

CITY COUNCIL MINUTES
September 17, 2019

2848

Orangeburg City Council held its regularly scheduled meeting on Tuesday, September 17, 2019, at 7:00 P.M., in Council Chambers with Mayor Michael C. Butler presiding.

PRESENT:

Michael C. Butler, Mayor
Bernard Haire
Jerry Hannah
Charles W. Jernigan
L. Zimmerman Keitt
Sandra P. Knotts
Richard F. Stroman

ABSENT:

None

A motion was made by Councilmember Stroman, seconded by Councilmember Haire to approve the September 3, 2019 minutes as distributed. This motion was unanimously approved.

A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Stroman to nominate Stephon Edwards to the Building Board of Appeals for a term to end 7/1/2023. This motion was unanimously approved.

City Administrator Yow addressed Council concerning an authorization with Orange Cut Rate for an Employee Medical Clinic in the amount of \$120,000. He stated, "As you may remember we had a previous clinic with Healthstat Inc., and we would like to partner with Orange Cut Rate which is Grove Park Pharmacy. I hope that you have had a chance to go by and see the operation there. This is in the City and will add to the benefits for our employees."

Councilmember Hannah asked, "On page 2, 1.1.3 – It states about a deposit? DPU Administrative Director Josh Nexsen stated, "There is not requirement for a deposit."

Councilmember Hannah asked, "On page 3, 1.4.5 – Monthly Reporting? Who does that go to? Mr. Nexsen replied, "Those reports would go to the City and DPU Human Resources and it is not specific to people based on Health Insurance Portability and Accountability Act of 1996 (HIPAA) laws."

Mayor Pro Tem Keitt stated, "I am glad to see this happening."

A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Hannah authorizing to enter into Agreement with Orange Cut Rate for Employee Medical Clinic in the amount of \$120,000. This motion was unanimously approved.

Assistant City Administrator Singh addressed Council regarding the approval of 2019 Mini Façade Grants. He stated, "The façade grant committee met and have recommended awarding two mini grants to be completed this budget year. One is for Palmetto Office Supply in the amount of \$3,944 for new window advertisements. The other is for 161 Centre Street for the exterior of the building. There will be two tenants in this building. The total cost of this project is \$21,840 and the grant is for \$10,000. The committee did ask about the ownership of Palmetto Office Supply and that was taken care of and on 161 Centre Street, the committee asked for an additional bid. I would recommend the approval of these two mini grants."

Councilmember Stroman asked, "Can the church next to Palmetto Office Supply be painted? I would like for them to apply for the grant."

Assistant City Assistant Singh replied, "That building was formerly owned by Palmetto Office Supply; however, churches do not qualify for this grant."

Councilmember Hannah stated, "We can strongly suggest they paint the building."

A motion was made by Councilmember Hannah, seconded by Councilmember Knotts, ~~2849~~ to approve the 2019 Mini Façade Grants. This motion was unanimously approved.

Water Division Director Odom addressed Council regarding the consideration of an operational and maintenance agreement with Bull Swamp Rural Water Company. He stated, "The current operations and maintenance agreement is ending with the Town of Swansea for the Bull Swamp Rural Water Authority. We will be taking over the billing, customer service, meter reading and leak calls for this Authority with this agreement. We will not be supplying the water, just maintenance and operations for the system. I would recommend you authorize this agreement. Their Board approved this at their meeting last night."

Councilmember Stroman asked, "Are we selling the water or just taking over?" Mr. Odom replied, "We are just doing the customer service portion for them: leak calls, cut off and cut on services and the day to day operations. We have no employees of theirs; they contract their services out."

Councilmember Stroman asked about the rates. Mr. Odom stated, "Their Board sets the rates. At the end of the year, we will review everything to make sure the monetary value is there."

Councilmember Hannah asked, "On page 6 of 28, it seems that #12 and #23 are the same?"

City Attorney Walsh stated, "That is in the General Terms and Conditions which are adopted by DPU and that has been in there for quite some time. There is no problem with them, they are operational."

Councilmember Hannah asked, "What does #12 mean?"

DPU Administrative Director Nexsen stated, "If someone in your home owes money to DPU for the same location, we won't offer service until the bill is paid. If the bill is in one name and my brother lives with me and I don't pay the bill and my brother tries to get service at the same location, we won't service the address."

Councilmember Hannah asked, "Why is that any different than #23?"

