

**MINUTES  
REGULAR MEETING  
WINNSBORO TOWN COUNCIL  
APRIL 18, 2023**

**Present:** Mayor John McMeekin; Mayor Pro-Tem Demetrius Chatman; Janice Bartell-Prather, Jae Burroughs, Council Members; Jason Taylor, Town Manager; Chris Clauson and Kathy Belton, Assistant Town Managers; Patti Davis, Town Clerk.

**Absent:** Danny Miller, Council Member.

The Winnsboro Town Council met in regular session on April 18, 2023, at the Winnsboro Women's Club Building. 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 Bartell Prather led the invocation.

**3. APPROVAL OF AGENDA**

Mayor McMeekin stated the agenda needs to be amended to add Resolution 2023-03 as Item C under Section 8. This represents the Fair Housing Month Resolution which needs to be voted on. Council Member Bartell Prather made a motion, seconded by Council Member Burroughs, to add Resolution 2023-03 as Item C under Section 8 of the agenda. ***The motion carried 4-0.*** Council Member Burroughs then made a motion, seconded by Council Member Bartell Prather, to approve the amended agenda. ***The motion carried 4-0.***

**4. APPROVAL OF MINUTES**

Mayor Pro-Tem Chatman made a motion, seconded by Council Member Burroughs, to approve the Regular Meeting minutes of April 5, 2023, and the Finance Committee minutes of April 5, 2023. ***The motion carried 4-0.***

**5. SPECIAL REPORTS/PRESENTATIONS**

None.

**6. PUBLIC COMMENT (3 MINUTES): THE TOTAL TIME ALLOCATED TO THIS**

**PUBLIC COMMENT SEGMENT IS 30 MINUTES.**

No one signed to speak.

**7. PUBLIC HEARINGS**

None.

**8. ORDINANCES AND RESOLUTIONS**

**A.** First Reading Ordinance No. 74: An Ordinance Annexing into the Town of Winnsboro a 0.36 Acre Tract of Land, Located at 185 Columbia Road, Winnsboro, SC, Owned by Robert E. Few, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 126-03-19-008-000. Motion made by Council Member Bartell Prather, seconded by Council Member Burroughs, to approve First Reading of Ordinance No. 74. ***The motion carried 4-0.***

**B.** First Reading Ordinance No. 75: An Ordinance Annexing into the Town of Winnsboro a 0.48 Acre Tract of Land, Located at 125 Pine Street, Winnsboro, SC, Owned by Jeremy Cook, et al., in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 126-03-18-002-000. Motion made by Council Member Burroughs, seconded by Council Member Bartell Prather, to approve First Reading of Ordinance No. 75. Mayor Pro-Tem Chatman wanted to ensure that the annexed properties are meeting the Town's codes and that the owners are being told what will be expected of them. ***The motion carried 4-0.***

**C.** Resolution No. 2023-03: Fair Housing Month Resolution. Mayor McMeekin read the Resolution into the record. Motion made by Council Member Bartell Prather, seconded by Council Member Burroughs, to approve Resolution No. 2023-03. ***The motion carried 4-0.***

**9. MANAGER'S REPORT**

**A. Ongoing Projects**

- Upcoming Budget Schedule: Mr. Taylor stated the Budget Work Session scheduled for Thursday, April 27, has been cancelled. The first Budget Work Session is now scheduled for Tuesday, May 2, immediately after the Regular Meeting. The date of Thursday, April 27, is now being looked at for the next Public Meeting for Downtown Revitalization.

- Code Enforcement: Per Mr. Clauson, the COG is proceeding soon with the lead and asbestos testing. Mr. Taylor further stated when a grant is accepted, there are a lot more strings and hoops which will make the properties need to be assessed in order to move forward with the grant.
- Utilities: Mr. Taylor reported initially going through the budget, it appears that most of the utilities are performing quite well, especially gas, and gas is overperforming. The hope is to be able to put funds into the budget to expand gas, and this will be brought to Council to move forward.
- Redevelopment Efforts: Mr. Taylor stated another Town Hall Meeting is being scheduled to start commenting on some of the ideas that were brought forth from the public, including any potential costs and what would be associated with making some of these a reality, such as the median in the middle of Main Street or some of the buildings to target. There were many good ideas put forth, and some of these will cost a lot more than the \$500,000. Therefore, a strategy is being formed to pursue more State money to make these things a reality. Once the date for the Town Hall Meeting is determined, the flyer will be placed in the paper again. Next week, April 27, is being discussed, and the meeting will be held at the Armory.
- Ordinance Review and Update: Mr. Taylor stated this is one thing that came out of the meeting in discussing historic preservation and some other things that are needed with the potential growth. The character of the Town needs to be saved in the midst of promoting good growth. Mr. Clauson passed out the standard model ordinance issued by the State Preservation office. The Architectural Review/Historic Preservation Review Board does not have a requirement by law that five specific professionals occupy the five spots, but it is recommended by State law. There is a requirement though that at least one member be either a historian or someone who has knowledge of the architectural field. It would help tremendously if the other members are professionals, and this can be put in the ordinance as a requirement or just make sure when individuals are appointed that they are qualified. In order to become a qualified local government for historic preservation, the Town would at least have to adopt the sample ordinance. Mr. Taylor inquired if adopting this ordinance would help with grants. Mr. Clauson stated it would, and in adding historic properties to the Town ordinance, it would then in turn make it easier for the property

