

Town of Andrews

Public Hearing & Andrews Town Council Meeting
Via Zoom/Facebook Live
Thursday, September 22, 2022 6:00 p.m.
110 North Morgan Avenue Andrews, SC 29510

Public Hearing

The Waccamaw Regional Council of Government held a public hearing Thursday, September 22, 2022 at 6:00 p.m. concerning an application to be submitted for the Town of Andrews to the South Carolina Department of Commerce, Grants Administration on or about September 30, 2022, for a \$500,000 Community Development Block Grant to purchase a fire truck. Mr. Thomas Langley representative for the Waccamaw Regional Council of Government stood before Town Council to give an update on the status of the application. The Waccamaw Regional Council of Government held a needs assessment public hearing on September 1, 2022. After the hearing the agency agreed to apply for a \$500,000 CDBG Grant for the Town of Andrews to purchase a fire truck. The citizens were informed during the needs assessment hearing that a public hearing would be held today to receive public comments concerning the application process. The application must be submitted before or on Friday, October 30, 2022. Mr. Thomas conveyed to the Andrews Town Council and the citizens that the next step in the process is to survey all the beneficiaries of the proposed project. The Andrews Fire Department has a 6-mile radius service area. To qualify for the CDBG Grant the 6-mile radius service area must be 51% or more (LMI) Low to Moderate Income status. The Town of Andrews is 51% LMI or more, however the income status of the remaining service area is unknown. Taking into consideration the approaching application submission deadline all parties involved have deemed it impossible to conduct the required survey in the allotted time and to prepare and submit a competitive application. He explained that the State of South Carolina which is the funding agency, has provided the Waccamaw Regional Council of Government with two options to move forward in this process; survey everyone in the service area or use the state's methodology. Unfortunately, the state's methodology would have had to be approved before requesting an application. Thus, the Waccamaw Regional Council of Government has concluded that it would not be able to apply for funding in this round. He further stated that the agency will commit to work on the project, conduct the required survey, and put together a competitive application to submit during the next funding cycle. In addition to looking for other funding opportunities available between now and next August. If no other funding opportunities become available, the Waccamaw Regional Council of Government will be prepared to apply for a CDBG Grant next August for the Town of Andrews.

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The Town of Andrews met for its Monthly Town Council Meeting on Thursday, September 22, 2022. Mayor Frank McClary presiding in compliance with the Freedom of Information Act, called the meeting to order at 6:57 p.m.

The invocation was rendered by Mayor Pro Tem Eddie Lee.

The Pledge of Allegiance was recited by everyone.

Town Officials Present:

Mayor Frank McClary

Mayor Pro Tem Eddie Lee

Council Member James Altman

Council Member Robert Stamper

Council Member Robert Ulrich

Approval of Minutes

Mayor Pro Tem Eddie Lee made a motion and it was seconded by Council Member James Altman to approve the Thursday, August 18, 2022, Town Council Meeting minutes. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member James Altman; Yes, Council Member Robert Stamper; Yes, Council Member Robert Ulrich; Yes, motion carried.**

Monthly Bank Statements

The monthly financial statements were included in the Council's packet for informational purposes only.

Financial Report

CPA Brenda Jackson was not present during the Town Council meeting. Council Members were provided with a copy of the Town of Andrews Profit Loss Budget vs. Actual report for the two-months ended August 31, 2022, for review.

New Business

Town of Andrews Zoning Ordinance No. 2022-05: Motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Robert Stamper to approve Ordinance No. 2022-05; an ordinance to reclassify property located within the corporate limits of the Town of Andrews identified at 104 Eltaw Street known as TMS #06—0017-001-00-00, 1.60 Acres, from Limited industrial, LI to Medium Density Residential District, R-8 and to amend the official zoning map of The Town of Andrews to so reflect.

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Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member James Altman; Yes, Council Member Robert Stamper; Yes, Council Member Robert Ulrich; Yes, motion carried.

Citizens' Comments

Abram Thietten of 3304 North Farr Avenue thanked Joseph Bouchette for assisting with the Main Street cleanup. He inquired about the budget and possible funding for a street sweeper. Mayor McClary replied that the Town's street sweeper is inoperable. The Town is currently obtaining quotes to add a sweeper to the Town's bush hog. Mr. Thietten inquired about the possibility of entering into an agreement

with Georgetown County for sweeping Main Street. Mayor McClary referred him to Mr. Joseph Bouchette to further research this option and provide the terms of a proposed agreement and explained to him if a cost is involved then the Town's operating budget would have to be reviewed for possible funding before any expenses are incurred. Mr. Thietten also inquired about the status of the pending lawsuits against the Town related to the Municipal Complex. Mayor McClary stated that four lawsuits have been filed against the Town and the Town Council has authorized \$500,000.00 to be paid to the subcontractors by GMK Associates. The Town is currently reviewing other sources to cover the remaining balance.

