

FILE COPY

ORDINANCE NO. 2015-1

AN ORDINANCE TO LEASE PROPERTY OF THE CITY LOCATED AT 1170 RUSSELL STREET IN THE CITY OF ORANGEBURG TO PALMETTO DEVELOPMENT GROUP

WHEREAS, the City owns the below described property consisting of a building and wishes to utilize same in furtherance of its downtown revitalization, and

WHEREAS, the Palmetto Development Group presently occupies the below described property under Lease Agreement authorized by City Ordinance No. 2013-1, and

WHEREAS, although Palmetto Development Group as tenant has made repairs and renovations to said building additional repairs and renovations are needed, including without limitation, roof replacement and asbestos and mold removal, and

WHEREAS, the City has agreed to provide additional funds for the above repairs and renovations and to extend the term of the prior lease.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL DULY ASSEMBLED, that John H. Yow, City Administrator is hereby authorized to execute on behalf of the City a lease of the below described property to Palmetto Development Group for an additional (1) one year, and with the consent of the City Administrator the option to extend said lease for an additional one (1) year. As consideration and a condition of said lease, Palmetto Development Group shall agree to make repairs and renovations to the building located on the premises, including roof replacement and asbestos and mold removal, using funds of the City in an amount not exceeding \$40,000.00. A provision of said lease shall be that the above described repairs and renovations shall require City's approval and inspection and all improvements upon expiration of the lease shall remain the property of the City. (A copy of said lease is attached hereto as Exhibit "A").

BE IF FURTHER ORDAINED, that the City of Orangeburg shall donate a sum not exceeding \$40,000.00 for the above described purposes.

Description of Premises:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being on the South side of Russell Street, in the City and County of Orangeburg, State of South Carolina, fronting on said Russell Street, forty-three (43) feet, eleven (11) inches, and running back and measuring on the respective sidelines, one hundred seventy-eight (178) feet, eight (8) inches, and measuring on the rear line forty-three (43) feet, five (5) inches, and bounded as follows: On the North by Russell Street; on the East by property now or formerly of Mrs. Emma C. Dantzler; on the South by property now or formerly of William W. Wannamaker (Orange Cotton Mills); and on the West by property of J.W. Smoak.

This lot also includes a party wall on each side, one-half (1/2) of the wall on Eastern side with the building formerly belonging to Mrs. E. C. Dantzler, and one-half (1/2) of the wall on the Western side with building of J.W. Smoak.

TMS# 0173-13-35-005.000

DONE AND RATIFIED BY THE CITY OF ORANGEBURG, STATE OF SOUTH CAROLINA THIS 7th DAY OF April, 2015



Mayor

Members of Council

ATTEST:

Deane Sant
City Clerk

ORDINANCE NO. 2015-02

ORDINANCE TO AMEND SECTION 24-4.1, DISTRICT BOUNDARIES AND MAPS OF THE CODE OF ORDINANCES OF THE CITY OF ORANGEBURG AND THE ZONING MAP OF THE CITY OF ORANGEBURG, SOUTH CAROLINA, PROPERTY BELONGING TO GEORGIA MONTGOMERY AT 1597 AMELIA STREET AT TAX MAP# 0173-14-01-006.000.

WHEREAS, Georgia Montgomery as the owner of property located at 1597 Amelia Street, pursuant to Section 24-12.1(b) (a) of the Zoning Ordinance of the City of Orangeburg, South Carolina, has petitioned for an amendment of said Ordinance and Map changing the zoning classification from "O-I, Office Institutional Residential District to B-1, General Business District"; and,

WHEREAS, proper notice of the Public Hearing for proposed zoning map amendment has been duly published in accordance with Section 24-12.5 and the property has been duly posted in accordance with Section 24-12.6 of said Zoning Ordinance; and,

WHEREAS, the City Council of the City of Orangeburg has reviewed said petition and the recommendation of the Planning Commission; and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Orangeburg, State of South Carolina, in Council duly assembled and by the authority of same that the Zoning Map of the City of Orangeburg is hereby amended by changing the classification of the below described property from "O-I, Office Institutional Residential District to B-1, General Business District".

