

MINUTES
REGULAR COUNCIL MEETING
February 13, 2023

The February 13, 2023 Regular meeting of the City Council was held at the City-County Complex, 401 W. Main Street, 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 James Washington
Councilmember Jay David

Councilmember Timothy Cousar
Councilmember Johnny Eller
Councilmember Douglas Jackson

Janet Paschal, City attorney was in attendance.

- 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 Jackson made a motion to approve the agenda. Councilmember David seconded and the motion passed unanimously.
- III. **Approve minutes of the January 9, 2023 Regular Council Meeting**
A motion was made by Councilmember David to approve minutes. Councilmember Cousar seconded and the motion passed unanimously.
- IV. **Mayor Pro Tem's Report**
Dr. Wallace began his report saying he wrote a State of Dillon address and it kind of went over a lot of things that he's talked about in the last few months. He said we are busy and it's good. I don't see a lot of negatives. We have to start rebuilding an infrastructure. We have grants being written and we are getting things taken care of. We are looking really good in the bank. Dr. Wallace continued his report saying we have money and our goods and services are about midway. He said our salaries are about midway so I think we are in a pretty good state. Dr. Wallace said he has been talking to Glen about our aging group. We have a lot of people approaching retirement and I think it would be wise of us to start looking hard at who is going to fill those positions and have them work side by side with the people that are preparing to retire. We just don't want to come up short. I would just like for us to start looking these are good jobs and we don't want to out-source these jobs we want the salaries to stay here. Dr. Wallace went on saying he thinks we have good people that can learn. Water and sewer are good paying jobs but we need to get people to learn these positions. Glen said he has been working on a plan for two years for retirees but now that we are on PEBA retirees can take that insurance with them. As of right now we probably have 6 or 7 employees that can retire with state retirement. I think a lot of them are waiting to see what we are going to do there. Glen continued saying that was one of the reasons that I told you all last year what my intentions were so that you all can plan. Dr Wallace said he asked Glen to see what it would cost someone to start a subdivision for

infrastructure, water sewer, electric, and I thought that we had something and I don't know that we do. Glen said we had something years ago that stated if someone build a subdivision a portion of taxes would be rebated back to the developer after a house is sold. It didn't go well. Dr. Wallace said he doesn't know but he thinks we need to take the initiative to put some mild infrastructure and try to develop something especially something out there near the new school. It might not bring revenue immediately but if we start it might peak someone interest and start developing. Lastly, Dr. Wallace said he thinks this Council is doing a great job setting up future council and improving the standard of living in Dillon and the safety.

City Manager's Report

Glen began his report. He explained in your packets he has supplied a list of our bigger projects that we are doing right now. I have attached that list to the minutes. Glen went on to say he has broken down and added this up showing where we were getting these monies from. We are spending around \$10M on these projects. We have to use some of our money for match money. I gave you contractors, funding, and possible completion date. We have talked about the Logistics Center on Hwy 34 should be annexed. We have been talking to Harbor Freight who rents that property. Janet Paschal has done some research and in that I gave copies of state laws that she was referring to. Janet Paschal said when we ran into the fee in lieu of the taxes the agreement was about 30 years so even if they were annexed the city would not benefit because of the system that is in place of the fee in lieu. Dr. Wallace said he would like to look at what their insurance bill is and if it's \$100,000 they would save some money if they had a fire station out there with an ISO rating of 3 as opposed to the county which is 6 or 7. He said we can look at the formula every year and put a station out there and they would save \$25,000 it may be that it's not that great of an amount but to me if you 4 million sq ft out there I can't imagine what their inventory is so they have got to be paying a lot of money on their insurance. I am enticing them so if other places go out there then they get the same benefit. Harbor Freight doesn't own that property so they can't agree to that. Councilmember Eller said properties located outside of city limits are required to annex in to the city when they are receiving city utilities. Janet Paschal said the council passed an ordinance subject to an addendum and that says it can't be done without the owners' consent. The state law said municipalities don't get anything because we cannot tax them. Councilmember Eller said the county and neighboring counties get money and the city of Dillon gets nothing. Councilmember David said he is confused, if you have an ordinance in place how do you agree to an addendum? Dr. Wallace said in 2007 our city was dead on its back with no industries we were glad someone was interested and look what it has brought. I would love to get that annexed but I think right now Harbor Freight probably employee 1800-2000 people and the only way we could get it was to bring Marion and Marlboro in with it and that's why they get taxes. It was a lot of infrastructure put out to make that happen. Glen said we spent about \$250,000 and got nothing back from the county. Dr Wallace said you have to look at the big picture which is that we have 1600 people employed out there. Dr Wallace said it's our fault because there is nowhere to live. Glen said forget the ordinance it's all about fee in lieu. Janet Paschal said they are not interested. Glen presented to them the various ways that it would benefit them during a conference call. Janet Paschal said the ordinance isn't a problem it's the addendum that was agreed to. Next, Glen said he's been getting phone calls and emails from Tonya Haddocks she said they are running short on funds. She was understanding in 2019 that we were going to give her funds. We did say

