

MINUTES
REGULAR COUNCIL MEETING
OCTOBER 14, 2019

The October 14, 2019 meeting of the City Council was held in the Council Chambers of the City-County Complex Building located at 401 West Main Street in Dillon, S.C.

Councilmembers in attendance:

Mayor Pro-Tem Dr. Phil Wallace	Councilmember Johnny Eller
Councilmember Douglas Jackson	Councilmember Timothy Cousar
Councilmember James Washington	Councilmember James W. David-

- I. **Call to Order:** Mayor Pro-Tem, Dr. Wallace called the meeting to order at 7:00pm. Everyone stood for the Pledge of Allegiance. Benny Genwright gave the invocation.

II. **Approval of Agenda**

Mayor Pro-Tem, Dr. Phil Wallace ask for approval of the Agenda and City Manager, Glen Wagner ask before the approval that an Executive Session be added to the agenda to discuss information he received today on First Bank. Councilman Cousar made a motion and Councilman Jackson seconded, the motion passed unanimously. Glen also ask that under new business to remove S&ME Environmental Services. Motion was made by Councilman David and seconded by Councilman Cousar motion carried unanimously.

III. **Approval of minutes of September 9, 2019 Regular Meeting and September 30, 2019 Special Meeting**

Mayor Pro-Tem Wallace ask for an approval of the Minutes on the Regular Meeting on September 9, 2019 and the Special Meeting on September 30, 2019. Council Eller made a motion to accept the minutes and Councilman David seconded, motion passed unanimously.

IV. **Mayor Pro-Tem's Report**

Mayor Pro-Tem, Dr. Phil Wallace started his report discussing downtown. As I rode down Main Street to look at the buildings, I noticed the landscaping needed some attention. Burt Rogers was ask if they could put lights in the landscaping and City Manager Wagner stated that power was already there.

Wallace also ask about the involvement with potential development with the Inland Port and that he felt that the Mayor or Mayor Pro-Tem should be more involved. City Manager Wagner stated that the City really comes in on the backend. Wallace stated that the City does things right and people go on the internet and all they see is the crime rate. We have a great City and a great life here. We have had an unqualified audit for the past 12 to 15 years and no one knows about it. When McLeod brings in recruits to look at Dillon, a party is held with the people their age and not taken to a restaurant not in Dillon. I have reviewed the budget at length and will discuss some things when Janet gives her report.

City Manager's Report

City Manager, Glen Wagner started his report by discussing the breakdown of numbers on hiring employees for the Storm Water. Our plans are to hire two employees. On the second page I broke down some numbers showing what it would cost to hire one employee at \$11.00 per hour and one at \$15.00 per hour. On the first page it gives you a breakdown of the revenue balance as of September 30, 2019 - \$168,068.00 and what we project to collect from October 2019 thru June 30, 2020 which is an additional \$104,000. Wallace ask what is our annual budget and Glen stated \$138,000. Wallace ask about the payments and Glen stated we have one due now in the amount of \$62,444 and we have two payments left. Wallace stated that to be on the safe side and we should include part of our budget as capital outlay. At the end of the year of June 30, 2020 if we would hire two employees starting January 2020 which would be the last two quarters of our fiscal year, we would have a total projected balance of \$168,207.00 and take that same number and bring it down for the next two years. We still have \$62,444 vactor truck payment October 2020 and October 2021. At the end of June 30, 2022 we would have a projected balance of \$148,811. Now all that being said this does not include any capital projects, no fuel cost, no materials and no equipment to rent. This will just give you an idea of what we had and I put in just as a starting point back on the top of the list salaries for two employees January thru June 2020. If we did anything, the earliest I think we could start is January 2020. Wallace stated that he does not believe we need to start with two at a time. Burt Rogers was ask what he thought and he stated if he was going to run the truck and do what needed to be done, he would need two. Wallace stated that if he was going to run the

