

**MINUTES
REGULAR MEETING
WINNSBORO TOWN COUNCIL
OCTOBER 18, 2022**

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

The Winnsboro Town Council met in regular session on October 18, 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 6:16 p.m.

2. INVOCATION

Council Member Burroughs led the invocation.

3. APPROVAL OF AGENDA

Mayor Pro-Tem Chatman made a motion, seconded by Council Member Burroughs and Council Member Bartell Prather, to approve the agenda. ***The motion carried 5-0.***

4. APPROVAL OF MINUTES

Council Member Bartell-Prather made a motion, seconded by Mayor Pro-Tem Chatman, to approve the Regular Meeting minutes of October 4, 2022. ***The motion carried 5-0.***

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

A. An Ordinance to Amend Town of Winnsboro Ordinance No. 4152014-B, Property Maintenance and Nuisance Ordinance, to Provide for Methods of Financial Recovery by the Town for the Costs of Nuisance Abatement, and Other Related Matters. Mayor McMeekin opened the public hearing at 6:18 p.m. Mr. Raymond Howard signed to speak concerning the Ordinance.

After comments, Mayor McMeekin then closed the public hearing at 6:22 p.m.

7. SPECIAL REPORTS/PRESENTATIONS

- A.** Swearing In of Public Safety Officers. Mr. Taylor stated this item was placed on the agenda in anticipation; however, it did not work out. Per Interim Chief Lawrence, one of the officers had left the County several months ago. He decided to come to the Town part-time; however, he then decided to go back to the County full-time. The other officer is also part-time. He drives trucks and was not going to be in town for tonight's meeting. He anticipates having several officers present at the meetings in the coming weeks. Mayor Pro-Tem Chatman stated a Police Chief has not been hired, and we are still on interim status.

8. ORDINANCES AND RESOLUTIONS

- A.** Second and Final Reading Ordinance No. 62: An Ordinance to Amend Town of Winnsboro Ordinance No. 4152014-B, Property Maintenance and Nuisance Ordinance, to Provide for Methods of Financial Recovery by the Town for the Costs of Nuisance Abatement, and Other Related Matters. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Miller, to approve Second and Final Reading of Ordinance No. 62 with the aforementioned corrections as directed by the City Attorney. ***The motion carried 5-0.***
- B.** Resolution No. 2022-10: A Resolution Appointing a Delegate and Alternate Delegate to the South Carolina Water & Wastewater Agency Response Network (SCWARN). Mr. Clauson stated this was brought to his and Mr. Taylor's attention by the Water Treatment Plant Director. This is a mutual aid organization that will link the Town with all the other water and sewer providers in the area. If there is an emergency, the organization steps in to assist. This will place Jeff Cisney, Water Plant Director, and Russell Wright, Wastewater Plant Director, as the primary and alternate members respectively for voting purposes. Council Member Miller inquired of Mr. Cisney and Mr. Wright, and Mr. Clauson stated Mr. Cisney has been the Water Plant Operator for 1-1/2 years, and Mr. Wright has been the Wastewater Plant Operator for about a year. Mayor Pro-Tem Chatman inquired if they are Operators or the Directors, and Mr. Clauson stated they are the Directors but also the primary Operators. Mr. Taylor further explained that they hold the licenses that make the Town eligible to run the plants. Motion made by Council Member Miller, seconded by Council

Member Bartell Prather, to approve Resolution No. 2022-10. ***The motion carried 5-0.***

9. MANAGER'S REPORT

A. Ongoing Projects

- AMI - Mr. Taylor reported no new update and still waiting on the suppliers and the radios. Once they are received, work will commence as soon as possible to get more meters installed.
- Grant Applications – Specific grants will be discussed later on in the agenda, to include Brownfields, money to help rehab the drainage structures and other things at Fortune Springs Park, the carbon feed system grant that was approved at the Water Plant, the MASC grant to possibly rehab the Women's Club building and the grant for the generator at the wastewater plant.
- Code Enforcement – The ordinance was passed tonight which will allow us to move forward with more aggressive enforcement, not only in Zion Hill but across Town.
- Comprehensive Plan – The agreement is on the agenda tonight to move this forward.
- Utility Expansions – The Town is still hindered by staffing.
- Ordinance Review and Update – The Code Enforcement Ordinance has now been passed, and the animal ordinance will be introduced hopefully at next meeting.
- Redistricting – The Public Meeting for redistricting will be on November 1. First Reading of the Redistricting Ordinance will be November 15 with Second Reading and Public Hearing on December 6. Mayor McMeekin stated everyone should have received the new maps by email. The Clerk stated the maps are also on the website.