BE IT FURTHER ORDAINED that this amendment shall be effective as of the date of this Ordinance and the Zoning Administrator is hereby directed to amend the Zoning Map of the City of Orangeburg to reflect the above within seven (7) days of the adoption of this Ordinance.


Description of property:

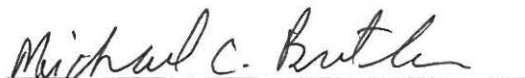
All that certain piece, parcel or lot of land, with buildings and improvements thereon, situated, lying and being on the corner of Amelia, Northeast, and Fair, Northeast, in the City of Orangeburg, County of Orangeburg, State of South Carolina, bounded, now or formerly and measuring as follows: On the North by property of H.A. Becker and measuring thereon 57 feet, on the East by Fair Street, Northeast, and measuring thereon 180.2 feet on the South by Amelia Street, Northeast and measuring thereon 57 feet; and on the West by property of the Estate of J. D. Oliver and measuring thereon 189.2 feet. TMP# 0173-14-01-006.000

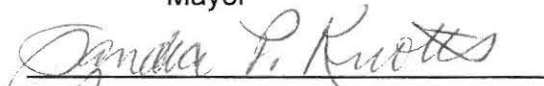
DONE AND RATIFIED BY THE CITY OF ORANGEBURG, STATE OF SOUTH CAROLINA THIS 2nd DAY OF JUNE, 2015.

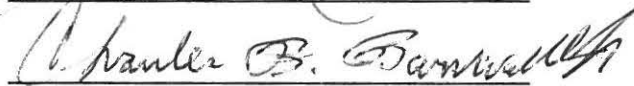


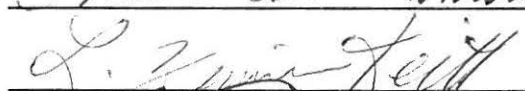
ATTEST:


City Clerk


Mayor











Members of Council



ORDINANCE NO. 2015-3

AN ORDINANCE AMENDING THE BUDGET FOR THE CITY OF ORANGEBURG, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014 AND ENDING SEPTEMBER 30, 2015

THE CITY COUNCIL OF THE CITY OF ORANGEBURG HEREBY ORDAINS AND RATIFIES:

Section 1. That the Budget of the City of Orangeburg for the Fiscal Year beginning October 1, 2014 and ending September 30, 2015, designated as Ordinance No. 2014-12, shall be and hereby is amended so to levy a tax to cover the period from the first day of January 2014 to the thirty-first day of December 2014, both inclusive, for the sums and in the manner hereinafter mentioned and shall be levied, collected and paid into the Treasury of the City of Orangeburg, South Carolina, for the use and service thereof; i.e., a tax of ninety (90) mills and the same is hereby assessed on each dollar of the assessed value of all real estate and personal property within the City of Orangeburg, South Carolina, except as such which is exempt from taxation by law.

Section 2. That in all other respects, except as hereby and heretofore amended, the budget for the City of Orangeburg for the Fiscal Year beginning October 1, 2014 and ending September 30, 2015 shall remain in full force and effect.

Section 3. That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Adopted by the Council of the City of Orangeburg on this 1st day of Sept, 2015, at which a quorum was present and voting.



Michael C. Butler
MAYOR

Charles B. Bannock

Richard T. Starnes

L. Zimmerman Keitt
Douglas T. Keitt

ATTEST:

Carmelita
CITY CLERK

MEMBERS OF COUNCIL



ORDINANCE NO. 2015-4

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF ORANGEBURG, SOUTH CAROLINA FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016

BE IT ORDAINED by the Mayor and Council Members of the City of Orangeburg, South Carolina, in Council assembled, and by authority of the same:

SECTION 1. In accordance with Section 5-7-260 of the 1976 Code of Laws of South Carolina, and Council shall act by Ordinance to adopt budgets, levy taxes, and collect all other income sources available to the City pursuant to public notice.

