

**City Council Minutes**  
**October 3, 2023**

Orangeburg City Council held its regularly scheduled meeting on Tuesday, October 3, 2023, at 6:00 PM with Mayor Michael C. Butler presiding.

**PRESENT:**

**Michael C. Butler, Mayor**

**Annette D. Grevious**

**Jerry Hannah**

**Dr. Kalu Kalu**

**L. Zimmerman Keitt, Mayor Pro Tem**

**Sandra P. Knotts**

**Richard F. Stroman**

Ms. Sandra P. Knotts accepted the Oath of Office administered by Judge Virgin Johnson as Councilmember of the City of Orangeburg, SC for District #6 for term of office 10-01-2023 – 09-30-2027.

Dr. Kalu Kalu accepted the Oath of Office administered by Judge Virgin Johnson as Councilmember of the City of Orangeburg, SC for District #2 for term of office 10-01-2023 – 09-20-2027.

Ms. Annette Dees Grievous accepted the Oath of Office administered by Judge Virgin Johnson as Councilmember of the City of Orangeburg, SC for District #4 for term of office 10-01-2023 – 09-20-2027.

Councilmember Keitt and Councilmember Kalu were nominated for Mayor Pro Tempore. Councilmember Keitt was named Mayor Pro Tempore by 4-3 vote.

A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Stroman to approve the September 19, 2023, City Council minutes. The motion was unanimously approved.

Mayor Butler recognized “Kindness” as the October 2023 Orangeburg County Community of Character trait.

City Administrator Evering stated, “We have an update regarding the Railroad Corner development from developer Orangeburg University District Partners (OUDP) that consists of Mike Glenn, Don Phoenix and Bob Jenkins who are joining us via Zoom. Rory Dowling with University of North Carolina School of Government/DFI is also online. Also, Larry Salley is present at the meeting.”

Mr. Mike Glenn with OUDP stated, “We were awarded the project approximately a year ago. There has been a lot going on behind the scenes. A quick list of what we have done so far is Brownfield investigations, market study, geotechnical reports, and solar borings, full title commitment has been issued, conducted phase one environmental study and started on phase two and three studies, completed 100% of our conceptual drawings and started our design development drawings. The museum portion has been carved out and the City and the County are working separately on that project. We have been coordinating with the architect of that project with our project. There are some buildings on Boulevard, Treadwell and Russell Streets that will be torn down, and some will be utilized for future development. Next is an overall aerial site view of the land that has been assembled over the last year. The City Administrator and team have been working hard to acquire land in and around the project. There are three phases with a total acreage for the development is 2.2 acres. Next is the layout of all three sites. Phase one site will house two buildings that will be six stories high. The first floor will be retail and office space in the back, and the museum. Both buildings are roughly the same square footage with a total of 40,000 square feet. Each building has about four to six thousand square feet of retail space. Each building will have 120 beds for 30 units. It will be four-bedroom units, two full baths, washer, and dryer. Each floor will have a common area for the students to meet. On Treadwell Street, you will see temporary parking, and enough spaces to accommodate the uses that will be built in phase one. It is contemplated a parking structure will be built on the parcel that will have between 200 – 300 parking spaces. We hope to have a groundbreaking in mid-November 2023 to start work on the

site. We are in the process of securing agreements with the universities. We will have site mobilization for construction at the same time. We will have 100% of our completion designed documents at the end of November. We have more community engagement activities. We will start our closing process in January.”

Dr. Isaiah McGee updated Council concerning the upcoming South Carolina Humanities Festival October 19-22, 2023.

Samaritan House of Orangeburg County Executive Director Henry Miller and Board Member Jerry French updated Council on the Samaritan House.

City Administrator Evering addressed Council concerning third reading of an ordinance amending the 2020 Code of the City of Orangeburg to add Section 22-231, Urban Camping, and improper use of public places. He stated, “Subsequent to second reading, we have received some feedback and conversations that we have had with folks from the Samaritan House and others about wanting time to put a coalition together to see if they can come up with some solutions for our unhoused population. We request Council consider carrying this ordinance over until that coalition has had time to organize, meet and present some possible solutions.”

A motion was made by Councilmember Stroman, seconded by Councilmember Kalu to carry over third reading of an ordinance amending the 2020 Code of the City of Orangeburg to add Section 22-231, Urban Camping, and improper use of public places. The motion was unanimously approved.

City Administrator Evering addressed Council concerning second reading of an ordinance authorizing the transfer of the Old City Gym located at 1420 Broughton Street, TMP #0152-16-19-004.000. He stated, “As you recall the City was approached by Firefly Toys and Games, LLC to purchase the old City Gym for \$175,000. However, there was an outstanding issue related to the outdoor basketball courts adjacent to the old City Gym. That court was purchased with Federal funds that require the property to remain for recreational use essentially into perpetuity. We were trying to get information on how that property could be utilized by a third party if they were to purchase it. We have subsequently been told that the property must remain in the City’s hands. The buyer wants to reevaluate. I ask that you carry this ordinance over until we can hear back from the buyer in terms of how they would like to proceed.”

A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Stroman to carry over second reading of an ordinance authorizing the transfer of the Old City Gym located at 1420 Broughton Street, TMP #0152-16-19-004.000. The motion was unanimously approved.

City Administrator Evering addressed Council concerning first reading of an ordinance authorizing the transfer of approximately 1.137 acres of real property known as the Palmetto Inn and Suites located at 465 Orange Street, TMP #0173-14-12-004.000. He stated, “As you all know, the County has approached the City about purchasing this property for \$100,000, which is amount the City paid. This ordinance will allow the sale of that property to be used for the County Courthouse.”

