

**City Council Minutes**  
**January 7, 2020**

Orangeburg City Council held its regularly scheduled City Council Meeting on Tuesday, January 7, 2020 at 7:00 PM in Council Chambers with Mayor Butler presiding. 2871

**PRESENT:**

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

A motion was made by Mayor Pro Tem Keitt and seconded by Councilmember Stroman to approve the December 17, 2019 City Council Minutes as distributed. The motion was unanimously approved.

Ms. Ashley Schofield, Community of Character Board Member and Treasurer, accepted the January 2020 Character Trait Proclamation, Optimism. Board Member Schofield thanked the Mayor and City Council for their support of this initiative in the area.

City Administrator Yow reviewed the nominations that had been made for the Aviation Commission, Planning Commission, and Board of Zoning Appeals and asked if any Councilmembers had additional nominations. The final listing is as follows:

**Aviation Commission**

Carroll Joye	District #1
James M. Albergotti III	District #2
Lamar Tisdale	District #4
Tonzel E. Shuler	District #6

A motion was made to accept the slate of candidates for the Aviation Commission by Councilmember Stroman and seconded by Mayor Pro Tem Keitt. The motion was unanimously approved.

**Planning Commission**

Stephon Edwards II	District #2
William R. Evans, Jr	District #4
John H. Wolfe	District #6

A motion was made to accept the slate of candidates for the Planning Commission by Councilmember Kalu and seconded by Councilmember Haire. The motion was unanimously approved.

**Board of Zoning Appeals**

Dr. Willie Woodbury	District #2
Desiree E. Chavis	District #4
Rev. Johnny Byrd	District #6

A motion was made to accept the slate of candidates for the Board of Zoning Appeals by Councilmember Haire and seconded by Mayor Pro Tem Keitt. The motion was unanimously approved.

2872  
City Administrator Yow also had a small matter that he requested Council's guidance in relation to the Legislative City Task Force. Former Councilmember Jernigan had previously been appointed to serve this role; however, in conversation with him, Yow indicated that there was only one meeting around 10 years ago and nothing since. Councilmember Kalu indicated he is willing to serve, but Yow inquired as to any other information they may have regarding this Task Force. No one was familiar, but Councilmember Haire asked if Yow had checked with Orangeburg County. Yow indicated he would contact the County and report back to Council regarding this issue.

City Administrator Yow also inquired as to when Council would like to add the election of the Mayor Pro Tempore to the agenda. All members agreed to add this item to the next agenda meeting.

City Administrator Yow discussed the upcoming February 4<sup>th</sup> MASC Hometown Legislative Action Day and stated he was aware that many of the Councilmembers would also be attending the Elected Official Day Meeting on February 5, 2020.

Councilmember Kalu made a motion to cancel the February 4, 2020 meeting, seconded by Mayor Pro Tem Keitt. The motion was unanimously approved.

Councilmember Hannah discussed the Complete Count Committee and stated, "Citizens are looking for us to provide good leadership. While Council had previously appointed two individuals per district due to scheduling and other commitments, the committee needs to ensure that a quorum is present at each meeting to allow the necessary business of the committee to be conducted timely. I recommend that each district nominate one additional individual to address this issue, and I want to stress the importance of an accurate census count to provide more funding dollars for the community"

Both Mayor Butler and Mayor Pro Tem Keitt shared their agreement with this recommendation, and City Administrator Yow indicated that the nominee may not need to be from each Councilmember's district as the prior two nominees were from each Councilmember's district. Nominations will need to be made as soon as possible and approval of the new nominees will be placed on the agenda for the next Council meeting.

Public Works Director Dean Felkel reviewed the requested purchase of a Rear Loader Garbage Truck in the amount of \$251,293 from Southern Truck Services through the North Carolina Sheriffs' Association (NCSA). Director Felkel stated, "This purchase was budgeted for this year in the amount of \$260,000 to replace a 19-year-old truck. The model of truck and specifications are the same as trucks we have purchased in the past that coupled with the handling and maintenance by the Sanitation and City Garage crews have garnered excellent results for the City. Also, we have used this vendor for prior purchases with good results and good customer service responses."

Councilmember Stroman asked several questions regarding specifics of the engine and warranty. Mayor Pro Tem Keitt asked if Sanitation would be able to continue to use the old truck.

