

MINUTES
REGULAR COUNCIL MEETING
October 11, 2021

The October 11, 2021 Regular meeting of the City Council was held at the City of Dillon Wellness Center, 1647 Commerce Drive, 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 Timothy Cousar
Councilmember James David

Councilmember Douglas Jackson
Councilmember James Washington

- I. **Call to Order** - Mayor Pro Tem Dr. Wallace called the meeting to order at 7:00pm. Everyone recited the Pledge of Allegiance. Benny Genwright gave the invocation.
- II. **Approval of Agenda**
Councilmember Cousar made a motion to approve the agenda. Councilmember David seconded and the motion passed unanimously.
- III. **Approve minutes of the September 13, 2021 Regular Council Meeting, September 20, 2021 Special Meeting and September 23, 2021 Special Meeting**
A motion was made by Councilmember David to approve minutes with correction to the September 13, 2021 minutes. Councilmember Cousar seconded and the motion passed unanimously.
- IV. **Mayor Pro Tem's Report**
Dr. Wallace began his report talking about the aggressiveness of the delta variant. We are probably a good bit closer to herd immunity, he said. The delta variant was kind of moving through people that weren't vaccinated. Dr. Wallace went on to say he thinks we are beginning to see the light at the end of the tunnel and he hopes that he is right. Next, Dr. Wallace said we had a downtown development meeting, it was good and kind of lengthy. He thinks we have little compromising to understand whether we want to have a quant venue in our downtown with shops or if we want Highway 34 comes into downtown as far as Longstreet with 4 lanes and the other way it might be 3 lanes with a turn lane in the middle. The process will create more downtown on Main Street parking. The people that do the study recommended that we make it smaller. The estimated cost was about \$1,000,000 per block. We also talked about creating beautiful downtown landscaping do we have people willing to support downtown? I don't know the answer to that question. Many small towns have access to large sums of money. Marion, Mullins, Hartsville and Florence do but Dillon doesn't have that. I think downtown revitalization or long-term planning we have to do something about our crime in Newtown and Jacksonville this causes a negative digital footprint also our schools have to improve. You can get a great education in Dillon if you want it, but a sector of kids in school don't want it and they make the system perform poorly. Our payment to stay open is based on the number of kids that you have. I think

the other big thing is Capital investment. We need a subdivision that has 1200 or 2500 sq ft homes. We have plenty of industry but the people don't live here. The people that are making the big money live in Aynor, Florence, or Lumberton and those are the people that we need to help support these downtown businesses. We are just trying to figure out how to best plan for our future. A lot of where we are now and Dillon is in great shape but we didn't do it in a year we did it 12 or 15 years. We have good people on these committees and we will figure out how we need to take Dillon.

City Manager's Report

Glen Wagner wanted to follow up with what Dr. Wallace said, there is a summary in your packet on the Committee meeting. Glen also welcomed our new city attorney Janet Paschal. She is here for her first meeting. Ms. Paschal replied, "thank you and she look forward to working with the City of Dillon". Glen went on to say the tent outside of the Wellness Center is a COVID testing site for DHEC. The testing times are 9am to 4pm daily. I am not sure how long they are going to be here. Glen went on to say DHEC will also be here starting Wednesday to give the first dose of vaccine and back on November 3rd for the second dose. They will be giving Pfizer. Mcleod will be here Monday at the wellness center giving the booster shot. In my letter to you we talked about the American Rescue plan. I sent out a text to Council to let you know that we have received 50% of our funds. It is in an account on its own. In the budget Janet Bethea will show you that no money has been spent. It's still not very clear on how we can use this money. We can use it for premium pay to essential employees. We can use it for negative economic impacts, infrastructure, water and sewer and each time we meet I will bring more ideas to you on how we can use this money. There was a deadline for October 6th to apply for grants for stormwater, we went ahead and applied for \$3.5M to do some large work. This is 100% money and we won't know until February 2022. We will not have out of pocket or match if we get it. We can look at smaller projects to maybe do in house. We will know more at the November meeting. And, again we can give out premium pay. Council can look at what has been decided and make some decisions on how to spend this money. Glen went on to talk about the JV Martin project. They will make the classrooms into one-bedroom apartments for seniors. They want to see if the city will go into a partnership with them to develop the second floor of what I call the White Building. Without an elevator they can't rent it out because they are seniors. The rent will be \$595 which includes water and sewer but not utilities. They want to leave the bell tower and take the two classrooms and make 2-bedroom apartments of about 800 sq ft. The city can offer those apartments to first responders and decide what the rent will be. The city will keep half of it. I probably have 2 or 3 emergency management that is single and married with no children that would be interested. When the Dillon Historic School Foundation show the presentation, they may show bedroom sizes but they will all be the same. They don't want to open the apartments up to any and everybody. They like the idea of a police officer onsite.

Finance Report

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

Gerald Berry – Dillon Historic School Foundation

Gerald Berry gave information and presented the architectural plans for the new JV Martin School apartments.

V. Citizen's Report

None

VI. Old Business

Ordinance #21-14 Annex 1600 Block of Hwy 301N into the City limits of Dillon – 2nd Reading

Councilmember Jackson made a motion to annex the property into the City limits. Councilmember David seconded and the motion passed unanimously.

VII. New Business

Resolution #18-21 A Resolution opposing the South Carolina Department of Transportation preferred route of I-73 through Dillon County. Councilmember Jackson made the motion to accept the Resolution. Councilmember David seconded and the motion passed 5-0.

A-Tax Funds Recommendations Councilman Jackson made a motion to accept the Recommendations. Councilmember Cousar seconded and the motion passed 5-0. See attachment.

Planning and Zoning Appointment District 2 Councilmember Cousar appointed Andrew Hayes. The appointment passed 5-0.

VIII. Councilmember's Reports

Councilmember Jay David asked about Hillside Drive. Glen said we had a preconference meeting today and signed paperwork for notice to proceed. The contractor said the earliest he can get material will be January 2022 and they have 240 days to complete the project. They won't get money until we hit milestones because SRF holds the money. Councilmember asked about a status on Zaxby's? Benny Genwright responded he doesn't have any report but he does know they are in the process of getting inspections. Next, he asked what is going on at Deerfield? Glen responded they are painting and cleaning up.

Councilmember Washington asked when are the streets being paved. Glen responded they will look at the streets in November and decide and then start in a year.

IX. Executive Session

Councilmember David made a motion to go into Executive Session. Councilmember Cousar seconded and the motion passed 5-0. After discussion, Councilman David made a motion to go back into open session. The motion passed unanimously.

X. **Adjourn**

With no further business to discuss, Councilmember Jackson made a motion to adjourn. Councilmember Washington seconded and the motion passed 5-0. The meeting adjourned at 8:20pm.

Approved: Dr. Phil Wallace
Dr. Phil Wallace, Mayor Pro-Tem

Attest: Tina Scott
Tina Scott, Council Clerk

Date Approved: November 8, 2021