A motion was made by Councilmember Kalu, seconded by Mayor Pro Tem Keitt to approve first reading of an ordinance authorizing the transfer approximately 1.137 acres of real property known as the Palmetto Inn and Suites located at 465 Orange Street, TMP #0173-14-12--004.000. The motion was unanimously approved.

DPS Battalion Chief Winningham addressed Council concerning appointment to the Firemen’s Inspection and Insurance Fund/Supervisory Board. He stated, “The Board of Trustees currently has one vacancy that was created by the retirement of Councilmember Bernard Haire. The Board of Trustees is comprised of three individuals, the Mayor of the City, Mayor Butler, the Chief of the fire department, Chief Austin and one member of Council.”

A motion was made by Mayor Pro Tem Keitt, seconded by Mayor Butler to appoint Councilmember Stroman to the Firemen’s Inspection and Insurance Fund/Supervisory Board. The motion was unanimously approved.

A motion was made by Councilmember Kalu, seconded by Mayor Pro Tem Keitt to approve a resolution recognizing October 2 – 6, 2023 as Customer Service Week. The motion was unanimously approved.

DPU Manager Harley addressed Council concerning first reading of an ordinance adopting amended Natural Gas Rates for the Department of Public Utilities effective on November 8, 2023. He stated, "If you recall, the Department increased rates in the electric and the gas divisions. We adjusted 21 rate classes in each division. Unfortunately, in error, we adjusted the natural gas rate Code 3D and Code 3E down instead of up. It was a misplacement of a decimal. We were intending to go to \$1.05 but went to 10.5 cents. We are quickly moving to correct that error and want to make sure it is on the record corrected. There are only 13 customers on this rate class so we will communicate directly with those customers. This does not affect any residential customers."

A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Knotts to approve first reading of an ordinance adopting amended Natural Gas Rates for the Department of Public Utilities effective on November 8, 2023. The motion was unanimously approved.

A motion was made by Councilmember Stroman, seconded by Councilmember Knotts to go into Executive Session concerning Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, and (2) discussion of negotiations incident to proposed contractual arrangements, and the receipt of legal advice – SC Code 30-4-70(A)(1)-(2) – DORA and Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee and receipt of legal advice – SC Code 30-4-70(A)(1) – City Wide. 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**  
**Recognizing October 2 – 6, 2023 as Customer Service Week**

**WHEREAS**, THE City of Orangeburg Department of Public Utilities is dedicated to providing utility services in the City of Orangeburg, South Carolina, and the greater Orangeburg area; and

**WHEREAS**, the Orangeburg Department of Public Utilities aims to deliver safe and reliable utility services at competitive prices, while ensuring a positive return on investment; and

**WHEREAS**, exceptional customer service is a fundamental aspect of aligning with the City of Orangeburg Department of Public Utilities' mission and meeting our customers' expectations; and

**WHEREAS**, our employees consistently strive to provide outstanding customer service throughout the organization; and

**WHEREAS**, the City of Orangeburg Department of Public Utilities will actively promote employee initiative and the development of new and more efficient methods to deliver exceptional customer service.

**NOW THEREFORE, BE IT RESOLVED**, the City Council of the City of Orangeburg recognizes October 2 – 6, 2023 as "Customer Service Week" to commemorate the City of Orangeburg Department of Public Utilities and its staff for their unwavering commitment to delivering exceptional customer service.

ADOPTED BY the City Council on October 3, 2023.

Michael C. Butler  
Mayor

Richard F. Thomas  
[Signature]  
Andrea P. Smith  
[Signature]  
[Signature]  
[Signature]  
[Signature]  
Members of Council



Attest: Linda McDaniel  
City Clerk





## OATH

As Councilmember of the municipality of the City of Orangeburg, South Carolina, I will equally, fairly, and impartially, to the best of my ability and skill, exercise the trust reposed in me and I will use my best endeavors to preserve the peace and carry into effect according to the law, the purposes for which I have been elected. So, help me God.

I do solemnly swear or affirm that I am duly qualified, according to the Constitution of the State, to exercise the duties of the office, to which I have been elected, and that I will to the best of my ability, discharge the duties thereof and preserve, protect, and defend the Constitution of the State of South Carolina and of the United States of America. So, help me God.

\_\_\_\_\_  
Councilmember

10/3/2023

\_\_\_\_\_  
Date

Sworn before me this 3rd day  
of October 2023

Judge Virgin Johnson, Jr.  
Notary Public

My Commission expires 04-29-29





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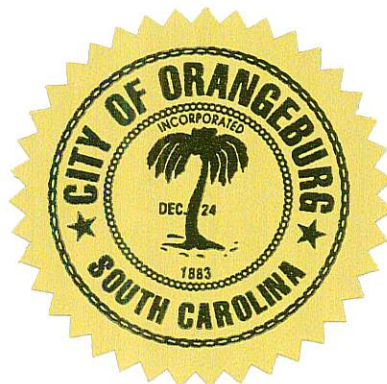
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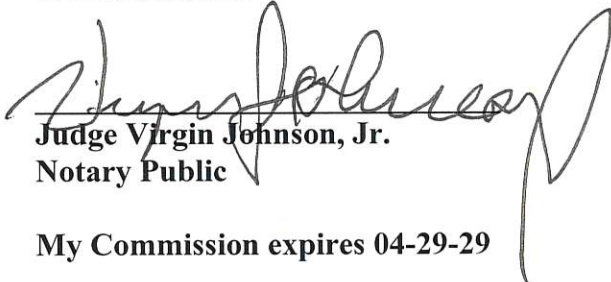
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Councilmember  
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