



**Town of Kershaw
Town Council Meeting Minutes
113 S. Hampton St.
Monday, February 17, 2025**

1. **Call to Order** – Mayor Mark Dorman, Councilmembers Present, Jody Connell, Harvey Truesdale, Randy Seegars, Danny Williams, Bobbie Faulkenberry, and Michael Cook. Also present, Town Administrator John Douglas, Town Attorney Vincent Sheheen, Town Clerk Alicia DeBruhl.
2. **Invocation**- Council member Michael Cook
3. **Approval of Agenda**- Mayor Mark Dorman made a motion to amend the agenda. Under Special Guest add Tavarus Kelly. Under Executive Session add Contractual Matter Pertaining to Water/Sewer. Councilmember Harvey Truesdale seconded the motion to approve the agenda as amended by Mayor Mark Dorman. The motion passed with a vote of 7-0.
4. **Public Comments- Jennifer Mcateer- W. Church St-** Ms. Mcateer has concerns about the Storage Container Ordinance. They have four small children and have items such as tools, drills, saws etc. that they do not want to leave laying around in the house for the children to get hurt on. They lock them in the storage container. They are a one-income family, it was easier for them to be able to afford a storage container instead of a storage building. Their building does not cause rodents. Ms. Mcateer also agrees that the storage containers should be painted and look decent, they should not be an eye sore for other to look at.
Eric Miller-W. Church St.- Mr. Miller agrees with everything Ms. Mcateer said, also added they couldn't afford to pay \$10,000 for a storage building. Agrees the storage containers should be painted and look decent.
Demetrui Watkins- 308 N. Ingram St- Has concerns about the Vehicle Ordinance. He did check into getting Antique Car Insurance, but he does not qualify for that. He didn't see in the Ordinance where it said that the covers on vehicles couldn't be permanent. He would like to see the Town try to work with the Ordinance they currently have to see if we can get that one in place before amending the Ordinance and making changes.
William Clyburn- 106 Rollins Drive- Has concerns on both the Storage Containers and Vehicle Ordinances. Currently he rents two storage units, would like to get a storage container. As long as people keep up with the storage containers don't see a problem with anyone having them. He currently has 12 vehicles, granted all of his are in compliance with the ordinance,

but some times when people purchase used vehicles, it takes times to get them fixed before you can get tags on them. Doesn't think anyone should be able to tell him what he can have in his yard.

5. **Approval of Minutes- 11/18/24-** Councilmember Danny Williams made a motion to approve the Minutes for 11/18/24, as submitted. Councilmember Randy Seegars seconded the motion. The motion passed with a vote of 7-0.

6. **Financial Report-** Financial Update as of 1/31/24 is included in the packet.

Councilmember Randy Seegars mentioned that Administrator John Douglas does not keep all councilmembers up to date on information pertaining to the Town and that he lets other councilmembers know more than others. Several other council members spoke up and explained that Administrator John Douglas sends a weekly update to every council member every Friday.

Councilmember Randy Seegars proceeded to ask about the 1.2 million the Town received in grant money for Hamel Street lift station and why it is taking so long to complete the project. Administrator Douglas asked for Utility Supervisor John Peavy to come up to the podium, so he could explain exactly where we were in the process. Utility Supervisor John Peavy said we are currently waiting on DHEC for permits, that the hold-up is with the state and not the engineers. Councilmember Randy Seegars asked about the two million the Town received in grant money for CDBG WWTP Upgrades and what was the taking long with this grant. Utility Supervisor John Peavy informed Councilmember Seegars that again the hold up is with DHEC, waiting on the permits from DHEC as well for this grant.

Special Guest

1. **Matt Warner, Asset President, OceanaGold-** Mr. Warner introduced himself to council. He is from Australia and has now moved to Waxhaw, NC. He looks forward to working with the Town and Citizens of Kershaw.
2. **Tarvrus Kelly- AJHS Student Body President-** Mr. Kelly is currently Student Body President at AJHS. They are currently working for their future. They would love to have more opportunities in Town for students.

OLD BUSINESS

1. **Second Reading of 541 W. Richland Street Annexation/Rezoning Ordinance 2025-001-** Councilmember Danny Williams made a motion to approve the Second Reading of 541 W. Richland Street Annexation/Rezoning Ordinance 2025-001. Councilmember Jody Connell seconded the motion. The motion passed with a vote of 7-0.
2. **Second Reading of 535 W. Richland Street Annexation/Rezoning Ordinance 2025-002-** Councilmember Jody Connell made a motion to approve the Second Reading of 535 W. Richland Street Annexation/Rezoning Ordinance 2025-002. Councilmember Michael Cook seconded the motion. The motion passed with a vote of 7-0.
3. **Second Reading of Mackey Alley Quitclaim Conveyance Ordinance 2025-004-** Councilmember Harvey Truesdale made a motion to approve the Second Reading of

Mackey Alley Quitclaim Conveyance Ordinance 2025-004. Councilmember Jody Connell seconded the motion. The motion passed with a vote of 7-0.

4. **Second Reading of Abandoned Vehicles Ordinance 2025-005-** Councilmember Jody Connell made a motion to approve Second Reading of Abandoned Vehicles Ordinance 2025-005. Councilmember Danny Williams seconded the motion.

