

Town of Andrews

Public Hearing & Andrews Town Council Meeting Thursday, August 18, 2022 6:00 p.m. 110 North Morgan Avenue Andrews, SC 29510

Notification of the Public Hearing was advertised in the Georgetown Times on Wednesday, August 3, 2022 and posted on the doors of Town Hall as required by the Freedom of Information Act. In addition, a post was on the Town of Andrews Facebook page and the meeting agenda was posted on the doors of Town Hall to inform citizens who were interested in giving input during the public hearing, to email townhall@townofandrews.sc.gov no later than 4:00 p.m. on Thursday, August 18, 2022.

Public Hearing

A public hearing was held by the Town Council of Andrews, S.C. concerning a rezoning application to reclassify real property located within the corporate limits of the Town of Andrews, located at 101 Eltaw Street known as TMS #06-0017-001-00-00, 1.60 acres from LI, limited Industrial to R-8, Medium Density Residential District, and to amend the official zoning map of the Town of Andrews to so reflect. The public hearing was held from 6:00 p.m. until 6:15 p.m.

James Davis of 8920 Alexander Court of Myrtle Beach, SC spoke on behalf of his brother Michael Davis the applicant. He stated that the said property has been in his family since 1938 which predates the adoption of the Town of Andrews 2001 Zoning Ordinance. In his opinion, the Town made a mistake when this historic residential area was designated as part of a Limited Industrial District, and by doing so, it restricted the rights of the property owners to utilize their property for only limited industrial permissible uses. He verbalized his opinion about concerns about the body setting a precedent by approving the proposed rezoning request. He continued to explain that over the past forty years no one has ever requested to rezone any other property in this area, therefore he doesn't believe a precedent will be set as a result of approving the rezoning request.

There were no citizen comments. Mayor McClary officially closed the public hearing at 6:15 p.m.

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The Town of Andrews met for its Monthly Town Council Meeting on Thursday, August 18, 2022. Mayor Frank McClary presiding in compliance with the Freedom of Information Act, called the meeting to order at 6:15 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 Angela Anderson
Council Member Amy Flagler
Council Member James Altman
Council Member Robert Stamper
Council Member Robert Ulrich

A motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Angela Anderson to approve the Wednesday, July 27, 2022, Town Council Meeting minutes. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member James Altman; Yes, Council Member Amy Flagler; Yes, Council Member Angela Anderson; 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

Brenda Jackson, CPA for the Town of Andrews presented Town Council members with a review of the Town of Andrews Profit Loss Budget vs. Actual report for the one month ended July 31, 2022.

New Business

Planning Commission Report: The Planning Commission met on Tuesday, July 19, 2022 at 4:30 p.m. to consider and discuss an application submitted to the Town by William Joseph Davis. Mr. Davis requested approval from the Town to rezone 1.60 acres located at 104 Eltaw Street known as TMS 06-0017-001-00-00, from LI, Limited Industrial to R-8, Medium Density Residential District, and to amend the official zoning map of the Town of Andrews to so reflect. The applicant wishes to move a 1994 mobile home to the said location for the purpose to establish his place of residency. As a result of the meeting, the Planning Commission recommended that the Andrews Town Council approve the rezoning request as presented by Chairman Thomas Alford. A motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Amy Flagler to approve the Planning Commission recommendation to rezone 1.60 acres located at 104 Eltaw Street known as TMS 06-0017-001-00-00, from LI, Limited Industrial to R-8, Medium Density Residential District, and to amend the official zoning map of the Town of Andrews to so reflect.

Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member James Altman; No, Council Member Amy Flagler; Yes, Council Member Angela Anderson; No, Council Member Robert Stamper; No, Council Member Robert Ulrich; Yes, motion carried.

Citizens' Comments

Bradley Prince of 403 South Poplar Avenue informed the Andrews Town Council that he has no intention of running for an elected office. He stated that he had a concern with the water bills but that issue has already been addressed through a social media post, before to the meeting. He stated that he is seriously concerned with the fact that the Andrews Police Department is short-staffed. The safety of the staff members as well as that of citizens are in jeopardy and is a major concern. Limited staffing results in officers working long hours and more days, which can put a strain on the level of safety extended to both the officers and the citizens. Our officers must serve and protect at all times. He voiced concerns about the Municipal Complex Building. He stated that it saddens him to know that contractors have worked on the building and have not been able to be compensated for services rendered. He referred to the time when he served as a member of the Town Council, before the commencement of the project when the question was asked, what will happen if there comes a time during the construction phase that the Town may not have funding to fulfill its obligations to the contractors working on the project and the response, they received was that there would be no such problem, everything has already been addressed. He pointed out that the decisions that the leadership of this Town has made is deeply affecting the livelihood of the contractors who have worked on the Municipal Complex building and who have not been fully compensated. He brought up an issue with Georgetown County requesting documentation in March from the Town about the recovery process and those documents have not been submitted by Attorney Carter until today. In his opinion, if the contractors have worked on the building and they aren't able to be compensated then Attorney Carter shouldn't be compensated for his services.