10. OLD BUSINESS

None.

11. NEW BUSINESS

- A.** Technical Assistance Agreement Between Central Midlands Council of Governments and Town of Winnsboro, South Carolina, Concerning the Comprehensive Plan. Mr. Taylor stated this is an agreement for the COG to begin work on the Comprehensive Plan for a total of \$25,000. This is a savings in that \$50,000 was budgeted in this line item. Mr. Clauson stated this is a standard Technical Service Agreement. Mr. Taylor stated the Town has to update the Comprehensive Plan periodically, and it is required every 10 years. Mayor Pro-Tem Chatman stated this is \$25,000 cheaper than what was budgeted. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Bartell-Prather, to approve the Technical Assistance Agreement. Council Member Miller inquired if there is any cost associated with this, and Mr. Taylor stated there is a \$25,000 cost. Working with the COG is by far the cheapest option, and they are also an expert in our area. They serve the Town and should already know the demographics. Outside consultants can be hired, but this would be considerably higher. The Town budgeted \$50,000 and the cost for this is \$25,000. Mayor McMeekin stated he is the Town's delegate on the COG, and there is a good relationship between the COG and the Town. He feels this would be the best route to take. Council Member Miller stated there is probably a Comprehensive Plan still sitting on a shelf. Per Mr. Taylor, this is legally required for the Town to do periodically. It is good to periodically view the planning throughout the Town; however, this is also required. Mayor Pro-Tem Chatman inquired of the requirement time, and per Mr. Clauson, the plan should be updated every 10 years, and the prior plan was done in 2007. Council Member Miller stated it is good to do this, and he wants to be sure it will not just sit on the shelf. Mr. Taylor agreed that the Town should get value out of this in using and following it. Mr. Clauson also stated zoning powers cannot be used to tell people what they can and cannot do with their property unless there is a current Comprehensive Plan. ***The motion carried 5-0.***
- B.** Request of Action – Public Safety Department. Request for Unbudgeted Item – Allocation of Funds to Allow the Contracting of Security Camera Services with Statewide Security Systems, Inc. in Support of Crime Prevention Efforts. Mayor Pro-Tem Chatman stated this came before the Finance Committee to get cameras in various areas as there have been several shootings and overall crime. This company is providing 10 cameras at \$1,500 per month, and this item is really needed right now. These cameras are separate from the actual cameras that will be provided by the grant. The grant cycle is still proceeding, and this will go through the County sometime in the future. Council Member Bartell Prather inquired concerning the amount, and Mayor Pro-Tem Chatman stated the request is for \$1,500 per month for 10 cameras. Mayor McMeekin stated this will be in conjunction with the Sheriff's Department so the Town and the County

can depend on each other. Council Member Miller inquired if the cameras are being leased or purchased, and Mr. Taylor stated this will be a lease. Mayor Pro-Tem Chatman stated the speed that technology changes, it would not be good to buy cameras that may be outdated in two years. Council Member Miller inquired if it was considered to go through the Municipal Lease Program. Mayor Pro-Tem Chatman stated he believes this company is what most of the municipalities use. Per Mr. Clauson, this company has 30 locations in the State, including Forest Acres, Richland County, City of Columbia, etc. Mr. Taylor stated the team looked into what a lot of the other towns around us were using and tried to narrow it down to those types of providers that have been tested by other municipalities. One of the other choices was a lot more expensive even though they do get used by a number of municipalities. However, Mr. Taylor did not feel they were the best fit for the Town. Council Member Miller again stated if it is leased through the Municipal Association, it might be a little cheaper. Mr. Taylor stated he is not aware that the Municipal Association themselves have a camera system. Mr. Clauson stated this can be looked into. Interim Chief Lawrence stated the Municipal Lease Association is somewhat like the military surplus program. Some items that are budgeted are allowed to be leased and some items cannot be leased. He believes cameras are one of the items that cannot be leased because of the maintenance and upkeep. Mr. Clauson further stated the agreement with this company covers the maintenance of the equipment, and they will also assist in pulling the data, connecting the systems, etc. It is a little more than just leasing the equipment in that the company is providing a service as well, including hosting the data. Motion made by Council Member Bartell Prather, seconded by Council Member Miller, to approve the Request of Action with determination that this is the lowest price possible. ***The motion carried 5-0.***

