

Town of Andrews

Town of Andrews Town Council Meeting Thursday, May 15, 2025, 6:00 p.m. 110 North Morgan Avenue Andrews, SC 29510

The regular monthly meeting agenda was posted on the Town's website and Facebook page informing citizens who were interested in giving input for citizens comments, to email townhall@townofandrews.sc.gov no later than 4:00 p.m. on Thursday May 15, 2025.

Town Council Meeting

The Town of Andrews met for its Monthly Town Council Meeting on Thursday, May 15, 2025. Mayor Frank McClary, presiding in compliance with the Freedom of Information Act, called the meeting to order at 6:07 p.m.

The invocation was rendered by Bishop Ernie Cooper.
Pledge of Allegiance was recited by everyone.

Town Officials Present:

Mayor Frank McClary
Mayor Pro Tem Eddie Lee
Council Member Amy Flagler
Council Member James Altman
Council Member Angela Anderson
Council Member Robert Stamper

Civility Pledge

The Town Council members recited the Civility Pledge in unison.

Approval of Minutes

The motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Angela Anderson to approve the minutes for Thursday, February 20, 2025, Town Council meeting. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Angela Anderson; Yes, Council Member James Altman; Yes, Council Member Amy Flagler; Yes, Council Member Robert Stamper; Yes, motion carried.**

The motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member James Altman to approve the minutes for Tuesday, March 25, 2025, Town Council meeting. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Angela Anderson; Yes, Council Member James Altman; Yes, Council Member Amy Flagler; Yes, Council Member Robert Stamper; Yes, motion carried.**

The motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member James Altman to approve the minutes for Thursday, April 17, 2025, Town Council meeting. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Angela Anderson; Yes, Council Member James Altman; Yes, Council Member Amy Flagler; Yes, Council Member Robert Stamper; Yes, motion carried.**

Monthly Bank Statements

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

Financial Report

Brenda Jackson, CPA for the Town of Andrews, provided Town Council members with a review of the Town of Andrews Profit Loss Budget vs. Actual report for the ten months ended April 30, 2025.

Presentations

Butch Kennedy NAACP Representative: Community Concerns. Mayor McClary stated that Mr. Kennedy was not in attendance to speak on the topic of hate crime law. South Carolina and Wyoming are the only two states that don't currently have a hate crime bill on record. Attorney Eleazer Carter explained that under the Federal Hate Crime Law it is a federal crime to intentionally cause bodily injury or attempt to do so based on someone's race, color, religion, national origin, ethnicity, gender, disability, or sexual orientation. States have their own hate crime laws, often with variations in which groups are protected and what types of crimes qualify as hate crimes. State laws may also allow for state or local prosecution of certain hate crimes. Mr. Kennedy's purpose for appearing before the Mayor and Town Council members was to ask for their consideration to establish a Hate Crime Ordinance for the Town of Andrews, South Carolina. Mayor McClary thanked Attorney Carter for sharing information on the said topic, with Town Council members and citizens. He added that Town Council members will take the information received into consideration and will then revisit the topic.

Shameeka McKoy: USDA-Natural Resources Conservation Service (NRCS) Emergency Watershed Protection (EWP) Program. Ms. McKoy appeared before members of the Andrews Town Council and spoke about the Natural Resources Conservation Service Watershed Protection Program that is a federal emergency recovery program, designed to help local communities recover after a natural disaster strike. The EWP Program offers technical and financial assistance to help local communities relieve imminent threats to life and property caused by floods, fires, windstorms and other natural disasters that impair a watershed. EWP does not require a disaster declaration by federal or state government officials for program assistance to begin. The NRCS State Conservationist can declare a local watershed emergency and initiate EWP program assistance in cooperation with an eligible sponsor. NRCS will not provide funding for activities undertaken by a sponsor prior to the signing of a cooperative agreement between NRCS and the sponsor. NRCS offers financial and technical assistance for various activities under the EWP Program, including removing debris from stream channels, road culverts and bridges, correct damaged or destroyed drainage facilities and repair levees and structures. The program is for public or private landowners.

