

**MINUTES
REGULAR MEETING
WINNSBORO TOWN COUNCIL
NOVEMBER 30, 2021**

Present: Mayor John McMeekin; Mayor Pro-Tem Demetrius Chatman; Danny Miller, Jae Burroughs, Council Members; Jason Taylor, Town Manager; Scott Elliott, Town Attorney; Patti L. Davis, Town Clerk.

Absent: Janice Bartell-Prather.

The Winnsboro Town Council met in regular session on November 30, 2021, at 6:15 p.m. at the Winnsboro Women's Club. In accordance with the South Carolina Code of Laws, 1976, Section 30-4-80 (e), as amended, the following persons and/or organizations have been notified of the time, date and location of this meeting: The Independent Voice of Blythewood and Fairfield, The Country Chronicle and four hundred ninety-two other individuals.

1. CALL TO ORDER

Mayor McMeekin called the Regular Meeting to order at 6:15 p.m.

2. INVOCATION

Council Member Miller led the invocation.

3. APPROVAL OF AGENDA

Council Member Burroughs made a motion, seconded by Council Member Miller, to approve the agenda. Mayor Pro-Tem Chatman inquired why the second reading of the budget amendment ordinance was not on the agenda. Per Mr. Taylor, timing would not allow it to be on this agenda as the public notice for the public hearing had to be advertised with 15 days' notice. This is required by law, and the second reading along with the public hearing will be on the agenda for the next meeting. ***The motion carried 4-0.***

4. APPROVAL OF MINUTES

Mayor Pro-Tem Chatman made a motion, seconded by Council Member Burroughs, to approve the Finance Work Session minutes of November 16, 2021. ***The motion carried 4-0.***

5. MAYOR'S COMMENTS

Mayor McMeekin hopes everyone had a happy Thanksgiving.

6. PUBLIC COMMENT (3 MINUTES): THE TOTAL TIME ALLOCATED TO THIS PUBLIC COMMENT SEGMENT IS 30 MINUTES.

Yvette Howard – Mrs. Howard spoke concerning adding additional residents to the Town when she feels services are not being provided for long term residents. Mrs. Howard stated for years residents of her neighborhood have been requesting services that should be provided but are not. When this began, residents were told there were not proper codes on the books. Over the years, the codes have been added but still are not enforced. A meeting was held on August 3, and it was stated that all code requests should be in writing. Mrs. Howard would likewise request that the responses be put in writing. She also has concerns about email correspondence responses. Also of concern is the audience cannot hear everything that is going on during the Council meetings, so she feels there needs to be a better sound system so the speakers can be heard.

7. PUBLIC HEARINGS

None.

8. SPECIAL REPORTS/PRESENTATIONS

A. Gene Stephens, Chamber – Walking Brochure. Mr. Stephens had given each Council Member the walking brochure and then listed all those who have worked to make this project possible. A total of 5,000 brochures were printed in the initial printing, and there was a great response. The brochures are sent to every visitor's center in the State of South Carolina, and all the centers have requested more due to the positive feedback. This is probably due to the fact that this is currently one of the best walking brochures. Inventory is low, and Mr. Stephens provided a quote to Council for the reorder. He is requesting for the Town to put forth some funding for this project to reorder 10,000 brochures, which would last around two years. The brochures are also being placed in stores. The printing cost will be around \$2,000 and the request is for the Town to cover the \$2,000 with the Chamber covering the rest of the cost. The Chamber is also working with Ridgeway to improve their brochure. Mayor Pro-Tem Chatman inquired if there was only one quote, and Mr. Stephens stated this is correct as this is the printer who did the original order. It is more feasible for them to do this project as they have the original files. However, Mr. Stephens stated he can certainly get more quotes if needed. Mayor Pro-Tem Chatman asked if the Chamber has the original digital file, and Mr. Stephens stated the Chamber is working on getting this so it can be placed on websites. There will be a small charge to obtain the file, which the Chamber will cover. He has also been working with someone at the school concerning 360 virtual technology. Mayor McMeekin inquired if the Town participated in the cost of the brochure in the past. Per Mr. Stephens, the original cost was \$3,000 with the Town contributing \$1,500. The remainder of that cost was covered by Fairfield Forward. Mayor Pro-Tem Chatman stated it is hard

