

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

**Tuesday, May 9, 2023
6:00 p.m.**

**Council Chambers
Manning City Hall**

Members Present:

Mayor Nelson
Councilmember Georgia
Councilmember Dukes
Councilmember Welle

Excused-E/Unexcused - U

Mayor Pro-tem Davis- E
Councilmember Gordon- E
Councilmember Pack-E

I. Welcome/Introductory Remarks.....Mayor Julia A. Nelson

Mayor Nelson welcomed all in attendance to the May 2023 meeting.

II. Invocation..... Mayor Pro-tem Ervin L. Davis

III. Pledge.....Councilmember Johnny E. Gordon

IV. Approval of Agenda

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

V. Minutes:

Minutes of a Regular Meeting of City Council, April 11, 2023.

A **motion** was made by Councilmember Pack and was seconded by Mayor Pro-tem Davis to approve the minutes of a Regular Meeting of City Council, April 11, 2023. There was no discussion. All favored the motion.

VI. Public Hearing:

A proposed amendment to the City of Manning Zoning Ordinance to re-zone property located at 421 W. Huggins Street, Tax Map Number 169-11-03-009-00, owned by Marvin & Vermell Walters, from Residential-20 (RS-20) to Residential-6 (RS-6).

Mayor Nelson opened the Public Hearing and asked anyone wishing to speak to please complete the sign-in sheet at this time.

Mr. Tanner stated that the Planning Commission met on this request and recommended that Council deny the re-zoning. The Board stated that the re-zoning may present a possible over-crowding with houses being to close in that neighborhood. Mr. Tanner showed Council the property and stated that the owners wish to re-zone the property and then to sub-divide the property into two different lots. Under the RS-20 designation, the minimum lot size is 20,000 square feet. Under the RS-6 designation, the minimum lot size is 6,000 square feet. The property is currently not large enough to subdivide under the guidelines of their current zoning designation, Residential-20 (RS-20). However, if the property is re-zoned to Residential-6 (RS-6), they would be able to subdivide the property. Mayor Nelson asked those wishing to look at the map presented on the screen to do so. Next, Mayor Nelson asked for the property owners or their representation to speak at this time.

PROPONENTS:

Mr. Matthew Williamson, Attorney for the Walters.

Attorney Williamson stated that he was available to help alleviate any concerns the public may have on the re-zoning. In reference to the Planning Commission's concerns of overcrowding, Attorney Williamson stated that his clients have no intent to put another house on the property and wish to keep the overall look in the community. The goal is to keep the garage on a separate parcel from the home and use the garage to store their cars. There would be no businesses located on that lot. Attorney Williamson asked Council or the public if there were any questions.

A question was asked if the property was sold could something else be done on the lot. Attorney Williams stated that he understood that the property could only be used for residential purposes and that his clients have no intent to put another house on the property, but only wished to subdivide the property and store his vehicles in the garage.

Opponents:

Mr. Curtis Stephens

Mr. Stephens said he wants to make clear that the neighboring owners want to keep the lot size for what is was originally intended. His concern is what would happen in the

future. He thinks the potential for increasing the density is not favorable.

Ms. Gail Keith, 504 W. Huggins St.

Mrs. Keith stated that she echoed Mr. Stephens’ concerns and would want to see the property remain as it is currently zoned.

Mayor Nelson asked Council if there were any questions. Mayor Pro-tem Davis asked Mr. Stephens’ where he lives. Mr. Stephens stated that his property is located next door on the corner.

No one else spoke in favor or against the proposed re-zoning. Mayor Nelson closed the Public Hearing.

Time: 6:17 pm.

A proposed 2023 Reapportionment Plan for City of Manning.

Mayor Nelson opened the Public Hearing and asked anyone wishing to speak to complete the sign-in sheet. Mayor Nelson stated that this is commonly known as redistricting and is done every 10 years based on the Census. No one spoke in favor or against the proposed 2023 Reapportionment Plan for the City of Manning.

Mayor Nelson closed the Public Hearing.

Time: 6:18 pm

VII. Finance Director’s Report: Mrs. Prince stated that we have completed 75% of the budget year.

Report for the month ending March, 2023

REVENUES

| Type of Fund | Percent Collected |
|---------------------|--------------------------|
| General Fund | 95 % |
| Utility Fund | 73 % |

EXPENDITURES

| Type of Fund | Percent Spent |
|---------------------|----------------------|
| General Fund | 86 % |
| Utility Fund | 50% |
| | |

Bank Balances and Notes Payables Balances

| General Fund Unrestricted | Balances |
|----------------------------------|-----------------|
|----------------------------------|-----------------|

| | |
|--|-----------------|
| Checking (A/R, A/P, Payroll, Cemetery) | \$ 7.4 million |
| Interest | \$ 11,000 |
| GENERAL FUND RESERVE- Police, Juror, Drug, Equitable, Fire Farmers Market, Reserve | \$ 204,000 |
| Fire Department Extension CD | \$ 52,000 |
| Retiree Insurance Reserve CD | \$ 203,000 |
| General Fund Notes Payable Balance | \$ 700,000 |
| UTILITY FUND UNRESTRICTED | |
| Checking (A/R & A/P) | \$ 5.7 million |
| Interest | \$ 8,500 |
| UTILITY FUND RESTRICTED ACCOUNTS CD's | \$ 1.6 million |
| Utility Fund Notes Payable Balance | \$ 16.3 million |
| Special Fund Reserve (Victim's Rights, DBG, Disaster Recovery) | \$ 83,000 |

VIII. Mayor's Report:

Mayor Nelson stated that she had no formal report at this time.

