**MINUTES**

**TURBEVILLE TOWN COUNCIL**

**SPECIAL CALLED MEETING**

**SEPTEMBER 27, 2023**

**11:00 a.m.**

**Members Present:** Mayor Pro-Tem Herbert Mims, Councilmembers Judy Coker,

Doyl Gray, and Albert Mobley

**Others Present:** Town Clerk Kaitlin Alexander, Town Administrator Bill Taylor, County Councilman Pat Coker, County Administrator David Epperson, Donny Phipps, and Linda Gray

Mayor Pro-Tem Mims called the town council meeting to order at 11:00 am and declared that a quorum was present. **Councilmember Mobley** offered the invocation.

1. A motion was made by **Councilmember Gray** to adopt the meeting agenda as presented**.** The motion was seconded by **Councilmember Mobley** and passed by unanimous vote.
2. Mayor Pro-Tem Mims introduced Mr. Donny Phipps with CC&I Services, LLC, who was present to discuss the services that they provide in the area of building permitting and inspections. Mr. Phipps provided a detailed packet to each of the town councilmembers which highlighted the services that they provide as well as the various certified building officials and inspectors they have located around the state. Phipps explained that there is no start-up cost for the town to contract with CC&I Services and that the town would actually receive 12 % back from all the fees collected. The Town would perform the zoning portion and would have access to CC&I Services permitting system. He said they can do next day inspections if they are called before 4:00 p.m. apart from holidays and weekends. He stated inspections can be done on these days for an additional fee. He also said they can also perform code enforcement activities for the town but that would be under a separate agreement.
3. Mayor Pro-Tem Mims then introduced County Administrator David Epperson. Epperson said that the County Council met last week at the request of Mayor Pro-Tem Mims to consider the possibility of providing building permitting and inspection services for the town. He stated that the County Council had approved an Intergovernmental Agreement with the Town of Turbeville for these services. Unlike CC&I, Epperson stated that the said the County would receive all the fees for building permits, plan review, and building inspections. Anyone wishing to obtain a building permit would first have to receive a Zoning Verification Letter from the town and then submit that to the County where they would consider the building permit application.

Mayor Pro-Tem Mims asked what the wait time for inspections would be. Mr. Epperson said the county would try to get the inspections done as soon as they can get someone out there. **Councilmember Coker** asked if the town would receive reports on inspections that are made. Mr. Epperson said once a certificate of occupancy is completed, the town can receive a copy. Mayor Pro-Tem asked if the county would put stop work orders on projects that have not obtained a permit and. Epperson said that they would. He said the goal is to make sure the building is built by the law. He also said no code enforcement activities will be performed and the only finances that the town would receive would be from any zoning fees.

1. Mayor Pro-Tem Mims stated that he would like for the council to enter into executive session to discuss the tow proposals under Section 30-40-70(a)(2) of the SC State Code as amended, which states as follows:

***discussion of negotiations incident to proposed contractual arrangements, discussions of a proposed sale or purchase of property, receipt of legal advice, settlement of legal claims or discussions of the public agency's position in adversary situations, discussion about development of security personnel or devices.***

**Councilmember Mobley** made a motion to enter Executive Session. The motion was seconded by **Councilmember Gray** and passed by unanimous vote.

1. After about 20 minutes the Council returned from Executive Session**. Councilmember Mobley** made a motion to re-enter the regular session. The motion was seconded by **Councilmember Coker** and passed by unanimous vote. Mayor Pro-Tem Mims stated that while in executive session, no decisions were made, nor votes taken.
2. Mayor Pro-Tem Mims stated the issue that was discussed in executive session was to decide on who the town would go with for building permitting and inspections. **Councilmember Gray** made a motion to approve the Clarendon County proposal. The motion was seconded by **Councilmember Coker** and passed by unanimous vote.
3. There being no further business, **Councilmember Gray** made a motion to adjourn. The motion was seconded by **Councilmember Coker** and passed by a unanimous vote. The meeting was adjourned at **11:48 am.**

Respectfully submitted,

**Kaitlin Alexander**

Town Clerk