Allison Newton of 502 South Beech Avenue came before the Mayor and Council stating that she has seen the notices about the water bills coming out soon but she still has concerns with the number of days for which customers will be billed. She went on to say that citizens can't rely on the water service to be readily available given the recent history of service interruptions. She expressed her concerns about the lack of police patrol in the Town and an increase in people violating the laws. She added that the police department has ten vehicles with no officers to drive them, and the new building is a sight for sore eyes, with grass and weeds growing all over the lawn. She stated that the documents which were requested by Georgetown County in March but not released until today by Attorney Carter are unacceptable. Mayor McClary replied that there were numerous engagements have taken place between council representatives of both parties involved in the lawsuit which the public may not be aware and Attorney Carter is performing his duties as required. She mentioned a concern with businesses popping up on the streets and if those business owners have obtained a business license. She asked what citizens have to do to get the roads in town repaired. She insinuated that the only smooth blacktop road in the Town of Andrews is North Farr Avenue which is the street where Mayor McClary resides. Mayor McClary refuted that statement by naming several other smooth blacktop roads in the town. He added

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that the roads are the responsibility of the SC Department of Transportation and that the town has no say in the maintenance of any roads. He referred to the efforts that the town made last year to apply for federal funding to repair and resurface Beech and South Morgan Avenues, however, the required participation from citizens was not received and therefore the town lost that opportunity to secure funding for needed street repairs along South Morgan Avenue. It will take the participation of all citizens to help make the Town of Andrews a wonderful place to live that offers a good quality of life. The SC Department of Transportation is not only responsible for the roads, and sidewalks but they are also responsible for the maintenance of all ditches and storm drains within the Town of Andrews.

Earl Barrineau of 2006 South Beech Avenue stood before the Andrews Town Council to address an issue with his property located at 610 North Morgan not having water service for the past four months. He informed Town Council that he has placed multiple work orders to have the problem addressed but each attempt has been unsuccessful. Mr. Barrineau stated that Joseph Bouchette and two of the Town Council members are aware of the issue. Mayor McClary assured Mr. Barrineau that this concern will be fully investigated and he can expect a full update from the Town of Andrews regarding the services at 610 North Morgan Ave, no later than tomorrow.

Abram Thietten of 3304 North Farr Avenue thanked Joseph Bouchette for repairing a water leak near his home. He inquired why the public works department doesn't make waterline repairs before the SC Department of Transportation resurfaces roads. In response, Mayor McClary explained that the Town has never been notified before or invited to participate in any discussions to give input before plans of resurfacing roads within the town are implemented. The town has begun to establish a working relationship with Timmy Britt of SC DOT to coordinate needed repairs before the resurfacing of any streets within the town. Mr. Thietten further inquired about the town's policy for replacing old deteriorated clay piping versus making temporary repairs, that doesn't fix the initial problem. Mayor McClary stated that the extent of the repairs is based upon the supervisor's assessment of the problem being addressed. He then welcomed the Thietten family to the Town of Andrews.

Jennifer Hunt of 207 South Farr Avenue states that she operates the Andrews SC News Media page where she serves as a liaison to keep citizens updated with current events. Ms. Hunt inquired about the management of the Town of Andrews Facebook page and the Town of Andrews Emergency Center Facebook page. It was stated that the staff manages the town's Facebook page and the Emergency Center Facebook page is no longer associated with the town. Ms. Hunt asked if there are current job openings within the Town of Andrews and if so where are the ads posted. The town currently has job openings within the Police and Public Works departments. The job postings are advertised on the Municipal Association of South Carolina website. She also requested a list of businesses located within the Town of Andrews. She was informed to contact the Town Clerk to obtain a list of local businesses.

Leatha Palmer of Deerwood Estates stood before Town Council and requested assistance with a cow problem in her neighborhood. The owner of the cows has been neglecting the animals to the point that they are malnourished and allowed to roam freely. The cows are a nuisance and the issue needs to be properly addressed. Mayor McClary informed Ms. Palmer that the town's code enforcer has been

working with the County to address the issue of the cows with their owner. The owner is aware that he will be charged and cited by the town, \$500.00 a day; per cow and \$1,092.00 by the County. Mayor McClary

