



**MINUTES OF A  
REGULAR MEETING  
OF  
MANNING CITY COUNCIL**

**Tuesday, November 14, 2023  
6:00 p.m.**

**Council Chambers  
Manning City Hall**

**Council in attendance:**

Mayor Nelson  
Councilmember Dukes  
Councilmember Georgia  
Councilmember Gordon  
Councilmember Pack

**Excused-E/Unexcused - U**

Mayor Pro-tem Davis- E  
Councilmember Welle- E

**1. Welcome/Introductory Remarks.....Mayor Julia A. Nelson**

Mayor Nelson welcomed everyone to the November Council Meeting. Mayor Nelson also stated that Mayor Pro-tem Davis is absent due to an injury and Councilmember Welle is absent to help care for her mother.

**2. Invocation.....Mr. Scott Tanner, Administrator**

**3. Pledge.....Councilmember Diane D. Georgia**

**4. Approval of Agenda:**

A **motion** was made by Councilmember Georgia and was seconded by Councilmember Dukes to approve the agenda as presented. There was no discussion. All favored the motion.

**5. Minutes:**

**Minutes of a Regular Meeting of City Council, October 10, 2023.**

A **motion** was made by Councilmember Gordon and was seconded by Councilmember Dukes to approve the minutes of a Regular Meeting of City Council, October 10, 2023. There was no discussion. All favored the motion.

## **6. Presentation:**

### **A. USDA Letter of Conditions for City Wi-Fi and equipment.....Mrs. Angelia Johnson USDA Community Programs Loan Specialist**

Mrs. Johnson stated that on behalf of the State Director, Dr. Tonya Glover, Deputy State Director, Mr. George W. Hicks, Jr., Community Programs Director, Mrs. Michelle J. Cardwell, she would like to present to the City of Manning three Letters of Conditions for three different projects:

1. For the purchase of a Vac Truck with a total project cost of \$55,000 with Manning's contribution of \$13,800, with a USDA grant contribution of \$41,200.
2. For the City of Manning City Park- the WiFi Broadband Project. The total cost of the project is \$57,540, with Manning's contribution of \$14,400 with a USDA Rural Development grant contribution of \$43,100.
3. For the City of Manning Security Camera Project. The total cost of the project is \$38,864 with Manning's contribution of \$9,764 with a USDA Rural Development grant contribution towards the project of \$29,100.

Mrs. Johnson stated that the USDA ask that the City of Manning fully execute and attest each form for each project and return to the USDA as soon as possible... The city will hold a vote with a quorum present on accepting the terms of the Letters of Condition. Any changes to these projects must be approved by USDA Rural Development.

Mayor Nelson thanked Mrs. Johnson for her detailed report and more importantly for working with Mr. Tanner in securing \$113,400 for the City of Manning.

A **motion** was made by Councilmember Georgia and was seconded by Councilmember Pack to accept the USDA Letter of Conditions in the amount of \$41,200 for a Vac truck, \$43,100 for the City of Manning City Park WiFi Broadband Project, and \$29,100 for the Security Camera Project and to authorize Mayor Nelson to sign all associated documents agreeing to the terms and conditions as outlined. There was no discussion. Those voting in favor of the motion were Councilmember Georgia, Councilmember Pack, Councilmember Gordon and Councilmember Dukes. No one opposed the motion. The motion carried by a vote of 4-0 to accept the USDA Letters of Conditions for City Wi-Fi and equipment.

## **7. Public Hearing:**

**A proposed amendment to the City of Manning Zoning Ordinance to re-zone property located on Edgewood Dr., Tax Map Number 169-09-00-021-00, owned by Nezar Properties, LLC, from Developmental District (DD) to General Residential (GR-1).**

Mayor Nelson opened the Public Hearing and asked those in favor or against the proposed re-zoning to come forward and complete the sign-in sheet.