EWP assistance can be requested by writing a letter to the NRCS State Conservationist. Upon receipt of a written request, the NRCS sends employees to accompany the prospective local sponsor in screening

damage sites for EWP eligibility. Sponsors are required to provide at least 25% of the total project cost, which may come from state, local, or private funds, secure necessary land rights, permits, and access for project implementation. In addition, sponsors oversee the project's construction and long-term maintenance, and ensure the project aligns with environmental regulations and community needs. The time frame for assistance is as follows: applications must be submitted within 60 days of the qualifying event. Applications will be approved and projects funded within 60 days of the submission of an application. During the next 220 days the project must be designed, contracted, reviewed, developed and completed. The project must be closed out 90 days after its date of completion. Before finishing her presentation, Ms. McKoy provided the contact information for NRCS State office for individuals who are interested in seeking additional information about the program; (919) 873-2100.

Maureen Mulligan: Georgetown County Brownfield Assessment Grant. Ms. Mulligan began her presentation by providing the definition of a brownfield. A brownfield site is a property whose full use is hindered by fears of environmental contamination such as vacant properties, abandoned properties, dry cleaners, landfills, junk yards or former gas stations. She explained that the U.S. Environmental Protection Agency has awarded Georgetown County a \$500,000 Brownfields Assessment Grant to fund revitalization efforts aimed at improving quality of life opportunities. With community input, Georgetown County will work with the EPA to identify, develop, and evaluate a list of potential brownfield sites for redevelopment into sources of job opportunities and other community resources. The EPA Brownfields Assessment Grant program provides funding to inventory, characterize, assess, and conduct cleanup planning and community involvement-related activities, which help to boost local economies and create jobs. The grant is part of the EPA's Brownfields Community-Wide Assessment program, that will fund environmental assessments of properties in the Town. Georgetown's Brownfield program has an Environmental Steering Committee which is a citizen-led committee assigned with the task of aiding in brownfield community outreach and ensure that community involvement with environmental issues is carried forward in future County planning, including brownfield redevelopment. The members of this committee were selected in December 2024. During the committee's last meeting, 35 properties were identified for a Brownfield Assessment Grant. Ms. Milligan shared that the committee has obtained permission from the property owner of the former Oneita Textile Mill located at 55 Conifer Street in Andrews to move forward with an assessment within the next few months. She added that the organization is also assisting the property owners of the Jerusalem Center located at 615 Jones Avenue with an application submission. The goal is to assess brownfield properties within the census tract, remediate any environmental impacts, and spur redevelopment of these properties. Ms. Mulligan encouraged everyone to provide their agency with any information pertaining to possible properties that could qualify for a grant and would benefit the community. This information can be provided by contacting Georgetown County Brownfields via the website to access forms, news, and event details. Visit gtcounty.org/brownfields.

New Business

Proclamation: National Police Week and Peace Officers Memorial Day. The motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Angela Anderson to approve the National Police Week and Peace Officers Memorial Day Proclamation. The proclamation proclaims the week of May 11-17, 2025, as National Police Week and May 15 as Peace Officers' Memorial Day in the Town of Andrews, South Carolina. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Angela**

Anderson; Yes, Council Member James Altman; Yes, Council Member Amy Flagler; Yes, Council Member Robert Stamper; Yes, motion carried.

