

**City Council Minutes**  
**July 1, 2025**

Orangeburg City Council held its regularly scheduled meeting on Tuesday, July 1, 2025, at 6:00 pm in Council Chambers, 933 Middleton Street with Mayor Butler presiding.

**PRESENT:**

**Michael C. Butler, Mayor**  
**Annette Dees Grevious**  
**Dr. Kalu Kalu**  
**Sandra P. Knotts**  
**L. Zimmerman Keitt, Mayor Pro Tem**  
**Richard Stroman**

**PRESENT VIRTUALLY:**

**Jerry Hannah**

A motion was made by Councilmember Kalu seconded by Mayor Pro Tem Keitt to approve June 17, 2025, minutes. The motion was unanimously approved.

Mayor Butler recognized Positivity as the July Orangeburg County Community of Character Trait.

Orangeburg Municipal Airport Manager Betty Baker addressed Council concerning the airport hangars presentation. She stated, "We have been trying to pursue ways to grow the Airport. One idea was hangars as there is a need everywhere. Mr. Goins with LH Construction Group, Inc. presented to our Airport Commission and will present an overview tonight."

Mr. Jason Goins, LH Construction Group, Inc. appeared before Council concerning airport hangars. He stated, "My wife and I moved to Newnan, Georgia two and a half years ago. We were having a small experimental aircraft for personal use built by an individual at the airport in Newman and inquired about leasing a hangar. There were 50 people on the list, and about a seven year wait. We asked if we could build a hangar and were informed, they do not allow an individual to build a hangar. I explained I am a general contractor and could build several. This is how we got started and it has been a huge success. When the project is complete, in about four months, 47 aircraft will be added to Newman County Airport. This does four important things a) helps the airport grow, b) increased revenue from hangar lease payments, c) the City receives taxes on the vertical structure and taxes on the airplanes and d) increased airport fuel sales which is usually the life blood of an airport. In Newman, we have made great improvements to the airport. The airport had not grown in a long time as we were the first to build a hangar in 20-30 years. Our company is licensed in seven states, including South Carolina. I will explain the process with the power point. We partner with the airport. The developer will approach prospective hangar buyers to fulfill an order of magnitude for the project. Feasibility studies will be developed with emphasis to clientele vs. Airport Authority wants/needs. A pre-development plan will be procured and distributed for comments and feedback. Adjustments are made based on these initial steps and the plan is modified to best suit all parties. The developer will conduct a pre-development presentation and cost control estimate and meet with the Authority to discuss barriers and best strategies to address all issues with the initial plans. By interviewing the clients and understanding their needs, we will design a project that meets those needs. Once all issues are addressed and all parties agree, the developer will approach any other authorities having jurisdiction for initial review and commentaries. Should the pre-development presentation be approved, a letter of intent (LOI) for the land lease should be executed at this point in the process. In the development process, we start talking about the lease. We keep a log of all the buyers. Then we execute a land lease with the authority and develop final construction documents. The contractor will take necessary actions required to fulfill the needs of the construction documents to include but not limited to: Architect, Structural Engineer, Mechanical Engineer, Plumbing Engineer, and Pre-engineered Metal Building Engineer (PEMB), FAA Consultant, and any other 3<sup>rd</sup> party consultants as required. We get land disturbance permits if needed for grading. We collect DEP filings, FAA filings, get permits ready for application for building permit and submit final plans to the City and the Airport authority for final approval. Then we go through construction. Upon completion, the individual hangar owners take possession upon final inspections, acceptance and receipt of a final Bill of Sale. We form a Hangar Owners Association (HOA) that collects all the rent from the clients and consolidate it to one account and make one lease payment to the airport. We mandate that everyone has insurance

on hangar and the contents inside. We collect utility payments for water and electricity. If someone breaks the airport rules or is violating the terms of the lease, we take care of it. We do the governing for the first year until we can hand it over to the clients. We have a charter, bylaws, rules and regulations. The tenants are bound to the rules of the airport. I am happy to answer any questions.”

Councilmember Kalu asked, “During the preconstruction, is the City required to put up any money? At the end of the construction, what is your partnership with the City? Are we in partnership with a percentage?”

Mr. Goins stated, “No, our job is to make sure the airport experiences growth with no hassle. After construction, we will make the lease payment to the City monthly.”

Councilmember Stroman asked, “What is the rate and how long is the lease?”

