

City Council Minutes
April 21, 2026

Orangeburg City Council held its regularly scheduled meeting on Tuesday, April 21, 2026, at 6:00 pm in Council Chambers, 933 Middleton Street with Mayor Pro Tem Kalu presiding.

PRESENT:

Annette Dees Grevious
Jordan E. Hawkins
Dr. Kalu Kalu, Mayor Pro Tem
L. Zimmerman Keitt
Sandra P. Knotts

PRESENT VIRTUALLY:

Jerry Hannah

ABSENT:

Michael C. Butler, Mayor

A motion was made by Councilmember Keitt, seconded by Councilmember Grevious to approve April 7, 2026, City Council Minutes. The motion was unanimously approved.

Miss West Columbia Mariah Felder appeared before Council concerning Embrace the Unexpected Community Service Initiative

Ms. Paula Payton and Ms. Anisa Johncon appeared before Council concerning City Garden Initiative. They stated, "We are here to present information about the community garden that we would like to put at the Zimmerman Community Center, 759 Peasley Street. The vision for the Orangeburg Roots and Wellness Garden and why we need this in Orangeburg are community-centered sustainability, addressing food insecurity, enhancing downtown revitalization and promoting civic pride and resilience. Orangeburg needs a community garden downtown to address food access, support downtown revitalization and encourage wellness and engagement. We plan to have raised garden beds, install rainwater barrels and compost bins. We plan to recruit volunteers and establish partnerships with local organizations to support initial planting and garden operations. Long-term growth is planned to expand garden capacity, add amenities and offer workshops on gardening, nutrition, and sustainability for all age groups. We plan to formalize partnerships with shelters and schools to distribute produce and maintain volunteer engagement long term. We are requesting help from the City to help build the garden beds."

Councilmember Grevious asked, "Can you explain more about what you need from the City in order to get this started and the cost?"

Ms. Johnson stated, "We need help with the raised beds and the soil. The cost of soil for one bed is \$200 but the soil will be there for several years, so it does not have to be replaced. I do not know the current cost for wood to build the raised beds."

Councilmember Keitt asked, "I think it is a great idea and will help a lot of people in the community. Are you accepting any more volunteers?"

Ms. Johnson stated, "Yes."

Councilmember Hawkins asked, "Will you sell these products to the community or will it be donated?"

Ms. Payton stated, "In the beginning we just want people to come and join the garden. This will not support anyone's salary. If anything, it would support any equipment that we might need."

Mayor Pro Tem Kalu stated, "Council will take this under advisement."

Mr. James Boatwright, Director of The Players League Management Services appeared before Council concerning request to sell beer at The Players League games at Mirmow Field. He stated, "I oversee the new team launching in Orangeburg called the Garden City River Ducks. We have

been operating summer collegiate baseball teams now for 10 years in North Carolina and Maine. We are excited to start the Palmetto State League this year with the inaugural team the Garden City River Ducks. I am requesting permission to apply for a beer permit at Mirmow Field to sell beer at our games for a couple of reasons. Beer sales are a big financial part, and this is something we can offer the Orangeburg community, so they do not have to drive to Columbia. More importantly, with a beer permit, we have more control. We have seen in the past with teams where we did not have the ability to sell beer, that fans go to their car to sneak a beer in or, maybe go to the car and drink something harder. It is more difficult for the teams and managers on site to be able to control. Whereas, if we have a beer permit, we then do not allow reentry and are able to control what comes in and out of the gates. It is a little safer for us to be able to control how much alcohol we are serving an individual. We would be able to see that with our trained staff. We would hire off duty police officers or a private security company to control that as well."

Councilmember Grevious asked, "If you were granted permission, where would the beer sales proceeds go?"

Mr. Boatwright stated, "The Garden City River Ducks team is a for-profit business. All the proceeds collected at the ballpark belong to the franchise which means it makes the franchise more profitable for private owners. All the proceeds and revenue generated would go to the Garden City River Ducks. We have a schedule on our website and are starting games the first week of June."

Councilmember Hannah stated, "This is an excellent idea for a chance to bring people into the City of Orangeburg."

A motion was made by Councilmember Hawkins, seconded by Councilmember Hannah to approve the request for The Players League to sell beer at The Players League games at Mirmow Field. The motion was unanimously approved.

Parks & Recreation Director Shawn Taylor presented information to Council and the public concerning the Orangeburg Festival of Roses May 2 & 3.

