

MINUTES
REGULAR COUNCIL MEETING
September 11, 2023

The September 11, 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 Tally McColl

Mayor Pro Tem Timothy Cousar

Councilmember James Washington

Councilmember Johnny Eller

Councilmember Jay David

Councilmember Douglas Jackson

Councilmember Dr. Phil Wallace

Janet Paschal, City attorney was in attendance.

- I. **Call to Order** - Mayor McColl called the meeting to order at 7:00pm. Everyone recited the Pledge of Allegiance.

- II. **Invocation** – Rev. Dr. Rodney McCorkle, Manning Baptist Church, Dillon gave the invocation.

- III. **Approval of Agenda**
Dr. Wallace made a motion to approve the agenda with an addition to New Business. He wanted to add acceptance of grant for office equipment for the Police Department. Mayor Pro Tem Cousar seconded and the motion passed unanimously.

- IV. **Approve minutes of the August 15, 2023 Council Meeting** A motion was made by Dr. Wallace to approve the minutes. Councilmember David seconded and the motion passed unanimously.

- V. **Mayor's Report**
Mayor McColl began his report saying a lot of projects are going on in the city now and a lot are coming into the final stages. We will be starting new projects soon. The new equipment at the park looks great, it looks like they have started at Harman Park and it's the last park. The golf course looks great. Next, Mayor McColl said Lisa, your visitors center is looking good and hopefully you can move in shortly. As soon as Lisa gets in the Visitor's Center, Gilbert Construction can start on the police dept. I want to thank everyone for coming out to the 9/11 ceremony today. Our local heroes are here for us all of the time. They are the reason that we can come to meetings and whenever we need them, they are around. They deserve our recognition not just on Patriots' Day. I want to thank David and Keith because you had a lot of representation and the program today. Commander Harlow (VFW 6091) for putting this program on, without those organizations it gets easy to forget these things.

City Manager's Report

Glen wagner began his report saying the fourth park has been started on last week and that's the largest one. It should be sometimes next week before it's completed. About 2 months ago, Glen said that he received an email from James Blume and he is here tonight to give a brief synopsis

from the Office of Resilience about the buyouts of home in flood areas. There is a home in the city at this time that has applied for a grant he is here tonight to give information and if it's something that the city is interested in, we will get back with Mr. Blume to start that process. James Blume began by thanking Council for having him. He gave council a template on the property that requested the grant. This applicant does want to participate in the buyout program and it's just procedure to offer to the local government first. You can use it for open recreation space or let it return to green space or just have a temporary sign with public announcements. The federal idea would be to stop taxpayer funded flood insurance to keep from having to pay out payments. The home is across from the armory. We always want to make sure the city didn't want to take ownership on the home before we do anything. This is just to let you know. Glen said Dr Wallace and I got an email and at that time I didn't know of any property in the city. Janet Paschall said it does restrict what we can do with it but green space coming into the city wouldn't be a bad idea. Mr. Blume said the state would pay for demolition and clean up and the city would just be responsible for fixing it. Councilmember Eller asked what was the time frame to let you know. Mr. Blume said he would put together an offer packet and you can make your decision then. He said he would like to know in a month. Glen asked to get it to us by the end of this month to get it voted on at next meeting.

Finance Report

Finance Director, Janet Bethea gave the Mayor, City Council, and the City Manager a copy of the Finance report.

