITH THE OWNERS, AND THE PRICE HAS GONE FROM \$4,000.00 PER ACRE TO \$15,000.00 PER ACRE. MR.SAGER SAID THAT TICO WAS SOLD 100 ACRES AND THEY HAVE EXPRESSED AN INTEREST IN SELLING IT BACK TO THE COUNTY AND THEY ALSO WANT TO BE ABLE TO SELL IT TO OTHER COMPANIES. CHAIRMAN TUTEN SAID THAT TICO WOULD HAVE TO PAY FOR THEIR OWN ROADS ON THEIR PROPERTY AND MR. SAGER SAID THAT THEY WOULD.

MR. SAGER SAID THAT THE BALANCE OF THE LOAN AT THE END OF THE 5 YEARS WILL BE \$217,000.00 AND THE BUYERS MUST DECIDE IF THEY ARE GOING TO STAY. MR. SAGER SAID THEY HAVE AN OPTION TO PURCHASE THE PROPERTY FOR \$665,000.00 FOR THE LAND AND THE BUILDING. MR. FULGHUM SAID THE SITE IMPROVEMENT MONEY WILL REMAIN ON THE TABLE AND BE PAID FOR BY THE COUNTY. CHAIRMAN TUTEN SAID THAT MONEY WAS OVER \$505,000.00 AND HE FELT THE COUNTY SHOULD GET ALL THEIR MONEY BACK. MR. SAGER SAID THE COUNTY WOULD ONLY GET THE BUILDING AND LAND BACK AND THE IMPROVEMENTS THAT THE LOAN COVERED. MR. FULGHUM SAID THAT THE \$505,000.00 FOR SITE IMPROVEMENTS WILL NOT COME BACK, BUT THEY WILL BE IN PLACE FOR THE FUTURE AND THE WATER, SEWER AND ELECTRIC WILL BE EXTENDED FURTHER INTO THE PARK. CHAIRMAN TUTEN SAID HE DID NOT WANT THIS TO COME TO THE COUNCIL UNTIL THEY HAD EXACT NUMBERS. MR. SAGER SAID HE HAD THE EXACT SPECS BECAUSE THE PROJECT HAS GONE OUT TO BID. MR. FULGHUM SAID THE AMOUNT WILL HAVE TO GO TO COUNCIL FOR APPROVAL AND THAT MR. SAGER NEEDED TO GO TO THE NEXT TRANSPORTATION COMMITTEE MEETING TO REQUEST THE FUNDS, HOWEVER, THERE IS NO TIME CRUNCH ON THIS AND WITH THE ELECTION OF OFFICERS AT THE FIRST MEETING IN JANUARY, HE WOULD LIKE TO BRING IT TO THE SECOND MEETING IN JANUARY.

COUNCILMAN TYLER SAID HE WAS CONCERNED ABOUT THE ATTRACTIVENESS OF THE PARK AND ASKED HOW FREQUENTLY HAVE PEOPLE BEEN COMING IN AND REQUESTING INFORMATION ON THE PARK. MR. SAGER SAID HE HAS HAD ABOUT 10 INQUIRIES AND 2 HAVE RESULTED IN SALES AND 1 IS DORMANT, BUT MAY BE COMING BACK TO LIFE AND HE DID NOT INCLUDE BROWN CAMPBELL IN THOSE NUMBERS.

COUNCILMAN TUTEN ASKED HOW MANY PEOPLE WERE EMPLOYED AT THE PARK AND WHAT WAS THE STARTING SALARY. MR. FULGHUM SAID THAT HE WILL WORK ON GETTING THOSE NUMBERS AND WILL REPORT BACK TO THE COMMITTEE. CHAIRMAN TUTEN SAID THAT HE LIKES TO

SEE SMALL COMPANIES COMING INTO THE PARK AND HE GIVES MR. SAGER CREDIT FOR THAT. CHAIRMAN TUTEN SAID AT ONE TIME THE COUNTY CONSIDERED SELLING THE PARK AND HE WAS GLAD THAT THEY DID NOT SELL IT. MR. SAGER SAID THAT HE HAS BEEN MARKETING THE AREA AND HAS BEEN SHARING THE EXPENSE OF MARKETING THE COUNTY WITH THE MUNICIPALITIES AND THEY ARE ALL WORKING TOGETHER AND HE WILL BEGIN WORKING WITH THE NEW ALLIANCE WITH BEAUFORT COUNTY. MR. FULGHUM SAID THAT WHILE THEY ARE ALL DEALING WITH THEIR OWN JURISDICTIONS, IT IS IMPORTANT TO GET THE INFORMATION OUT TO THE PEOPLE ABOUT THE AREA. MR. SAGER SAID THE JOINT MARKETING EFFORT HAS HELPED.

COUNCILMAN TYLER ASKED IF CYPRESS RIDGE WAS THE ONLY BUSINESS/INDUSTRIAL PARK IN JASPER COUNTY. MR. SAGER RESPONDED THAT IT WAS THE ONLY COUNTY OWNED PARK. MR. SAGER SAID THAT HE HAS BEEN WORKING WITH TED FELDER AND THEY ARE PUTTING TOGETHER SITES THAT MEET THE VARIOUS NEEDS FOR PEOPLE INQUIRING ABOUT LOCATING IN JASPER COUNTY. MR. SAGER SAID THE GOAL IS TO GET THEM TO THE COUNTY AND TO LOCATE IN THE COUNTY. MR. FULGHUM REFERRED TO RIVERWALK AND INFORMED COUNCILMAN TYLER THAT IT WAS A PRIVATELY OWNED PARK AND MR. FULGHUM AND COUNCILMAN TYLER AGREED TO VISIT THE PARK AFTER THE MEETING. MR. FULGHUM SAID THE ANNEX BUILDING IS GOING UP VERY QUICKLY AND MR. SAGER WAS COORDINATING IT AND HAVING PROGRESS MEETINGS MONTHLY WITH THE 1ST MEETING IN JANUARY. MR. FULGHUM SAID THAT THE ANNEX BUILDING SHOULD BE COMPLETE BY FEBRUARY, 2009 AND THEN THE RENOVATION OF THE COURTHOUSE WILL START AND HOPEFULLY, EVERYTHING WILL BE COMPLETED IN TIME FOR THE CENTENNIAL CELEBRATION.

CHAIRMAN TUTEN ASKED ABOUT THE SITUATION AT PUBLIC WORKS AND MR. FULGHUM SAID THAT IT WAS HANDLED.

THE MEETING ADJOURNED AT NOON.

RESPECTFULLY SUBMITTED BY:

APPROVED BY:

JUDITH M. FRANK, CCC
CLERK TO COUNCIL

FRED TUTEN
CHAIRMAN