

**MINUTES
REGULAR MEETING
WINNSBORO TOWN COUNCIL
AUGUST 15, 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, Kathy Belton, Assistant Town Managers; Patti Davis, Town Clerk.

The Winnsboro Town Council met in regular session on August 15, 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

Council Member Miller led the invocation.

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES

Mayor Pro-Tem Chatman made a motion, seconded by Council Member Burroughs, to approve the Regular Meeting minutes from August 1, 2023, and the Special Called Meeting minutes from August 11, 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.

None.

7. PUBLIC HEARINGS

A. An Ordinance to Amend the Budget Ordinance for Fiscal Year Beginning July 1, 2023, and Ending June 30, 2024, and Authorizing the Supplemental

Appropriation of Funds. Mayor McMeekin opened the public hearing at 6:18 p.m. No one signed to speak; therefore, Mayor McMeekin closed the public hearing at 6:19 p.m.

8. ORDINANCES AND RESOLUTIONS

- A.** Second and Final Reading Ordinance No. 85: An Ordinance to Amend the Budget Ordinance for Fiscal Year Beginning July 1, 2023, and Ending June 30, 2024, and Authorizing the Supplemental Appropriation of Funds. Motion made by Council Member Bartell-Prather, seconded by Mayor Pro-Tem Chatman, to approve Second and Final Reading Ordinance No. 85. ***The motion carried 5-0.***
- B.** First Reading Ordinance No. 86: An Ordinance Annexing into the Town of Winnsboro a 0.63 Acre Tract of Land, Located at 151 Columbia Road, Winnsboro, SC, Owned by Michael O. and Penny L. Meekins, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 126-03-28-010-000. Motion made by Council Member Bartell-Prather, seconded by Council Member Burroughs, to approve First Reading Ordinance No. 86. Mayor Pro-Tem Chatman inquired if this property is a storage building, and Mr. Clauson stated it is actually a new business (mechanic shop) that had their grand opening last week. It will also need to be rezoned at some point. The building was already existing, so it could come in as a nonconformed use. Also, one more member is needed on the Planning Commission in order to do rezones. Mayor McMeekin inquired if the property comes in as a residence and then it is rezoned. Mr. Clauson stated it comes in by default as an R1; however, it is still allowed if it has an existing use. With the County, it has an existing B2 designation, so the use is established. It was an approved use with the County, and now it comes into the Town. The Town can then rezone it to a C2 once another member of the Planning Commission is installed. ***The motion carried 5-0.***
- C.** First Reading Ordinance No. 87: An Ordinance Annexing into the Town of Winnsboro a 0.21 Acre Tract of Land, Located at 191 Columbia Road, Winnsboro, SC, Owned by Jamie Dyer, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map No. 126-03-19-010-000. Motion made by Council Member Burroughs, seconded by Council Member Bartell-Prather, to approve First Reading Ordinance No. 87. Mayor Pro-Tem Chatman inquired concerning lines with some houses in the Town and some houses not in the Town. Mr. Taylor stated North Carolina has better annexation laws than South Carolina, and the Municipal Association was initially formed to help

address annexation problems. A lot of the North Carolina cities are healthier than a lot of ours because they can annex in blocks. South Carolina does not allow this and forces the properties to be annexed one by one, which leaves a very jagged edge to the Town. North Carolina can block annex, even if a property is not contiguous. It is tough to do annexation through elections; so, it must be done in this piecemeal fashion. The Town uses the 100% annexation petition form. There are a couple of other ways to annex; however, these are also tough. Mr. Clauson stated most who want to annex are primarily wanting the trash service. Mayor Pro-Tem Chatman stated this is not benefitting the Town because of the solid waste lawsuit, and Mr. Taylor stated this does need to be resolved soon. A lot of small annexations are being done; however, some of these are being done to get to larger tracts that will yield more revenue for the Town. There is a strategy; however, we must incrementally get there. Mayor Pro-Tem Chatman inquired concerning if the businesses get the same trash service as the households. Mr. Taylor stated there is a commercial fee for the trash service. Mayor McMeekin stated he visited Bluffton this past weekend. They were a small town, and all of a sudden, they have grown and are now bringing in more revenue. He agrees that South Carolina annexation laws are cumbersome and slow. Mr. Taylor stated annexation reform has gained some ground, but it is still not as advantageous to South Carolina towns as it is in North Carolina. The Town can also use rights-of-way to annex properties. Mr. Clauson stated the Town could also make utility service contingent upon annexation. Once a new resident comes in to sign the agreement to get service, if they are contiguous, they come into the Town. This is something that could help the Town to expand more quickly. If some of the undeveloped tracts can be reached before they are developed, then it would not be done in the piecemeal fashion. Mr. Taylor stated when someone comes in, he and Mr. Clauson pull the maps to see if the property is contiguous. There have been a good many people who come in and want to annex, but they do not touch the Town; therefore, they are told that they cannot annex at this time but maybe sometime in the future. If the property in question touches real property in the Town or the right-of-way, it can be annexed. Mayor Pro-Tem Chatman inquired if the Town can initiate the process, and Mr. Taylor stated he and Mr. Clauson have gone out and knocked on some doors. There is also some property owned by the Town that has not been annexed. ***The motion carried 5-0.***

- D.** First Reading Ordinance No. 88: An Ordinance Annexing into the Town of Winnsboro a 3.55 Acre Tract of Land, Located at 616 Hudson Street, Winnsboro, SC, Owned by CDS Company, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting

