

MINUTES
REGULAR COUNCIL MEETING
January 13, 2020

The January 13, 2020 Regular 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, SC. Notices of this regular meeting of City Council was provided to the media and individuals requesting a copy of the agenda informing them of the date, location, and time of the meeting.

Councilmembers in attendance:

Mayor Pro-Tem Dr. Phil Wallace
Councilmember Douglas Jackson
Councilmember James Washington

Councilmember Johnny Eller
Councilmember Timothy Cousar
Councilmember Jay 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**
Councilmember Jackson made a motion to approve the Agenda and seconded by Councilmember Cousar. The motion passed unanimously.
- III. **Approve minutes of December 9, 2019 Regular Meeting**
A motion was made by Councilman Cousar and seconded by Councilmember Washington to approve the minutes of the Regular meeting on December 9, 2019. The motion passed unanimously.
- IV. **Mayor Pro Tem's Report**
Mayor Pro Tem, Dr. Wallace started his report by stating Councilmember Eller pointed out that the Wellness Center was out of budget. Dr. Wallace said he didn't think it's as bad as it looks on paper. He said we should look into setting up a committee to give suggestions on what equipment we should have to possible bring back members. He suggested Lee Herndon and Jeff Easterling have shown interest in being on this committee. Dr. Wallace went on to discuss a program called Silver Sneakers. Glen Wagner stated that we applied for this program five days ago and our location will be looked at by an analyst to see if we qualify. Dr. Wallace ended his report by saying the Golf course looks better than he has ever seen it and the guys are doing a great job.

City Manager's Report

City Manager, Glen Wagner started his report discussing the extended Wellness Center hours of operation. We are now open Monday – Friday from 4:30am-10pm. In the eleven days that we have had the extended hours, we've only had 15 additional visits. We have advertised in the newspaper, Facebook, City of Dillon website, and on the digital signs. As of January 7, 2020, we have 437 paying members. We have probably 100 members that pay yearly. We have a lot of categories for payment. We are looking to see if there are other things that we can do to boost

membership. We looking into being open for 24 hours, but Risk Management advised that we shouldn't leave it open without a paid employee on site. We are looking to change the rates to entice more people to come. Councilmember Eller asked had we done a trend to see how many people or how much revenue we have lost? Glen answered. "I have looked at the revenue and we have lost \$50,000". Councilmember Eller asked how do you keep up with who has paid? Glen stated that members have to scan a membership card and it lets us know the pay status. Councilmember Eller stated that we are losing \$15,000-\$18,000 per month and I just hate to see the deficit. Glen stated we will see how this month goes and we will look at it again in February. He went on to talk about putting laptops in the police cars. The cost will be \$4,700 per car in 16 vehicles. The total cost will be about \$75,000. Glen said we will have to work with E-911 because they will have to have specific equipment also. Councilmember Eller asked if we could reach out to the County for assistance. Glen answered, "yes". Lastly, Glen said we have the Stormwater position for a CDL driver filled and he should start tomorrow, January 14, 2020. He said the guy has stormwater experience. He retired from the Town of Fairmont as a supervisor. The laborer position is not filled yet but we hope to have it filled by the end of the week.

Dillon Downtown Coordinator

Bridget Thornton gave an update on the Benchmark Planning. She said it is moving swiftly. The listening sessions on January 28 and January 30 are reserved for Downtown Development and the City of Dillon. If needed, instead of our meeting Downtown Development and Downtown Ambassadors will have a listening session and you are welcome to attend. Starting at 10am on January 30 we will visit all businesses downtown. Bridget also stated that she has been working with Robert Beachum on the website and should be ready to launch it by the end of the week. She also gave a little information about HGTV. It is a reality show that will come in and renovate downtown. City of Dillon has applied for them to come to Dillon. Lastly, Bridget introduced Peggy McLean, Director, Integrated Rural Strategies, SC Department of Commerce. She will discuss Opportunity Zones.

SC Department of Commerce

Peggy McLean, Director, Integrated Rural Strategies started her report stating the Opportunity Zones is a Federal Program governed by the Treasury Department and the IRS. This is not a grant program. I have attached her speaking points to the minutes.

Finance Report

Finance Director, Janet Bethea gave copies of the Financial Report to the Mayor Pro Tem, City Council, and the City Manager.