owners to get grants. It can also be placed in the ordinance that the property values could be capped if a certain dollar figure is put toward the properties. Mr. Taylor stated this would encourage people to move forward with restoring their properties, because they would not be penalized of the value with increasing taxes. Mayor McMeekin inquired if this would include County taxes. Mr. Clauson stated this is correct and would also include the school district taxes. Mr. Taylor stated this would not have a negative impact on the Town's budget. It should also not affect the County, and instead, additional revenue would be realized at a later date. An improving Town overall, however, will help the County's budget and the Town's budget. Mayor McMeekin stated he believes the expiration of time would be ten years, and Mr. Clauson will check on this. There are caps that go with the property. Mr. Taylor stated this would be another tool in the tool chest to incentive redevelopment. Mayor McMeekin is trying to think of everything being able to balance, including the County getting taxes in an appropriate time and providing incentives for the individual to recoup what money has been put into the properties. Mr. Clauson stated this would only be the historic properties that would be included. Mayor McMeekin surmised that a historic area would be designated, and Mr. Clauson stated the decision could be made to include the entire Town, but the structures would have to be listed that would be considered. If a property is listed and the owner does not want to be included, they could bring an appeal through court. Every time work is being done on a historic home, it would go before this board to oversee in order to keep the historical character of the property. This is why the individual with historic preservation background or an architectural background is needed.

- Board and Commission Appointments: Mr. Clauson handed out the list of members for the Planning Commission and Zoning Board of Appeals. As discussed, five members will also be needed for the Historical Preservation Board. Mr. Taylor feels the recent Town Hall Meeting was very productive in that he has had a lot of people come to him afterward stating they are willing to serve on boards and commissions, and the list was kept of all who attended the meeting. A lot of people are very enthusiastic about historic preservation. Mayor Pro-Tem Chatman inquired if names should be given to Administration for the boards and commissions, and Mr. Taylor agreed.

- Fairfield Joint Water and Sewer Service: Mr. Taylor stated the next meeting is scheduled for Tuesday, April 25.
- Intergovernmental Meeting: Mr. Taylor reported that the Intergovernmental Meeting has been scheduled for Wednesday, April 26, at 6:00 p.m. The Town of Ridgeway is hosting this event, and it will be held at the Town Hall Building.

Mayor Pro-Tem Chatman inquired if the AMI has begun, and Mr. Taylor stated as far as he knows, nothing has changed with the April date.

**10. OLD BUSINESS**

None.

**11. NEW BUSINESS**

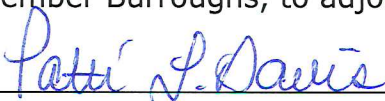
**A. Request to Use the Armory:** The Clerk reported that the Richard Winn Academy Booster Club has requested the use of the Armory to hold their annual Athletic Banquet on April 25, 2023, 6:00 p.m. to 9:00 p.m. They have used the Armory in the past and would like to return to the Armory. They have also requested the reduced rate of \$250. This organization is a 501(c)(3). Mayor Pro-Tem Chatman inquired if they would have to get the insurance that is in place, and the Clerk stated they would. Mayor Pro-Tem Chatman made a motion, seconded by Council Member Burroughs, to approve the request for the use of the Armory by the Richard Winn Academy Booster Club. ***The motion carried 4-0.***

**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.)**

No executive session was needed.

**13. ADJOURN**

At 6:56 p.m., it was moved by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to adjourn. ***The motion carried 4-0.***

  
\_\_\_\_\_

PATTI L. DAVIS  
TOWN CLERK

  
\_\_\_\_\_

JOHN MCMEEKIN  
MAYOR