First Reading Ordinance No. 2025-02: Proposed Ordinance to modify the permit fee schedules for building, electrical, plumbing, mechanical and related work performed in the Town of Andrews. The motion was made by Mayor Pro Tem Eddie Lee, and it was seconded by Council Member Angela Anderson to approve the first reading of proposed ordinance Number 2025-02, an ordinance to revise the permit fee schedules for building, electrical, plumbing, mechanical and related work performed in the Town of Andrews, South Carolina. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Angela Anderson; Yes, Council Member James Altman; Yes, Council Member Amy Flagler; Yes, Council Member Robert Stamper; Yes, motion carried.**

First Reading Ordinance No. 2025-03: Proposed Ordinance to Modify the Water and Sewer Rates. The motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Angela Anderson, to approve the first reading of proposed ordinance Number 2025-03, an ordinance to modify the water and sewer rates for the Town of Andrews, South Carolina. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Angela Anderson; Yes, Council Member James Altman; Yes, Council Member Amy Flagler; Yes, Council Member Robert Stamper; No, motion carried.**

First Reading Ordinance No. 2025-04: Proposed Ordinance to modify the Comprehensive Fee Schedule for the Town of Andrews, South Carolina. The motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Angela Anderson to approve the first reading of proposed ordinance Number 2025-04, an ordinance to modify the comprehensive fee schedule for the Town of Andrews, South Carolina. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Angela Anderson; Yes, Council Member James Altman; Yes, Council Member Amy Flagler; Yes, Council Member Robert Stamper; Yes, motion carried.**

First Reading Ordinance No. 2025-05: Proposed FY2026 Operating Budget Ordinance. The motion was made by Mayor Pro Tem Eddie Lee, and it was seconded by Council Member Angela Anderson to approve the first reading of proposed ordinance Number 2025-05, FY2026 Operating Budget Ordinance for the Town of Andrews South Carolina. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Angela Anderson; Yes, Council Member James Altman; Yes, Council Member Amy Flagler; Yes, Council Member Robert Stamper; Yes, motion carried.**

Ms. Brenda Jackson CPA presented Town Council members with an overview of the FY2026 Proposed Operating Budget for the Town of Andrews, South Carolina.

Administrator's Report

Town Administrator Ms. Wilson reiterated that the Town of Andrews has been mandated by the SC Department of Environmental Services (SCDES) formally known as SC Department of Health and Environmental Control (SCDHEC) in 2014 to increase its water and sewer rates by 60%. The Town has elected to make incremental increases annually to the rates to lessen the financial burden on its citizens. The town's water and sewer enterprise are not yet self-sufficient therefore the general account has to

supplement it annually. She noted that this is a tax reassessment year for Georgetown County and residents could possibly see up to a 15% increase in property taxes. Copies of the Town's CCR report pertaining to the status of the quality of water within the town were made available during the meeting. It was announced that the town's updated comprehensive plan should be made available by July 1, 2025. The manholes project has been placed on hold due to some DOT concerns. The installation of the AMR system is scheduled to begin on Monday, June 9, 2025; that project will require the replacement of approximately 300 meters. The CDBG South Magnolia Avenue project is ongoing with Green Wave Contracting which is doing a wonderful job. Ms. Wilson recommended that the town move forward by applying for funding through the Rural Infrastructure Authority (RIA) for all sewer-related projects and reserve CDBG applications for all town-wide projects which will not require surveys because the town has an overall LMI status. The town is due to receive funding for its first two capital sales tax projects, numbers 4 (water modeling project) & 5 (reimbursement for grant match funds expended from the ARPA account) starting March 2026. Preparation is underway to lay out all future grant needs for the town by November 2025 so that the town will be in position to begin submitting pre applications in February or March 2026 in a strategic manner. It was stated that Georgetown County has completed its hydrologic and hydraulic study as it pertains to drainage and flooding issues. The end results of final scoring will be to apply for federal funding to help resolve the issues identified by the study. In closing, in recognition of National Police Week, Ms. Wilson applauded the Andrews Police Department staff for providing excellent service.

Citizens' Comments

There were no citizens' comments.

Council Reports

Council Member James Altman- apologized for not attending the meeting last month due to a conflict with his work schedule. He recognized all the town employees for doing a wonderful job.