City Administrator Evering addressed Council concerning second reading of an ordinance authorizing the transfer of approximately 1.3 acres of real property located at 1895 Columbia Road with TMS# 0174-17-08-005.000. He stated, "The City is looking at potentially selling this property to Ms. Mazelle Bowman Carter for \$150,000. It is an old home that has been in the City's possession for several years and Ms. Carter plans to turn it into a retail space. The \$150,000 sales price is comparable to what other properties have sold for in that area."

A motion was made by Councilmember Keitt, seconded by Councilmember Grevious to approve second reading of an ordinance authorizing the transfer of approximately 1.3 acres of real property located at 1895 Columbia Road with TMS# 0174-17-08-005.000. The motion was unanimously approved.

City Administrator Evering addressed Council concerning first reading of an Ordinance amending, restating, striking and replacing Section 30 of Chapter 5 of the City Code: Smoking in Public Places. He stated, "As you may recall at the March 17th Council meeting, Reverend McCutcheon and some concerned citizens presented Council the Clean Air is Fair initiative to make sure that our citizens have access to clean air and not affected by secondhand smoke. The City Attorney prepped the draft ordinance for your consideration, and I want to highlight some of the items in this ordinance. As indicated, it replaces the smoking section that is currently found in Chapter 5 Section 30. It adds electronic vaping devices. It prohibits smoking in all enclosed workplaces. It prohibits smoking in all City-owned, leased or operated buildings, vehicles and adjacent outdoor properties. Smoking is also prohibited in restaurants, bars, retail stores and offices, health care facilities, educational institutions, public transportation and related facilities. There are some restrictions. Smoking will be prohibited within 25 feet of building entrances, windows, and ventilation systems, outdoor dining seating areas, public events, parks, playgrounds, and recreational areas, outdoor service lines, and transit stops and outdoor areas of City controlled property. As far as enforcement and penalties are concerned, violations are classified as civil infractions and public nuisances. Penalties include up to \$100 for a first offense up to \$200 for a second offense and up to \$500 for any subsequent offenses. Each violation constitutes a separate offense. This is a draft for your consideration if you all have any recommended additions or deletions, we are open to amend."

Councilmember Hawkins asked, "In Section 2 it states employers are required to enforce smoke-free environment. Is this employers of the City, like supervisors? If you have a private business, you should be able to smoke in your private business, correct?"

City Attorney Kozlarek stated, "The intent is that anything that is open to the public generally would require enforcement. So, if an employer has a space that is open to the public to access that space, then the employer would be expected to maintain the smoke-free environment."

Councilmember Hawkins asked, "If I own my own business that is open to the public and I smoke a cigarette, it would be a violation?"

City Attorney Kozlarek stated, "The way this ordinance is drafted, that is correct. Again, it would include things like restaurants. If the public has public access to the space even if it is a private establishment, it would prohibit smoking in the establishment and within 25 feet of the entrance, windows, etc."

Councilmember Hawkins asked, "Is there anything that infringes upon anyone's rights?"

City Attorney Kozlarek stated, "Generally the idea is because it is open to the public, then the City can create health, safety, welfare regulations just like zoning and other land use regulations. Whether it is an appropriate policy matter is up to Council."

Councilmember Grevious asked, "I know this is first reading, have you received any calls from local businesses in the City regarding this?"

City Administrator Evering stated, "I have not, but as you stated this is first reading. Reverend McCutcheon and others have expressed their desire for it."

Mayor Pro Tem Kalu asked, "Do you intend to have a public hearing?"

City Administrator Evering stated, "We can have a public hearing if that is what Council wants."

Mayor Pro Tem Kalu stated, "We want to hear from the public."

Councilmember Hawkins asked, "I could not use smokeless tobacco?"

City Attorney Kozlarek stated, "Again, that is the way this is drafted."

Councilmember Hawkins stated, "I think it is a good thing, but I think it needs to be tightened up."

City Administrator Evering stated, "Council, please email any suggested amendments to the City Attorney and myself."

Councilmember Keitt stated, "I think this is good because we must realize everyone does not want to smell smoke. If you are smoking, go outside. I think it is a great idea for the City to say no smoking in public places."

Councilmember Hawkins asked, "If I live in a neighborhood and have a neighbor that smokes marijuana excessively and I can smell it within my own house, is it against the law if they are on their private property?"

