

**MINUTES
REGULAR MEETING
WINNSBORO TOWN COUNCIL
JULY 5, 2022**

Present: Mayor John McMeekin; Mayor Pro-Tem Chatman (arrived at 6:27 p.m.), Danny Miller, Jae Burroughs, Council Members; Jason Taylor, Town Manager; Patti L. Davis, Town Clerk.

Absent: Janice Bartell-Prather

The Winnsboro Town Council met in regular session on July 5, 2022, 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 Burroughs led the invocation.

3. APPROVAL OF AGENDA

Council Member Burroughs made a motion, seconded by Council Member Miller, to approve the agenda. ***The motion carried 3-0.***

4. APPROVAL OF MINUTES

Council Member Burroughs made a motion, seconded by Council Member Miller, to approve the Regular Meeting minutes of June 21, 2022, and the Special Meeting minutes of June 28, 2022. ***The motion carried 3-0.***

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

No one signed to speak.

6. PUBLIC HEARINGS

None.

7. SPECIAL REPORTS/PRESENTATIONS

None.

8. ORDINANCES AND RESOLUTIONS

- A.** Second and Final Reading Ordinance No. 58: An Ordinance Annexing into the Town of Winnsboro a 0.49 Acre Tract of Land, Located at 129 Hunstanton Drive, Winnsboro, SC, Owned by Margaret M. Martin, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 145-01-22-007-000. Motion made by Council Member Burroughs, seconded by Council Member Miller, to approve Second and Final Reading Ordinance No. 58. ***The motion carried 3-0.***
- B.** First Reading Ordinance No. 59: An Ordinance Annexing into the Town of Winnsboro a 0.29 Acre Tract of Land, Located at 260 Oak Street, Winnsboro, SC, Owned by C. Michael LeGrand, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No.: 126-03-22-011-000. Motion made by Council Member Burroughs, seconded by Council Member Miller, to approve First Reading Ordinance No. 59. ***The motion carried 3-0.***
- C.** First Reading Ordinance No 60: An Ordinance Annexing into the Town of Winnsboro a 0.29 Acre Tract of Land, Located at 265 Poplar Street, Winnsboro, SC, Owned by Terry Hendrickson, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 126-03-22-010-000. Motion made by Council Member Burroughs, seconded by Council Member Miller, to approve First Reading Ordinance No. 60. ***The motion carried 3-0.***

9. MANAGER'S REPORT

A. Ongoing Projects

- Code Enforcement/Zion Hill – Mr. Taylor reported there is money in the new budget to take down some of the houses, and two more should be coming down shortly.
- Redistricting – Mr. Clauson stated the initial draft has not been completed, but there are some differences in how to proceed with the newest annexations. The Town boundaries can be used from 2020 and essentially not acknowledge the annexed properties or come up with some sort of formula. Mr. Clauson is trying to find out how this would all work out, and more information will be brought back to Council when received. Mayor McMeekin stated as long as

the process is fair. Mr. Clauson stated the draft was to be completed in June, but it appears it will be a little longer. This information will also be brought to the public as well with input from Voter Registration. Mr. Clauson gave once instance with an annexation that was near to the border of two districts, and Voter Registration had to take into account polling locations when placing the new annexation into a district. This is the type information that is needed going forward from the public as well as other departments in the County.