truck he would not need to hire someone at \$20.00 an hour. Glen stated that the one that operated the truck would make \$15.00 an hour and the laborer would be at \$11.00 an hour. Councilman Eller ask Glen how much time do you spend on cleaning the storm drains. Glen stated when we can. Councilman Eller ask how many CDL drivers have we hired in the last two months. Burt Rogers stated we hired one and Councilman Cousar stated he came back and Councilman Eller ask he came back and Burt stated that he switched people around. Glen stated that this would be just a ball park very, very, general projection on what the expenses would be for the next two and half years starting January 2020. Once again, this \$148,000 that is projected to be money in hand, there is no money taken out for capital projects and material only salaries for two employees. An example of where we have done something so far as materials we cleaned a canal and catch basins. We had to replace 200 foot off pipe off Roberts Road and the state gave us the 200 foot of pipe and if we had to buy it, the cost would have been about \$5,000 for the pipe. We probably spent about \$500 in materials and we rented a small track hoe for about \$2,300. Roughly the cost would have been about \$9,000, if we had to purchase the pipe and that was huge pipe. Burt stated that the pipe was 30" pipe and Glen stated we don't have a lot that size. Councilman Eller ask when did we initiate this charge and Glen stated July 2018 and we collected a little over \$130,000 and so far this year \$34,000. What are your thoughts? Council David ask Glen if it was affordable in our budget to begin in January 2020 and Glen stated the earliest to begin would be January. Glen stated once again this is the cost to just clean out lines and no other cost. Councilman David ask what is the expected cost out of the \$162,202 we would have left over. Do you have a projected cost of what it would be? Glen stated we will not know until we get to them and see what the cost would be. Burt stated we could have equipment breakdown and etc., but I think it is feasible. Councilman David stated so you think it is feasible so in June 30, 2022 the balance of \$148,811 would be after our final payment and that would go up by the next year by that amount. Glen stated that hiring two people, the storm drains would be cleaned on a daily basis. This will not eliminate our problem but it will help. Councilman David stated that the way it looks to him if you balanced out your numbers and wait until the next fiscal year, it would give us \$200 running in a year and that would also give us a balance to start. Wallace ask Burt if he could wait until June or does we need it now. Glen stated that the goal is to work on it during the

winter months while there is no grass cutting and etc. Glen stated again that this will not eliminate our problem but it will help. Councilman Eller stated this is much needed in the City. Glen stated if they agree to do this he would bring back an amended budget for it. Wallace ask for a motion to bring this back as an amendment to the budget. Councilman David made the motion and Councilman Cousar seconded and motion carried unanimously. Glen stated that he would bring this back in November in an ordinance and it would take the second reading in December to pass and then he would start advertising and go from there.

The second item is the planters on Main Street. Burt went out and measured the parking spaces we have on main from Martin Luther King Blvd. up to Railroad Avenue and they are roughly ten feet wide if we took out two middle planters on each side it would give us approximately three to four extra parking spaces on each side. Wallace stated that we would go backwards taking out what we have put in and Glen stated times have changed. I will get with D.O.T. and the cost maybe more than what we need to put in it but I think it is something we need to look at. The last thing I have is also on East Main Street the island we have there next to Kings Pizza to take out I have ask Terry Morris to get with D.O.T and see what we would have to do. Councilman David stated that his opinion would be to take out the planters on the opposite side from McArthur all the way down to Main Street to two lanes and more exposure down Hampton Street. We are not taking care of these planters as it is the plants are half dead and the large trees need to be cut down off the buildings. Investors would look at the buildings and we could grow. Councilman Eller ask Glen when Terry takes it to D.O.T. how long would it be before we know something. Glen stated that we may have something back next month.

Finance Director's Report

Janet W. Bethea gave the Financial Report to the Mayor Pro-tem, City Council and the City Manager. Wallace ask about the Complex and Street Lighting are at 33% of the budget did we miss budgeting. Janet replied that it is the timing on how the bills come in and are paid. Councilman David ask questions about several line items already overspent. Diesel overspent due to generators. Why is Unemployment overspent it is almost doubled? Unemployment claims are paid only when they are processed. How is this

going to affect our budget next year? Glen stated with trends we will look at it.