City Attorney Walsh stated, "These are terms and conditions to cover two different situations. They have worked and Council will need to direct staff in order to review and update the Terms and Conditions of DPU."

Mayor Butler stated, "This is an agreement for reading meters and maintenance, it is not for the General Terms and Conditions of DPU, if we have to do that, we can work on that later. This is a good opportunity for DPU."

A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Knotts to approve the consideration of Operational and Maintenance Agreement with Bull Swamp Rural Water Company, Inc. The vote was 6-1. Councilmember Hannah opposed.

Councilmember Jernigan addressed Council. He stated, "This is my last official meeting with City Council of Orangeburg. It has been a good twenty years and I have worked with a lot of you. The newspaper asked me about my successes, I have none. Without the staff, employees and Council, there would be no successes. All of the employees hold a special place in my heart and everyone at the City is as dedicated as anyone I have ever worked with. I am going to miss coming by here and I am sure the good Lord will find something for me to do. If anyone needs me or anything from me, I will do what I can for you. I appreciate the City of Orangeburg and the citizens and God Bless the City of Orangeburg and the staff."

Mayor Butler replied, "Thank you for working with us for twenty years."

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A motion was made by Councilmember Stroman, seconded by Mayor Pro Tem Keitt to enter into Executive Session concerning a contractual matter, purchase of real property located at Boulevard/Railroad Corner. This motion was unanimously approved.

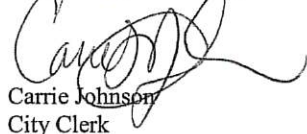
A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Hannah to return to open session. This motion was unanimously approved.

City Attorney Walsh addressed Council concerning a Resolution for the Mayor to enter into contracts of sale with property owners located near Railroad Corner. The property owners are George R. Dean, Eugene Dunning and the Robinson Group of SC LLC.

A motion was made by Councilmember Haire, seconded by Mayor Pro Tem Keitt to approve the Resolution for purchase of real property located at Boulevard/Railroad Corner. The vote was 5-2. Councilmembers Jernigan and Stroman opposed.

There being no further business, a motion was made by Councilmember Haire, seconded by Mayor Pro Tem Keitt to adjourn. The vote was unanimous.

Respectively submitted,



Carrie Johnson
City Clerk

/lrm





RESOLUTION AUTHORIZING MAYOR MICHAEL C. BUTLER TO ENTER INTO CONTRACTS OF SALE WITH PROPERTY OWNERS, GEORGE R. DEAN, EUGENE DUNNING AND ROBINSON GROUP OF SC, LLC, FOR THE PURCHASE OF PROPERTY LOCATED IN THE CITY OF ORANGEBURG, ON TREADWELL STREET, RUSSELL STREET AND BOULEVARD IN THE VACINITY OF "RAILROAD CORNER" WITH ORANGEBURG COUNTY TAX MAP NUMBERS, 0173-14-04-008, 0173-14-04-013, 0173-14-04-009, 0173-14-04-026, 0173-14-04-010, 0173-14-04-007

- WHEREAS,** the City of Orangeburg wishes to improve and develop properties in or near "Railroad Corner" in the City of Orangeburg, and
- WHEREAS,** the City finds that "Railroad Corner" is a blighted area resulting in the unmarkedability of the properties for development and inadequate private investment for the development of said property, and
- WHEREAS,** the eradication of blighted areas and improvement of the area by redevelopment is a public interest and public purpose, and
- WHEREAS,** the City's timely ownership may enable it to obtain additional development funding, and
- WHEREAS,** the additional funding has time limitations thus preventing other means of obtaining ownership.

NOW, THEREFORE, BE IT RESOLVED, by City Council that Mayor Michael C. Butler is hereby authorized to negotiate and enter into Contracts of Sale for the purchase of the below described property.

Property of George R. Dean:

Tax Map #: 0173-14-04-008

All that certain piece, parcel or lot of land containing 0.195 of an acre, with all improvements thereon, situate, lying and being in the City of Orangeburg, Orange Township, School District No. 5, Orangeburg County, South Carolina, and being set forth and shown on a plat prepared for George R. Dean made by Donald J. Smith, Jr., RLS, dated September 14, 1985 and recorded in the office of the Clerk of Court for Orangeburg County in Plat Book 61 at Page 1 and being bounded and measuring as follows: North by property now or formerly of Collins, 60.69 feet, and by property now or formerly of Whaley, 69.64 feet; East by Boulevard, 62.55 feet; South by property now or formerly of Rodney, measuring along a broken line for a total distance of 108.37 feet; West by property now or formerly of Bowman, 75.75 feet.