- Utility Expansions (Gas, Water, Sewer, Electric) – Mr. Taylor reported the County is looking to engineer and move a sewer line down 321 cutting over to Peach Road connecting potentially with the Ridgeway sewer plant. This line is anticipated to connect to the Town’s sewer plant. This is something the Town should support, but there are a lot of details to be worked out. The territories have to be looked at, the Clean Water Act has to be addressed, the design needs to meet the Town’s standard specifications in order to accept it into our system along with how to deal with any effluent coming from the line to agree with the capacity of the Town’s plant, impact fees, etc. We will be working with the County toward this goal. The Town would issue an Own and Operate Letter for DHEC. A meeting was held with the County recently, but there are a lot of details that will need to be worked out.
- Ordinance Review and Update - Mr. Taylor stated, during the above meeting with the County, a discussion was held concerning possible intergovernmental types of arrangements moving forward. One of the first issues will be animal control, and Mr. Taylor feels the Town can easily work with the County concerning this. A while back, the County updated its Animal Control Ordinance; however, the Town did not. Animal control would be easier if the ordinances were consistent. There are also other ordinances that need to be reviewed, and Mayor McMeekin has also looked into this. Mayor McMeekin agreed and stated some of the older ordinances have employees listed who have passed, and these definitely need to be updated.

Mayor Pro-Tem Chatman arrived at 6:27 p.m.

- Comprehensive Plan – Council Member Miller inquired concerning the Comprehensive Plan. Per Mr. Taylor, this will be prepared by the COG primarily. Mr. Clauson stated this is a document that must be updated every 10 years, and it looks out 20 years of how the Town wants to grow and develop or reserve itself. The planning effort

usually takes about nine months to a year. We will be securing a contract with the COG. They are currently working on the County's plan, and Mr. Clauson attended the County's Planning Commission two weeks ago to give some input on the Town's priorities. They will have more public input at the County level, and the Town will also need to do this. Once Mr. Sprouse has updated the County's plan, we can then move into the Town's plan. Per Mr. Taylor, this was budgeted for in this year's budget. In speaking with the County concerning these Comprehensive Plans, they were encouraged to not down zone areas that would be needed for residential and commercial/industrial development. Council Member Miller would like the vacant stores taken into consideration with getting entrepreneurships, grants, etc. in attempts to recruit more businesses. Also, attention needs to be given to the buildings with paper in the windows, which does not look good. Mr. Taylor stated funds were budgeted this year to start a downtown revitalization and redevelopment effort. A lot of towns have found themselves in the same condition with their downtowns deteriorating starting in the 70s with the development of strip malls, which affected the traditional downtowns. Most places have had a resurgence of revitalization because people are now realizing the value in the historic buildings in that they create a sense of place/sense of community that strip malls just do not have. A lot of people are capitalizing on this, but it takes the Town getting heavily involved, such as purchasing buildings to rehab and then putting these buildings out as spec buildings, hiring retail companies to assist with recruitment, etc. Mr. Taylor encouraged Council to potentially have a sub-committee to study matters such as these to find the best approach to the revitalization of downtown. Mayor McMeekin stated he has discussed this with Mr. Taylor. Per Mr. Taylor, there are some good buildings, but if the Town does not act soon, some buildings will deteriorate to the point of us having nothing to market. Mayor McMeekin stated establishing an enterprise fund has been discussed, and Council Members will need to be on these committees to have input. Going forward, Council will have some working committees because there is no question we need to do something. Further, Mayor McMeekin stated he has a feeling we will be happy with the water meters being installed, and he feels the citizens will be happier. All the things being done as far as the Town running the water plant 24 hours, getting away from Columbia and having more accurate readings on meters, the Town will be in a much better financial situation and be able to do more things. Mr. Taylor agreed that getting our utilities stabilized is critical because this will give the

Town the financial resources to do these other things. Once there is a certain amount coming in with the utilities, it will not have to be redirected to maintain the utilities. Instead, some can be redirected into a utility development fund to find new customers, because when buildings are empty, they are not paying gas, water, sewer or electric bills. Once the utilities are stabilized, some of the funds can be used to promote business which would create new customers. Council Member Miller stated it is good administration is thinking about this.

10. OLD BUSINESS

None.

11. NEW BUSINESS

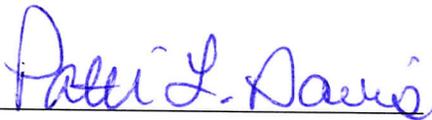
None.

12. 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.)

Executive session not needed.

13. ADJOURN

At 6:34 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