Pee Dee Coalition

Desha Coleman on behalf of Pee Dee Coalition I would like to thank Council for their support and how much they appreciated everything that they have done. October is National Domestic Violence Month. An Annual report was given.

Laurel Hayes – Abandoned Buildings Act

Glen stated that there is some information in your packet that there is S.C. Legislature Title 12 taxation and this has been around about five years now and I spoke with the Municipal Association and they don't know of many that have used this and it was supposed to go away December of this year but was extended to December 2021.

Laurel Hayes, Attorney for Stephanie and Benjamin Mitchell owners of GIGI & Doc, presented to Council a packet that included documents on Title 12 Taxation on abandoned buildings with no income for at least five years. The Mitchell's purchased the building on East Main Street from Harold Hudgins in October 2019 and will demolish it and build a new building. Stephanie searched and found this tax credit and is asking Council to pass an ordinance on the Abandoned Building Act. Glen stated that the County Council and the School Board would also have to pass an Ordinance on the Abandoned Building Act because they would also have to give tax credits. Glen stated that this ordinance would only be for this particular building. If this ordinance is passed it would allow tax credits for eight years beginning when the building is put into service. Laurel stated that the credit is calculated on the estimated value and the actual cost. Councilman Eller ask what is the time on demolishing the building and building a new one. Stephanie stated approximately she could start as early as December or January 2020.

Leary McKenzie – Seaboard Railroad Spur

Leary McKenzie represents Bradley Turner who has purchased the property that Arthur Tompkins owned and the property he owns brackets the railroad spur that the City gave to Arthur Tompkins by a Quick Claim Deed in 1998. Mr. Turner would like to purchase this property back from the city the same way that it was done for Arthur Tompkins. Glen stated that if Council would like to do this he can bring back an ordinance in November. Motion was

made by Councilman David and seconded by Councilman Jackson motion carried unanimously to bring back ordinance in November.

V. Citizen's Report

Rachel Covington Banks, resides at 507 South 6th Avenue, Dillon would like to address Council on issues that continue to impact their community. Rachel moved back here after several years and has observed how the northern section is treated differently than the southern section. Duke Energy was contacted after the trees had been trimmed on the northern side and did not trim the southern and was ask why and an answer could not be given. Why do we have to call to have trash removed when the northern side doesn't? We are considered to be called the Bottom. The canal that surrounds our property was not maintained and we were flooded. We have contacted the City Manager several times on these issues and also met with the County Administrator to cooperate with one another to solve these issues. I commend City Manager Wagner, County Administrator Clyburn and Mr. Moses Hayward for their cooperative work. The Bottom will continue to be an ill effected area unless Council recognizes and appropriates the financial resources to address these issues. Councilman David stated that the ditch Mrs. Banks addressed goes across his property. The pipe is small and it collects and floods everyone in the area. Councilman Eller ask how man days do they have until Duke Energy responds. Mrs. Banks responded seven to ten days and was last week. Glen stated after speaking with Mrs. Banks he contacted Duke Energy. We are at the mercy of Duke because we do not get into power lines.

Stephanie Mitchell addressed Council about the planters on Main Street. They have a committee that will help keep Main Street clean. Downtown committee members are applying for a 501C Non-Profit Organization.