Council Member Angela Anderson- stated that she has a complaint about customer service within the Town of Andrews. She explained that people are going to be who they are and behave the way they want to, but staff members must learn how to deal with certain unpleasant attitudes and remain professional. Ms. Anderson announced a home buyer's workshop on Saturday at 10:00 a.m. at the Andrews Library. The purpose of this meeting is to educate people on how to apply for home loans. Ms. Anderson also provided a list of events to be sponsored by the local YMCA here in town. She mentioned that drivers are still parking their trucks along the sidewalk on Myrtle Road and she requested that the police department investigate this matter. Ms. Anderson recognized Senator Ronnie Sabb, staff, Mayor and Council for their efforts to help get the additional road signage at the intersection of MLK Drive and Hwy 41. Lastly, she recognized Ms. Wilson for doing an excellent job serving the Town of Andrews.

Council Member Amy Flagler- stated that all her concerns have already been answered and she has nothing else to report.

Council Member Robert Stamper- thanked everyone for coming out in support of the Town Council meeting. He recognized the police and public works departments for doing an outstanding job. He stated

that in his opinion the construction company working on South Morgan Avenue is doing a great job of controlling traffic and blocking the road.

Mayor Pro Tem Eddie Lee- announced that he, Council member Amy Flagler and Council member Angela Anderson are authorized to sign Town checks, and they are doing an excellent job. He stated that Tractor Supply Company is preparing to bring an establishment to the town on County Line Road, with an expected opening date of September 1, 2025. He stressed that Mayor McClary continues to work hard to improve the quality of life for the citizens of Andrews; this is evident with all the on-going infrastructure projects in town. Mayor Pro Tem Lee emphasized that those projects should have been completed over forty years ago. He further elaborated on how this activity is labeled as positive information which should be shared on Facebook, but you won't ever see that happen. Mr. Lee stated that he worked as an investigator for the Town of Andrews for 22 years, 9 months and 6 days and he has never seen the town's infrastructure work done on such a massive scale as it is at the present time. Before closing he explained that as an elected official he receives no special privileges, if he doesn't pay his water bill, he can expect his services to be disconnected as it has been in the past.

Mayor's Report

Mayor McClary instructed the Andrews Police Department to investigate the complaint about trucks being parked along Myrtle Road clocking the sidewalks from pedestrians' access in the vicinity of the Andrews Jerusalem Center. He announced that the Andrews High School will host their Senior Parade, and the town will be working closely with the contractors to have Main Street cleared for the event. It was mentioned that the investor who invested in the Food Lion Plaza five years ago will be back in town next week to discuss potential plans. The mayor stressed the importance of having an updated comprehensive plan and long-term visioning plan readily available for review, especially for business minded people. Tractor Supply Company has begun the construction phase for a new Tractor Supply store on County Line Road. The anticipated date of completion is September 1, 2025, with another four to six weeks to stock the store and the location will be ready to open to the public mid to late October. A new business "The Outfitters" will be coming to Main Street very soon. The mayor addressed the topic of Boots on the Ground or Trail Rides, which are becoming very popular and because of this the Town Council will have to set some policy or guidelines in place to govern such events that tend to attract thousands of people. The host of these events will be responsible for hiring certified security, clean-up and parking provisions for the spectators. Mayor McClary stated that he would end his report here due to the time and move on to the next agenda item.

Executive Session

The motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Angela Anderson to enter an executive session Pursuant to S.C. Code §30-4-70 (A) in Accordance with section 30-4-70 (a)(2) Contractual Matter: GMK Associates.

The motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Angela Anderson to come out of the executive session and enter back into the regular Town Council meeting, all in favor, motion carried.

Mayor McClary stated that no decision was made during the executive session.

Adjournment

The motion was made by Mayor Pro Tem Eddie Lee and seconded by Council member Angela Anderson to adjourn the meeting at 8:26 p.m.

Town Council Meeting minutes submitted by Town Clerk Chaconas Parson.