Andy Coward

Mayor McColl said Mr. Coward wants to take his property over by the railroad track off of the demolition list. Bill Coward said he is the executor of the estate and that's why he's speaking and not Andy. Bill gave council a picture of the building. The address is 902/905 S. 1st Ave., it's been storage building since the early 70's or late 80's when he had old houses being worked on. Bill said Benny knows that when this started Arthur was the code man. He said someone was living in the building and we didn't know anything about it. When Arthur came to Andy, he said the building was condemned because someone was living in it. Arthur said well if no one is living in it then it's ok. We got another letter about the building is going to be torn down. We thought we could get the permit. Bill said Doug Miller was supposed to help us with that but it fell through. We started the work on this building. We have about \$4000 worth of metal to go on top of it. The Code Man wrote a \$500 ticket saying we didn't have a permit. We were going to put vinyl siding, there is no electricity or water in it because it is a storage building. The boards laying there makes it look like the roof is falling in but it's not. We are willing to sell it instead of tearing out building down. I appreciate your help for taking this building off. We can fix this one up we want to use this as a storage building. Mayor Pro Tem Cousar asked do you need to pull a permit. Bill said we will fix it up and we want to use it for storage. We'd like to try to not have our storage building down. Dr. Wallace asked Benny what would it take to get that up to code. Benny said they would have to get a general contractor and building plans approved by our building inspector. Benny said the roof and the wall have structural damage. Councilmember Jackson said it's been 4 years since it has been condemned and if we take it off the list, can you complete it in 9 months. Janet Paschal said will we be prepared to make that same exception for everybody

else. Councilmember Eller said if that's the case you need to reach out to the other 20 property owners to see if they can get their buildings up to code. Councilmember Jackson said we didn't reach out to the Cowards so we shouldn't have to reach out to anyone else. Councilmember Eller said we should be able to reach out to the other building owners as well for them to come before Council. We owe them the respect also. Glen said by our code you have 30 days to appeal after you get the notice and then you have 60 days if you don't appeal it to pull permits and get working. Mayor Pro Tem Cousar asked does he need to get an architect to look at it and then we will determine the cost of the permits. Glen said we have spent money on asbestos reports and the contractors has been there and it may reduce our cost a little. Mayor McColl asked for a motion. Councilmember Washington asked has anyone else came? Glen said no. Glen said follow the stipulations that we have in place. All permits and work should be within 60 days. We understand a lot of this can't be done in 60 days but they need to keep us abreast. Bill Coward asked how much was the contract to tear it down. Glen said \$8300. Mayor Pro Tem Cousar made a motion to take the Coward property off of the demolition list. Councilmember Jackson seconded. Councilmember Eller said the other 19 property owners need to have an opportunity to see if they can bring their buildings up to code as well. Glen said we have a contract of \$300,000. Dr. Wallace said this case is different and we don't need to extend it to the other 19 because they know it's coming and they haven't come to appeal. Glen said if you pass it tonight the 60 days start tomorrow. Councilmember Washington said they came up here and none of the others have come up here. Councilmember Eller said per our conversation Mr. Alford did speak to you about his warehouse do you think we can offer him this invitation. Glen said he's not interested. The motion to remove the Coward's property from the demolition list passed 7-0.

Citizen's Report

Angela Reid asked about Storm water, is there a schedule to get these drains cleaned and keep them clean to get this water flowing properly and to prevent flooding? We need to get those things cleaned there has to be a schedule. Mayor McColl said we will have to identify the drains that have those problems. Burt said we go around and clean the drains when we notice them. Burt said we came out and sprayed and cleaned your property. Mr. Reid said we didn't.

Mitchell Sellers said on 1st Ave the storm drain shouldn't have a sewer smell coming from it. The one at Kentyre House and Charcoal grill are doing the same thing. Can we get something done because it has a bad smell. Burt said he is 100% correct and we've had trouble in the pass. We have flushed the lines and they are clean. Burt said the storm drain pipe doesn't hold water so if there is any getting in there that smell will travel.

John Harlow began by saying Lisa keep up the good work. He continued saying he is complaining about vicious dogs in my neighborhood but I want to thank the Mayor for speaking, and the City Manager for their support, we cannot do it without your support to the veterans. I regularly report these vicious dogs to Benny and Glen. Our recent attack took place when I was riding in my golf cart and this very vicious dog almost jumped onto the cart and scared me half to death. I am asking to give animal control some additional resources for these vicious dogs threatening people walking, running, or riding on a golf cart. Responsible dog owners are not the problem

they take time to walk with their dogs. I am speaking on these irresponsible dog owners that let their vicious dogs roam the streets.

