

**MINUTES
REGULAR MEETING
WINNSBORO TOWN COUNCIL
OCTOBER 3, 2023**

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

Absent: Danny Miller.

The Winnsboro Town Council met in regular session on October 3, 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 Bartrell-Prather made a motion, seconded by Mayor Pro-Tem Chatman, to approve the agenda. ***The motion carried 4-0.***

4. APPROVAL OF MINUTES

Mayor Pro-Tem Chatman made a motion, seconded by Council Member Bartell-Prather, to approve the Regular Meeting minutes from September 19, 2023, and the Finance Committee minutes from September 19, 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.

None.

7. PUBLIC HEARINGS

None.

8. ORDINANCES AND RESOLUTIONS

- A.** Second and Final Reading Ordinance No. 90: An Ordinance Annexing into the Town of Winnsboro an 89.01 Acre Tract of Land, address to be determined, Winnsboro, SC, Owned by William and Meg Ladd, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Portion of Tax Map No. 145-03-01-012-000 (new TMS number pending). Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve Second and Final Reading Ordinance No. 90. ***The motion carried 4-0.***
- B.** Second and Final Reading Ordinance No. 91: An Ordinance Annexing into the Town of Winnsboro a 64.27 Acre Tract of Land, address to be determined, Winnsboro, SC, Owned by William and Meg Ladd, in Fairfield County, Not Already Within the Winnsboro Town Limits, and Including All Adjacent and Abutting Rights-of-Way. Tax Map Nos.: 144-04-06-002-000 and 145-03-01-012-000 (new TMS number pending). Motion made by Council Member Burroughs, seconded by Council Member Bartell-Prather, to approve Second and Final Reading Ordinance No. 91. ***The motion carried 4-0.***
- C.** First Reading Ordinance No. 92: Historic Preservation Ordinance Establishing Local Historic Property Designation and Design Review. Mr. Taylor stated for some time there has been a request for the Town to look into this process. Winnsboro, along with Camden, are the two oldest inland Towns in the State of South Carolina. Winnsboro has a long, rich history with a lot of significant architectural homes and buildings, and these are assets and deserve to be protected. Many towns have capitalized on their historic assets, and this is something Winnsboro can also do, especially in light of potential growth stemming from Scout. There is value in protecting the historical assets, and this is what this ordinance aims to do. Mr. Elliott stated this ordinance is a zoning ordinance, and as all zoning ordinances, it will alter right of ownership. It is something that should be undertaken with some deliberation and consideration. The process includes creating a commission to identify historic properties within the Town, and Mr. Elliott believes Winnsboro is rich with these historic properties. Once this is done, the commission notifies the owner that the property is under consideration for historic designation. The owner then has an opportunity to address the question, because it will affect how the property can be developed thereafter. If the owner objects but the commission deems it historic, the commission has the authority to declare it historic, and the owner would have an appeal right to the courts. It is something that would be an excellent tool for the Town, but it needs to be exercised very carefully. This

document is the model ordinance proposed by the S.C. Department of Archives. It is very thorough and well thought out, and Mr. Elliott feels it would be an advantage to the Town. The commission would need to be designated very carefully and include people of discernment. Mayor McMeekin stated the requirements are for one individual to have a background in architecture and historic preservation. Mr. Elliott agreed and stated the ordinance requires a historian knowledgeable of local history and an architect or someone with knowledge in building, design and construction, which is further set out in section 4.2. The term of office is two years, and Mr. Elliott would suggest extending this a little longer. Mr. Taylor agrees with this. Mr. Elliott further stated that some of the designations may be contentious, and the Town would need to stand behind the commission members if there is controversy. The responsibility of the board is to promote the purposes of the ordinance to recommend to the Town Council the designation of individual historic properties and historic districts and to review plans and applications for development of those properties. Mayor McMeekin stated many small towns have historical significance and already have historical ordinances. Mr. Elliott also commented on section 7.1 with the list of 10 matters that need to be proven in order to designate a property as historical. It is very carefully done and has protection for the homeowner. Moreover, a homeowner whose property is deemed historic would actually benefit from it financially. Motion made by Council Member Burroughs, seconded by Council Member Bartell-Prather, to approve First Reading Ordinance No. 92. Mayor McMeekin stated in this instance, having the second required reading is wise. The Town does not want to be punitive or harmful to people, but at the same time, certain buildings need to be protected because of the historical significance. Mr. Elliott opined that this might be an ordinance that Council would not want to have the two readings back-to-back, and Mayor McMeekin agreed that it would provide more time to think it through. Mr. Clauson stated this is also a requirement in order to get some tax funding/relief in the form of the Bailey Bill. In order for the property owners to qualify, this ordinance has to be adopted. Mr. Taylor stated hopefully this will encourage people to restore some of the historic properties. Mayor McMeekin stated this would cap the taxes for 10 years, and Mr. Clauson stated it could be up to 20 years. So, Mayor McMeekin stated if the house is improved upon, the property taxes would not increase for 10, 15 or 20 years. Mr. Elliott stated it is 20 years in Richland County. Mr. Clauson stated the Bailey Bill is adopted locally, and Town Council would establish the time limit. Mr. Elliott stated he believes the Town would pass the Bailey Bill and would then notify the County; however, he will research this to be sure. ***The motion carried 4-0.*** Mayor McMeekin stated the second reading will be skipped until November, and the Clerk stated this will also

happen because of the notice requirements of the public hearing. The second reading will not be held at the next meeting but will occur at the meeting after that.

