

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

Monday, March 19, 2007  
6:30 p.m.

Breedin Assembly Room  
City Hall

**Members Present:**

Mayor Johnson  
Mayor Pro-tem Gordon  
Councilmember Evans  
Councilmember Georgia  
Councilmember Pack

**Members Absent:**

**(E-Excused/ U-Unexcused)**

Councilmember Davis- E  
Councilmember Witherspoon- E

- I. Welcome/Introductory Remarks:** Mayor Johnson welcomed all present and stated that the media was notified. Mayor Johnson acknowledged the following:

News Media: Eric Goold, Manning Times  
Sharron Haley, The Item

Others: Larry Williamson- Manning Zoning Board of Appeals

- II. Invocation:** Rev. Effie Hilton.

- III. Pledge:** Mayor Pro-tem Johnny Gordon.

**IV. Approval of Agenda:**

Mayor Johnson stated that the Agenda had an amendment to Item XV, Executive Session and asked Council for a motion.

A **motion** was made by Councilmember Evans and was seconded by Councilmember Georgia to accept the amended the agenda. There was no discussion. All favored the motion.

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**V. Minutes:**

**Minutes of the Regular Meeting of City Council, February 19, 2007.**

A **motion** was made by Councilmember Evans and was seconded by Mayor Pro-tem Gordon to the approve minutes. There was no discussion. All favored the motion.

**VI. Citizens' Comments:** None.

**VII. Committee Reports:** None.

**VIII. Mayor's Report:**

Mayor Johnson stated that the Mayor's Report was included in Council's packet as information.

**IX. Public Presentation:**

Mayor Johnson introduced Rev. Eddie Lesaine as the spokesman for the Althea Gibson Boys & Girls Club Resource Center and asked him to come forward to make his presentation to Council.

**Althea Gibson Boys & Girls Club Resource Center.....Rev. Eddie Lesaine**

For the record, Councilmember Pack stated that as a member of the Macedonia Community Development Corporation (MCDC) he had a conflict of interest in the matter and asked to abstain from participation in any action that Council may take.

**Rev. Lesaine**

Rev. Lesaine reported the following:

- . Received a Letter of Conditions from U.S.D.A. to close out the project for the Althea Gibson Boys & Girls Club Resource Center.

- . Secured \$2,834,000.00 from U.S.D.A.

- . Experienced a shortage of \$280,000.00 due to budget cuts.

However, the plan for the project was not completed as well as the attorney's due diligence on the property.

Next, Rev. Lesaine requested that Council partner with the MCDC and assist by funding \$100,000.00 towards the MCDC to help with programs and project development. In addition, Rev. Lesaine stated that some of the services that would be provided through the Althea Gibson Resource Center would include a full service multi-purpose room, child development center, Boys and Girls Club, Adult Day Care Center and a business development center.

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Following, Mayor Johnson thanked Rev. Lesaine and stated that more detailed information concerning the project was included in Council's packet as information. In addition, Mayor Johnson stated that Council would consider his request, do further research and respond at a later time.

Next, Mayor Johnson asked where the center would be located.

Rev. Lesaine stated that, pending contract negotiations, the center would be located on Commerce Street on property across from the Clarendon County Fire Department.

Councilmember Evans asked if Clarendon County had been contacted for funding.

Rev. Lesaine stated that he had made a presentation to Clarendon County Council and that Clarendon County may help with in-kind services.

After some discussion, Mayor Johnson asked if there were any other questions. There were none.

**Sumter County Regional.....Mrs. Vicky Williams,  
Home Consortium Santee-Lynches**

Mrs. Williams greeted Council and stated that the Home Consortium has to reform every three years. Mrs. Williams stated that in order to continue to be eligible to receive HUD Home Funds, the municipality is required to sign a resolution giving the Mayor authority to sign the agreement.

Following, Mrs. Williams also noted, for Council's consideration concerning Rev. Lesaine's request, that Santee-Lynches Community Development Block Grant (CDBG) would look very seriously at funding or putting up leveraging money for this type of project that would include a small business development center. Mrs. Williams stated that, if Rev. Lesaine would like, she would be willing to do further research.