City Administrator Yow responded, "This new truck will replace one of the front-line trucks in operation allowing a current front line to move to backup status."

Councilmember Hannah inquired if the NCSA gave us better pricing because of their volume.

Director Felkel stated, "Yes."

A motion was made to approve the purchase of the truck by Councilmember Stroman and seconded by Councilmember Kalu. The motion was unanimously approved.

DPU Director of Administrative Division, Josh Nexsen discussed the Ordinance relating to the DPU Bond Issuance of \$15,000,000 that will be used to fund the planning and construction of a new DPU Operations Center at 350 Sprinkle Avenue. Originally an RFP was issued to roughly 15 banks, and Branch Banking & Trust Bank (now Trust Bank) was selected with the lowest interest rate of 2.59%. The construction contract has been signed, and the bond closing is slated for Thursday, January 9, 2020. 2873

A motion was made by Councilmember Haire and seconded by Councilmember Knotts to approve third reading of an Ordinance authorizing the issuance of a Combined Public Utility System Revenue Bond in the amount of \$15,000,000 (2020 Bond) to be awarded to Branch Banking and Trust as authorized by Bond Ordinance of the City dated January 20, 2004. The motion was unanimously approved.

City Attorney James F. Walsh indicated that the City Clerk will not be able to attend the bond closing on Thursday, January 9, 2020 and recommended that Council amend the meeting agenda to add the appointment of a Interim Deputy City Clerk to handle this function in the Clerk's absence.

A motion was made by Mayor Pro Tem Keitt and seconded by Councilmember Hannah to amend the agenda to add the appointment of Interim Deputy City Clerk. The motion was unanimously approved.

A motion was made to appoint Patricia Phillips, Interim Deputy City Clerk by Councilmember Stroman and seconded by Councilmember Hannah. The motion was unanimously approved.

A motion was made by Councilmember Haire and seconded by Mayor Pro Tem Keitt to adjourn the meeting into Executive Session concerning Legal Matter and Purchase of Real Property, Railroad Corner Properties of George R. Dean and Joseph W. Rice, Individually and as Trustee. The motion was unanimously approved.

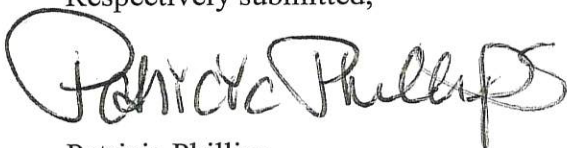
A motion was made by Councilmember Kalu and seconded by Mayor Pro Tem Keitt to return to Open Session. The motion was unanimously approved.

City Attorney Walsh introduced to Council a Resolution Ratifying the purchase of properties of George R. Dean and Joseph W. Rice, Jr., Trustee of the Joseph W. Rice, Jr., Revocable Living Trust, and Joseph W. Rice, Jr.

A motion was made to approve the resolution ratifying the purchase of property of George R. Dean for the purchase price of \$350,000 and the property of Joseph W. Rice, Jr., Trustee of the Joseph W. Rice, Jr., Revocable Living Trust, and Joseph W. Rice, Jr., for the purchase price of \$160,000 by Councilmember Hannah and seconded by Mayor Pro Tem Keitt. The vote was 6-0-1 with Councilmember Stroman providing the dissenting vote. Councilmember Stroman stated that while he was in agreement with purchasing the property, he disagreed on the price.

A motion was made by Councilmember Haire and seconded by Mayor Pro Tem Keitt to adjourn the meeting. The motion was unanimously approved.

Respectively submitted,



Patricia Phillips  
Interim Deputy City Clerk

/lrm



2874

VOID

VOID

VOID



**RESOLUTION RATIFYING THE PURCHASE OF PROPERTY OF GEORGE R. DEAN FOR THE PURCHASE PRICE OF \$350,000.00 AND PROPERTY OF JOSEPH W. RICE, JR., TRUSTEE OF THE JOSEPH W. RICE, JR., REVOCABLE LIVING TRUST, AND JOSEPH W. RICE, JR., FOR THE PURCHASE PRICE OF \$160,000.00.**

- 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, and
- WHEREAS,** by Resolutions of Council dated September 17, 2019 and December 17, 2019, Mayor Michael C. Butler was authorized to negotiate and enter into contracts for the sale and purchase of the property of George R. Dean and Joseph W. Rice, Jr. individually and as Trustee of the Joseph W. Rice, Jr., Revocable Living Trust, and
- WHEREAS,** pursuant to Council authority Mayor Michael C. Butler has entered into contracts for the purchase of the property of George R. Dean and Joseph W. Rice, Jr. individually and as Trustee of the Joseph W. Rice, Jr., Revocable Living Trust.

