

**MINUTES
REGULAR MEETING
WINNSBORO TOWN COUNCIL
AUGUST 1, 2023**

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

Absent: Kathy Belton

The Winnsboro Town Council met in regular session on August 1, 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 Voice of Blythewood and Fairfield, The Country Chronicle and other individuals associated with the distribution list of the Town of Winnsboro.

1. CALL TO ORDER

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

2. INVOCATION

Mayor McMeekin led the invocation.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

Council Member Bartell-Prather made a motion, seconded by Council Member Burroughs, to approve the Regular Meeting minutes from July 18, 2023. ***The motion carried 5-0.*** Council Member Burroughs made a motion, seconded by Council Member Bartell-Prather, to approve the Finance Committee minutes from July 18, 2023. ***The motion carried 5-0.***

5. SPECIAL REPORTS/PRESENTATIONS

None.

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

Barton George - Trash and Police
Shawn Wilson - Property Damage

7. PUBLIC HEARINGS

None.

8. ORDINANCES AND RESOLUTIONS

- A.** Second and Final Reading Ordinance No. 82: An Ordinance of the Town Council of the Town of Winnsboro Approving the Second Supplement to the Agreement to Share Costs by and Between the Town of Winnsboro, Fairfield County, and the Fairfield Joint Water and Sewer System, and Other Matters Related Thereto. Mayor McMeekin stated this item will be deferred until after executive session.
- B.** Second and Final Reading Ordinance No. 83: An Ordinance of the Town Council for the Town of Winnsboro Authorizing the Execution of an Intergovernmental Sewer Infrastructure Agreement by and Between the Town of Winnsboro, Fairfield County, and the Fairfield Joint Water and Sewer System, and Other Matters Related Thereto. Mayor McMeekin stated this item will also be deferred until after executive session.
- C.** Second and Final Reading Ordinance No. 84: An Ordinance Annexing into the Town of Winnsboro a 0.13 Acre Tract of Land, Located at 205 Cedar Street, Winnsboro, SC, Owned by Jennifer and Larentino Gutierrez, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 126-03-24-009-000. Mayor Pro-Tem Chatman made a motion, seconded by Council Member Bartell-Prather, to approve Second and Final Reading Ordinance No. 84. ***The motion carried 5-0.***
- D.** Resolution No. 2023-8: A Resolution Approving the Execution and Delivery of a Membership Agreement Between Town of Winnsboro and the South Carolina Association of Municipal Power Systems (SCAMPS"); Approving the Execution and Delivery of a Services Agreement Between SCAMPS and the Municipal Association of South Carolina; and Other Matters Related Thereto. Mr. Medlin stated this is in connection with the SCAMPS organization, and a full-time employee is being requested with the Municipal Association. Over the past couple of years, the plan has emerged to hire someone to represent the electric municipalities in the state. Mr. Elliott stated he is on both sides of the agreement as he is the Town's attorney and also the attorney for the S.C. Association of Municipal Power Providers. Winnsboro has been a member of SCAMPS probably since its inception, and Mr. Medlin has been very active and has been an officer over time. He is very familiar with its operation and has been a great

representative for the Town. Traditionally, SCAMPS has operated simply to coordinate the provision of mutual aid among the 20 towns who are the electric cities. If there is a large power failure, one of the other cities is called upon to assist in getting the power lines up. The Town of Winnsboro is probably at the top of the bottom third in size. There had been some concern in the past few years that SCAMPS was not providing "bang for the buck". There was a mutual aid relationship, and SCAMPS also provided for training for linemen, but the members thought they needed more. The idea now is that SCAMPS will hire a full-time employee who will be an administrator, a lobbyist, an instructor and will provide services for each of the member towns. The budget is somewhere around \$200,000 total. The Town's fees will increase to around \$6,000 over a three-year period. This has been drafted so that the bigger towns will not run the whole show. The agreement calls for the Town to join for a period of three years, and the fees will phase in over this time. There is a one year opt out. The agreement sets the organization up for success, but it will be somewhat of an experiment. The hope is to increase the Municipal Association's image and SCAMPS' image and give them a deeper footprint in the governance at the State level and at the Municipal level. This is a reasonable cost for the Town. The agreement must be approved by all twenty members, and Mr. Elliott does recommend approval. Council Member Miller asked for Mr. Taylor's recommendation. Mr. Taylor concurs with Mr. Medlin and Mr. Elliott, and he also believes this will be a good idea. There are times in the State Legislature when certain actions are proposed that would negatively affect the Town. This would give us the ability to educate the people in the State Legislature to make sure they do not take actions that would have a negative affect. Mayor Pro-Tem Chatman inquired concerning the cost, and Mr. Elliott stated the total cost will be shared between all 20 members. It is estimated at \$6,000 to \$7,000 assuming all 20 towns join in. Mayor McMeekin stated the electrical field is moving quickly, and we want to be sure we do not get lost on the larger utilities. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve Resolution No. 2023-8. ***The motion carried 5-0.***

9. MANAGER'S REPORT

A. Ongoing Projects

- AMI: Mr. Taylor reported progress is continuing. The gas meters are at 90% that are in hand, and there are 450 water meters left. The electric meters have not yet been received, and this work will begin as soon as they are received. The end is nearing on the gas and the water, and of course, sewer just follows water.