IX. Administrator's Report

1. Mr. Tanner stated that he is continuing to work on the budget and would like to have a Budget Workshop May 16th at 5:30 pm and First Reading of the Budget at that time. The Second and Final Reading of the budget would be prior to June 30th.
2. Sewer Replacement Project. The city was granted \$8.5 million for a major sewer project for downtown to replace sewer lines that are more than 100 years old. There is a workshop scheduled for this project on May 31st. Santee-Lynches COG will help in administering the project and at no cost to the city.
3. Professional Pump, the contractor repairing the Hwy. 301 Well, will bring in equipment to make repairs at the well. The cost of the repair is \$65,000 which was already approved by Council.
4. The Splash Pad at Gibbons St Park is open and in operation. Mr. Tanner stated that he has contacted two additional fence contractors to get pricing on repairing the fence.
5. The Summer Concert is scheduled for May 25th on Brooks St.
6. Mr. Tanner stated that he is continuing planning for the Red, White and Blue Event to be held on July 3rd. Mr. Tanner asked Council to let him know of any potential donors.

7. Mr. Tanner stated that he will be on vacation from May 25th through June 2nd.

Departmental Reports: Included in Council's Packet.

X. Old Business:

A. Ordinance No. 2023-02. (Second Reading). An Ordinance to provide for the Adoption of a Six Single Member District Reapportionment Plan for the City of Manning, such plan providing for a Councilmember to be elected from each District, and the Method of Election.

Mr. Tanner stated that this is the adoption of redistricting plan that will go into effect for the upcoming election.

A **motion** was made by Mayor Pro-tem Davis and was seconded by Councilmember Gordon to adopt the 2023 Reapportionment Plan for the City of Manning. In discussion, Mayor Nelson informed Council that this will be set for the next 10 years until the next election. Mayor Nelson stated that if Council has reviewed the maps it will be in place for the next 10 years. Mayor Nelson asked if there was any discussion. There was none. Mayor Nelson for those in favor of the Ordinance to state so. All favored the motion. There was no opposition to the motion.

B. Zoning Ordinance No. 2023-01. (Second Reading). An Ordinance to re-zone property located at 421 W. Huggins St., Tax Map Number 169-11-03-009-00, owned by Melvin & Vermell Walters, from Residential-20 (RS-20) to Residential-6 (RS-6).

A **motion** was made by Councilmember Pack and was seconded by Mayor Pro-tem Davis to approve the ordinance. In discussion Councilmember Pack asked if the property is re-sold as it is, it could be purchased by someone who doesn't care about the property. Mayor Nelson asked Mr. Tanner if the property were re-zoned, what would be allowed to go there in the future.

Mr. Tanner stated that only single family homes would be allowed. No duplexes and no businesses would be allowed under that zoning. Mayor Pro-tem Davis asked what could go there if there were no changes to the property. Mr. Tanner stated that another garage could go there as an accessory structure, but no additional homes could be allowed under the current zoning. If rezoned to RS-6, and subdivide the property a small house could be built in front of the garage if the owner chooses to

do so. Mayor Nelson asked for a vote on the motion. No one voted and the motion died.

Next, Mayor Pro-tem Davis made a **motion** to table the motion. It was seconded by Councilmember Welle to table to First Second of the Ordinance until the next

meeting. Mayor Nelson stated that Council will need a little more time to make the best decision for the neighborhood.

XI. New Business:

A. Council Approval for General Fund Capital Expenditures of \$38,500.00 for the purchase of a lawn mower for the Landscaping Department and equipment for Fire Department Operations.

Mr. Tanner stated that is the capital expenses discussed at the last two budget meetings to buy a lawnmower for the Landscaping Department, a pump engine for Squad One truck, 500 feet of fire hose, an EV car blanket and 5 sets of bunker gear for the fire department,

A **motion** was made by Councilmember Welle and was seconded by Councilmember Gordon to approve the purchased as presented. There was no discussion. All favored the motion.

B. Council Approval for Utility Fund Capital Expenditures of \$19,000.00 for the purchase of a forklift.

Mr. Tanner stated that this is a capital expenditure to purchase a forklift to be used at the Treatment Plant. Mr. Tanner stated that there was a change to the initial cost after all quotes were received. The cost is \$19,000. Mr. Tanner stated that it is a very good used forklift with only 1,500 hours and with some warranty remaining on the equipment.

A **motion** was made by Councilmember Pack and was seconded by Mayor Pro-tem Davis to approve the purchase of a forklift for \$19,000.00. In discussion, Councilmember Pack asked Mr. Tanner what type of tires are on the forklift. Mr. Tanner stated that it has air filed tires. There was no further discussion. All favored the motion.

XII. Councilmembers' Comments

Councilmember Welle

Councilmember Welle stated that the stop sign on Virginia Pine Ct has been knocked down again.

Councilmember Gordon

Councilmember Gordon stated that there are wild dogs running around in his district and that they have charged at people in the community.

XIII. Executive Session:

1) A Personnel matter in the Public Works Department pursuant to SC State Code 30-4-70(a)(1).

A **motion** was made by Councilmember Welle and was seconded by Councilmember Georgia to enter into Executive Session to discuss a personnel matter in the Public Works Department pursuant to SC State Code 30-4-70(a)(1). There was no discussion. All favored the motion.

Time: 6:41 pm

A **motion** was made by Mayor Pro-tem Davis and was seconded by Councilmember Pack to return to Open Session. There was no discussion. All favored the motion.

Time: 8:05 pm

XIV. Possible action following Executive Session for items discussed in Executive Session.

No action was taken.

XV. Adjournment:

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

Time: 8:05 pm

Respectfully submitted,

Daun Davis
Deputy Administrator/Clerk