we would, depending on where the funds came from. Councilmember Eller said he is curious because HUD hasn't given them the money and he'd be interested for her to come speak with council on why the project hasn't been started. Glen said it's a \$20,000,000 project and was looking for \$250,000 from the City, talking with her for the last 2 or 3 months I was under the impression that the property was going to be given to them. I am now being told the property is being sold to them for \$180,000 now that money is supposed to go back into the auditorium. I suggested to the local group if they give it to them that's \$180,000 savings. I'm not a part of that negotiation that was just my opinion. Tonya Haddocks wants to come but I would suggest not a regular council meeting because it would take a long time. I will figure out a date that she can come to us and you can ask your questions at that time. Glen said last month he brought bids for golf course renovations greens and shop, we wanted to make sure that we were following codes. He went on to say that Councilmember Eller was correct in saying anything over \$30,000 we had to do a sealed bid process. That has been done and those two things are on the agenda. Also, as for the resurfacing of Main Street, I went to a meeting with Department of Transportation and they had a preconstruction conference. It's not just Main Street that they are resurfacing. There are several other roads being resurfaced they have until June 2024 to complete these projects. I asked when do they plan to resurface Main Street and they said probably next spring but I can guarantee it won't be until after June. So, I need from council tonight to take out the center planters. We need to go ahead and start planning because they aren't going to stop and wait on us if SCDOT starts to resurface Main Street. Councilmen Jackson said just do what we voted on because most of the businesses downtown want them gone.

Finance Report

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

Downtown Coordinator

Lisa began her report saying The Saint Patty's Day festival is being sponsored by Palmetto Dentistry. The event will have a chili cookoff and a band. We will have food trucks at the event. Lisa went on to say Chocolate Chip Band will perform at the Celebrate Main Festival. Next, she said Tommy Simpson's mural will be done by the end for February and we will do an unveiling soon. Jason Bess mural will begin in March at the Lockemy courtyard. Lisa continued her report saying the Downtown Merchants association and the Pop-up shop went ok. Lastly, Lisa said we have two new businesses; Ainsley and company which is a fine jewelry store. Signature and event rentals will be opening soon which is a party rental supply store.

Citizen's Report

A citizen asked why doesn't the Wellness Center have the Silver Sneakers program? Glen responded that Medicare/Medicaid won't give it to us. We have tried for the past 10 years. Fitness World brought it with them so that's why they have it.

V. Old Business

None

VI. New Business

Murals on First Bank Building – Glen said you should have in your packet pictures of these murals. These murals have windows behind them. Latta and Lake View are interested in receiving those murals, but we have to get with the Board of Architectural review to get them removed. Councilmember David made a motion to give the murals to the towns. Councilmember Cousar seconded and the motion passed unanimously.

Ordinance #23-01 Adopt the 2021 Editions of the International Building, Residential, Plumbing, Mechanical, Fire, and Fuel gas codes – Councilmember Jackson made a motion. Councilman Cousar seconded and the motion passed unanimously.