- Code Enforcement/Zion Hill: As reported at the last meeting, Mr. Taylor stated three houses have been taken down on College Street and the Zion Hill area. The work is now moving to Cemetery Street. The Town is continuing to work closely with the County, and their help on this is much appreciated. This is an expensive project, and the three houses in Zion Hill cost \$20,240 in total just in tipping fees. Having to rent equipment with manpower, the cost would have increased. In about two weeks, the County will be available to take the houses down in the Cemetery Street area. There are five houses in this area that either the Town owns, the County owns or that we are being allowed to take down. The cost hopefully will be a little less because the ones in Zion Hill were either block structures or larger houses. These are shotgun type houses and mostly wood frame. The foundations will probably not be removed because this is mostly granite rock foundations, which will be repurposed for something else. Council Member Bartell-Prather asked exactly where these houses are located, and Mr. Clauson stated there are three shotgun houses on Cemetery Street and two on Davis Circle or Square. Mayor McMeekin agreed that these should be cheaper because they are wooden houses. Mayor Pro-Tem Chatman stated to be careful on Davis Circle due to the road. Mr. Taylor agreed and stated a lot of plywood was purchased for the Zion Hill area so that the road would not be damaged. Mayor McMeekin stated he believes the former Mayor, Quay McMaster, actually did work on the road, but this should be verified.
- Utilities: Mr. Taylor stated the time has come after COVID and after some of the hot weather that some accounts will reach the cut-off point. Customers were notified of this, and this is the reason Mrs. Belton is not here tonight. There has been an overwhelming response to catch bills up and set up payment plans. There was a huge unpaid balance across the accounts, and the time has come for cut-offs. It was hoped that this could be avoided and that customers would catch up the bills, but it has come to this. Utilities are something the Town has to pay for also. Dominion does not give us power or gas, and we have to pay our bills. In order for us to do this, we must collect from the customers. Mayor McMeekin stated these are not just residential bills in question, and Mr. Taylor agreed that there are some very large outstanding commercial bills.
- Redevelopment Efforts: Mr. Taylor reported this is speaking of the downtown redevelopment efforts. However, he is also looking at

some possible housing redevelopment with some of the parcels where houses are being taken down. The Town needs a plan to repurpose these lots, so we are looking to reach out to developers to take these lots that have all utilities and possibly have houses rebuilt. In reference to downtown redevelopment, this is a very slow process. There are environmental issues, DOT issues, drainage issues, etc. that are having to be addressed. There are also surveying issues with any properties the Town may acquire, because some of the property lines are problematic. A surveyor is on board, and we are continuing to work with Ken Simmons, the landscape architect. The hope is to have his plans soon and some initial suggestions and drawings from him to present to Council. This information can then go to the public and the plans can then be marked up to see which direction the Town wants to go. Mayor Pro-Tem Chatman questioned if the houses that may be redeveloped, will those be on property that the Town owns. Mr. Taylor stated this is correct. No property has been taken in an adverse manner to date, and instead, it has been amicable.

- Ordinance Review and Update: Mr. Taylor stated the historic overlay districts are being reviewed. Mr. Clauson stated the Historic Preservation Ordinance is a template from the Municipal Association, and if Council does not have any issues with this, it can be moved forward. Also, there have been a number of requests recently concerning the Bailey Bill, and both can be brought forward at the same time. Mr. Taylor stated if someone is redeveloping a property downtown, it will be worth more once redeveloped. The Bailey Bill would freeze the taxes to the rate of what it was before, and this would be a great benefit to a lot of the derelict properties in the Town. Once growth is seen from Scout, the Town does not want to lose its historic character. Mayor McMeekin stated Representative McDaniel also understands this, and it is very important to maintain some sort of an identity.
- Fairfield Joint Water and Sewer Service: Mr. Taylor stated the Town has been asked to provide a letter to the Engineer who is designing the sewer collection lines. Typically, when a new line is accepted, the ownership is accepted along with the operation and maintenance. In this instance, the Town will not accept the ownership, which will stay with the Joint Water and Sewer Authority, but the Town will be contracted to provide operation and maintenance. A three-party contract will be needed where the Joint Water will contract with the Town for a fee to operate and maintain