SECTION 2. That the prepared budget for the fiscal year October 1, 2015-September 30, 2016, and the estimated revenue for payment of same is hereby adopted.

SECTION 3. That a tax to cover the period from the first day of January, 2015 to the thirty-first day of December, 2015, both inclusive, for the sums and in the manner hereinafter mentioned, is and shall be levied, collected and paid into the Treasury of the City of Orangeburg for the use and service thereof; i.e., a tax of 94 mills be and the same is hereby assessed on each dollar of the assessed value of all real estate and personal property within the City of Orangeburg, South Carolina, except as such which is exempt from taxation by law.

SECTION 4. Tax levied under this Ordinance shall be due and payable at the office of the City Clerk and Treasurer, in the Municipal Building of the City of Orangeburg, South Carolina, from the first day of November, 2015, until the fifteenth day of January 2016, from the hours of 8:00 A.M. until 5:00 P.M., Monday through Friday, Saturdays and Sundays accepted.

SECTION 5. On January 16, 2016, a penalty of fifteen (15) percent shall be added on all unpaid taxes. The City Clerk and Treasurer shall on March 17, 2016, place all delinquent properties in execution in accordance with and adding an additional execution cost of \$60.00 to \$90.00 based on costs to City, Section 6-1-10, as amended, of the Code of Ordinances of the City of Orangeburg, South Carolina.

SECTION 6. If for any reason, any sentence, clause or provisions of this Ordinance shall be declared invalid, such shall not affect the remaining provisions thereof.

DONE AND RATIFIED BY THE CITY COUNCIL OF ORANGEBURG, SOUTH CAROLINA, IN COUNCIL ASSEMBLED THIS 1st **DAY OF** September **2015.**



Michael C. Butch
MAYOR
Charles J. [Signature]
Charles A. [Signature]
Richard J. [Signature]
L. Zimmerman
Donna L. [Signature]

MEMBERS OF COUNCIL

ATTEST:
Carrick Johnson
CITY CLERK

AN ORDINANCE INCREASING THE ANNUAL SALARIES OF THE OFFICE OF MAYOR AND COUNCIL AND AUTHORIZING THE REIMBURSEMENT OF EXPENSES INCURRED BY THE MAYOR OF THE CITY OF ORANGEBURG IN THE PERFORMANCE OF HIS OFFICIAL DUTIES AS LIMITED BY THIS ORDINANCE.

WHEREAS, Section 5-7-170 of the 1976 Code of Laws for the State of South Carolina authorizes the increase in salaries of the Mayor and members of Council effective upon the commencement of the terms of two or more members elected during a general election; and

WHEREAS, said Code section authorizes the payment of actual expenses incurred in the performance of the official duties of the Mayor within limitations prescribed by Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Orangeburg, State of South Carolina, in Council duly assembled and under authority of Section 5-7-170 of the 1976 Code of Laws of the State of South Carolina that the salary for the office of the Mayor of the City of Orangeburg, State of South Carolina shall be \$18,000.00 annually and the salaries for Council members shall be \$13,000.00 annually; all increases to be effective October 6, 2015.

BE IT FURTHER ORDAINED that the Mayor of the City of Orangeburg is hereby authorized to be reimbursed for actual mileage and gas expenses incurred in the performance of the official duties of his office not to exceed the budgeted amount of Five Hundred and no/100 (\$500.00) Dollars per month.

BE IT FURTHER ORDAINED that the said mileage and gas expenses of the Mayor shall be paid equally by the Executive Department of the City of Orangeburg and the City's Department of Public Utilities in the amount of Two Hundred Fifty and no/100 (\$250.00) Dollars per month each.

BE IT FURTHER ORDAINED that the Mayor of the City of Orangeburg is hereby authorized to be reimbursed for other actual expenses incurred in the performance of his official duties not to exceed the budget line item expense account sum of Five Thousand and no/100 (\$5,000.00) Dollars per year.