City Attorney Kozlarek stated, "I think the smoking ordinance would be a secondary consideration from my perspective. I think generally, the fact that marijuana is illegal would be the primary reporting offense. Chief may want to weigh in on enforcement. I understood the intent behind the potential creation of the ordinance was to deal with public access spaces. The idea of you as a private resident that has an issue with a neighbor who is doing anything on their property that may be creating a nuisance on your property whether that is burning leaves, smoking marijuana, smoking cigarettes or whatever it may be creating a public nuisance on someone else's property, I think would be more in the realm of the nuisance consideration rather than necessarily the individual smoking ordinance if you will."

Councilmember Hawkins asked, "Does this proposed ordinance mimic other municipalities in the area?"

City Attorney Kozlerek stated, "Yes, it does. There are a number of these that have circulated in various cities and counties in South Carolina and elsewhere throughout the country. This is one example. Also, one other comment about your question earlier. I think the intent for smokeless products was not to be covered but I do understand that in reading the definition, it could be potentially read that way. If that is a concern, we can, as you said, tighten up that language."

Councilmember Keitt stated, "This is not the first time that Reverend McCutchen, and others have come to Council concerning clear air. This will help people be healthy as it is important to be healthy."

A motion was made by Councilmember Grevious, seconded by Councilmember Keitt to approve first reading of an ordinance amending, restating, striking and replacing Section 30 of Chapter 5 of the City code: Smoking Public Places. The motion approved 5-1. Councilmember Hawkins opposed.

City Administrator Evering addressed Council concerning first reading of an ordinance authorizing the transfer of approximately 0.28 acres of real property with improvements, if any, located at 1125 Russell Street TMS #0173-13-34-013.000, and approximately 0.33 acres of real property with improvements, if any, located at or about 1067 Amelia Street TMS #0173-13-33-004.000. He stated, "This is a part of a development proposal presented by the Hexagon Group for your consideration. The Hexagon Group, by way of introduction to the public, is the group that is developing apartments at the corner of Amelia Street and Summers Avenue. They are looking at additional developments in downtown Orangeburg and have approached us about acquiring some properties that we currently own. The first development on the screen is located at 1067 Amelia Street and would be a retail space with apartments. This would be approximately 37 units of one and two-bedroom apartments of about 47,000 square feet total. This is on the corner of Amelia and Broughton Streets. They are asking for an incentive to purchase the property at 5% of its property tax appraisal value. In the case of the 1067 Amelia Street property, 5% of the tax value of \$39,529 would be \$1,976.45. What we have done in the past and we recommend doing here is a reversionary clause in the purchase sales agreement that will require the developers to begin construction within a two-year period. If they do not substantially complete the project within a four-year period, the City would have the option of purchasing the property back at the same price that it was sold with any improvements. They are also asking to purchase the 1125 Russell Street property which is the old Braxton Shoe Store. That would be another one- and two-bedroom mix of about 42,000 square feet with 31 units along with a sports lounge bar on the first floor. They are asking to purchase it at 5% of the current property tax value of \$157,373 which would be \$7,868. Again, the purchase sales agreement would have a reversionary clause that would require the developers to begin construction within a two-year period and be substantially complete within a four-year period."

Councilmember Grevious asked, "I have a question about the transfer of ownership and the price listed on Exhibit B?"

City Attorney Kozlerek stated, "The amounts included were the original tax values of the property values rather than the 5% figure that would need to be amended between first and second reading."

Councilmember Keitt stated, "I was impressed with the presentation that was given to Council. I think it is necessary to work with them to bring this kind of business downtown that will bring people to the downtown area."

Councilmember Hawkins asked, "The stipulation is they must start within two years, complete the project within four years, and that date starts after the transaction is completed and finalized?"

City Administrator Evering stated, "Correct."

Mayor Pro Tem Kalu asked, "What about parking for the tenants for the 1125 Russell Street project?"

City Administrator Evering stated, "There currently is parking behind the building and parking on the opposite side of Russell Street behind those set of buildings is a public parking area."

Councilmember Grevious asked, "Is there enough spaces to accommodate the number of units that they want to put in both of these projects?"

City Administrator Evering stated, "I think so, but I will confirm."