Rev. Lesaine stated his interest.

Mayor Johnson also stated that it would be good if everyone could work together and asked Mrs. Williams to research and to follow up with Mrs. Adger.

At this time, Mayor Johnson stated that although the Amended Agenda had been approved and Mrs. Williams had given her report, he asked Council to entertain a motion to amend the agenda to move Item XIII, New Business, Item A, next on the Agenda.

A **motion** was made by Mayor Pro-tem Gordon and was seconded by Councilmember Pack to amend the Agenda to move Item XIII, New Business, Item A, after Public Presentations. All favored the motion.

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Following, a **motion** was made by Councilmember Evans and was seconded by Councilmember Pack to approve the Resolution Authorizing the Mayor, and/or, as appropriate, His Designee, the City Administrator, to enter into an agreement Re-forming and Agreeing to Participate in the Sumter County Regional Home Consortium for the Period April 1, 2008 to March 31, 2001. There was no discussion. All favored the motion.

Next, Mayor Johnson stated that Council would like to make presentations to the volunteers of various city boards in recognition of their service.

Mayor Johnson recognized Rev. Effie Hilton, who had done an outstanding job as a member of the Manning Planning Commission and resigned in December 2006. Mayor Johnson presented Rev. Hilton with a plaque, on behalf of City Council, and thanked her for her service.

Following, Rev. Hilton thanked Council for the plaque.

Mayor Johnson stated that the other honorees listed on the Agenda were not present and that they would be recognized at a later date.

**X. Finance Director's Report:**

The Finance Director gave the following report:

Finance Report for Month Ending March 28, 2007

|                                   |                     |
|-----------------------------------|---------------------|
| <b>General Fund Unrestricted:</b> | \$ 1,767,728.00     |
| <b>Total Unrestricted GF</b>      | <b>1,767,728.00</b> |

|                                 |                  |
|---------------------------------|------------------|
| <b>General Fund Restricted:</b> | \$ 60,251.00     |
| <b>Total Restricted GF</b>      | <b>60,251.00</b> |

|                              |                 |
|------------------------------|-----------------|
| <b>Interest Earned (GF):</b> | <b>6,634.00</b> |
|------------------------------|-----------------|

|                                   |                     |
|-----------------------------------|---------------------|
| <b>Utility Fund Unrestricted:</b> | \$ 1,096,291.00     |
| <b>Total Unrestricted UF</b>      | <b>1,096,291.00</b> |

|  |                     |
|--|---------------------|
| <b>Utility Fund Restricted/Reserved:</b> | \$ 1,301,674.00     |
| <b>Total Unrestricted UF</b>             | <b>1,301,764.00</b> |

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|                             |                     |
|-----------------------------|---------------------|
| <b>Interest Earned (UF)</b> | <b>\$ 4,723.00</b>  |
| <b>Special Fund:</b>        | <b>\$ 43,890.00</b> |
| <b>Total Special Fund</b>   | <b>\$ 43,890.00</b> |

Financial reports are unadjusted totals due to incomplete audits for FY 05 and 06. Should be 67% into the budget year.

**REVENUE**

|                       | <b><u>Current</u></b> | <b><u>Percent Collected</u></b> |
|-----------------------|-----------------------|---------------------------------|
| <b>YTD GF Revenue</b> | <b>\$1,876,899</b>    | <b>53%</b>                      |
| <b>YTD UF Revenue</b> | <b>\$1,100,004</b>    | <b>55%</b>                      |