Ordinance #23-02 Adopt an Ordinance to amend the Salary of the Mayor and Councilmembers Councilmember Cousar made a motion to increase the Mayor and Councilmember salaries. Councilmember Eller seconded. The motion failed 4-2.

Acceptance of Bids: Construction of Multipurpose Field at Sports Complex – Glen said we received two (2) sealed bids for the construction of a multipurpose field at the Sports Complex. The request for sealed bids was advertised through the South Carolina Business Opportunities (SCBO) on December 29, 2022 with bid opening on January 18, 2023 at 2pm. The bids submitted were from Wilson & Associates \$63,570 and S & R Turf \$102,000. Copies of the Bid Tabulation, advertisement, and Bid specs are in your packets. Councilmember Cousar made a motion to accept the bid from Wilson & Associates. Councilmember Jackson second and the motion passed unanimously.

Acceptance of Bids: Golf Course Shop and Cart Shelter – Councilmember David made a motion to accept the bid from K&G Storage. Councilmember Jackson seconded and the motion passed unanimously.

Acceptance of Bids: Golf Course Greens Renovations Glen started by saying we only received one bid. Anything less than \$30,000 you have to have 3 quotes anything over \$30,000 doesn't have a minimum number of quotes. I haven't opened it because I wanted to know if you guys wanted to go with one vote or advertise again. Councilmember Washington made a motion to open the bid. Councilmember Jackson seconded and the motion passed 5-1. Glen opened the bid and it was from Modern Turf, Rembrandt, NC. Councilmember Jackson made a motion to accept the bid. Councilmember Washington second the motion passed 5-1.

Acceptance of Bids: 18th Avenue & Lucius Road Pump Stations - Glen said three (3) bids were received by our engineers AECOM and have been accepted by the Department of Commerce. Complete utilities \$1,127,172, Frank Horne Construction \$1,323,892, and North American Constructions \$1,448,923. AECOM is recommending Complete Utilities as low bidder. Councilmember Cousar made a motion to accept Complete Utilities. Councilmember Washington seconded and the motion passed unanimously.

VII. Councilmember's Reports

Councilmember Eller asked if Lisa Moody if she has received any new request for façade grants? Lisa responded no. Next, he asked how is the sign uniformity coming along? Lisa responded we have selected the signs and picked out the company. Dillon Community Alliance will be heading that.

Councilmember David began his report saying the demolition project across from the Council of Aging looks very good. He said at our last meeting Stephanie Mitchell talked about trash cans and I'm hoping the Board of Architecture Review can get the signs done to be uniform. That'll make our town look better. As far as landscaping I think the person, they have is a very good landscape architect and will give us something very nice. I am looking forward to a new look downtown. I hope we can save the buildings we are about to lose. Councilmember David asked Benny have

you reached out to the building owners for the buildings that can be saved. Councilmember David said he can't understand why these buildings aren't being used and put up for rent.

Councilmember Washington asked does C-funds tell you what street will be resurfaced and did they do Martin Luther King Blvd.? Glen responded said no it's not a part of it. Next, he asked Benny are we were putting fines on the Clyburn building and McLeod building. Benny responded our building inspector retired last year so inspections were halted. I gave the new inspector a list of properties and he will begin inspecting. Benny said he spoke with Mr. Clyburn and he will register his building tomorrow and once it's registered; we will do a walk-through inspection and everyone will sign. After he signs, they will have 10-12 days to submit a plan to us to make the building ready to occupy. We have a process and now we have people in place to make this process work.

Councilmember Jackson said a year or two ago we bid out our medical, is it time for us to redo that or can you bring us something back next meeting. Glen said we have reached out to Care South to see if they can do some things with us but they are lacking some equipment. Councilmember Jackson said I would like for you to bring back what it was costing then and what it's costing now. Chief Keith Bailey asked can we send them a proposal to ask them if they can do them for this amount of money because most of the fireman want to go to their own doctors.

Councilmember Cousar asked are they opening a new restaurant beside the theater? Benny responded no.