A motion was made by Councilmember Grevious, seconded by Councilmember Keitt to approve first reading of an ordinance authorizing the transfer of approximately 0.28 acres of real property with improvements, if any, located at 1125 Russell Street TMS #0173-13-34-013.000, and approximately 0.33 acres of real property with improvements, if any, located at or about 1067 Amelia Street TMS#0173-13-33-004.000. The motion was unanimously approved.

Council presented a resolution recognizing April 18 as Lineworker Appreciation Day.

DPU Manager Harley addressed Council concerning recognition of the Wastewater Treatment Plant Staff. He stated, "Our Wastewater Plant has been awarded the Facility Excellence Award presented by the South Carolina Department of Environmental Services. This award demonstrates that our Water Treatment Plant operates at the highest standards and goes above and beyond the basic standards. We are proud of their work, the way they take care of our system, and serve our citizens. We believe we have the best staff in the state and again want to recognize them for receiving this award and wanted to formally acknowledge them before Council."

A motion was made by Councilmember Grevious, seconded by Councilmember Knotts to go into Executive Session concerning discussion of employment, appointment, compensation, promotion, demotion, discipline or release of an employee. SC Code Sec. 30-4-70(a)(1) – Finance Department and discussion of incident to proposed contractual arrangements and proposed sale or purchase of property and the receipt of legal advice. Section 30-4-70(a)(2) – a) Airport Hangar Lease and b) Animal Control Ordinance. The motion was unanimously approved.

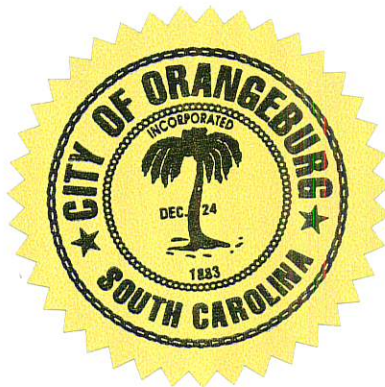
A motion was made by Councilmember Grevious, seconded by Councilmember Knotts to return to open session. The motion was unanimously approved.

A motion was made by Councilmember Keitt, seconded by Councilmember Knotts to carry over the second reading of an ordinance amending, restating, striking and replacing Chapter 12 of the City Code – Animal Control. The motion was unanimously approved.

A motion was made by Councilmember Hawkins, seconded by Councilmember Keitt to adjourn. The motion was unanimously approved.

Respectfully submitted,

Linda McDaniel
Linda McDaniel
City Clerk



VOID

VOID

VOID

VOID



A Resolution Recognizing April 18th as Lineworker Appreciation Day

WHEREAS, America is powered by thousands of independently owned and operated electric generating facilities known as power plants that generate electric energy; and

WHEREAS, those power plants are connected to a complex energy system called the electric grid that is comprised of over 5 million line miles of transmission and distribution lines that deliver energy to homes, businesses, churches, hospitals and schools across the country; and

WHEREAS, the electric grid must be maintained in operation 24 hours a day, 7 days a week, and 365 days a year in rain, cold, hurricanes and tornadoes and must be capable of withstanding any hazards that occur; and

WHEREAS, this system of electric lines is kept in a high state of readiness by 120,376 dedicated and skilled men and women known as electric lineworkers that work for all the independently owned and operated utilities across America; and

WHEREAS, electric lineworkers are a cohesive group that must work as highly effective teams in very hazardous situations under very rigorous conditions that respond to disaster areas to restore power to victims' homes and has been ranked as one of the 10 most dangerous jobs; and

WHEREAS, the lineworkers from the Department of Public Utilities are particularly dedicated and hard working men who risk their lives daily working in extremely dangerous situations to ensure that reliable electric energy is delivered to the Department of Public Utilities' homes and businesses.

WHEREAS, it is most fitting and proper that the City of Orangeburg set aside a special day to recognize and honor those dedicated professionals.

NOW, THEREFORE, the City Council of the City of Orangeburg, and on behalf of Orangeburg's grateful citizens, do hereby proclaim April 18th as Lineworker Appreciation Day in the City of Orangeburg and call upon the people of Orangeburg to be particularly mindful of the dangerous work done under exacting conditions day in and day out by these dedicated workers and show their appreciation at every opportunity by recognizing lineworkers throughout Orangeburg.

ADOPTED BY the City Council on April 21, 2026.



Michael C. Butler

Mayor

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Members of Council

Attest: *Linda McDaniel*

City Clerk