**EXPENDITURES BY DEPARTMENT**

|                         | <b><u>YTD Spent</u></b> | <b><u>Remaining</u></b> |
|-------------------------|-------------------------|-------------------------|
| <b>Legislative</b>      | <b>\$ 54,541.00</b>     | <b>72%</b>              |
| <b>Judicial</b>         | <b>\$ 36,721.00</b>     | <b>57%</b>              |
| <b>Administration</b>   | <b>\$ 197,585.00</b>    | <b>49%</b>              |
| <b>Non-Departmental</b> | <b>\$ 88,141.00</b>     | <b>20%</b>              |
| <b>Police</b>           | <b>\$ 730,110.00</b>    | <b>66%</b>              |
| <b>Fire</b>             | <b>\$ 280,926.00</b>    | <b>54%</b>              |
| <b>Street</b>           | <b>\$ 556,318.00</b>    | <b>59%</b>              |
| <b>YTD GF</b>           | <b>\$1,944,342.00</b>   | <b>55%</b>              |

|         | <u>YTD Spent</u> | <u>Remaining</u> |
|---------|------------------|------------------|
| Utility | \$1,069,688.00   | 53%              |

**XI. Administrator's Report:**

The Administrator's Report as given by Mayor Johnson for March 19, 2007 follows:

1. **Character Word of the Month:** Self-Discipline. **Proposed Logo:** Asked for Comments.
2. **Budget – FY 07-08.** Working on the budget. Departmental Reviews will begin March 29<sup>th</sup>.  
Budget draft – April 12<sup>th</sup>. City Council Workshop - Scheduled / May 15<sup>th</sup>

**3. Chamber Events:**

**Business After Hours:**

|         |  |                   |
|---------|--|-------------------|
| Mar. 22 | The Villas - Wyboo Mtg. Center               | 5:30 pm-7:00 pm   |
| Mar 29  | The French Hens – Open House, 23 S. Mill St, | 5:00 pm – 7:00 pm |

***Taste of Clarendon***

March 31

***Stripped Bass Festival***

April 28

4. **TAG Mtg.:** March 29<sup>th</sup>, 9:00 pm / **LMRWA Mtg.** April 5<sup>th</sup>, 2:00 pm
5. **Clerk / Vacation:** March 23<sup>rd</sup>- Mar. 30<sup>th</sup>
6. **Board of Appeals Mtg.:** Monday, Mar. 26 at 6:30 pm.
7. **Palmetto Pride Grant:** Awarded 46 Trees. Trees will be planted on SCDOT rights-of-way, the “Welcome to Manning” sign on Highway 521, Highway 260, Sunset Drive and Bellewood Park (Planting to begin Thursday).
8. **Regional Water Update:** Staff will be meeting with Mr. Darby and Guy Slagle on Tuesday to discuss the results of the cost study. Following, Mr. Darby will schedule to come before Council with an update on the project and contract.
9. **Town Clock:** Pictures / Cost. Clocks can be purchased with two faces or four faces. A basic two-faced clock ranges from \$9,500 to 12,500 and the four-faced clock ranges from \$18,000 – \$22,000. Please review the pictures before leaving tonight.

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- 10. Department Heads:** Department Heads present with the exception of Mr. Hardy. (Mr. Hardy had surgery.)

A) Departmental Reports

The departmental reports are included in Council's packet as information.

**XII. Old Business:**

- A. Discussion of nominations for replacements on Boards:

Mayor Johnson stated that there were vacancies on various boards and asked if Council had any recommendations for the vacancies.

A **motion** was made by Councilmember Evans and was seconded by Councilmember Pack to nominate Mrs. Jane Powell to fill the position as an alternate on the Manning Planning Commission Board. There was no discussion. All favored the motion.

Mayor Johnson asked Council if anyone had expressed a desire to serve on the Housing Advisory Committee. There were no nominations.

Mayor Johnson asked Council if anyone had expressed a desire to serve on the Tree and Beautification Board. There were no other nominations at this time.

Mayor Johnson asked Council to bring their nominations to a subsequent meeting.

**XIII. New Business:**

- A. A Resolution Authorizing the Mayor, and/or, as appropriate, His Designee, the City Administrator, to enter into an agreement Re-forming and Agreeing to Participate in the Sumter County Regional Home Consortium For the Period April 1, 2008 to March 31, 2011.**

This resolution was approved under Item IX, Public Presentations.