to approve a request with only one quote, and Council has now established that more than one quote is preferable. Mr. Stephens will work on this and get back with Council. Council Member Miller stated the Chamber is doing a great job. Mr. Stephens stated thanks should go to Dillon Pullen, the Historical Society, Pelham Lyles and Mrs. Ernestine with Fairfield Forward who have all done a phenomenal job. Mayor Pro-Tem Chatman inquired if Fairfield Forward could contribute. Per Mr. Clauson, this would actually be a perfect expense for the accommodations and hospitality tax, which would need to be brought to the County. The County is collecting this tax, and this would be a perfect use for it. Mr. Stephens stated Ridgeway is paying for their upfront design cost, which is a big cost at the beginning of the project. The Chamber will help to cover some of the printing cost for them. Mayor McMeekin stated the Town's funds are quite tight at the moment, and the accommodations tax would be a better avenue. Mr. Stephens will speak with the County concerning the Winnsboro and the Ridgeway brochures, and then he will get back with Council in January.

9. ORDINANCES AND RESOLUTIONS

- A.** Second and Final Reading Ordinance No. 111621-C: An Ordinance Annexing into the Town of Winnsboro a 0.6 Acre Tract of Land, Located at 1005 Newberry Road, Winnsboro, SC, Owned by Diane Swanson, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 107-03-03-007-000. Motion made by Council Member Burroughs, seconded by Mayor Pro-Tem Chatman, to approve Second and Final Reading of Ordinance No. 111621-C. ***The motion carried 4-0.***
- B.** Second and Final Reading Ordinance No. 111621-D: An Ordinance Annexing into the Town of Winnsboro a 0.16 Acre Tract of Land, Located at 550 A and 550 B Church Lane, Winnsboro, SC, Owned by Joe & Patti Wilkes, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-04-003-000. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve Second and Final Reading of Ordinance No. 111621-D. ***The motion carried 4-0.***
- C.** Second and Final Reading Ordinance No. 111621-E: An Ordinance Annexing into the Town of Winnsboro a 0.15 Acre Tract of Land, Located at 105 Bryant Street, Winnsboro, SC, Owned by Gerald & Joverl Ott, in Fairfield County, Not Already Within the Winnsboro

Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 126-02-02-006-000. Motion made by Council Member Burroughs, seconded by Mayor Pro-Tem Chatman, to approve Second and Final Reading of Ordinance No. 111621-E. ***The motion carried 4-0.***

- D.** First Reading Ordinance No. 113021-A: An Ordinance Annexing into the Town a 133.9 Acre Tract of Land, Located at 365 Shrine Circle West of Highway 321 By-Pass, Winnsboro, SC, Owned by Grady Strange, et al, in Fairfield County, not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-29-004-000. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve First Reading of Ordinance No. 113021-A. ***The motion carried 4-0.***
- E.** First Reading Ordinance No. 113021-B: An Ordinance Annexing into the Town of Winnsboro a 11.6 Acre Tract of Land, Located West of Highway 321 By-Pass, Winnsboro, SC, Owned by Grady Strange, et al, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-29-005-000. Motion made by Council Member Burroughs, seconded by Mayor Pro-Tem Chatman, to approve First Reading of Ordinance No. 113021-B. ***The motion carried 4-0.***
- F.** First Reading Ordinance No. 113021-C: An Ordinance Annexing into the Town of Winnsboro a 41 Acre Tract of Land, Located at US 321 Business & US 321 By-Pass, Winnsboro, SC, Owned by Grady Strange, et al, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-30-007-000. Motion made by Council Member Burroughs, seconded by Council Member Miller, to approve First Reading of Ordinance No. 113021-C. ***The motion carried 4-0.***
- G.** First Reading Ordinance No. 113021-D: An Ordinance Annexing into the Town of Winnsboro a 2.08 Acre Tract of Land, Located West of Highway 321 By-Pass, Winnsboro, SC, Owned by Grady Strange, et al, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No.145-03-01-025-000. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve First Reading of Ordinance No. 113021-D. ***The motion carried 4-0.***

