

MINUTES
CHERAW TOWN COUNCIL MEETING
DECEMBER 8, 2020
5:30 P.M.

MEMBERS PRESENT: Mayor Andy Ingram, Councilmembers: Robby Bennett, Jim Crawford, Jacqueline Ellerbe-Shannon, Cheryl Melton, Billy Wallace, Jr. and Richard White.

TELECONFERENCE: Councilwoman Jacqueline Ellerbe-Shannon.

OTHERS PRESENT: Mike Smith, Town Administrator; Clementine Ellis, Clerk-Treasurer, Rob Wolfe, Joan Yates (The Link), Felicia Flemming-McCall, J. T. Flemming, Ella Harris (Palmetto Ridge Facility), Helen Palmer, Brian Rogers- Recreation Director, Rev Debra Armstrong, J. D. Wentz and Lance Tolson.

1. The invocation was offered by **Rev. Debra Armstrong, Pastor First United Methodist Church** and the pledge was made to the American Flag.
2. Mayor Ingram stated he was happy to announce the Town received awarded notification of a CDBG Grant for **\$500,000** which will go towards **Agerton Neighborhood Revitalization Phase I**. This will be in the areas of Davis, Harrell and Jericho Streets. This grant will allow demolition work, installation of security cameras, paving and possibly drainage. The match for the grant is **20%** approximately **\$132,000**. This is similar to the program in the A.C.L. area.
3. Mayor Ingram announced the Town of Cheraw is proud to announce the Recreation Department's Soccer team won the State Championship for ages 10 and under. Mayor Ingram noted that the team will be recognized at the January Council Meeting.
4. Mayor Ingram introduced for council's consideration the minutes of the **Nov. 10th** Council Meeting. A motion was made by **Councilwoman Melton** to approve the November 10th minutes. The motion was seconded by **Councilman Wallace** and passed by unanimous vote.

Mayor Ingram introduced for council's consideration the minutes of **Nov. 24th** council Meeting. A motion was made by **Councilwoman Melton** to approve the November 24th minutes. The motion was seconded by **Councilman Wallace** and passed by unanimous vote.
5. The **November 2020** Financial Report was submitted for council's consideration. A motion was made by **Councilwoman Melton** to approve the **November 2020** Financial Report. The motion was seconded by **Councilman Wallace** and passed by unanimous vote.

6. For Council Action:

A. Second Reading of Ordinance:

- a. Mayor Ingram introduced for council's consideration second and final reading of **Ordinance 2021-08. An Ordinance to Add Section 9-14: Flagpole Design Standards to the Cheraw Zoning Ordinance to Regulate the Erection of Flag Poles Within the Town Limits of Cheraw.** A motion was made by **Councilman Crawford** to approve second and final reading of **Ordinance 2021-08.** The motion was seconded by **Councilman Wallace** and passed by unanimous vote.
- b. Mayor Ingram introduced for council's consideration second and final reading of **Ordinance 2021-09. An Ordinance to Amend the Town of Cheraw's Official Zoning Map to Rezone Certain Properties from R1-A Single Family Residential to GC-General Commercial the Effective Date of this Ordinance.** A motion was made by **Councilwoman Melton** to approve second and final reading of **Ordinance 2021-09.** The motion was seconded by **Councilman Wallace** and passed by unanimous vote

B. First Reading of Ordinance:

- a. Mayor Ingram introduced for council's consideration first reading of **Ordinance 2021-10. An Ordinance to Authorize the Transfer of Property Located at 159 Market Street. Town Administrator Mike Smith stated this is the Old Kimbrell's property.** Smith noted Council had already approved the transfer but the Town is required by state law when conveying or buying property it must be done by ordinance. A motion was made by **Councilwoman Melton** to approve first reading of **Ordinance 2021-10.** The motion was seconded by **Councilman Wallace** and passed by unanimous vote
- b. Mayor Ingram introduced for council's consideration first reading of **Ordinance 2021-11. An Ordinance to Authorize the Transfer of Property Located at 168 Second Street.** Smith stated that Council already approved this transfer. Smith noted the deeds have not been signed yet but the Town is required by state law when conveying or buying property it must be done by ordinance. This property will be transferred to Speer's construction. A motion was made by **Councilwoman Melton** to approve first reading of **Ordinance 2021-11.** The motion was seconded by **Councilman Wallace** and passed by unanimous vote
- c. Mayor Ingram introduced for council's consideration first reading of **Ordinance 2021-12. An Ordinance to Authorize the Transfer of**

Property Located at 1 Village Park Drive. Smith stated Council instructed the Finance Committee to put the Habitat for Humanity property out for proposals. There was one submittal and that was from **Driggers Real Estate** to make an Event Center. **Councilman Crawford** stated this is a recommendation from the Finance Committee in the form of a motion to approve first reading of **Ordinance 2021-12**. The motion was seconded by **Councilman Bennett** and passed by unanimous vote.

7. Mayor Ingram called council's attention to a recommendation from the Finance Committee concerning improvements at the **Theater on the Green**. **Councilman Crawford** stated the Finance Committee met on November 24th with Town Administrator Mike Smith, Clerk-Treasurer Tina Ellis, Recreation Director Brian Rogers, and Dixie Dry Water and Mold Specialist owner J.D. Wentz. The purpose of the meeting was to discuss the need to address the front ground level portion of the Theater and prevent moisture and mold problems from occurring in the future. Dixie Dry had previously been awarded a bid to sanitize and remove mold from the Theater and had sealed the area around the stage that included a floor liner and sump pump to protect that area from mold and moisture issues. However, it was discovered that the front portion of the Theater needed to be addressed and Dixie Dry has given a **\$14,279.65** quote to do these improvements. The Finance Committee feels this is something that needs to be undertaken and is recommending the Town Council award the contract to seal the front portion of the Theater. This would entail putting down a floor liner, removing mounds of dirt and installing a sump pump. **Councilman Crawford** stated this is recommendation from Finance Committee in the form of a motion. The motion was seconded by **Councilman Wallace**. Mayor Ingram asked where the funds would be taken from and Clerk Treasurer Tina Ellis stated expenses for the Theater are expensed through **Hospitality Budget** and would need to be charged to Theater line item as an expense. The motion was seconded by **Councilman Wallace** and passed by unanimous vote.
8. Mayor Ingram called council's attention to a recommendation to sell vacant Town parcels. Town Administrator Mike Smith stated several years ago the Town got a grant to acquire and demolish around **35** structures around the Town. The Town had to hold on to the properties for at least three years and now the three year period has expired. The Town now has 19 piece of property that can be sold. There are a couple of pieces of property that are adjacent to Town owned property that were either donated or the town bought at tax sale that Smith would like to join with other properties and wanted to get council's approval. These **19** properties are owned by the Community Development Corporation and he will meet with them in next couple of weeks to go over. Smith wants to sell these three pieces at are adjoined to the town owned lots. These lots are located on Chestnut and Legrand Streets. A motion was made by **Councilwoman Melton** to approve the sale of parcels. The motion was seconded by **Councilman Wallace** and passed by unanimous vote.

9. **For Council Information:**
10. **Citizen Comments:None.**
11. There being no further business a motion was made by **Councilwoman Melton** to adjourn. The motion was seconded by **Councilman Wallace** and passed by unanimous vote. The meeting was adjourned at **5:45 p.m.**

Respectfully submitted,


Clementine A. Ellis
Clerk-Treasurer