Mr. Goins stated, “The going rate we have been paying is 30 cents a square foot per year. We normally do 30 year lease plus two five year extensions. The reason is that the Federal Aviation Association (FAA), which funds many airports, does not like private entities to have long term hold on government land. At the end of the 30 year period, if you have not maintained your hangar or you are breaking the rules and regulations, the airport has an opportunity to say, you are out as you are not doing your job, and we are not happy, and the City will get the hangar as airport property.”

Councilmember Grevious asked, “What is the timeline from preconstruction to completion? Is your goal to get all 30 hangars filled before you begin? Is the HOA responsible for the maintenance of the hangars?”

Mr. Goins stated, “Normally six to nine months for planning and six to nine months for construction depending on weather. We will not wait to get the hangars filled before construction. We put up the money to build this facility. We take deposits to serve as a retainer. My goal is 80% sales. So with 30 units, if I have 24 sales, I will put my neck out for the other six. If sales are lower, we will have to make a judgment call and decide if we want to proceed or not. The HOA is responsible for the maintenance of the hangars. If they do not abide, we have strict regulations.”

City Administrator Evering addressed Council concerning first reading of an ordinance authorizing the transfer of approximately 0.053 acres of real property with improvements, if any, located at 1188 Russell Street, TMS #0173-13-35-008. He stated, “As you may recall, this is Project Top floor that was discussed in Executive Session when you last met. This authorizes me to enter into contract negotiations for a purchase sales agreement with the developer to redevelop this property at 1188 Russell Street. We decided to include on this agenda since Council will not meet for the remainder of the month. The developers are eager to get started. If we can get the first reading tonight, it will allow us the time to negotiate the purchase sales agreement over the next month.”

A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Kalu to approve first reading of an ordinance authorizing the transfer of approximately 0.053 acres of real property with improvements, if any, located at 1188 Russell Street, TMS #0173-13-35-008. The motion was unanimously approved.

DPU Gas Director Dave Durgin addressed Council concerning Gas System Telephone Survey. He stated, “The gas division has many regulatory requirements to meet. One of those is that on a periodic basis, we need to gauge the public’s understanding and knowledge of natural gas safety rules and how to be safe around it. This is the time of the year that we begin to roll out our next survey. It will be a telephone-based survey. This has been the most efficient, effective way to gauge the public’s knowledge of natural gas. We anticipate this survey will begin on August 1<sup>st</sup> of this year and will last two to four weeks. We do not have to call everyone, just produce a statistically valid sample to show the regulators. In addition, this year, people will be able to answer the survey online by computer or phone. We will advertise on our website, Facebook page and other social media avenues. We appreciate the public’s participation.”

A motion was made by Councilmember Stroman, seconded by Councilmember Grevious to go into Executive Session concerning Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice or other matters covered by the attorney-client privilege S.C. Code 30-4-70(a)(2) a) Annexation, b) Real Estate

Covenants, c) Sale of Property, d) Loitering and Discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee, a student or a person regulated by a public body, or the appointment of a person to a public body S.C. Code Sec. 30-4-70(a)(1) – DPU Management. The motion was unanimously approved.

A motion was made by Councilmember Stroman, seconded by Councilmember Knotts to Return to Open Session. The motion was unanimously approved.

City Administrator Evering addressed Council concerning first reading of an ordinance amending Chapter 5 (Police Regulations) of the City Code, by adding Section 5-10.5 (Loitering). He stated, “As you might know, we have had several incidents particularly as of late with people loitering around businesses and public places. We have been asked to find a way to address these problems. Often, we call DPS, but they have no authority to remove people who loiter. It is affecting business operations particularly downtown. This would basically give DPS the authority to remove these individuals who loiter in places such as public restrooms, schools, parks, restaurants, taverns, parking lots, private, public or residential property. I want to emphasize this is not an intent to target any group of people. However, again, it is to give our officers the authority to remove individuals who loiter in a manner that jeopardizes public safety or interferes with business operations throughout the City. I also want to emphasize that our Director of Public Safety, Chief Austin, continues to be in communication with local community organizations such as the Samaritan House and others to make sure we are addressing any situations from every angle.”

A motion was made by Councilmember Hannah, seconded by Mayor Pro Tem Keitt to approve first reading of an ordinance amending Chapter 5 (Police Regulations) of the City Code, by adding Section 5-10.5 (Loitering). The motion was unanimously approved.

A motion was made by Councilmember Stroman, seconded by Councilmember Kalu to adjourn the meeting. The motion was unanimously approved.

Respectfully submitted,



Linda McDaniel  
City Clerk