Jennifer Hunt of 207 South Farr Avenue introduced a joint venture among local churches that have formed a partnership to clean up Main Street and Morgan Avenue. The joint venture is made up of the following partners: First PH Baptist Church, Happy Homes, Andrews Church of God and First Baptist Church. She extended the invitation to all to join the joint venture and a future project to Adopt a Block. Interested parties were informed to contact her by email or telephone. Ms. Hunt stated that she is a member of an organization working in the Town of Andrews to demolish abandoned properties exclusively owned by one owner. The organization offers its services at no charge. Ms. Hunt will have a vendor booth set up at the Andrews Heritage Festival in an effort to organize citizens to start attending the Georgetown County Council monthly meetings as representatives for the Town of Andrews. Transportation to the meetings will be provided to the monthly meetings. In closing, she requested an update on the hiring process for a new Police Chief. Mayor McClary stated that he would address the recruiting and selection process for a Police Chief during his report.

Brian McCutchen of 315 South Magnolia Avenue stood before Town Council with several concerns. He received a \$600.00 water bill last month and that his regular monthly bill is usually \$200.00. He added that it appears that his meter is malfunctioning and is running backwards. He requested for someone to come out to assess his meter for a check valve and to identify the cause of his meter malfunctioning. He informed Town Council that he has observed suspicious people and unusual activities in his community late at night and during the early morning hours. He added that he was recently a victim of a car invasion. Mayor McClary replied that he recently had a conversation with Mrs. McCutchen regarding their water bill and informed her that steps are being taken to conduct a data study on their water meter and then

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replace the existing water meter. He further explained that until a resolution is reached, they will only be required to pay the amount of their average monthly bill.

Interim Police Chief Andrew Hughes of the Andrews Police Department encouraged citizens to call and report any suspicious activity taking place in their neighborhood because it may be the key to help solve an open crime case.

Allison Newton of 502 South Beech Avenue came before the Andrews Town Council identifying a Tent City located directly behind 3015 South Magnolia Avenue near the railroad tracks. She stated that five lawsuits have been filed against the Town of Andrews pertaining to the Municipal Complex. She wanted to know what safe guards are in place to protect the Town's investment in the Municipal Complex. Mayor McClary explained that the building is under the jurisdiction of the GMK Associates and is secured behind a locked fence. Staff members will coordinate with GMK Associates for access to the property so that the lawn can be landscaped. She questioned when will the Town of Andrews town hall reopen to the public. Mayor Clary stated that the doors of town hall will reopen to the public on Monday, September 22, 2022. Ms. Newton asked for an update on the reimbursement due to the Town for the purchase of the APD vehicles. Mayor McClary replied that the Town hasn't received the anticipated reimbursement for the purchases related to the USDA Grant Award. She addressed concerns with big trucks coming through the Town and not utilizing the established truck route. The Andrews Police Department is in the process of drafting an alternate truck route to present to SC DOT for approval. Mayor McClary and Chief Hughes will coordinate with SC DOT regarding establishing checkpoints in the Town of Andrews. The Fire Department received authorization to park its fire engine back at town hall.

Administrator's Report

The Town Administrator announced that the Town will soon begin its vision planning process. The citizen's input session is scheduled for November 1- 3, 2022, in the conference room at the Andrews Recreational Center. Having a vision plan will help the Town to leverage federal and state funding. The Town will submit an application on November 10, 2022 to the Rural Long-Range Transportation Plan for a proposed project. The Rural Long-Range Transportation plan is part of an initiative to create a regional transportation plan in rural areas. The Town Administrator thanked Elizabeth Tucker from the Waccamaw Regional Council of Government for bringing the Town on board with this project. The Town of Andrews currently has one employee participating in the South Carolina Rural Water Association Apprenticeship program to become a licensed water operator. The Administrator explained that the Andrews Town Council approved for \$500,000 to be paid to the subcontractors for work on the Municipal Complex. The subcontractor will receive 60% of the \$500,000. The Town will continue to explore other financing options to pay the remaining balance owed to the sub-contractors. The Town Administrator thanked all for their support who participated in the Main Street cleanup project. It was announced that the bid opening for the Beech Street project has taken place, however, there were no bids for this small project due an increase in the number of larger economic projects ongoing across the state, therefore, the project will have to be resubmitted for bids. The citizens were encouraged to call

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and report all concerns to the water department to ensure that all issues are documented for internal control auditing purposes. Multiple concerns reported for a single location could help the Town to qualify for funding, to show deficiencies in the system and the lack of personnel to maintain the system. The Andrews Heritage Festival will be held on October 14 – 15, 2022 in conjunction with the Andrews High School 100th Anniversary. The Andrews Heritage Festival events will be free of charge; everyone was encouraged to come out and support the festival. The Town Administrator stated that she could not physically attend the Town Council meeting because she is attending the Municipal Technology Association of South Carolina (MTASC) training. The MTASC promotes the effective use of information technology by municipalities. MTASC offers training on how to improve services and achieve greater efficiencies using the latest technological innovations for municipal government.