**Proponent: Mr. Field Goodlett of Connelly Development, LLC, Lexington, SC**

Mr. Goodlett stated that the company has developed Ashton Trace Apartments in 2004 and Kensington Pointe Apartments in 2013. Connerly Builders is proposing a second phase of Kensington Pointe to be called Kensington Townes which will be located on a 9.5 acre site.

They are requesting that the property be re-zoned from Developmental District to General Residential to allow them to build about 82 units. However, they are proposing to build about 60 units as a townhome development. It will consist of 4 units per building and will be 2 story buildings. There will be 45 two-bedroom units and 15 three-bedroom units. There will be ample green space, 128 parking spaces with approximately 8 to 10 handicapped parking spaces. Estimated taxes to Manning will bring about \$40,000 a year. Mr. Goodlett distributed information to council concerning the anticipated rent prices which will range from \$123 a month to \$800 a month. Tenants would pay their own utility bills. Income range would be from - \$10,580 to \$52,850. This is not Section 8 Housing. They have applied to the State for Tax Credits to make housing more affordable.

Mayor Nelson asked if the apartments would have separate water meters. Mr. Goodlett stated that they would. Mr. Tanner stated that the city would prefer separate meters. Next, Mr. Tanner asked if they are still in the application process. Mr. Goodlett stated that they would apply in January, the final application would be in May and the notice of award would be announced in September of next year. They are looking at late 2026 early 2027 to build if approved.

Councilmember Pack asked if there would be any fencing around the property. Mr. Goodlett said that he could not answer that question at this time. Mr. Goodlett said combining both Kensington Pointe and the new development would allow them to hire a full-time property manager. Mayor Nelson thanked him for his presentation. Next, Mayor Nelson asked if anyone else wished to speak in favor or against the proposed amendment. No one came forward. Mayor Nelson closed the public hearing at 6:20 pm.

- 8. Finance Director's Report:** Mr. Tanner stated that Mrs. Prince was absent and attending a funeral out of town. Mr. Tanner stated that we are into the fiscal year at 25% with 75% remaining and reported the following:

**Report for the month ending October, 2023**

**REVENUES**

<b>Type of Fund</b>	<b>Percent Collected</b>
General Fund	10 %
Utility Fund	26 %

**EXPENDITURES**

<b>Type of Fund</b>	<b>Percent Spent</b>
General Fund	21%
Utility Fund	24%

**Bank Balances and Notes Payables Balances**

<b>General Fund Unrestricted</b>	<b>Balances</b>
Checking (A/R, A/P, Payroll, Cemetery)	\$ 6.9 million
Interest	\$ 14,700
General Fund Reserve- Police, Juror, Drug, Equitable, Fire Farmers Market, Reserve	\$ 196,000
Fire Department Extension CD	\$ 52,000
Interest Earned for Fire Station CD	\$ -
Retiree Insurance Reserve CD	\$ 203,000
Interest Earned on Retiree Insurance Reserve CD	\$ -
Park CD	\$ 700,000
General Fund Notes Payable Balance	\$ 771,000
Special Fund Reserve (Victim's Rights, CDBG, Disaster Recovery)	\$ 83,000
<b>Utility Fund Unrestricted</b>	
Checking (A/R & A/P)	\$ 5.6 million
Interest	\$ 11,000
<b>Utility Fund Restricted Accounts CD's</b>	\$ 1.6 million
Utility Fund Notes Payable Balance	\$ 16 million

Councilmember Dukes asked Mr. Tanner if the interest we receive is quarterly. Mr. Tanner stated that interest is earned monthly and this figure reflects interest earned year-to-date. Mayor Nelson thanked Mr. Tanner for the report.

## 9. Mayor's Report:

Mayor Nelson stated that the Christmas Parade of Lights will be held the Sunday following Thanksgiving. Mayor Nelson asked that everyone have as many lights on their entry as possible.

Next, Mayor Nelson asked Council if it's possible to change the December meeting date from Tuesday December 12<sup>th</sup> to Monday, December 11<sup>th</sup> due to a another engagement. Council agreed to the change.

