

**City Council Minutes**  
**March 7, 2023**

Orangeburg City Council held its regularly scheduled meeting on Tuesday, March 7, 2023, at 6:00 PM with Mayor Michael C. Butler presiding.

**PRESENT:**

**Michael C. Butler, Mayor**  
**Dr. Kalu Kalu, Mayor Pro Tem**  
**Bernard Haire**  
**Jerry Hannah**  
**L. Zimmerman Keitt**  
**Sandra P. Knotts**  
**Richard F. Stroman**

Mayor Butler opened the Public Hearing for consideration of application for 100% annexation of property belonging to Crepe Myrtle Village, 180 Magnolia Street, TMS# 0172-11-01-002.000 and TMS# 0172-11-01-017.000. There was no one to speak at the Public Hearing.

A motion was made by Councilmember Keitt, seconded by Councilmember Stroman to approve the February 21, 2023, City Council minutes. The motion was unanimously approved.

Mayor Butler recognized "Integrity" as the March 2023 Orangeburg County Community of Character trait.

City Council and City Administrator Evering recognized Mr. David Stevenson with a resolution for forty-eight years, two months and five days of service with a retirement date of February 7, 2023.

City Administrator Evering and Department of Public Safety Chief Austin recognized Lieutenant Angelena Rickenbaker, Corporal Bryan Haynes and Corporal Seth Wolfe for their service in helping rescue a citizen.

Ms. Shanika Aiken, The S.A.F.E Organization appeared before Council to present an overview of her organization that promotes Self-esteem, Advocacy, Faith and Education in the lives of today's youth.

A motion was made by Mayor Pro Tem Kalu, seconded by Councilmember Keitt to approve second reading of an ordinance to approve annexation of properties located at 180 Magnolia Street, TMS#0172-11-01-002.000 and TMS#0172-11-01-017.000. The motion was unanimously approved.

A motion was made by Councilmember Haire, seconded by Councilmember Keitt to approve the third reading of an ordinance to approve the annexation of properties located at 100 University Village Drive and 400 University Village Drive, TMS# 0173-11-06-001.000 and TMS# 0173-08-16-004.000. The motion was unanimously approved.

Assistant City Administrator Singh addressed Council concerning first reading of an ordinance to approve annexation of property located at 3397 Broughton Street, TMS# 0151-15-11-001.000. He stated, "This is a property owned by the City of Orangeburg. This is the first reading and the public hearing is scheduled for the next meeting."

Councilmember Stroman asked, "Did the Planning Commission deny this item?"

Assistant City Administrator Singh stated, "The Planning Commission tabled it. The item was brought before the Commission again. The Commission removed it from the table and voted to deny the recommendation of annexing the property."

Councilmember Keitt asked, "How many residents spoke about this?"

Assistant City Administrator Singh stated, "The original meeting where the Commission tabled it approximately 25-30 residents attended. The second time when the table was removed, approximately four to five residents attended."

Mayor Butler stated, "The property belongs to the City and needs to be in our control."

Assistant City Administrator Singh stated, "Yes, it is the former property that was a substation for the Department of Public Utilities (DPU). There is also a gas main that is on the property. It is property that we own that is adjacent to other properties we are looking at for future annexation."

Councilmember Stroman asked, "Are you talking about annexing more property on the North Road?"

Assistant City Administrator Singh stated, "Yes, we will be looking at annexing more property on the North Road."

Councilmember Stroman stated, "I think it should be annexed with those properties."

A motion was made by Councilmember Haire, seconded by Councilmember Hannah to approve first reading of an ordinance to approve annexation of property located at 3397 Broughton Street, TMS# 0151-15-11-001.000. The motion was approved 5-1-1. Councilmember Stroman opposed. Mayor Pro Tem Kalu abstained.

Assistant City Administrator Singh addressed Council concerning first reading of an ordinance to transfer property to Chestnut Ridge HOA, Inc. located at Pinebrook Street TMS# 0151-16-06-013.000. He stated, "Chestnut Ridge is located on Chestnut Street down from Columbia Road going toward North Road where new homes are being built. This property on Pinebrook is an access road into the subdivision. This subdivision has started and stopped several times. DPU has had the utilities in for probably ten plus years, but we have had no homes. The subject property is a property we took in through the Forfeited Land Commission (FLC) and the use of it is land locked. The best use of it is to allow the access for the new homeowners that are coming into the subdivision. It benefits the City in a sense as this will be 30 to 40 homes in the \$200,000 range which certainly helps our tax base."

Councilmember Stroman asked, "Is this currently the entrance to the property?"

Assistant City Administrator Singh stated, "Yes, this is a little square of property coming off of Pinebrook that allows access to the homes there. The value of this property in the past was discussed at \$14,000. But there has been no development for a number of years."

A motion was made by Mayor Pro Tem Kalu, seconded by Councilmember Keitt to approve first reading of an ordinance to transfer property to Chestnut Ridge HOA, Inc. located at Pinebrook Street TMS# 0151-16-06-013.000. The motion was unanimously approved.