V. Citizen's Report

None.

VI. Old Business

Ordinance 19-13 1st Reading - Amend B-1 permitted uses to include alcoholic beverage drinking establishments. Glen Wagner asked if we can table this Ordinance to give him and Benny Genwright more time to look at it? He said, "what we have in place may be sufficient".

Councilmember Washington made a motion to table the ordinance and Councilmember Jackson seconded. The motion passed 6-0.

VII. New Business:

None.

VIII. Councilmember's Reports

Councilmember Eller started his report asking Glen if he got information on that hotel. He said I don't know what you consider a nuisance but this specific hotel has had 20 calls in a year for prostitution, drugs, or guns. We have had a lot of problems there. Eller went on to say we use to have Community Watch meetings, can we set up meeting with the Police Department? Chief David Lane said we will start with a Police Forum but we stopped because no one would come to the meetings. Councilmember Eller said let's put it out there so that we can give the citizens information. We have a bad drug problem and we need to do something about it. Lastly, he stated, "I don't mean to beat up on the Police but we have problems in the community".

Councilmember Jay David began his report asking if we can fix the parking lot since the City uses it? Glen Wagner answered we don't use the parking lot behind the Gibson building. The parking lot here is owned by Dillon County and we shouldn't have to completely pay for it to be fixed. Councilmember David mention street signs missing in areas and Glen replied that we are working on it.

Councilmember Washington asked Benny Genwright are people paying their fines for Code Violations downtown? Benny answered yes and they are also making attempts to fix the buildings.

Councilman Jackson asked that everyone keep JW Bailey's family in your thoughts and prayers. He went on to say the City of Dillon has lost a great man and we will not be able to replace him. Councilmember Cousar asked if the water lines on the Quarters have been fixed. Hardy Jackson replied that we are still working on it.

IX. Executive Session

Councilmember Douglas made a motion to go into Executive Session. Councilmember Jackson seconded. The motion passed unanimously. Councilmember Cousar made a motion to return to open session. The motion passed unanimously.

X. Adjourn

With no further business to discuss, Councilmember Cousar made a motion to adjourn. The motion passed 6-0. The meeting adjourned at 9:00pm.

Approved: _____

Dr. Phil Wallace, Mayor Pro-Tem

Tina Scott, Council Clerk

Date Approved: _____

2/10/2020

Dillon City Council Opportunity Zone

1/13/202

Dillon City Administration Building

- Broad Overview of the OZ Grant program
- Federal program – not a state program
- All rulings and regulations come from the US Treasury Department (IRS)
- Not a grant program – only tax reductions
- OZ are census tracts in economically distressed communities
- Nominations submitted to Governor who used a formula to equitably identify qualifying tracts – submitted to Treasury Department who approved OZ
- Tracts had to have a poverty rate of at least 20% or Median Family Income of no more than 80% of the statewide median family income
- SC has 135 zones – each county has at least one
- No method to change the identified zones
- 8,000+ zones across the country
- Purpose of OZ – they were designed to spur private economic development and job created in distressed communities.
- OZs provide a tax break to investors who re-invest their capital gains in a Qualified OZ Fund or a Qualified OZ Business.
- If they hold the funds or the business investment for 5 years, they reduce their tax liability on those gains by 10%.
- If they hold the investment for 10 years, they reduce the liability on the original funds by 15% and they don't pay any taxes on any capital gains earned on their OZ investment.
- The most common of projects that we know about
 - Housing
 - Hotels

Commercial/Office Space
Retail Space

Shopping Centers

- A Qualified Opportunity Fund - Individuals put their money into a Fund and then the Fund makes investments in businesses and real estate in an actual Opportunity Zone. These Qualified Opportunity Funds must invest at least 90% of their funds within a designated Opportunity Zone.
- Funds don't have to be local to invest in a community – a fund in another part of the country can invest in any OZ, including any in SC.
- Investments can also be made directly into a business within an Opportunity Zone.
- State's Role:
 - OZ Grant Funding to help cities and counties pay for OZ Prospectus (marketing piece)
 - Revamping OZ website – linking projects with investors
- Projects not registered with the state of South Carolina; they are private investment deals
- For specific project questions, recommend contacting an investment counselor, CPA or attorney