- VIII. **Executive Session – Legal Matter** – Councilmember David made a motion to go into Executive Session. Councilmember Eller seconded and the motion passed unanimously. No action was taken in Executive Session. Councilmember Cousar made a motion to go back into open session. The motion passed unanimously. Once in open session, Councilmember Cousar made a motion to null and void a letter of reinstatement for payment by Glen Wagner dated May 30, 2019 to J. Corey Jackson. The motion passed 6-0. Councilmember David made a motion that anyone found to have falsified grant documents they will be barred from future consideration for grant monies. Councilmember Jackson seconded and the motion passed 6-0.

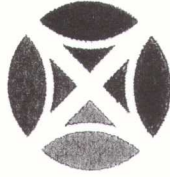
IX. **Adjourn**

With no further business to discuss, Councilmember Cousar made a motion to adjourn. Councilmember Washington seconded and the motion passed 6-0. The meeting adjourned at 9:05pm.

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

Attest: Tina Scott
Tina Scott, Council Clerk

Date Approved: 3/13/2023



Project Status Report February 2023

1. **Hillside Drive Pump Station & Gravity Sewer Line Rehab**
Completion - 70%, Contractor: Driggers Construction, SRF Loan
2. **Rosewood & St. Stephens Pump Station Rehab**
Completion - 90%, Contractor: Complete Utilities, CBDG Funding
3. **18th & Lucius Road Pump Station Rehab, CBDG Funding**
Completion - 0%, Bids received waiting on approval
4. **Hwy 9 Bridge Force main Replacement, EDA Funding**
Completion - 25% at permitting stage
5. **4th & Calhoun Pump Station & Gravity Sewer, RIA Funding**
Completion - 10% Design
6. **Water Meter Replacements & Sewer Capacity upgrades for additional million gallons a day**
Completion - Grant Application submitted to State
7. **Stormwater Projects through State office of Resilience Lucious Road Canal, East Washington Street to East Dargan Street via N. 6th Ave, Earl Street to S. 4th Ave**
Completion - State has selected Weston & Sampson Engineering to design Bidding scheduled for late 2023 to early 2024
8. **Stormwater Railroad Crossing between Hampton & Calhoun Street Trunk Line**
Completion – Waiting on funding through FEMA, estimated date of approval early 2024
9. **Festival Market Place (Bethea Property on Railroad Ave)**
Completion: CDBG grant awarded, working on design of Farmers Market and property
10. **Renovation of the new Police Department & Visitors Center**
Completion – Demo has begun in Visitor Center & Elevator Pit demo in Police Department
11. **Installation of New poles & LED lights at Sports Complex**
Completion – contractor selected, equipment ordered, waiting on contractor to begin, scheduled for late February or early March.
12. **Construction of multipurpose field at Sports Complex**
Completion – Bids received waiting on approval

13. *Renovation of Golf Course Greens and construction of Shop and Cart Shelter*
Completion – Bids received waiting on approval
14. *Splash Pad at Wellness Center*
Completion – Foundation 50% completed, spray heads 30% installed
15. *Neighborhood Playground Rehab*
Completion – Working with Vendors for Pricing and designs
16. *Demolition of unsafe structures Commercial & Residential*
Completion – Gather all property addresses to prepare for bidding procedure

Total amount of Grant Funds and or allocations from State appropriations and/or ARP funds

\$4,100,00 State Office of Resilience for stormwater awarded
\$230,000 ARP Funds for Demolition of unsafe Buildings
\$300,000 ARP Funds for Police Department renovations
\$125,000 ARP Funds for Visitors Center Renovation
\$1,110,000 ARP Funds & State allocations for Multipurpose field, sports lighting,
Neighborhood playgrounds, splash pad
\$550,000 State allocations for Golf Course Greens, Shop, & Cart Shelter, Parking lot paving
\$250,000 CDBG Grant Farmers Market
\$450,000 ARP Water meter upgrades
\$1,750,000 CDBG Grant Pump Stations Rehab
\$1,300,000 EDA Grant relocation of Force main on Hwy 9 Bridge
\$500,000 RIA Grant 4th & Calhoun Pump Station

Total \$10,665,000