VI. Old Business

None

VII. New Business

Purchase of a new vehicle for Street Department

Glen stated that he was instructed by Council to bring back the information to purchase a vehicle for Burt Rogers Department in the amount of \$36,000.00. Wallace ask if anyone had comments. Councilman David stated

that he had ask for mileage on the vehicles and the repair cost and he had received a lot of high mileage and \$35,000 repair cost per year. Councilman David stated that he could see the need for it. Councilman Eller ask why are we buying a \$36,000 vehicle in our operating budget when we talked about this three months ago. Glen where are we going to get the money? Glen stated that the money will come out of the General Fund Depreciation account. Councilman Eller ask why are we buying a \$36,000 vehicle for a department head for him to pass his down. We cut \$30,000 Upfit grant and couldn't give employees raises. If you really need it, you could have purchased two vehicles for the price of one and give it to the employees that can use it in a work day. Dr. Wallace has stated to me many times, don't come in the eleventh hour to ask for something. We can't find money for the employees but we can find it now for one person to get a \$36,000 for a vehicle from top to bottom. I don't understand it, if we allow this to happen, we have just slapped our First Responders and our Police Officers in the face, the ones that protect our community. After discussion it was approved to purchase the vehicle. Motion was made by Councilman Washington and seconded by Councilman Jackson and motion passed 5-1 with Councilman Eller opposing.

Ordinance 19-06: Abandoned Buildings Act – Title 12 Taxation credit on abandoned building for at least 5 years with no revenue. Motion made by Councilman Jackson and seconded by Council David motion passed unanimously.

VIII. Councilmember's Report

Councilmember Eller ask Glen about the LED lights that Duke Energy were going to install. Glen stated that Main Street has already been completed and hopefully in the next month or so that Highway 301 would be replaced. Councilmember Eller ask about the lights on Highway 34 and Glen stated that he had checked on them. Councilmember ask Police Chief, David Lane what he was doing about the crime out at the motels on Radford Boulevard and Chief Lane stated that there is drug problems and they have stepped up monitoring the area. Councilman Eller ask Glen if every salaried employee received a pay increase in the last several years. Glen stated yes and I was asked to give some hourly employees pay increases also. Councilman Eller ask would the salaried employees receive bonuses, as well, and Glen stated yes. Councilman Eller stated that the hourly employees needed to be looked

after and I feel that we have let our hourly employees down. Did we go to a new time clock? Glen stated yes and instead of punching a card each employee clocks in with their finger. Councilman Eller ask does all the department heads clock in and Glen stated yes all but myself. Councilman Eller ask how does it work if an employee is seven minutes late – Glen stated that if you are seven minutes late it goes to 8:00 and if you are eight minutes late it goes to a 8:15. No one is supposed to clock in before 7:55 am every day.

Mayor Pro-tem Wallace stated that the city has not let their employees down that it was discussed in the budget that instead of giving every employee \$10.00 that the employees would prefer getting a bonus in December.

Councilmember David ask Glen about the street signs that he has seen some of them up and some still down. Glen stated that they were working on them.

Councilmember Washington started his report off by asking where we are on writing the fines for buildings on Main Street. Benny stated that he has written nine tickets and three were found guilty, one ask for a jury trial, five waiting to go before the City Judge. Councilmember Washington ask how long would it take to get a jury trial and John D. McInnis, City Attorney said he had no control over that. Mr. McInnis stated that he would do it as soon as they were scheduled. Glen stated that the attorney's would have to agree on a date before they could be set.

Councilmember Jackson – No report


Councilmember Cousar started his report off by stating that they have drug issues in his neighborhood. I can come home anytime at night and see them walking down the streets. I have not seen the presence of a police officer in my neighborhood. I feel that instead of writing tickets out on Radford Boulevard for seatbelt violation, they could pick up patrolling in my neighborhood.

Mayor Pro-Tem Wallace ask for a motion to go adjourn and go into Executive Session to discuss changing property with First Bank. Councilmember Cousar mad a motion and seconded by Councilmember Jackson and motion passed unanimously. After discussion, a Motion to enter into open session was made by Councilmember Jackson and seconded by Councilmember David, motion passed unanimously.


IX. Adjourn

Councilmember Jackson made a motion to adjourn, seconded by Councilmember David, motion passed unanimously.

APPROVED:



Dr. Phil Wallace, Mayor Pro-Tem



Tina Scott, Council Clerk

Date Approved: 12/9/19