**NOW, THEREFORE, BE IT RESOLVED,** by City Council that the Contract of Sale dated December 23, 2019 between the City of Orangeburg and Joseph W. Rice, Jr., Trustee for the Joseph W. Rice, Jr., Revocable Living Trust and Joseph W. Rice, Jr. for the purchase of the below described property for One Hundred Sixty Thousand (\$160,000.00) Dollars and the Contract of Sale dated December 30, 2019 between the City of Orangeburg and George R. Dean for the purchase of the below described property for Three Hundred Fifty Thousand (\$350,000.00) Dollars are hereby ratified by Council and Mayor Michael C. Butler is hereby authorized to sign any and all documents and to take any and all actions necessary to complete said purchases in compliance with the said Contracts of Sale.

**Property of George 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

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 the Joseph W. Rice, Jr., Trustee for the Joseph W. Rice, Jr. Revocable Living Trust and Joseph W. Rice, Jr.:**

Tax Map #: 0173-14-04-027

All that lot, piece, or parcel of land including any and all improvements thereon, situate, lying and being in the City and County of Orangeburg, State of South Carolina, on North side of Russell Street and fronting and measuring on said Russell Street, nineteen (19') feet and four (4") inches and running back and measuring on respective side lines eighty-three (83') feet and measuring on rear line twenty (20') feet and eleven (11") inches and being Lot No. 1, on a Plat of Edward Hawes, Jr., Surveyor C. E., dated September 15, 1917, and bounded by Russell Street aforesaid by Treadwell Street, by Nine (9') foot alley, and by Lot No. 2.

Tax Map #: 0173-14-04-012

All that lot, piece or parcel of land, including any and all improvements thereon, situate, lying and being on Northern side of Russell Street in City and County of Orangeburg, State of South Carolina, fronting and measuring on said Russell Street nineteen (19') feet and five (5") inches and running back and measuring on respective side lines seventy-two and one-half (72 ½') feet and measuring on rear line twenty (20') feet and ten (10") inches, bounded on the South side by Russell Street on the West by Lot No. One (1), property of Alma B. Easterling, on the North by property of Reddick A. Bowman, and on the East by Lot No. Three (3), property of Lois Bowman Moore, and being Lot No. Two (2) on plat of Edward Hawes, Jr., C. E., dated September 1, 1917.

Tax Map \$ 0173-14-04-011

All that certain piece, parcel or lot of land, with any and all improvements thereon, situate, lying and being in the City of Orangeburg, County of Orangeburg, State of South Carolina, the same being shown and delineated on a plat made by Edward Hawes, Engineer, dated August 4, 1928; with said lot being more particularly described as follows: Beginning at a point on the North side of East Russell Street with said point being thirty-eight feet nine inches (38' 9") along the North right-of-way of East Russell Street from the intersection of the North right-of-way of East Russell Street and the East right-of-way of Treadwell Street; thence along the North right-of-way of East Russell Street in an Easterly direction a distance of nineteen feet five inches (19' 5") to a point; thence in a Northerly direction a distance of eighty-three feet (83') to the South right-of-way of a nine (9') alley; thence in a westerly direction along the South right-of-way of said alley a distance of twenty feet ten inches (20' 10") to a point; thence in a Southerly direction a distance of eighty-three feet (83') to a point on the North right-of-way of East Russell Street and the point of beginning.



**PASSED BY** the City Council of the City of Orangeburg, South Carolina, on this 7<sup>th</sup>  
day of January, 2020.



Attest: *Dorothy Harris*  
City Clerk

*Michael C. Butch*  
Mayor  
*L. Jernigan*  
*John H. ...*  
*...*  
*Dorothy P. Harris*  
*Benjamin Harris*  
Members of Council