BE IT FURTHER ORDAINED that payment of the above expenses of the Mayor shall be paid upon presentation by the Mayor to the Finance Directors of the City and its Department of Public Utilities itemizations and invoices of actual expenses incurred by the Mayor in the performance of his official duties and a request for reimbursement of said expenses.

DONE AND RATIFIED BY THE CITY OF ORANGEBURG, STATE OF SOUTH CAROLINA THIS 18 DAY OF Sept, 2015.



Michael C. Butch
Mayor
Richard L. Strom
J. Zimmerman
Clodia R. Lewis

Members of Council

ATTEST:

Carrie V. Clark
City Clerk



ORDINANCE No. 2015 – 6

AN ORDINANCE TO ADOPT A BUDGET FOR THE OPERATION OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF ORANGEBURG, STATE OF SOUTH CAROLINA FOR THE FISCAL YEAR OCTOBER 1, 2015 THROUGH SEPTEMBER 30, 2016 INCLUDING THE ADOPTION OF NEW RATES AND CHARGES FOR THE DEPARTMENT OF PUBLIC UTILITIES EFFECTIVE ON THE DATES PERTAINING TO ELECTRIC AND NATURAL GAS

BE IT ORDAINED BY THE CITY COUNCIL DULY ASSEMBLED, that the attached budget consisting of six (6) pages is hereby adopted as the operating budget for the Department of Public Utilities of the City of Orangeburg for the fiscal year October 1, 2015 through September 30, 2016.

BE IT FURTHER ORDAINED that the Manager of the Department of Public Utilities is authorized to transfer budgeted amounts between line items and/or divisions or between approved capital projects in accordance with the duties and responsibilities of said Manager.

BE IT FURTHER ORDAINED that the following electric rates and natural gas rates and charges attached hereto as Exhibit A consisting of twenty (20) pages be adopted and declared effective on October 1, 2015 as indicated on the attached rate schedules.

PROPOSED NEW ELECTRIC RATE CHANGES

Electric Rate – Codes 2A, 2B (Small General Service)

Distribution Charge:

First 500 kWh @\$0.03000 per kWh

All in excess of 500 kWh @\$0.02240 per kWh

Service Charge: \$9.00 per meter per month

Electric Rate – Codes 2C, 2D (Medium General Service)

Distribution Charge:

First 1,000 kWh @\$0.02850 per kWh

All in excess of 1,000 kWh @\$0.02240 per kWh

Service Charge: \$22.50 per meter per month

Electric Rate – Code 2E (Small Demand Service)

Distribution Demand Charge:

\$6.35 per kW of billing demand

Service Charge: \$100.00 per meter per month

Electric Rate – Code 2F (Time-of-Use)

Distribution Demand Charge:

On Peak Billing Demand \$6.75 per kW

Distribution Energy Charge:

On-Peak \$0.01900 per kWh

Shoulder \$0.01900 per kWh

Off-Peak \$0.01900 per kWh

Service Charge: \$25.00 per month

Electric Rate – Code 2H (Medium Demand Service)

Distribution Demand Charge:

\$5.35 per kW of billing demand

Service Charge: \$325.00 per meter per month

Electric Rate – Code 2I (Large Demand Service)

Distribution Demand Charge:

\$4.90 per kW of billing demand

Service Charge: \$450.00 per meter per month

Electric Rate – Codes 2L, 2P, 2U (Private Lighting & Poles)
Net Monthly Rate

	Lamp Charges Per Month	kWh Per Month	Watts
2LM10 - 7,500 Lumens (Mercury) Open Type Globe	\$ 8.33	70	175
2LM20 - 20,000 Lumens (Mercury) Closed Type Globe	\$17.58	160	400
2LM30 - 50,000 Lumens (Mercury) Closed Type Globe	\$22.50	400	11,000
2LS10 - 9,500 Lumens (HPS) Open Type Globe	\$ 6.74	40	100
2LS15 - 15,000 Lumens (HPS) Closed Type Globe	\$10.26	60	150
2LS20 - 27,500 Lumens (HPS) Closed Type Globe	\$13.67	100	250
2LS25 - 27,500 Lumens (HPS) Flood	\$13.67	100	250
2LS30 - 50,000 Lumens (HPS) Closed Type Globe	\$17.58	160	400
2LS35 - 50,000 Lumens (HPS) Closed Type Flood	\$18.89	160	400
2LS32 - 36,000 Lumens (MH) Closed Type Flood	\$17.58	160	400
2LD10 - 5,000 Lumens (LED) Open Type Globe	\$ 7.04	19	48