- B. Discussion of Sunshine Week.**

Mayor Johnson stated that Sunshine Week was sponsored by the South Carolina Press Association. Mayor Johnson stated that he had sent a letter on behalf of Manning City Council to The Item and The Manning Times newspapers. In addition, Mayor Johnson stated that Council believes in taking care of the public's business in open session with the exception of items that, by law, must be discussed in executive session. Mayor Johnson stated that Council abides by the Freedom of Information Act and that Council enjoys the good working relationship with the

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press and appreciates all that they do.

**C. Discussion of a request by Rev. Lesaine to waive sewer and water tap fees for properties located on Drayton Street.**

Mayor Johnson stated that Council would hear Rev. Lesaine's request but would respond to his request at a later date. Mayor Johnson asked Rev. Lesaine to explain his request.

Rev. Lesaine congratulated Council on their efforts in fighting homelessness and housing needs. Rev. Lesaine stated that Macedonia Community Development Corporation (MCDC) would like to partner with the city to help in the fight for safe and affordable housing.

Rev. Lesaine stated that the MCDC (a non-profit agency) is currently developing three housing sites on Drayton Street and is requesting that the city waive the sewer and tap fees for this project. In addition, the MCDC is looking at a proposed site to build an additional 10-12 houses in partnership with U.S.D.A and Section 8 but is currently focusing on housing in the city limits and may look to the city for additional resources.

Mayor Johnson asked the Administrator to research both of Rev. Lesaine's requests and to look at how Council has responded to similar requests in the past so that Council can make a sound decision.

Mayor Johnson asked Council if there were any questions.

Councilmember Evans asked if the homes would be refurbished homes and where they were located.

Rev. Lesaine stated that the homes would be new homes and were located on Drayton Street on vacant property.

**D. Discussion of support for Relay for Life.**

Mayor Johnson stated that the city supported Clarendon County Relay for Life last year with a \$500 donation and recommended that the city make a \$500 donation again this year.

A **motion** was made by Councilmember Evans and was seconded by Councilmember Pack to support Clarendon County Relay for Life with a \$500.00 donation. There was no discussion. All favored the motion.

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**E. Discussion of Manning High School's (Monarch) request to participate as a 2007 corporate sponsor.**

Mayor Johnson stated that the city received a request from the Manning High School Athletic Department requesting the city to serve as a corporate sponsor. Mayor Johnson stated that the public school system is within the city limits. In addition, Mayor Johnson stated that there are different levels of sponsorship and recommended, if Council desires, a sponsorship level of \$500.00. Mayor Johnson asked for discussion.

Councilmember Evans stated that sponsoring this program would leave the city open to sponsoring all school programs and agencies.

Mayor Johnson stated that it would be at Council's discretion whether to approve the request.

A **motion** was made by Councilmember Pack and was seconded by Mayor Pro-tem Gordon to approve the request to sponsor the Manning High School Athletic Department for \$500. There was no discussion. The motion passed by a vote of 4-1 with the vote as follows:

For  
Mayor Johnson  
Mayor Pro-tem Gordon  
Councilmember Georgia  
Councilmember Pack

Against  
Councilmember Evans

Councilmember Evans stated that she wanted to clarify that she was not against any particular school, but felt that if Council was a sponsor for one school that they should sponsor all schools.

**F. Discussion of foundations for modular units.**

Mayor Johnson noted that the city's Zoning Ordinance allows for the construction of new modular units within the city limits, and that Council has the authority to state what type of foundation the modular units are to be placed. Mayor Johnson asked Mrs. Adger for her recommendation.

Mrs. Adger stated that a memo referencing foundations for modular units was included in the Council packet as information and asked Chief McElveen to share additional information.

Chief McElveen stated that all modular units that have been placed within the city limits have been constructed according to the building codes in which the home can be secured to blocks stacked under the home. Chief McElveen also stated that modular units can also be placed on a permanent foundation consisting of a

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continuous brick wall around the exterior of the building and that the city would need to specify their preference.

Mayor Johnson stated that Council would need to specify what type of foundation modular units are to be placed.

A **motion** was made by was made by Councilmember Evans and was seconded by Councilmember Pack to require modular homes to be placed on a permanent foundation consisting of a continuous brick wall around the exterior of the building. There was no discussion. All favored the motion.

