



AGENDA

LIBERTY CITY COUNCIL

SPECIAL CALLED SESSION

FOLLOWED BY WORK SESSION

October 6, 2026, at 6:45 PM

Rosewood Center-

419 E Main St. Liberty, SC 29657

TOPICS FOR DISCUSSION:

Special Called Session:

- Welcome & Call to Order - Mayor Andrea Wagner @TIME: 6:45 PM
- Motion to Enter Executive Session
 - **Motion:** Council Member Whitaker
 - **2nd:** Council Member Cantley
 - **Discussion:** No Discussion
 - **All in Favor:** 5
 - **All Opposed:** 0
- Pursuant to SC Code Section 30-4-70(A)(2)
 - For the purpose of discussing potential negotiations incident to contractual arrangements, proposed sale or purchase of real property, and the receipt of legal advice regarding:
Pickens County Performing Arts Center
 - For the purpose of discussing potential negotiations incident to contractual arrangements, proposed sale or purchase of real property, and the receipt of legal advice regarding:
Parcel ID #4097-05-18-8953 & #4097-11-57-8249

- For the purpose of discussing potential negotiations incident to contractual arrangements, proposed sale or purchase of real property, and the receipt of legal advice regarding:
Sale of Old Police Department Equipment
- For the purpose of discussing potential negotiations incident to contractual arrangements, proposed sale or purchase of real property, and the receipt of legal advice regarding:
Sale of Old Public Works Equipment

(After returning to regular session, Council may or may not vote or take action on the matter discussed in executive session.)

- Motion to Exit Executive Session

- **Motion:** Council Member Cantley
- **2nd:** Council Member Whitaker
- **Discussion:** No Discussion
- **All in Favor:** 7
- **All Opposed:** 0

Work Session:

- Dilapidated Buildings Ordinance

- Council discussed creating a registry for vacant and dilapidated buildings. Property owners would be required to register qualifying buildings, and the fee could increase each year if no improvements are made. Council agreed that enforcement should also include helping property owners find available resources, such as façade grants, tax credits, and other funding programs. The City Attorney will prepare additional information and draft language for Council to review.

- Strategic Plan Review

- Council reviewed the draft strategic plan prepared from the notes and priorities identified during the Strategic Planning Retreat. Council was asked to review the document and submit any changes to staff before the upcoming October 12th, 2026, Regular Session.

- Sewer Capacity Fees

- Council discussed creating a sewer-capacity reservation system that would require developers to pay a fee to reserve available sewer capacity for an approved project. The reservation would only remain valid for a set period and could require an additional payment if the

project does not meet certain development deadlines. Council discussed using this process to prevent inactive projects from holding sewer capacity that could be used by developments that are ready to move forward.

- Council also discussed establishing expiration dates for future sewer-capacity letters and contacting developers who previously received letters to determine whether they still intend to proceed. The amount charged could be based on the amount of sewer capacity being reserved, with larger developments paying a higher fee.
- An administrative fee for new sewer customers was also discussed to help cover staff time for account setup, plan review, inspections, billing, and capacity verification. Council agreed that the reservation fee, administrative fee, and development impact fees could all be considered because each would serve a different purpose.

- **Moratorium on New Developments**

- Council discussed whether to place a temporary moratorium on new residential development while the City works to establish sewer-capacity and development impact fees. Discussion included whether the moratorium should apply to all new residential construction or only larger developments and whether previously approved projects should be excluded.
- City Attorney Mary McCormac explained that a moratorium should be temporary, supported by specific reasons, and connected to a clear plan and timeline. She also cautioned that the longer a moratorium remains in place, the greater the possibility of a legal challenge.
- Council discussed possible impact-fee categories, including water, sewer, roads, and public safety. Members requested additional information about the cost and estimated completion time for the required studies so that any moratorium could be limited to the time needed to complete the process.

- **Mills Gym Stairs**

- Parks and Recreation Director Josh Black presented three quotes and a checklist of repairs needed for the exterior staircase at Mills Gym. Council discussed the staircase as a safety concern and reviewed possible funding sources. The estimated cost was approximately \$5,000. Council also requested quotes for repairs to the exterior staircase beside City Hall. Council Members discussed whether both staircases could be repaired at the same time and whether combining the work could reduce the overall cost.

- **Adjournment @ TIME: 8:53 PM**

Date Approved: 10.12.26

Mayor, Andrea Wagner Andrea Wagner