Cost Per Month For Each Additional Pole:

2P130 – 30 Foot Pole	\$ 2.70
2P135 – 35 Foot Pole	\$ 4.06
2P140 – 40 Foot Pole	\$ 4.64
2P145 – 45 Foot Pole	\$ 5.22
2PF25 – 25 Foot Fiberglass Pole	\$ 4.05
2PF35 – 35 Foot LD Fiberglass Pole	\$11.59
2PF40 – 40 Foot HD Fiberglass Pole	\$14.75
2PALM – Special Aluminum Pole	\$30.56
2PLM2 – Special Aluminum Pole	\$31.59

Underground

2US60 – 9,500 Lumens (HPS) Traditional Post	\$14.55	40	100
2US61 – 9,500 Lumens (HPS) Modern Post	\$14.55	40	100
2US62 – 9,500 Lumens (HPS) Classic Acorn	\$15.22	40	100
2US70 – 15,000 Lumens (HPS) Traditional Post	\$15.46	60	150
2US71 – 15,000 Lumens (HPS) Modern Post	\$15.46	60	150
2US72 – 15,000 Lumens (HPS) Classic Acorn	\$16.67	60	150
2US65 – 9,500 Lumens (HPS) Caged Acorn	\$17.00	40	100
2US75 – 15,000 Lumens (HPS) Caged Acorn	\$18.00	60	150

Electric Rate – Code 2NM (Net Metering Rider)

ADMINISTRATIVE CHANGES

Electric Rate – Code 2S (Street Lights)

STREET LIGHTS FOR
CITY OF ORANGEBURG

Electric Rate – Code 2X

FOR DPU ONLY

(Interdepartmental Interruptible Service)

PROPOSED NEW NATURAL GAS RATE CHANGES

Gas Rate - Code 3D (Interruptible Service) - Clarifying definition of "Competitive Pricing Provisions."
Gas Rate - Code 3G (Gas Transportation Service) - Clarified definition of "Unauthorized Deliveries"
and clarified method of penalty calculation.

DONE AND RATIFIED BY THE CITY OF ORANGEBURG, STATE OF SOUTH CAROLINA
THIS 1st DAY OF SEPTEMBER, 2015.



Michael C. Butler
Mayor
Charles D. Dyer
Charles B. Bennett
Richard L. Thomas
L. Zimmerman

Members of Council

ATTEST:
[Signature]
City Clerk

AN ORDINANCE TO AUTHORIZE THE RECONVEYANCE OF A TRACT CONTAINING .56 ACRE TO THE OKONITE COMPANY FOR THE PURPOSE OF THE EXPANSION OF THE OKONITE FACILITY LOCATED NEAR PROSPERITY DRIVE IN THE COUNTY OF ORANGEBURG, STATE OF SOUTH CAROLINA

WHEREAS, The Okonite Company for nominal consideration conveyed to the City of Orangeburg a tract of land containing 3 acres by deed dated November 29, 2004 and recorded in the Office of the Register of Deeds for the County of Orangeburg, State of South Carolina in Deed Book 1070 at page 323, and;

WHEREAS, The Okonite Company has now requested that the City of Orangeburg reconvey to it a portion of said 3 acres containing .56 acre for the expansion of the Okonite facility located on U.S. Highway 21 in the County of Orangeburg, State of South Carolina, and;

WHEREAS, industrial expansion in the County of Orangeburg and City of Orangeburg is in the best interest of the citizens of the City of Orangeburg.