that line, and the County will hopefully cover the cost to operate the line. There are DHEC guidelines in place that can be relied on to determine what the fee should be. Mayor McMeekin stated it should also be noted that the Joint Water and Sewer Service Commission met and motion was passed to select a discharge site on the Broad River, "which only took six years to get there". This interconnector line is a major step forward for the growth of Fairfield County. The SCIIP grant is \$10M. So, finally progress is being made. There are also people outside of the County that are taking note that progress is being made. Mr. Taylor stated the lines in question will be a line from the Town's sewer plant down 321 to the Peach Road intersection and then from Peach Road over to the interstate. Those lines will open up a lot of potential growth territory. The Town only has 500,000 of capacity left, but that at least will help to get the growth started in that corridor.

- Grants Update: Mr. Taylor stated the Town had applied for an upgrade to the existing water plant, a smaller grant in the amount of \$500,000 for a carbon feed system, which helps with the quality of the water. When this project was bid out, the lowest bid came back in the \$700,000 range. That left a big deficit the Town could not cover; however, the granting authority decided to cover the rest. This project can now move forward. A request for qualifications has been sent out for the drainage issues at Fortune Springs Park. There are some serious drainage issues, including undermining the road, and a portion of it had to be closed today. This project is not done in-house, but the Town can give recommendations.

10. OLD BUSINESS

None.

11. NEW BUSINESS

- A.** HPG Contract Concerning Water Treatment Plant SCIIP Grant. Mayor McMeekin stated this item will be deferred until after executive session.
- B.** Temporary Transfer, Mutual Aid Agreement Between Winnsboro Department of Public Safety and Newberry County Sheriff's Office. Chief Lawrence stated the Department is attempting to do some upgrades, one of those being communication. The Department does not have access to communicate with another agency within surrounding counties. Chief Lawrence has obtained mutual aid with Kershaw County and Richland County. Some municipalities require signatures from Council and some only require the Town Manager's signature. This agreement is for mutual

aid with Newberry County and gives them access to the Town should there be an incident. Council Member Miller inquired if Mr. Taylor is supportive of this request, and Mr. Taylor stated he does recommend approval. Mayor Pro-Tem Chatman inquired if there was any money involved with the request, and Chief Lawrence stated there is no money involved. Motion made by Council Member Burroughs, seconded by Council Member Miller, to approve the Agreement. ***The motion carried 5-0.***

- C. Request to Use Old Armory – Midlands Stem Charter School, August 11, 2023, for Staff and Family Back to School BBQ. The Clerk stated Midlands Stem is a 501(c)(3), and they are requesting the reduced rate. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve the 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.)

- A. Receipt of Legal Advice/Contractual Matter – Discussion Regarding Wastewater Treatment Facility Pursuant to S.C. Code Ann. §30-4-70(a)(2).
- B. Receipt of Legal Advice - Discussion Concerning Fairfield County Trash Dispute Pursuant to S.C. Code §30-4-70(a)(2).
- C. Receipt of Legal Advice/Contractual Matter – Discussion Regarding HPG Contract Concerning Water Treatment Plant SCIIP Grant Pursuant to S.C. Code Ann. §30-4-70(a)(2).

At 6:54 p.m., motion made by Mayor Pro-Tem Chatman, seconded by Council Member Bartell-Prather, to exit regular session and enter into executive session for the above listed items. ***The motion carried 5-0.***

Council Member Miller left the meeting at 6:55 p.m. and did not attend executive session.

At 7:16 p.m., motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to come out of executive session and return to regular session. ***The motion carried 4-0.***

Mayor Pro-Tem Chatman made a motion, seconded by Council Member Burroughs, to approve Second and Final Reading of Ordinance No. 82. ***The motion carried 4-0.***

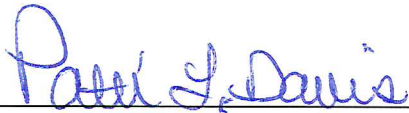
Mayor Pro-Tem Chatman made a motion, seconded by Council Member Bartell-Prather, to defer Second and Final Reading of Ordinance No. 83 to the next meeting. ***The motion carried 4-0.***

Mayor McMeekin made a motion, seconded by Council Member Burroughs, to approve the HPG contract subject to Scribner's corrections. ***The motion carried 4-0.***

All other discussion in executive session was taken as information only.

13. ADJOURN

At 7:16 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