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explained that it seems to be a trend during this time of year for the Andrews Police department to experience a higher rate of turnover than normal amongst patrol officers. Statistics indicate that this trend can be seen within law enforcement agencies across the state. The Town of Andrews will conduct interviews for the position of Police Chief next week. The Town has been blessed to receive USDA funding to replace its entire fleet of vehicles for the police department. The vehicles are all equipped with GPS tracking devices which are an indicator that the officers are outperforming their required duty patrolling the town. He stated that the water bills have been delayed. The public works department has lost four employees who operated in key positions, which has been a contributing factor to the delay of bills. However, a new meter reader has been hired and she is currently in training on how to properly locate and read water meters. During this process, a water meter audit is also ongoing. Because of this delay, there will be no penalties or cut-offs during this time except for delinquent bills before May 2022. Notice to this effect has been published today. It was announced that the Town is preparing to apply for additional grants to address infrastructure issues. The town will take advantage of every available method of communication, to help inform citizens of current events taking place in the town. Citizens were encouraged to submit suggestions and concerns to townhall@townofandrews.sc.gov so that the matters can be addressed. Mayor McClary shared with the public the details of the SC. Penny Sales Tax Act. In his briefing, he highlighted the actions that the Town has taken throughout this entire process. He urged everyone to take the time and thoroughly read the Georgetown County Ordinance Number 2014-28, the Capital Sales Tax Ordinance, to get a clear understanding of the law that dictates how funds are to be distributed to fund projects. The funds have not been dispersed legally and fairly. The Town of Andrews has never been included in the county's economic growth plan. He stated that the town has always been overlooked by the County. The Town of Andrews is the only municipality within the county that has two County Representatives, yet they have not supported the town in this matter. He stressed the importance of citizens taking their concerns to the right level of authority. The Town needs support from our federal, state, and local representatives and they need to be held accountable for their responsibilities to the town. He invited all to attend the Georgetown County Council Meetings to be a voice for the Town of Andrews.

Administrator's Report

It was announced that the meeting dates for the Georgetown County Council are the 2nd and 4th Tuesday of each month @ 5:30 p.m. Town Council was provided with an update on the state revolving fund application submitted to SC DHEC in March of 2022. A notification was received stating that the town has been awarded \$97,000.00 for a water modeling project. The funds are 100% loan forgiveness. This project will address old piping, and check valves through a map design of the entire system. Keck and Wood Engineering Firm will be designing and the manager of this project. A portion of the ARPA funds that the town has received will be leveraged for the required matching funds for this project. The Town plans to apply for future funding for Infrastructure improvements to include repairing or replacing several pump stations; replacing manholes; purchasing a master meter for the Hwy sewer station; installing a telemetry system for our water system; valve installations; South Rosemary Avenue water & sewer improvements and well improvements. The S.C. Department of Transportation and Rural Area

Council of Governments meets every five years to develop a capital improvement plan, but the municipalities included have never been invited to take part in any discussions or to identify specific needs in the various

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municipalities. This is the first year the Town of Andrews has been included in this particular strategic planning process due to Elizabeth Tucker from the Waccamaw Regional Council of Government reaching out to the Town in this regard. Special thanks were extended to Officer Regional Fitzgerald and Corporal Steven Judd for all of their hard work during the past two weeks. Appreciation was extended to the front office staff for their dedication during these difficult times with the delay of water bills and having to work while being verbally attacked for no fault of their own. The Town is working with Earth Design a landscape architecture design firm to design a visionary plan for the Town. The plan will entail an economic development study that will consider to a streetscape plan for Main Street. The Town received a grant of \$20,000.00 to pay for the majority of the project. Public hearings will be held in October or November to receive public input from citizens regarding their view of the town five to twenty years from now. A needs assessment will be held on September 1, 2022, @ 6 p.m. at the Andrews Recreational Center.

Council Reports

Council Member Robert Stamper stated that he had two questions. He asked if it would be the responsibility of the town to relocate a lift station if the need arises throughout the stormwater Drain project. The Town Administrator replied no that would not be a responsibility for the Town. He inquired about the funding through the SCIIP program. The one-million-dollar grant funded through the SCIIP program will be a RIA Grant and hopefully would not require income surveys. He thanked the citizens for coming out and voicing their concerns during the meeting tonight. He also stressed the importance of all new hires especially in the public works department, completing the required training to safely and effectively carry out their required duties. In addition, he asked if the town plans to implement a payment plan for citizens to assist with the higher-than-normal bills that they will receive, due to the delay of bills. Mayor McClary responded by saying that the town will offer utility assistance to customers with their bills on an individual basis. Lastly, he asked why wasn't the Town Council members informed beforehand about the press release of the lawsuits filed against the Town of Andrews by contractors who worked on the Municipal Complex regarding unpaid invoices for \$600,000.00.

Council Member Angela Anderson stated that she too was glad to see so many citizens in attendance at the Town Council meeting. First, she informed the members of the council that the greatest resource of the town is its citizens. Many citizens are willing to work together to help our town become better. She requested citizens to provide her with the addresses of all abandoned or burned-out homes in the town so that she can take steps to have these issues addressed. She mentioned that there is a communication problem here within the town. Everyone is not active on Facebook. She also voiced concerns with CSX and the railroad tracks which is another issue for the town that should be addressed. Lastly, she mentioned the importance of the town designating an area for food trucks and she encouraged everyone to pray for one another instead of arguing and complaining.