Council Reports

Council Member Robert Ulrich asked for an update on the service at 610 North Morgan Avenue. Mayor McClary stated that the water service at that location has been restored. Councilman Ulrich voiced concerns about the public works department workers working in trenches without the proper protective gear. He stated that he doesn't want an employee getting hurt while working under pressure to make repairs and not taking the time to ensure that safety precautions are adhered to. He asked for an update on the hiring of a police chief. Mayor McClary stated that he would address the hiring of a police chief during his report. Councilman Ulrich made reference to the fact that the Town just experienced a situation in which lawsuits have been filed against the Town by subcontractors for nonpayment of services rendered during the construction phase of the Municipal Complex. It's a fact that the mayor and staff face many challenges taking care of the Town's business from day to day. He advocated for his fellow council members to consider changing the form of government from Mayor-Council to Council Form, not to be combative but to be helpful by granting more oversight to the Town Council as it pertains to making contractual decisions for the Town. For example, Council members could have collectively agreed not to engage into the contract with GMK Associates for the ongoing project and incurring expenses that the Town did not have money to cover, even though the Town is anticipating winning the lawsuit against the County.

Council Member James Altman stated that he has a couple of concerns but due to the time he will forward them by email to Mayor McClary to review at a later date.

Council Member Robert Stamper thanked everyone for coming out and voicing their concerns. He thanked the public works department for the water repairs along Hwy 41, 610 North Morgan Avenue, and for installing the sewer line down South Magnolia Avenue. He thanked the churches for the cleanup along Main Street and those who are responsible for the Halloween decorations. He stated that he is in agreement with Council Member Ulrich's suggestion for the Town Council to consider the idea of changing the form of government for the Town of Andrews. He announced that the Annual ISO Audit for the Town is scheduled to occur during the first week of October.

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Mayor Pro Tem Eddie Lee informed Town Council that he began working in 2016 with S.C DOT to have several compromised roads in the Town repaired. He added that he and Mayor McClary met with Timmy Britt of SC DOT on June 22, 2016, at 2 p.m. to discuss prioritizing roads in the Town that needed repairs. He emphasized the fact that North Farr Avenue was on the list at that time, however, Mayor McClary didn't reside on North Farr Avenue during this period of negotiations. Thus, he refuted the statement made by Allison Newton that suggested that Mayor McClary may have had some influence on or a personal interest in the paving of North Farr Avenue. He added that Basswood Steet, Hwy 41, Hwy 521, and Jones Avenue were all resurfaced. In conclusion, he stated that he is a man with integrity, he works hard for the Town and has no patience when it comes to getting things done for the Town of Andrews.

Mayor's Report

Mayor Frank McClary thanked the citizens for their attendance and participation in the Town Council meeting. He stated that the interview process for a police chief has begun. Four applicants were chosen for an interview. The candidates were interviewed by a panel that consisted of citizens and a council member. The next step of the selection process is to have each candidate engage in an interview with Mayor McClary. The chosen candidate for police chief will be announced on Friday, September 30, 2022. The Town is also in the process of hiring two additional certified officers. He also highlighted the excellent job that the volunteers have done to assist with the Main Street cleanup. Everyone was reminded that on October 14 and 15, 2022 a lot of events will be taking place during the AHS 100th Anniversary and the Andrews Heritage Festival. He encouraged all to be vigilant and pay attention to their surroundings. The Town will have an increased presence of law enforcement. Friday night there will be a lot of loud noise with various parties taking place. Saturday the heart of the Heritage Festival will take place along Main Street to include a live band that will be performing various types of music. The event will end at 11 p.m. on Saturday. The clubs will shut down at 2:30 a.m. Sunday morning. There will be the unavailing of two Yellow Jackets Mascots at the AHS at 4 p.m. on Friday following the Homecoming parade. Andrews High School Alumni will sponsor a basketball and volleyball game Saturday, October 15, 2022 at the school. A trunk -r- treat event will be held along Main Street on October 28, 2022 for the kids.

Executive Session

Mayor Pro Tem Eddie Lee made a motion and it was seconded by Council Member James Altman to enter into an Executive Session according to South Carolina Code §30-4-70 (A) Per section 30-4-70 (a)(2) Discussion about Contractual Matters: Municipal Court Judge. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Robert Stamper; Yes, Council Member Robert Ulrich; Yes, Council Member James Altman; Yes, motion carried.**

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Council Member Robert Ulrich made a motion and it was seconded by Mayor Pro Tem Eddie Lee to come out of Executive Session and enter back into the Regular Monthly meeting. Mayor Frank McClary stated that there were no decisions made during the executive session. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Robert Stamper; Yes, Council Member Robert Ulrich; Yes, Council Member James Altman; Yes, motion carried.**

Council Member Robert Stamper made a motion and it was seconded by Mayor Pro Tem Eddie Lee to reappoint Judge Silver for another four-year term as Municipal Court Judge for the Town of Andrews. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Robert Stamper; Yes, Council Member Robert Ulrich; Yes, Council Member James Altman; Yes, motion carried.**

Adjournment

Mayor Pro Tem Eddie Lee made a motion and it was seconded by Council Member Robert Stamper to adjourn the meeting at 8:40 p.m.

Town Council Meeting minutes submitted by Town Clerk Chaconas Parson.