NOW THEREFORE BE IT ORDAINED BY COUNCIL DULY ASSEMBLED, that the below described property be reconveyed to The Okonite Company, a New Jersey corporation for the consideration of Five and no/100 (\$5.00) Dollars.

BE IT FURTHER ORDAINED, that John H. Yow, City Administrator is hereby authorized and directed to execute and deliver a deed conveying said property to The Okonite Company and any and all other documents required to accomplish the purpose described herein.

Description of Property:

All that certain piece, parcel or tract of land situate, lying and being in Consolidated School District Five, County of Orangeburg, State of South Carolina containing .56 acre and being set forth and shown on a plat of survey prepared for The Okonite Company, by Donald J. Smith, Jr., Inc., approved by Donald J. Smith, RLS, dated October 20, 2015 and having the following boundaries and measurements: North by other property of the City of Orangeburg, 315.42 feet; East by other property of The Okonite Company, 77.67 feet; South by other property of The Okonite Company, 315.46 feet; and West by other property of The Okonite Company, 77.66 feet.

DONE AND RATIFIED BY THE CITY OF ORANGEBURG, STATE OF SOUTH CAROLINA THIS 8th DAY OF DECEMBER, 2015.



ATTEST:

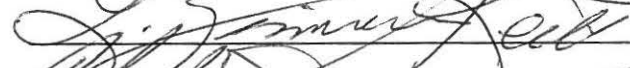

City Clerk


Mayor


James Hare

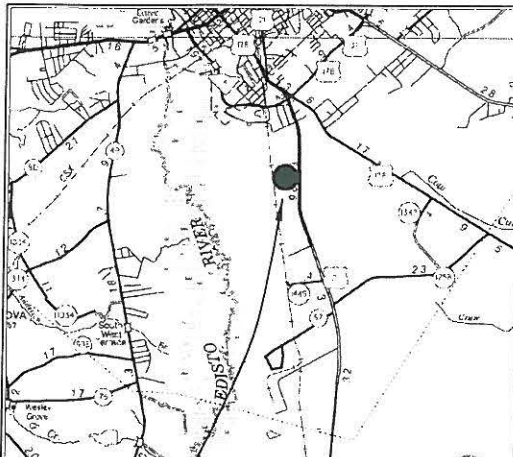

Sandra R. Knott


Gregory A. Brumfield

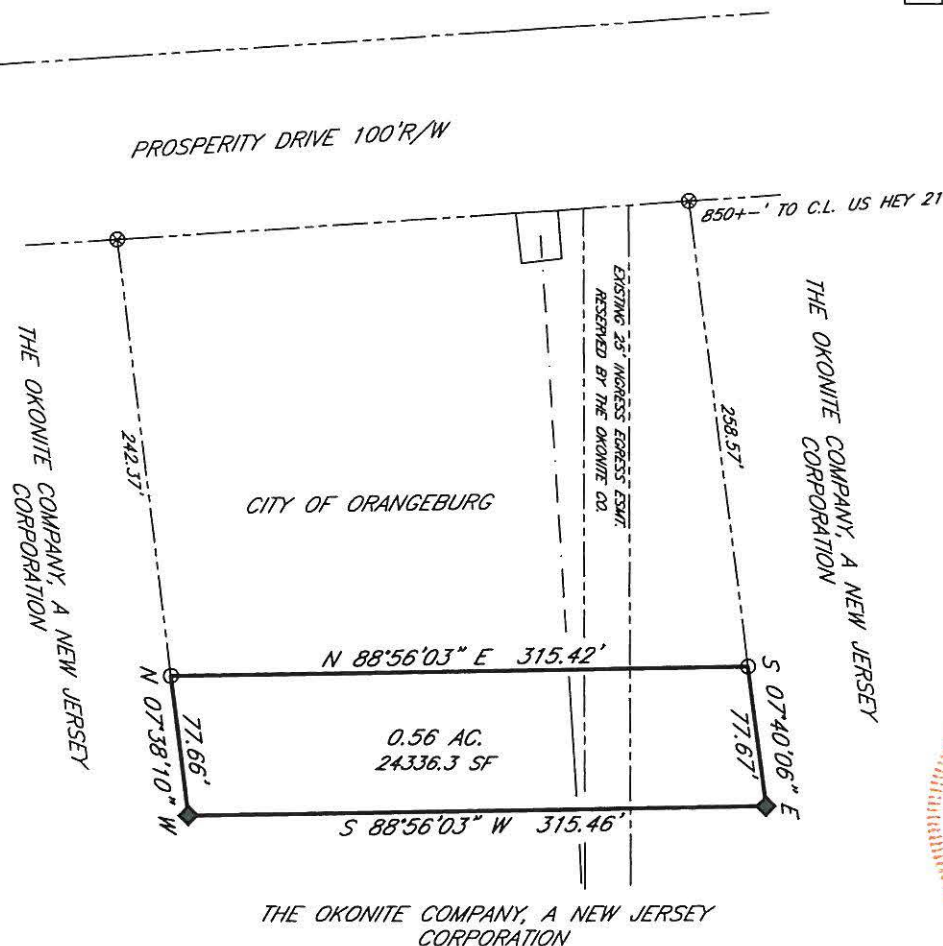

J. J. Smith


Richard A. Sturmer

Members of Council



SITE



LEGEND

- CORNER FOUND
 - 1/2" RE-BAR PLACED UNLESS NOTED OTHERWISE
 - ◇ 3/4" PIPE FOUND
 - 1" PIPE FOUND
 - ⊗ 1.5" PIPE FOUND
 - ▲ 2" PIPE FOUND
 - ◆ 1/2" REBAR FOUND
 - ⊗ 5/8" REBAR FOUND
 - △ CALCULATED POINT (NO MARKER)
 - RIGHT OF WAY OR EASEMENT LINE
- BASIS FOR BEARINGS IS MAGNETIC NORTH.

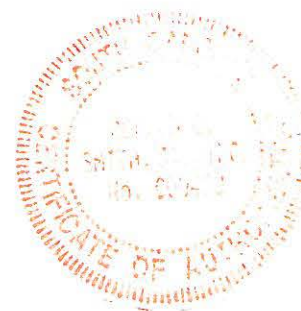
PLAT OF SURVEY

PREPARED FOR: THE OKONITE COMPANY,