Old Business

Ordinance #23-15 Amend Procurement Policy – 2nd Reading

Dr. Wallace made a motion to accept this ordinance. Councilmember Jackson seconded and the motion passed 7-0.

Ordinance #23-16 – Amend the City’s Business License Rate Schedule – 2nd Reading

Mayor Pro Tem Cousar made a motion to accept this ordinance. Dr. Wallace seconded and the motion passed unanimously.

VI. New Business

Ordinance #23-17 Annex Robert D. Miller property at 911 Highway 301 into the City limits of Dillon – 1st Reading

Dr. Wallace made a motion to accept this resolution. Councilmember Jackson seconded and the motion passed unanimously.

Ordinance #23-18 RJTS Properties, LLC petition the City of Dillon Planning Commission for a change in the official Zoning Map

Dr. Wallace made a motion to accept this resolution. Councilmember Jackson seconded and the motion passed unanimously.

VII. Councilmember’s Reports

Mayor Pro Tem Cousar asked Glen have we decided to buy our own stage. Glen said we get the money at the end of the month we will buy it after that. Next, Mayor Pro Tem asked Burt can he ride by tomorrow to check a ditch on his driveway that seems to be cluttered.

Dr. Wallace asked did we get money for the Pro Shop? Glen responded not yet. Dr. Wallace said It was mentioned to him that Representative Hayes was upset that the Pro Shop hadn’t been fixed. Glen said there is more money coming in for outdoor recreation and some of that money will be used for that.

Councilmember Washington asked has anybody else inquired about grants on Main Street. Glen said he thinks Ace hardware has. Lisa Moody said Annie Smith has inquired. Councilmember Washington asked about the flower shop, can she get any help or does that have to be done through the property owner. Glen said the grant that Stephanie Mitchell talked about I think she can use that. Lisa said Angie has spoken about purchasing that building but she hasn’t done that so now it goes to the property owner. Lisa said she is moving. Councilmember Washington asked is there any CDBG grant money? Glen responded we can only get three at one time and they are tied up in sewer and farmer’s market. Can we get any for housing? Glen said he will get with COG and find out.

Councilmember David asked Benny have you heard anything about the Rownd property? Glen said it’s on the demolition list. Harry Rownd has passed away so I don’t know.

Councilmember Eller asked when does the demolition start? Glen said, Tina sent variance letters today for 8 or 9 buildings. They are doing the permitting work now. Councilmember Eller said when this new school opens, we will have 3 or 4 empty schools. Glen said he hopes they will tear

them down. Councilmember Eller said we have a lot of homeless people that might go live in there. He asked Chief David Lane how are you handling the homeless. Chief Lane said Glen and I kind of argue about it and just because they are homeless doesn't mean they have committed a crime. He continued saying the officers get frustrated because they have to run them away and then end up arresting them. Glen said we can control on public property but there is not much we can do if they are on private property. We can't stop people from walking up and down the street but we can stop them from laying around on the street. Councilmember Eller said I know you are aware of it but how do you deal with people over behind this liquor store. Potholes in the parking lot. Glen said the county administrator is getting quotes.

VIII. Closing Prayer

Benny Genwright said a prayer.

IX. Executive Session

Dr. Wallace made a motion to go into Executive Session. Councilmember Jackson seconded and the motion passed unanimously. No action was taken in Executive Session. Dr. Wallace made a motion to go back into open session. Mayor Pro Tem Cousar seconded and the motion passed unanimously.

Open Session

Councilmember Jackson made a motion to stop work order due to failure to submit plans and permits for 111 N. Railroad Ave., Dillon. Mayor Pro Tem Cousar seconded and the motion passed 7-0.

X. Adjourn

With no further business to discuss, Dr. Wallace made a motion to adjourn. Councilmember Jackson seconded and the motion passed 7-0. The meeting adjourned at 8:59pm.

Approved: 
Nicholas Tally McColl, Mayor

Attest: 
Tina Scott, Council Clerk

Date Approved: 10/9/2023