Tax Map #: 0173-14-04-013

Also: All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the City of Orangeburg, Orangeburg County, South Carolina, and fronting on Treadwell Street, and being bounded on the Northwest by property now or formerly of Daisy B. Taylor for a distance of ninety-one (91) feet and eight (8") inches, more or less; on the Northeast by lands now or formerly of Daisy B. Taylor and N. C. Nix (now or formerly of George Dean) and measuring thereon a total distance of 44.78 feet, more or less; on the Southeast by property now or formerly of Eugene Dunning for a distance of 87.37 feet, more or less and on the Southwest by Treadwell Street as stated for a distance of 44.93 feet, more or less. This property is shown and designated as "N/F WILLIAM JOHNSON" on a plat of survey made by Donald J. Smith, Jr., Inc., approved by Donald J. Smith, RLS, dated October 14, 1998 and recorded in the Office of the Register of Deeds for Orangeburg County in Plat Book 77-S, page 123.

Property of Eugene Dunning:

Tax Map #: 0173-14-04-009

All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the City of Orangeburg, County of Orangeburg, State of South Carolina, being more fully shown and delineated on a plat of survey prepared for Eugene Dunning by Donald J. Smith, Jr., RLS, approved by Donald J. Smith, RLS, dated February 1, 1996, revised February 5, 1996, recorded in the office of the RMC for Orangeburg County in Plat Book 755, page 41 and being bounded on the East by Boulevard Street for a distance of 89.59 feet; on the South by Russell Street for a distance of 89.41 feet; on the West by property now or formerly of Amon Thomas/ A.A. and Reddick Bowman for a distance of 91.98 feet; and on the North by property now or formerly of George Dean for a distance of 112.10 feet.

Tax Map #: 0173-14-04-026

Also: All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in Consolidated School District 5, City of Orangeburg, County of Orangeburg, State of South Carolina, fronting on Treadwell Street, containing .12 acre, and being more particularly shown and delineated on a plat prepared for Eugene Dunning by Donald J. Smith, Jr., Inc. approved by Donald J. Smith, R.L.S, dated October 14, 1998, and recorded in the Office of the Register of Deeds for Orangeburg County in Plat Book 775, page 129 and being bounded and measuring generally on the Northwest by property now or formerly of William Johnson for a distance of 87.37 feet; on the Northeast by property now or formerly of George Dean for a distance of 50.83 feet; on the Southeast by Lots 1,2,3 and 4 for a distance of 83.38 feet; on the Southwest by Treadwell Street for a distance of 63.45 feet.

It is understood that the nine-foot alley on the Southeastern side of the above described property is a part of and is included in the above described property.

Tax Map #: 0173-14-04-010

Also: All that certain piece, parcel or lot of land with all improvements thereon, situate, lying and being in the City of Orangeburg, Orangeburg County, State of South Carolina, being more particularly shown and delineated on a plat of a lot showing building located on the northerly side of Russell Street, Northeast, in the City of Orangeburg by P. D. Copes, dated April 4, 1960, and approved by W. F. Stokes, RLS, recorded in the Office of the RMC for Orangeburg County in Plat Book 14, page 249, and being bounded on the South by the said Russell Street for a distance of 19.42 feet; on the East by property now or formerly of Bryant for a distance of 72.5 feet; on the West by property now or formerly of Bryant for a distance of 72.5 feet; and on the North by property now or formerly of Bowman for a distance of 20.33 feet.

Property of the Robinson Group of SC, LLC

Tax Map #: 0173-14-04-007

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the Western side of North Railroad Avenue, in the City of Orangeburg, County of Orangeburg, State of South Carolina, and fronting on said North Railroad Avenue 38 feet, and running back on its southern side line 68 feet, and measuring on its Western rear line 61 feet, and measuring on an irregular Northern line from a point on the said North Railroad Avenue 56 feet westward to a point, and thence northwestward 56 feet to a point, and thence 22 feet, joining the rear line thereof known as the Whitmore Property and being more particularly described in deed from B.H. Moss, County Judge as Special Referee, to Blondelle A. Whaley, as Guardian, etc., recorded in Book 103, at page 281, office of the Clerk of Court for Orangeburg County, S.C.

