



MINUTES  
Council Work Session  
May 10, 2022 - 6:30 pm  
South Congaree Town Hall  
119 West Berry Rd.  
West Columbia, SC 29172

**Members in Attendance:** Mayor Cindy Campbell, Mayor Pro-Tem Mechelle Mabry, Councilmembers Jim Drennan, Brian Jackson and Kitty Spires

**Also in Attendance:** Chief Josh Shumpert and Josh Peters, FirstNet

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*The public was duly notified of the date, time, and place of this meeting.*

**I. Call to Order**

Mayor Campbell called the Council Work Session to order at 6:30 p.m.  
A quorum was present.  
Mayor Campbell led in the Pledge of Allegiance and gave the Invocation.

**II. Items for Discussion**

***FirstNet for First Responders***

Mr. Josh Peters presented information and pricing pertaining to switching the Police Department's communication devices to FirstNet. Mr. Peters presented options for Council's discussion. Councilwoman Spires asked Mr. Peters to send an updated proposal to Council to ensure the correct cost is budgeted for the next year. Council agreed to switch to FirstNet but requested an updated proposal.

Council discussed the police vehicle lease payments. Chief Shumpert reminded Council that the equipment and lights for one remaining vehicle has not yet been installed. He advised the invoice will be received after the new fiscal year.

Councilman Drennan asked if everybody else went home. Councilwoman Spires stated that council members walking out is not kosher and we are here to work and if we are not going to work, we need to go home. Councilman Drennan stated that we have a quorum and let's go ahead.

***Landscaping Services***

Councilman Drennan asked to confirm that Council had agreed to include \$25,000 for landscaping. Mayor Campbell stated Landscaping Services was included on the agenda because the contract expires June 30, 2022 and needs to go back out for bid. Mayor Campbell asked if Council agreed to put Landscape Services out for bid. Councilman Drennan suggested dusting off the prior bid and put it back out. Councilwoman Spires made a motion to put out

the prior RFP for landscaping services, seconded by Councilman Drennan. Unanimous vote of three councilmembers present (Campbell, Drennan, Spires).

***Professional Services, CPA***

Mayor Campbell advised that Councilwoman Spires requested this be included on the agenda for Council discussion. Councilman Drennan stated that he agreed, and we definitely need a CPA. Councilwoman Spires advised that having a CPA will help with costs. Councilwoman Spires shared a list of what services the CPA firm would provide. Mayor Pro Tem Mabry requested the information be sent to Council to review. Councilwoman Spires advised she has reached out to several firms that work for municipalities.

Councilwoman Spires advised that she has also researched website design and meeting management with agenda, documents, etc. Mayor Pro Tem Mabry stated the website design is not on the agenda. Mayor Campbell advised it falls under Professional Services.

Councilwoman Spires to send digital copy of one proposal to Council for review.

***Code Enforcement Officer – Part Time***

Mayor Campbell asked for Council to discuss employing a Code Enforcement Officer because of the need in our town. Councilman Drennan stated he likes what Officer Walker does and he has the presence. Mayor Pro Tem Mabry asked if that is what he is. Councilman Drennan stated that he is working on it part time and should keep the additional salary he is paid. Councilwoman Spires stated the major thing about a Code Enforcement Officer is to make sure that they have the needed credentials. Mayor Campbell stated that she had asked Officer Walker if he would be interested to take the class to become certified and has received no response. Mayor Campbell shared that he is only operating in response to complaints rather than looking for opportunities to enforce ordinances. Councilman Drennan added there is certainly a plethora of opportunities to go out on social media and look for lost revenue in addition to code enforcement, but the lost revenue is looking at people that fill vending machines, jack of all trades that are putting in doors, etc. and there's a lot of stuff going on in our town that we are blind to. Councilman Drennan stated that it is a policing thing, and it should be under the police department. Mayor Campbell stated that she will ask the Chief for his input. Mayor Campbell added that citizens do not want to complain on others, and that she had received several complaints and forwarded them to Officer Walker. Mayor Campbell included that a true part time code enforcement officer would be certified. Mayor Pro Tem Mabry stated that our ordinance says we need a Zoning Administrator, and we are using the COG and we didn't vote on that. Mayor Campbell advised that we didn't vote on it because we didn't have anyone, and we needed someone, and Gregory Sprouse (Central Midlands COG) volunteered to help us. Mayor Pro Tem Mabry said we do need to address that. Mayor Campbell reiterated that Mr. Sprouse has the credentials and until we employ a Clerk, we do not have anyone else to assist us. Mayor Pro Tem Mabry stated that she would rather focus on getting a Zoning Administrator more than a Code Enforcement Officer part time because that's what our ordinance speaks of. Councilman Drennan asked what expense we put in the budget for a part time Code Enforcement Officer. Councilman Drennan stated that we want to be

proactive and not reactive.