A NEW JERSEY CORPORATION

COUNTY OF ORANGEBURG
SOUTH CAROLINA

DATE: 10-20-15 SCALE: 1"= 100'

THE SAME BEING A PORTION OF THE LANDS SHOWN
ON A PLAT OF 3.00 ACRES PREPARED FOR THE
CITY OF ORANGEBURG BY EDISTO ENGINEERS AND
SURVEYORS, INC., LATEST REVISION 4-15-2004.
RECORDED IN PLAT BOOK 355 AT PAGE 7



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE
MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND
SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS
THE REQUIREMENTS OF FOR A CLASS B SURVEY AS
SPECIFIED THEREIN.

THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE REVEALED
BY A FULL AND ACCURATE TITLE SEARCH. NO ABSTRACT OF TITLE,
NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE
FURNISHED THE SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD
THAT WOULD AFFECT THIS PARCEL.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE
OF THE SURVEYOR.

DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT
WAS PREPARED. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS.

PLAT PREPARED BY DONALD J. SMITH, JR., INC.
P.O. BOX 2043, ORANGEBURG, SOUTH CAROLINA
803-533-1083
DONALD J. SMITH, R.L.S. 9764

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS
PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT
ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO
THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN
POSSIBLE EASEMENTS THAT WERE VISABLE AT THE TIME
OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES;
RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS;
ZONING OR OTHER LAND-USE REGULATIONS, AND OTHER
FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH
MAY DISCLOSE.

TAX MAP NO.: PORTION OF 172-19-02-003

FILE: 11200

ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ON
AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.
THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE
PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.