Council Member James Altman thanked everyone for coming out and voicing their concerns. He informed the citizens that he is here to serve and to can contact him with any concerns. In his closing, he encouraged the citizens to get involved with the town, especially when it pertains to grants. Grants are

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very important assets when it comes to improvement projects and it requires the entire community to work together. He spoke about how the town lost millions of dollars in grant funding that would have paid for the improvement project to have South Moran Avenue repaired due to the lack of participation of citizens in that area not completing the required surveys.

Council Member Amy Flagler informed the citizens that they need to take a more active role in attending Town Council meetings to become better informed about issues involving the Town, and just not show up with an agenda to verbally attack council members. She expounded on how the Town of Andrews has been neglected for many years, by its former administrations and by the Administration of Georgetown County. She agrees that the Town of Andrews has a communication problem that needs to be addressed. By addressing this need citizens will be allowed to actively participate in events happening in the Town. She stressed how important it is for the citizens to come together and to contact our elected representatives at every level and insist that they address the concerns of the people who elected them into office and whom they took an oath to serve justly and fairly.

Council Member Robert Ulrich thanked all for coming out and actively participating in the Town Council meeting. He asked how many officers are on duty during each shift. Mayor McClary said he would like to have at least three officers on duty at all times. The current organizational structure consists of nine officers and one chief. Council member Ulrich asked if there was an active signed mutual aid agreement between the Town and Georgetown County. Mayor McClary replied that there is no signed written mutual aid agreement between the two agencies due to the associated cost of such an agreement, however, there is constant coordination between the two agencies.

Mayor Pro Tem Eddie Lee's report consisted of mentioning good things about the Town of Andrews. He referred to the most recent financial audit of the Town that was conducted in April of 2021 by Love, Bailey, and Associates, Accounting Firm. The report indicated that the Town was in excellent financial condition and was in compliance with all federal and state laws, under the leadership of Mayor McClary. Since Mayor McClary took office, the Town has acquired new buildings to house the fire department and the public works department. Before the Mayor took office, the Town didn't have vehicles to transport its employees from one job site to another and the town didn't have a dependable garbage truck. The Town recently purchase new vehicles for its police and public works departments. The current garbage truck was purchased and paid for under the leadership of Mayor McClary. The Town has been awarded grant funding to fund the Beech Avenue Water Improvement project, which will consist of replacing the original clay piping that was installed many years ago. The Town has purchased a new vacuum truck, trailers, an excavator, and the necessary equipment needed for the public works department to effectively and efficiently provide service to the citizens of Andrews. Mayor McClary is not only dedicated to the Town of Andrews he is also actively committed to assuring that the needs of the

citizens are met as required. He can be found actively assisting the public works department with its duties around the clock. In closing, Mayor Pro Tem Lee stated that he is a man of integrity, he takes his job seriously and he's constantly serving to help establish a better quality of life for the citizens of Andrews

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Mayor's Report

Mayor Frank McClary thanked the local chapter of the NAACP for the coordination of the meeting that was recently held in the Executive Center of Spirit Filled Ambassadors for Christ Church. The meeting was an open forum discussion between the citizens of Andrews and their local elected representatives. He announced that the Town of Andrews is planning to host a Town Hall meeting soon. He highlighted the Black River State Park Initiative which is expected to be an economic development opportunity for the town. He encouraged all to visit the Black River Cypress Preserve Park. He elaborated on how plans are in the making to construct a walking path and/or a biking path from the Town of Andrews to the park which will be included in the strategic plan to Brand the Town of Andrews.

A motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Angela Anderson to enter into an Executive Session according to S.C. Code §30-4-70 (A)

A. Per section 30-4-70 (a)(2) Discussion about Contractual Matters: Municipal Complex

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

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

A motion was made by Council Member Robert Stamper and seconded by Council Member Angela Anderson to approve staff to pursue financial options to secure funding to settle the outstanding invoices relating to the work performed on the Municipal Complex. This option may include but is limited to the use of revenue in the general fund balance and financing options per the standards set forth by South Carolina State Law. **Mayor Frank McClary; Yes, Mayor Pro Tem Eddie Lee; Yes, Council Member Angela Anderson; Yes, Council Member Robert Stamper; Yes, Council Member Robert Ulrich; Yes, Council Member Amy Flagler; Yes, Council Member James Altman; Yes, motion carried.**

Adjournment

A motion was made by Mayor Pro Tem Eddie Lee and seconded by Council Member Angela Anderson to adjourn the meeting at 9:16 p.m.

Town Council Meeting minutes submitted by Town Clerk Chaconas Parson.