## 10. Administrator's Report:

Duke Energy will be in to install light poles for the street cameras. As soon as it's up cameras will be installed.

Council Election for 2024. The election upcoming in April will be for Districts 1, 4, 6 and for the Mayor. Filing January 15-26, 2024. Maps are available and Santee Lynches will provide additional maps to have on hand.

Roofing. The old City Hall will have to have a new roof. Our lease requires us to replace it. Mayor Nelson asked Mr. Tanner to make sure to find the best price per square footage and also asked how it will be advertised. Mr. Tanner stated that it will be done by direct solicitation, advertisement in the newspaper, and through cooperative contract services for Municipal Procurement. Mayor Nelson asked Mr. Tanner to make sure locals businesses have the opportunity to bid.

Safety Award. There will be a luncheon on November 29<sup>th</sup> – Luncheon in recognition of the city receiving a Safety award for improved and excellent Workers' Comp ratings over the past couple of years This was a state-wide award. Mrs. Mance accepted award on city's behalf at the Risk Management Meeting in November. Mr. Tanner stated that he hopes everyone will attend. Mayor Nelson thanked Mrs. Mance and Team Manning for their hard work. Mr. Tanner also informed Council that the liability side of our insurance coverage is seeing a big increase.

Work Session. Mr. Tanner stated that he would like to have a work session prior to the December meeting. Dec. 11<sup>th</sup> beginning at 5 pm.

Christmas Parade. The lights are up and the landscaping employees are doing some fine tuning. The Landscaping employees did most of work in house. Mr. Tanner stated that he is very proud of the employees who were part of this project and noted that they will have to take the lights down this year and put up next year to allow them to prune the trees.

Thanksgiving Holiday- City Hall will be closed November 23<sup>rd</sup> and November 24<sup>th</sup> for the Thanksgiving holiday.

Councilmember Dukes noted that when he was at City Hall checking on his water account

he noticed that the floor is weak in front lobby and needs checking.

Departmental Reports: Included in Council's Packet.

## 11. Old Business:

### A. Ordinance No. 2023-04. (Second Reading). An Ordinance Amending the Business License Ordinance of the City of Manning, South Carolina to Update the Class Schedule as Required by Act 176 of 2020.

Mr. Tanner stated that this Ordinance is mandated by State Law.

A **motion** was made by Councilmember Gordon and was seconded by Councilmember Dukes to approve Ordinance No. 2023-04 for Second Reading. There was no discussion. All favored the motion.

## 12. New Business:

### A. Zoning Ordinance No. 2023-02. (First Reading). An Ordinance to re-zone property located on Edgewood Dr., Tax Map Number 169-09-00-021-00, owned by Nezar Properties, LLC from Developmental District (DD) to General Residential (GR-1).

A **motion** was made by Councilmember Dukes and was seconded by Councilmember Gordon to approve Zoning Ordinance No. 2023-02 for First Reading. There was no discussion. All favored the motion.

### B. Council Approval to enter into an agreement with Placer.ai in the amount of \$10,000.00 for marketing and development software.

Mr. Tanner stated that this agreement was discussed at last month's Council meeting. The Chamber agreed to pay half of the cost and we have received their check.

A **motion** was made by Councilmember Pack and was seconded by Councilmember Gordon to authorize the Administrator to enter into an agreement with Placer.ai in the amount of \$10,000.00. In discussion, Mayor Nelson reminded Mr. Tanner that Council would like to see the Chamber incorporate other units of governments within Clarendon County participate because the software program benefits everyone in the county. There was no further discussion. All favored the motion.

### C. Council Approval to purchase a 2023 Dodge Charger Pursuit in the amount of \$37,303.00.

Mr. Tanner stated that this was discussed at last month's Council meeting and that the vehicle is under State contract pricing.

A **motion** was made by Councilmember Dukes and was seconded by Councilmember

Gordon to authorize the purchase of a 2023 Dodge Charge Pursuit in the amount of \$37,303.00. There was no discussion. All favored the motion.