Rights-of-Way. Tax Map No.: 126-02-09-031-000. Motion made by Council Member Bartell-Prather, seconded by Mayor Pro-Tem Chatman, to approve First Reading Ordinance No. 88. ***The motion carried 5-0.***

9. MANAGER'S REPORT

A. Ongoing Projects

- AMI: Mr. Taylor reported the residential water is almost finished and then the concentration will be on the gas meters. Installation of the electric meters will begin once they are received. Some larger water meters will be held because of the associated cost. Meetings are continuing with the AMI group. Mr. Clauson stated they are still working on the price for the larger meters.
- Code Enforcement/Zion Hill: The Town is continuing to work with the County and the property owners. Three houses have been taken down in the Cemetery Street area, and a lot of the community came out to thank the Town and the County for this work. A lot of money is being saved by working with the County; however, the work must fall around their schedule. It will probably be the middle of September when they will be available to assist. There are two houses to come down on Davis Square and two going down Zion Street. Mr. Taylor, Mr. Wilkes and Mr. Clauson have been working with the landowner of a couple of trailers on Cemetery Street, and hopefully these will be moved soon. Mayor McMeekin stated he wants to extend his appreciation to the County. The Town is part of the County, and what is good for one is good for the other with a mutually cooperative relationship. Mr. Taylor stated there were also a lot of cars behind Speedee Wok, and these have been removed.
- Redevelopment Efforts: Mr. Taylor stated this work continues with discussions on how to best utilize some of the land the Town has downtown to redevelop it. This is being discussed with property owners and the redevelopment group with CDBG/Commerce. A meeting will be held with this group tomorrow to see if additional money can be obtained.
- Fairfield Joint Water and Sewer Service: Mr. Taylor stated things are continuing to move along. Most of the initial agreements associated with the SCIIP money have been done to satisfy the requirements from RIA. Mayor Pro-Tem Chatman inquired concerning who will be managing the books for the Joint System, and Mayor McMeekin

stated there are talks underway to hire someone for the Joint System. Mr. Taylor stated the Joint System has all the same requirements and powers essentially as the County or the Town has. It is a new governmental entity that has been created, and it does need staff and be responsible for itself. The Town and the County are helping to tote it to get it up and going, but at some point, it will need to stand alone.

- Grants Update: Mr. Taylor stated we are continuing to try to leverage more money from the State to go with the downtown revitalization. Mr. Clauson stated there are monthly calls concerning the SCOR grant for the park, and three responses have been received for the request for proposal for engineering firms. The Town will review those in conjunction with the State. The grant is continuing for the activated carbon system along with the generator at the sewer plant. The initial drawings have been received for the Town's SCIIP grant for the expansion of the water plant.

Mayor Pro-Tem Chatman inquired about some posts on Facebook concerning muddy water. Mr. Taylor saw this also and contacted Mr. Peak. Initially, it was thought to be in Ridgeway and Ridgeway was contacted. It was, however, actually in the Mill Village. Mr. Peak went out on that Saturday and flushed the hydrants next door. All the hydrants were clean and clear. There did not appear to be any problem with the water in the Town's lines. The neighbors also did not have any problems. So, it seemed to be isolated to that individual's house.

Council Member Miller inquired about abandoned cars. Mr. Taylor stated there must be a police officer involved when dealing with cars. He has spoken with Chief Lawrence about how to do this. If it is done properly, it is a program that will almost pay for itself. Mayor Pro-Tem Chatman agreed that there are a lot of abandoned cars around Town, and Mr. Taylor agreed that these need to be taken care of. Mayor McMeekin stated the Town has probably been too lenient, and other towns are very strict concerning this. Mr. Taylor stated there is a tagging process that can be utilized. He believes the Town used to do this with the cars being tagged, let them sit for two weeks, and then the vehicles were towed to an impound lot. After this process, the vehicles would be auctioned. Mayor Pro-Tem Chatman stated there is a lot of land in Winnsboro and the County, but people do not need to ride through and see things like this. Council Member Miller further commented on the houses taken down on Cemetery Street, and Mr. Taylor stated three were taken down and two more will be gone shortly. Mayor Pro-Tem Chatman stated the area looks much better.

10. OLD BUSINESS

None.

11. NEW BUSINESS

A. Memorandum of Agreement (MOA) for the Detention of Juveniles. Mr. Clauson stated this is standard and has to be done every year. The only thing that really changes is the PO number. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Bartell-Prather, to approve the Memorandum of Agreement. ***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.)

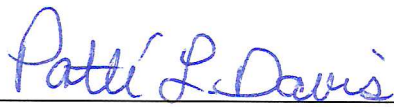
A. Receipt of Legal Advice/Contractual Matter – Discussion Regarding Wastewater Treatment Facility Pursuant to S.C. Code Ann. §30-4-70(a)(2).

B. Receipt of Legal Advice - Discussion Concerning Fairfield County Trash Dispute Pursuant to S.C. Code §30-4-70(a)(2).

Mayor McMeekin stated no executive session was needed at tonight's meeting.

13. ADJOURN

At 6:54 p.m., it was moved by Council Member Miller, seconded by Council Member Burroughs, to adjourn. ***The motion carried 5-0.***



PATTI L. DAVIS
TOWN CLERK



JOHN MCMEEKIN
MAYOR