- C. Approval of Selection of Consultant in Response to Request for Qualifications Brownfield Environmental Consulting Specifically for Grant Writing Services. Mr. Taylor stated this is a request coming from Code Enforcement, Downtown Revitalization and Economic Development. At present, the Town has many contaminated properties. This would include properties that housed dry cleaners, service stations or the old veneer plant. The veneer plant is a prime example of a piece of property that could be a redevelopment site. It has gas, water, sewer and even rail, which is everything a company would need, but the problem is the contaminated nature of the site from its previous use. There are other properties on Main Street like this that are hard to redevelop. It came to our attention that the Town could go after Brownfield money, and this is money coming down to assess sites and see what the nature of the

contamination is or give the property a clean bill of health. Once an assessment is made, then additional grant money could be obtained to actually clean up the sites. This would take the property from one that is not productive to one that can be again productive. There is no cost associated with this, and it just allows the Town to be a conduit to get the money and then hire the company to begin to look at these pieces of property to see what can be done to make them productive again. It could take a significant amount of money to clean these sites, and if cleaned, the plant for example, could be redeveloped. If possible, the time to do this is when the government is funding it. This would be beneficial to everyone in Winnsboro. Council Member Bartell Prather inquired if the owners would be responsible for cleaning the sites. Mayor McMeekin stated they could ultimately be responsible, but it would be prudent to allow the Town to go forward, possible in partnership. Mr. Elliott stated one of the triggers is a sale. The owner could sit on the property and would never be able to sell it. Mr. Taylor said this site is around 25 acres and is a site that could be productive again. It has everything a typical industry is looking for and also has rail. There are very few industrial sites with rail around the County. This could be an ideal site for redevelopment and, as it is now, is of no value to anyone. In fact, the site is a hazard. Mr. Elliott also stated this could encourage a buyer for the property. Mayor McMeekin stated this is a window of opportunity with this possible funding. Mr. Taylor stated this is a program that has been in place for a number of years, but it was not a funded program. Now, it is flush with money. Council Member Miller inquired if it is a possibility of a grant, and Mr. Taylor stated this will be entirely grant funded and the Town would not incur any cost. The Town acts as a conduit to basically apply for the grant money which then would go straight to an engineering firm that would assess the site. Once assessed, that opens it up to go after more grant funding to clean the site. Mayor McMeekin agreed there are multiple steps to this process. Council Member Miller stated he is all in with this concept, but thinks there has to be some buy in from the owners. Mr. Taylor agrees, and there would have to be arrangements and agreements with the owners. If the Town makes all this effort, then the site would need to be put back into a productive status. Mr. Clauson stated this RFQ which was put out is solely for the grant writing services, and there were six applicants. Cardno was the most qualified with the most experience in securing these types of grants, and they are local. The grants are due November 30, and this is an agreement with this company to try and get a grant. Most of the voiced concerns tonight will come at a later date. If the Town gets the grant, then another engineer or the same company would be engaged, and they will do a Town-wide assessment of properties. It would then be known what properties are actually a problem. This is the first step in the process. Motion made

by Council Member Burroughs, seconded by Council Member Miller, to approve the grant writing services request. ***The motion carried 5-0.***

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.)

At 6:59 p.m., it was moved by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to enter into executive session for: (A) Receipt of Legal Advice – Discussion Concerning Fairfield County Trash Dispute Pursuant to S.C. Code §30-4-70(a)(2). ***The motion carried 5-0.***

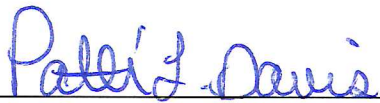
Council Member Miller left the meeting at 7:02.

At 7:04 p.m., it was moved by Council Member Burroughs, seconded by Council Member Bartell Prather, to come out of executive session and return to regular session. ***The motion carried 4-0.***

No action was taken in executive session.

13. ADJOURN

At 7:05 p.m., it was moved by Council Member Burroughs, seconded by Mayor Pro-Tem Chatman, to adjourn. ***The motion carried 4-0.***



PATTI L. DAVIS
TOWN CLERK



JOHN MCMEEKIN
MAYOR