**D. Council will consider a Memorandum of Understanding for the development and Construction of a law enforcement training center.**

Mr. Tanner stated that Clarendon Co. Sheriff's Department received grant funding for improvements to our shooting range. The Sheriff's Department regularly uses our range and would like to make improvements to the range. The management of the facility will be worked out prior to construction. Mr. Tanner asked Lt. Sean Briley to explain. Lt. Briley stated that the Sheriff's Department received \$300,000 grant for a Training Center/ Firing Range. However, their firing range is not in an ideal location due to traffic and other safety hazards. They use the city's range quite often. Chief Grice proposed 40x60 metal building with a lean-to on the side for storage, 2 bathrooms, a kitchen and a large training room for joint training. Also included in the cost would be turning targets for training, extending our range by 200 yards and an additional rifle range beside the pistol range. Mayor Nelson asked to workout future management and maintenance portion of the Memorandum.

A **motion** was made by Councilmember Gordon and was seconded by Councilmember Pack to approve the Memorandum of Understanding for the development and construction of a law enforcement training center. There was no discussion. All favored the motion.

**13. Councilmembers' Comments:**

**Councilmember Pack**

Councilmember Pack asked Mr. Tanner about an update on the SC DOT Drainage project and the paving of the roads. Mr. Tanner stated the drainage project is still being designed and is a three-phase project. The first phase is to expected to bid the first of the year. The second and third phase will require the city to obtain private easements on private property. The attorneys are make sure that the easements have the right language and that will allow him, Carroll Harrington and an engineer to visit the property owners to explain what is needed and to get the necessary signatures from the property owners for the easement.

Mayor Nelson noted that Mt. Calvary F.B.H. Church has been having problems with water in the church and wanted to know if their property would be included in the grant. Mr. Tanner stated that he is aware of the problem but does not think that will help with that particular situation and that he what could be done if there is money left from the grant.

Next, Mr. Tanner explained to Councilmember Pack that he will check on the status of the streets that were to be repaved.

**Councilmember Gordon**

Councilmember Gordon asked about an update on the ditch at Reardon and Depot- Streets.

Mr. Tanner stated that SCDOT has been contacted. Councilmember Gordon also noted that Allendale Street needs repaving. Councilmember Gordon stated that there are overgrown lots throughout the city and especially on Robert Street.

**Councilmember Pack**

Councilmember Pack asked Mr. Tanner about street signs that are down. Mr. Tanner stated that he is working on a list.

**Mayor Nelson**

Mayor Nelson stated that there is a ditch at the corner of West End Street towards the ballfield where there is erosion of dirt. Mr. Tanner asked Councilmember Pack to supply him with the address.

**Councilmember Dukes**

Councilmember Dukes stated that the burnt house on Packard Lane needs to be demolished.

**14. Executive Session:**

**1) Discussion of a proposed sale of City property pursuant to SC State Code 30-4-70(a)(2).**

A **motion** was made by Councilmember Georgia and was seconded by Councilmember Dukes to enter into Executive Session for the discussion of a proposed sale of City property pursuant to SC State Code 30-4-70(a)(2). There was no discussion. All favored the motion.

Time: 6:48 pm

A **motion** was made by Councilmember Pack and was seconded by Councilmember Gordon to return to Open Session. There was no discussion. All favored the motion.

Time: 7:01 pm

**15. Possible action following Executive Session for items discussed in Executive Session.**

A **motion** was made by Councilmember Pack and was seconded by Councilmember Georgia to declare as obsolete a 1990 Ford Vac truck, VIN# ending 02820. There was no discussion. All favored the motion.

**16. Adjournment:**

A **motion** was made by Councilmember Georgia and was seconded by Councilmember Gordon to adjourn. There was no discussion. All favored the motion.



**Time: 7:02 pm**

**Respectfully submitted,**

Daun Davis  
Deputy Administrator/Clerk