- H. First Reading Ordinance No. 113021-E: An Ordinance Annexing into the Town of Winnsboro a 0.72 Acre Tract of Land, Located at 602 Columbia Road (Strawberry Patch), Winnsboro, SC, Owned by Grady Strange, et al, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No.145-01-24-001-000. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve First Reading of Ordinance No. 113021-E. **The motion carried 4-0.**
- I. First Reading Ordinance No. 113021-F: An Ordinance Annexing into the Town of Winnsboro a 1.17 Acre Tract of Land, Located at Columbia Road & 11th Street, Winnsboro, SC, Owned by Grady Strange, et al, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-24-015-000. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve First Reading of Ordinance No. 113021-F. **The motion carried 4-0.**
- J. First Reading Ordinance No. 113021-G: An Ordinance Annexing into the Town of Winnsboro a 3.82 Acre Tract of Land, Located at Columbia Road, Winnsboro, SC, Owned by Dillon Pullen, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 126-03-19-004-000. Motion made by Council Member Burroughs, seconded by Council Member Miller, to approve First Reading of Ordinance No. 113021-G. **The motion carried 4-0.**
- K. First Reading Ordinance No. 113021-H: An Ordinance Annexing into the Town of Winnsboro a 0.2 Acre Tract of Land, Located at 285 Cedar Street, Winnsboro, SC, Owned by Mary Robinson, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-05-002-000. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve First Reading of Ordinance No. 113021-H. **The motion carried 4-0.**
- L. First Reading Ordinance No. 113021-I: An Ordinance Annexing into the Town of Winnsboro a 0.66 Acre Tract of Land, Located at 321 Forest Hills Drive, Winnsboro SC, Owned by Diana Woods, in Fairfield County, Not Already Within the Winnsboro Town Limits,

and Including all Adjacent and Abutting Rights-of-Way. Tax Map No. 126-04-07-002-000. Motion made by Council Member Burroughs, seconded by Mayor Pro-Tem Chatman, to approve First Reading of Ordinance No. 113021-I. ***The motion carried 4-0.***

10. MANAGER'S REPORT

- A.** Zoning of Annexations. To follow up on some of the annexations that Council has been performing, Mr. Clauson will speak to the zoning aspect. Also, we are in talks with Mr. Rainwater about which districts these new annexations would fall into so Council can get a chance to review this prior to action being taken. Per Mr. Clauson, all properties are placed into R-1 for interim zoning. It is then brought before the Planning Commission, and the Commission will either confirm the R-1 or have an alternate that would be recommended to Council. It will then come before Council with a public hearing and then adoption by ordinance. Mayor Pro-Tem Chatman also inquired concerning the brochure being provided to the churches, and Mr. Clauson stated he is in the process of completing the brochure, which will be provided to Council. Mr. Taylor stated that annexation is a very good deal with the savings on the utilities.
- B.** Update on AMI System. The company is still in the process of completing Blythewood in Phase 1. In speaking with Mr. Medlin, there have been no problems, and Mr. Peak had nothing to add except that it is going smoothly.
- C.** Water Leaks. There are a number of ongoing water leaks, and there have been complaints coming from the citizens. The leaks are being worked on. The Town's system is an old system, and we will be seeking money in the future from the State to help address this problem. A meeting was recently held with the engineers in order to draw up a map to identify critical areas and have the utilities agree on the map so a unified utility improvement process can be taken to Commerce to request funding to address some of these issues. Per Mr. Peak, there are a number of leaks currently, and most of the leaks are small surface leaks. One thing Mr. Peak has to do as a leader is to prioritize work being done by the department. The few people in the department cannot be designated to fix small leaks when there is possibly a big leak or a sewer spill or a gas leak. Leaks usually take place every year around this time. There are a lot of water leaks in the dead of winter. However, most of the time when the seasons change going from warmer temperatures into cooler temperatures, there is movement in the ground. This is just the nature of this system. Speaking of areas that need improvement, Mr. Peak stated a large circle could be drawn to include South Winnsboro, because these lines were installed in

1912. The water lines are still there, even though over the years some have been replaced, but it is an old system. Chances are there will be a 10% increase every year until the lines are eventually replaced. Mr. Peak stated he currently has around 35 work orders pending. So far, 28 have been completed this month. However, as work orders are completed, there are always new ones being added. We will catch up with it all eventually. Mr. Peak stated he does try to get this handled before freezing conditions so there will not be ice patches in the roadways. The department is getting to the leaks as best it can, and again, Mr. Peak does try to prioritize. Mayor McMeekin stated he has been in touch with our superior elected leaders to request for them to look out for the Town as the money comes into the State. Mr. Peak stated this will be a key to a lot of this. Also, the Town needs to look at the type of materials it has in the ground. Chances are a lot of the money could be justified to replace a lot of these services. Mr. Peak is also trying to replace what he can as he goes along. Mr. Taylor inquired how many miles of lines require maintenance, and Mr. Peak stated this number would be 500+ to include water, gas, etc. He has hired other employees and is slowly building the department back, and he has some really good guys that have come on board. Currently, the department is working at Old Castle in the industrial park off Cook Road. The water line in this area was never completed, so to get Old Castle in, a crew has been dedicated to extend the 10 inch water line to serve this industry, with also another 2 inch gas main to serve. Mr. Taylor stated we are very glad to have Old Castle, and this industry will be an asset. They will also hire a good many local people. Mayor McMeekin stated he has been hearing there are billions of dollars needed to replace lines across America, so it is not just a local problem.