**G. Discussion of cemetery improvements.**

Mrs. Adger stated that the last project completed was the fencing of the last section of the cemetery. Mrs. Adger stated that she needed direction from Council on any additional improvements they would like.

Mayor Johnson asked Mrs. Adger come back to Council with a recommendation on the improvements she felt were needed along with cost factors.

**H. Discussion of demolition costs of abandoned buildings.**

Mayor Johnson stated that this information was included in the Council packet as information. Mayor Johnson stated that there is property awaiting demolishment, but that the cost will exceed the funding budgeted this year.

Mayor Johnson stated that Council has the following options:

- 1) leave the line item as-is and only utilize the remaining funds for clearing overgrown lots
- 2) add funds to the line item to cover the cost to demolish the house
- 3) add funds to the line item to cover the cost to demolish the house and clear overgrown lots for the remainder of the fiscal year.

Mayor Johnson asked the Administrator to discuss with the Department Head where the funding would come from and to place it on the Agenda for discussion next month.

**XIV. Councilmembers' Comments:**

**Councilmember Evans**

Councilmember Evans spoke about the passing of Mrs. Betty Roper, the former Clarendon County Council Chairperson who was a very strong leader in government and in the community and would be missed. Councilmember Evans stated that on behalf of City Council condolences go out to the family.

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Following, Councilmember Evans spoke about her concerns about illegal dumping continuing in the Pine Knoll area and asked if the Police Department could follow-up on her concern.

**Councilmember Pack**

Councilmember Pack spoke about his concerns with the ditches in the Bellewood area. Councilmember Pack stated that a ditch grant study was done under the previous administration and asked the Mrs. Adger to follow up with the results of the study.

Mayor Johnson stated that SC Department of Transportation owns the ditches on highway rights-of-way and would be the primary contact for problems.

Mrs. Adger stated that the ditches in the Bellewood Area were not a part of the Ox Swamp Study that is currently underway. Mrs. Adger stated that under this study a representative is looking at the infiltration in the swamp.

**Councilmember Georgia**

Councilmember Georgia spoke about her concerns with the foot traffic coming from Manning Gardens Apartments onto Drayton Street which is creating problems.

Mayor Johnson stated that he had sent a letter to the property management company for the apartment complex asking that them to consider erecting a fence around the complex to serve as a barrier between the complex and the homes on Drayton Street to deter foot traffic. In addition, Mayor Johnson stated that he has not had a response. And, Mayor Johnson asked Mrs. Adger to give him the information again so that he can follow-up his letter with a telephone call.

**XV. Executive Session:**

A **motion** was made by Councilmember Evans and was seconded by Councilmember Pack to enter into Executive Session to discuss personnel matters in the Administration Department concerning an update on the Administrator's position, bids for the City's banking services, a personnel mater in the Police Department, a contractual matter in the Public Works Department concerning the Hwy 521 Widening and the alleyway behind the stores in the downtown area. There was no discussion. All favored the motion.

Following Executive Session, the following action was taken:

A **motion** was made by Councilmember Evans and was seconded by Mayor Pro-tem Gordon to purchase the H & R Block property on W. Boyce Street subject to being free and clear of all liens and encumbrances. There was no discussion. All favored.

Next, Mayor Johnson stated that the city had secured a loan with SC Department of

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Transportation to replace the water and sewer lines on Hwy. 521 during the highway widening project. Mayor Johnson stated that the SC Department of Transportation had agreed to accept the city's proposal for a repayment plan of \$29,485.17 per quarter, interest free, beginning April 1, 2007.

A **motion** was made by Councilmember Georgia and was seconded by Mayor Pro-tem Gordon to accept the repayment plan of the loan with the SC Department of Transportation. There was no discussion. All favored the motion.

**XVI. Adjournment:**

A **motion** was made by Mayor Pro-tem Gordon and was seconded by Councilmember Pack to adjourn. There was no discussion. All favored the motion.

**Time:** 8:15 p.m.

**Respectfully Submitted,**

**Daun Davis  
City Clerk**