- D.** First Reading Ordinance No. 93: Amending the Town Policies of the Public Works Ordinance of the Town of Winnsboro to Add the Annexation Requirement for Utility Services. Mr. Taylor stated there is a push to start doing annexations to make the Town's borders more rational, because they are very erratic at this point. When someone is seeking utility service, this tool will require any new service to sign an annexation petition. This will then come to Town Council as usual for consideration. A number of towns utilize this tool to grow and rationally control their borders. Motion made by Mayor Pro-Tem Chatman, seconded by Council Member Burroughs, to approve First Reading Ordinance No. 93. Mr. Elliott stated this is very common, and he is a little surprised it has not been done already. ***The motion carried 4-0.***
- E.** First Reading Ordinance No. 94: Amending the Business License Ordinance of the Town of Winnsboro to Update the Class Schedule as Required by Act 176 of 2020. Mr. Taylor stated that the business license requirements were restructured by the Municipal Association, and the Clerk stated it will be updated every odd year. Mr. Clauson stated the codes change sometimes which necessitates an update to the ordinance. Motion made by Council Member Burroughs, seconded by Council Member Bartell-Prather, to approve First Reading Ordinance No. 94. ***The motion carried 4-0.***

9. MANAGER'S REPORT

A. Ongoing Projects

- Code Enforcement/Zion Hill: Mr. Taylor stated the hope is to start on some of the houses on Zion Street next. Council recently passed an ordinance to give Code Enforcement a little more teeth as far as putting liens on properties, and staff is currently working with the Auditor to make that happen. Right now, the new Auditor is not quite comfortable with this, and staff and the City Attorney needs to meet with her to get this moving forward. Mayor McMeekin stated the Municipal Association lobbied for this a long time, so he cannot imagine this would not be state law. Mr. Taylor stated it is something that must be worked through to be able to go forward with Code Enforcement aggressively.

- Utilities: Mr. Taylor asked for Mr. Peak to comment concerning the gas expansion. Mr. Peak stated he just received permission from DOT to explore the pipe under the interstate at I-77 and 34. The possibility is being explored to run a 2-inch existing line as a temporary line under the interstate and into the Ridgeway area. Then later, a larger line would be built toward Cook Road, loop back around Syrup Mill and then back toward Winnsboro. Mayor McMeekin inquired if this line could adequately service Mr. Nelson's needs. Mr. Peak stated this is one of the main goals currently, and this would be adequate to serve Mr. Nelson and give the opportunity to start bringing in more income and piece more together as it goes along. The good thing about gas is that it works by capacity of the pipeline based on pressure. It is deliverability based on pressure and is not restricted like water lines would be.
- Redevelopment Efforts: Mr. Taylor stated he, Mayor McMeekin and Mayor Pro-Tem Chatman met to look at the plans that have been developed to this point. To make those plans a reality, the Town must work with the landowners. This is the process that staff is currently in and deciding which properties are of interest and how much funding will be required. The bank building is up for auction, and this is something that has had a fair amount of interest from outside groups who want to redevelop this into a restaurant and/or offices or apartments. There have been offers from landowners for other properties that are a bit high, and staff is getting property appraisals to be able to go back with counteroffers.
- Fairfield Joint Water and Sewer Service: Mr. Taylor stated meetings are continuing, and the current focus is getting a manager hired. A job description has been developed, and there is a meeting tomorrow to further discuss a potential salary. This will be brought to Council for approval, because this would ultimately be funded by both County Council and Town Council.
- Grants Update: Mr. Taylor stated the SCIIP Grant has received DHEC approval. Mr. Clauson stated the Town engineer in charge of the water plant expansion has gotten approval from the State to break up the project and submit for the construction permit with DHEC for the plant expansion and the improvements at the plant. There are still some lines that will need to be upsized along with some service pumps that would be under another construction permit, but this has been allowed to be broken up to move forward. Mayor McMeekin inquired if Mr. Clauson is speaking of the Rural Infrastructure

Authority, and Mr. Clauson stated this is correct. Mr. Taylor said submitting this to DHEC is a huge hurdle, and breaking this up allows the project to move forward even quicker. In case something goes wrong, the majority of the project will be done.

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.)


A. Economic Development/Contractual Matter – Discussion Concerning Downtown Revitalization Pursuant to S.C. Code §30-4-70(a)(2).

At 6:39 p.m., motion made by Mayor Pro-Tem Chatman, seconded by Council Member Bartell-Prather, to exit regular session and enter into executive session to discuss the above listed item. ***The motion carried 4-0.*** At 6:58 p.m., motion made by Council Member Bartell-Prather, seconded by Council Member Burroughs, to exit executive session and return to regular session. ***The motion carried 4-0.***

Motion made by Council Member Burroughs, seconded by Mayor Pro-Tem Chatman, to authorize staff to enter into the bidding process on buildings downtown for the next six months. Mayor McMeekin clarified that this would be the Town of Winnsboro staff. ***The motion carried 4-0.***

13. ADJOURN

At 6:59 p.m., Mayor Pro-Tem Chatman made a motion, seconded by Council Member Burroughs, to adjourn. ***The motion carried 4-0.***


PATTI L. DAVIS
TOWN CLERK


JOHN MCMEEKIN
MAYOR