- D.** Update on Armory Floor Project. Per Mr. Taylor, there was initially a false start on this with the quotes that were received in the beginning. The project also grew. It was first anticipated that the Town would need to spend about \$9,000 on the floor, which represented a small section of floor. However, almost none of the old floor was salvageable. The floor has now been totally removed by in-house crews thereby saving funds. Initial quotes included around \$67,000 to have the floor removed. The project was then bid out, with a number of people looking at the job. However, no bids were received. It has now been put back for bid with more advertising. Around ten companies have inquired about and looked at the project, and Mr. Taylor stated he is hoping for more bids this time around. The price of lumber is also considerably lower now, so we hope there will be good bids received. Mayor Pro-Tem Chatman inquired if we are going back with the wood floors. Per Mr. Taylor, laminate, concrete and other surfaces were

considered, but he feels it would be best to go back with what was there prior.

- E.** Mr. Taylor informed Council of a clean-up day for Fortune Springs Park. There is a volunteer group (flyer handed out previously to Council) who is looking to do some clean-up work in the park, and we welcome them being able to do this. Mr. Clauson has been working with the group, and Mr. Clauson stated he does not know the exact number of volunteers, but they will be planting four crepe myrtles, painting of some of the structures and parking lines, and then generally picking up trash. This event is scheduled from 9-12.
- F.** Mr. Taylor introduced Mr. Russel Wright, the new Director of the wastewater treatment facility. Mr. Wright introduced himself to Council and the citizens. He has over 25 years of experience in the wastewater field in operations and management. He has worked in Kershaw County and comes from Chapin. He feels he has a lot of knowledge and experience to bring to the Town. He has been a Fairfield County resident his whole life and grew up in the Mitford area. Mr. Wright is looking forward to working for the Town. Council Member Miller, along with the rest of Council, welcomed Mr. Wright.

Council Member Miller inquired of the AMI system, and Mr. Taylor stated it is being installed currently. Mr. Peak stated the installation was begun yesterday in Cobblestone. Also, Council Member Miller inquired concerning the employee salary scale study. Per Mr. Taylor, the process has been started with questionnaires for the staff, and we should receive the final report after the first of the year.

11. OLD BUSINESS

None.

12. NEW BUSINESS

As Mayor McMeekin stated at a prior meeting, he has taken former Mayor Gaddy's place on the Council of Government. A Zoom meeting was held, and some of the inquires were interesting. The pandemic appears to have increased the rate of retirement for older folks, and there is a reduced work force as a result. This group feels the biggest threat to the economy is the new variant, Omicron. Overall, the meeting was very good with a lot of good information. It was also said that 75% or 78% of millennials want electric cars, which will be a big transition in the automotive field.

Council Member Miller stated Mr. Clauson did a very good job in pulling together an explanation of what is going on with the Zion Hill project, including showing some items confirmed, some with potential, no contracts, no title searches, etc. This report is really appreciated, and this is information that can be shared with the residents in the community.

Mayor Pro-Tem Chatman inquired concerning the roads in the town. It appears the roads with no traffic get paved, and the ones that need it the most do not. Mr. Taylor stated this is a DOT process, and there are rules and procedures they follow with regard to this. Mayor McMeekin stated there used to be a County citizen who stayed in touch with DOT, but he believes this process is not in place anymore. Council Member Miller agreed, and a list can be compiled because this is definitely a major concern. He does appreciate Highway 321 being repaved into the Town of Winnsboro, because this road was terrible. Mayor McMeekin believes Representative McDaniel did some pushing on this project, so when she is seen around, we need to be mentioning the Town roads to her. Council Member Miller stated maybe with the infrastructure bill there would be money for roads. Mr. Taylor feels this will primarily be for water and sewer.

13. EXECUTIVE SESSION: (The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, Council may take action on matters discussed in Executive Session.)

No executive session needed.

14. ADJOURN

At 7:03 p.m., it was moved by Council Member Burroughs, seconded by Council Member Miller, to adjourn. ***The motion carried 4-0.***



PATTI L. DAVIS
TOWN CLERK



JOHN MCMEEKIN
MAYOR