Assistant City Administrator Singh addressed Council concerning Pine Top Subdivision Project update. He stated, "This is a subdivision that was built in probably the 1980s or 1990s off of Livingston Terrace. The road acceptance went through Council in the 1990s. South Carolina Department of Transportation (SCDOT) did not agree to take the roads. The Public Works Director at the time recommended for the City to take the roads. It was brought to Council and Council approved accepting the roads except for the dam. There is a road over the dam that the City did not accept. The problem is that the roads are substandard which may be why SCDOT did not accept them. The typical roadbed in a residential area will have anywhere from a six inch to eight-inch base with at least two inches or probably at least four inches of asphalt for proper road. This particular property may have an inch of base with one to two inches of asphalt. There are a lot of areas that have failed. The City is responsible for the roads in the subdivision. The City is not responsible for the drainage. If the City came in and completely fixed the roads, the drainage will undermine all the work that we do which means basically, a vicious cycle of replacing roads. You are talking half million-to-million dollars for fixes. We have studied it and understand the drainage. The residents there have suffered a lot. The City has put asphalt in and tried to keep it patched. There are approximately 28 locations that we can "square off" which means cut the bad areas out, properly repair them and stabilize those areas. They should be areas that we will be able to maintain and then we will have surface without pot holes. Then, we will have to work with the

homeowner's association (HOA) or whatever Council's will is to address the drainage and also how to address paving. Paving will still be the responsibility of the City. As a reminder, we have about \$600,000 in capital penny sales tax money that was allocated to Pine Top so we have funds to do repairs. We have funds to go toward the actual work, but we do not have enough funds in this cycle to do that. In the upcoming budget meetings, we will have to look at the best approach which will involve the City Attorney for the most creative approach to make this manageable for the City as well as the residents. We are putting this out for bids now."

Mayor Butler asked, "What did SCDOT say about helping with the drainage?"

Assistant City Administrator Singh stated, "It is private. The HOA took it over when the developer finished. A HOA has expectations that the builder and the developer did everything to specification so they may have maintenance, but not what we are talking about here. In our current development ordinance, there is a requirement of roads and certain things to be done and built in certain ways so other homeowner associations do not run into a similar problem."

Councilmember Stroman asked, "Can we pave these roads instead of patching them?"

Assistant City Administrator Singh stated, "The problem is without the drainage being fixed, when the water gets underneath it, it will be just like it is now, the same problem."

Mayor Pro Tem Kalu asked, "Where will the money come from because you currently only have \$600,000? Can we get grants?"

Assistant City Administrator Singh stated, "Staff, the City Administrator and City Attorney have been working on the different vehicles. There is a way to put a special purpose tax district in place over a period where basically the homeowners participate and not the entire tax base of the City. There are a few sources through SCDOT to maybe get some funds that would help with this. There may be County Transportation Committee (CTC) funding that we can look at. The Community Development Block Grant (CDBG) is a part of United States Department of Housing and Urban Development. (HUD). There is a factor for low to moderate income for HUD and CDBG funding mechanisms and this subdivision does not meet those criteria. The City owns and maintains few roads in the City proper. The rest of the roads in the City are owned by the state of South Carolina and SCDOT."

Councilmember Haire asked, "Has the special tax district been discussed with the HOA?"

Assistant City Administrator Singh stated, "We have touched on the subject with the HOA. We have not gotten into the details. We wanted to give Council an update and then begin that process to look at what approaches would be and have more discussions. Because the first question will be how much additional tax? If that is the direction we end up, the HOA will be looking at the additional tax for the drainage and the road on the dam."

Councilmember Haire asked, "How many residents are affected?"

Assistant City Administrator Singh stated, "Approximately 30-40 residents. This subdivision has vacant lots. A developer has recently purchased lots there. It is an area that if things get straightened out, houses could go up pretty quickly."

A motion was made by Councilmember Keitt, seconded by Mayor Pro Tem Kalu to go into Executive Session concerning Performance Evaluation of Municipal Judge and Employee Differential Pay SC Code Sec. 30-4-70(a)(1). The motion was unanimously approved.

Council did not return to open session. There being no further business, the meeting was adjourned.

Respectfully submitted,

*Linda McDaniel*

Linda McDaniel  
City Clerk



VOID

VOID

VOID





## RESOLUTION

**WHEREAS,** David Stevenson faithfully served the City of Orangeburg for forty-eight years, two months and five days with a retirement date of February 7, 2023; and,

**WHEREAS,** he, through his long and faithful service, contributed greatly to the successful operation of the City of Orangeburg; and,

**WHEREAS,** the City Council, in recognition of the fine contribution rendered the City of Orangeburg, wants to inscribe on the records its appreciation.

**NOW, THEREFORE, BE IT RESOLVED** that the Mayor and Members of Council, in Council assembled, do officially recognize the faithful service rendered to the City of Orangeburg in the capacities in which he served the City and we take pride in commending him for a job well done.

**BE IT FURTHER RESOLVED** that a copy of this Resolution, in appreciation for his devotion of duty to the City of Orangeburg, be placed in the minute book of the City and a copy furnished to Mr. Stevenson in recognition of his services.

**PASSED BY** the City Council of the City of Orangeburg, State of South Carolina, this 7th day of March 2023.



*Michael C. Butch*  
MAYOR

*Richard F. Stroman*

*[Signature]*

*Benjamin Haire*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*  
MEMBERS OF COUNCIL

ATTEST:

*Linda McDaniel*  
CITY CLERK