***Salaries***

Salary information has not yet been received by Council. Mayor Pro Tem Mabry will email the information to Council.

***Strategic Planning***

Councilman Drennan stated he would like to see Council budget a no less than one day, off site, moderated by somebody that can keep everyone on track. Councilwoman Spires advised that she has a recommendation, Mr. Frank Chapman. Mr. Chapman wants to come talk to Council to inquire what is wanted and then he will provide a proposal. Mr. Chapman is available to meet with Council prior to the Regular Scheduled Council Meeting. Councilwoman Spires will contact Mr. Chapman and Council will meet with him at 5:30 p.m. on Tuesday, May 17th.

***Employee Handbook***

Councilman Drennan asked if we completed the Employee Handbook. Mayor Pro Tem Mabry stated that we did. Councilwoman Spires asked if we had completed it? Mayor Pro Tem Mabry answered that we did and already voted on it. Mayor Campbell stated that the attorney was to review the handbook and asked if he had. Mayor Pro Tem Mabry stated that she remembers voting on it. Councilman Jackson stated the attorney should review and then we vote it in. Council agreed to approve after the attorney reviews.

***Agreement with Lexington County***

Mayor Campbell stated the agreement with Lexington County regarding building permits ends June 30, 2022. Does Council want to extend? Councilman Drennan stated that we will need to extend for at least three months. Councilwoman Spires stated she thinks the County needs to do it and it's not a benefit to the town. Councilman Drennan added that's the reason that he wants to differentiate ourselves from Red Bank. Councilman Jackson stated that he thinks we need it and it's one of the services that we should give our citizens. Councilwoman Spires advised that she completed a study and feels strongly that it is not a necessity for the town because the County has qualified, registered Building Officials and Inspectors. She advised that in eight years we paid a Building Official \$180,000 to take in \$119,000. Councilman Jackson stated that we have been through these numbers before, and it is a wash out and things were not coded right. Councilman Jackson compared it to the Police Department and asked if we make money or lose money on the Police Department? Councilwoman Spires stated that she understands that municipalities are not supposed to make money but it's not the value that we need to be giving our citizens for us to be doing it. Councilman Drennan stated that he is paying for a police department already and yet our town is paying for a police department, and it is much cheaper to go with Jay Koon to do my police work. Councilwoman Spires said she understands that so why don't we? Councilman Drennan said that is why he wants to differentiate ourselves from Red Bank. Mayor Campbell stated that there are companies that do both building inspections and code enforcement that we have brought in prior. Councilwoman

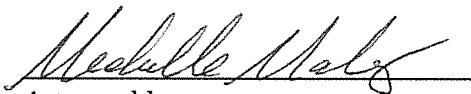
Spires asked Councilman Drennan how are we comparable to Red Bank because they are not a municipality? Councilman Drennan answered that is his point. Councilwoman Spires asked if he was saying we don't need to be a municipality. Mayor Pro Tem Mabry asked if that is what Councilwoman Spires is saying and does she not want it to be a municipality any longer? Councilwoman Spires answered that she is fine with it if we do things the way that they are supposed to be done and we are making some good head way in doing that but we aren't being prudent. Mayor Pro Tem Mabry asked if the people adding on to their home had a business license? Mayor Campbell answered no. Mayor Pro Tem Mabry stated that is the problem that Lexington County doesn't care if they have a business license or not. Mayor Campbell stated yes, they do, and the individual doing the construction applying for the building permit was not a licensed contractor. Mayor Campbell stated she was advised that when the individual went to Lexington County to obtain a building permit, Lexington County found that the individual was not a licensed contractor. Mayor Campbell added that the Town Hall is involved because a zoning permit is required for any construction work. Councilman Drennan stated that he is all about services and if not providing services, then we should be a Red Bank. Mayor Pro Tem Mabry stated that if you feel that way, then you shouldn't have run for council. Councilman Drennan stated that he ran for council to provide services. Mayor Campbell added that she ran for council to better our town and if we are not making it better, then what are we doing? Councilman Jackson stated that he is fine with staying with the County until we find what we are looking for. Councilman Drennan stated that we are spending a million dollars and what do we give our citizens? Councilwoman Spires asked what have we given them in the past?

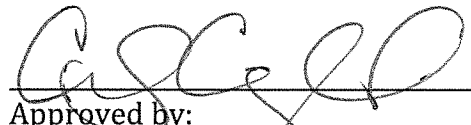
Council agreed to request that the County extend their agreement for a minimum of three months.

Council agreed to meet with Municipal Clerk candidate via Zoom during Executive Session at the next meeting.

**III. Adjournment**

Council, on the motion of Mayor Campbell, seconded by Mayor Pro Tem Mabry, voted unanimously to adjourn the meeting at 9:07 p.m.

  
Attested by:

  
Approved by:  
Cindy Campbell,  
Mayor  
6.21.2022  
Date Approved