



MINUTES

Council Work Session
December 14, 2021, 6:30pm
South Congaree Town Hall
Council Chambers
119 West Berry Rd.
West Columbia, SC, 29172

Members in Attendance: Mayor Cindy Campbell, Mayor Pro-Tem Mechelle Mabry and Council Members Jim Drennan, Bob Porter and Brian Jackson

Special guests in attendance: Jeff Shacker, MASC Field Representative and Debbie McIver, Planning Commission

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

I. Call to Order.

Mayor Campbell called the meeting to order at 6:30 PM

Mayor Campbell led in the Pledge of Allegiance and gave the Invocation.

II. Items for Discussion

A. SC Local Government Investment Pool

Mayor Campbell advised during the November 9 work session, council discussed moving the funds currently in United Bank into the State's Local Government Investment Pool (LGIP). Per the State Treasurer's Office, a consent form is to be completed after council has voted to invest the funds into the LGIP authorizing the Treasurer to do all things necessary for the Town of South Congaree to participate in the Pool.

Mayor Campbell advised that on November 15, 2021, the ARPA funds were deposited into the Town's First Citizens General Fund account in the amount of \$422,840.63, with the second half of the funds to be deposited September 2022.

The Municipal Association of South Carolina recommends that these funds be deposited into a separate account. Council was apprised of the balances in the Southern First (\$250,031.85), Southern First Sweep Account (\$34,468.52) and United Bank (\$100,552.39).

B. Town Health Insurance

Councilman Porter reminded Council that during the November 9 work session he requested the town clerk take a survey of current employees in regards to their interest in participating in PEBA, the State Health Insurance Plan rather than the current BCBS plan.

C. Team Building and Strategic Planning with Jeff Shacker, MASC

Mr. Jeff Shacker led the council in a discussion of strategic planning efforts. Additional topics discussed were the American Rescue Plan Act, Comprehensive Plan and Hospitality Tax.

Discussed requesting a quote from Central Midlands Council of Governments (CMCOG) to draft a land use element. The Comprehensive Plan Enabling Act states that in order to enforce zoning the municipality must have a land use element. First priority being Land Use Elements and then Land Development Regulations. Council agreed the Planning Commission is to schedule a preliminary meeting with Mr. Gregory Sprouse, COG, to discuss and work on zoning recommendations for Council to adopt by ordinance. Council also discussed requesting CMCOG to assist with land use elements and zoning ordinances.

Council discussed rental registration requirements to ensure accountability; dilapidated mobile homes and the processes of removal (i.e. notice of violation to land owner, code enforcement ordinances, rental registration, and revoking rental registration, repeat violation ordinance, etc.); and the demolition costs to be included as a line item in the budget. Strategic plans for water and sewer infrastructure were discussed.

Mr. Shacker provided Council with a summary of the goals identified from strategic planning discussion (not necessarily in this order):

Code Enforcement

Rental Registration

Funding Code Enforcement – abate nuisances, demolish properties

Overhaul Ordinances

Land Use Element (Gregory Sprouse, CMCOG)

H-Tax (Define anything to be done on the main thoroughfare/corridor in town)

Council was advised part of the H-tax revenue could be used to fund part of staff salary (i.e. Administrator, Super Clerk, etc.) to ensure projects assigned are implemented (i.e. beautification, special events, etc.). Mr. Shacker encouraged Council with, “Don’t sweat the small stuff hire someone to do that.”

Council, on the motion of Councilman Jackson, seconded by Councilman Porter, voted unanimously to enter into executive session.

No action was taken as a result of executive session.

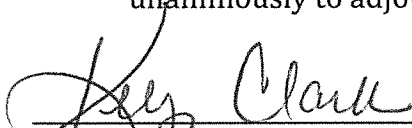
Council, on the motion of Mayor Campbell, seconded by Councilman Jackson, voted unanimously to reconvene at 10:15 p.m. in public session.

III. Citizens Comments


No public comment was made.

IV. Adjournment

Council, on the motion of Mayor Campbell and seconded by Councilman Jackson, voted unanimously to adjourn the meeting at 10:20 p.m.



Attested by:



Approved by:
Cindy Campbell,
Mayor

2.21.2023
Date Approved