Discussion- Councilmember Bobbie Faulkenberry asked Demetrus Watkins if he had a problem with the new ordinance. Mr. Watkins responded that he didn't see the 90 days mentioned in the new ordinance and didn't have a problem with it. Code Enforcement Officer Elaine Boone and Mayor Mark Dorman both spoke up and said that 90 days was added to the new ordinance. Mr. Watkins stated he was referring to the last ordinance that didn't include the 90 days. Councilmember Michael Cook, does the 90 days start from when Code Enforcement Officer Elaine Boone talks to the individual? Code Enforcement Officer Elaine Boone said the 90 days begin once she talks to them, she would mark it on the calendar and then go back. Councilmember Michael Cook then asked if there were any exceptions, Code Enforcement Officer Elaine Boone said she would be willing to work with individuals as long as they are working on correcting the problems, within a reasonable amount of time. Mayor Mark Dorman then asked Mr. Watkins if he had any more questions. Mr. Watkins was under the impression that if the car was covered there wasn't a time limit to how long it could be that way. What is the process after the 90 days? Mayor Dorman responded that Elaine would work with him. Elaine Boone said she would come back and check extend it another 30 days, she does not like writing a citation unless she has to because she has to go to court over it. Mr. Watkins then asked, why put the 90 days in the ordinance if Elaine is going to extend it and work with us on it? Mayor Mark Dorman said we are going to amend the ordinance and re-word it. That he is sure that will be an issue that will come up. Then ask Councilmember Harvey Truesdale to make a motion to amend the ordinance. Councilmember Harvey Truesdale made a motion to amend the ordinance, adding that the Code Enforcement Officer may add extensions, if necessary, if the individuals are working on correcting the issues. Councilmember Michael Cook seconded the motion. The motion passed with a vote of 7-0.

5. **First Reading of Portable Storage Containers Ordinance 2025-006-** Mayor Mark Dorman the new ordinance reads, if you currently have a Portable Storage Container, you may keep it, but you have 180 days to paint it. Going forward they cannot be larger than 160 square feet. Mayor Mark Dorman asked Mr. Clyburn if he had a question. Mr. Clyburn stated at the back of his house he does not have enough room to put a container, but he does have room for one on the side of his house. Mayor Dorman asked if he had containers now? Mr. Clyburn said no. Mayor Dorman stated if he is to get them, they cannot be larger than 160 square feet and must be painted to match his house. Then he told Elaine Boone to work with Mr. Clyburn on this situation. Councilmember Bobbie Faulkenberry stated she had talked to Councilmember Harvey Truesdale about this, could they individuals also do siding or brick? Mayor Dorman stated that they could do that as well. Councilmember Bobbie Faulkenberry asked if we needed to include that in the wording of the ordinance. Mayor Dorman said yes, this was the first reading we would

add it in for the second reading. Mayor Dorman then asked Stephen Lewis what his questions were regarding the ordinance. Mr. Lewis stated the ordinance states that you can have one per residential lot, does that mean my four-acre lot is treated the same as a property that's in Lancaster, Town of Kershaw? That he can only have one container even though he has four acres? Mayor Dorman, your property is four acres in town limits? Mr. Lewis, yes sir, Mayor Dorman, what is your other question? We will get back to that one. Mr. Lewis, section B, I just want to make sure everyone understands where it says you can't have a container larger than 160 square feet. That is a 20-foot container not a 40 foot. I just wanted to make sure everyone understood that. Mayor Dorman then asked Town Attorney Vincent Sheheen to help with Mr. Lewis' question. Town Attorney Sheheen responded with it's hard to tell without knowing how your property is, but if it is one tax map entity, it will probably be considered one lot, you could get it subdivided. Then he suggests to Mayor Dorman that he would try to fix the wording for second reading. Mr. Lewis, is there an exception for people who have larger lots? Being allowed to have two or one for every two acres? Mayor Dorman, tonight we are going to approve this ordinance, but we will look at all of this for the second reading to make any adjustments that may need to be made. Councilmember Randy Seegars, I have to ask Admin Douglas one more question. Has anyone in the business district contacted you about the bins in town? Admin John Douglas I have had one. Councilmember Randy Seegars, did you share that with anyone? Councilmember Jody Connell we will have to go back and look, this is just residential right now, we will have to do something for Commercial too. Councilmember Seegars, Elaine how many containers do we have in the business section. Elaine Boone- I don't know how many, but it's a lot. Councilmember Seegars- Box trucks in town without tags. Elaine Boone- How many do we have of those? We have a lot of those too. Councilmember Seegars- People use those for storage too. Jody, you said we will be addressing this later. Councilmember Connell- we are, later for the commercial. Councilmember Danny Williams made a motion to approve the First Reading of Portable Storage Containers Ordinance 2025-006. Councilmember Harvey Truesdale seconded the motion. The motion passed with a vote of 7-0. Mayor Dorman called Mr. Clyburn back up to the podium for another question. Mr. Clyburn the containers you have on here are smaller than the average containers around town. Could I purchase one that's 160 square feet? Mayor Dorman, you can do it now, because this ordinance has not passed yet. You have a month before the second reading and it will be grandfathered in, if it is gotten before the second reading.

6. **Fire Hydrants Update-** Utility Supervisor John Peavy gave the council an update on the process being made with Fire Hydrants. They are currently trying to work on the Fire Hydrants and valves. Some valves are old and do not work, they are also leaking. Most of the hydrants that are painted black do not meet the guidelines for fire flow. We need to look at replacing some lines. Even if we did get new hydrants to go there, we still would not have adequate fire flow, due to the lines being so old and corroded. Most lines are from around the 1920s. We currently have approximately 170-180 fire hydrants in town limits, of those 76 do not meet fire flow. John Peavy suggests the town look for an engineer to help with the project. Mayor Mark Dorman asked Fire Chief Tracy Caldwell what the fire department does if they do not have adequate fire flow at a hydrant. Fire

Chief Tracy Caldwell responded that they must call in extra tankers from other fire departments and find working fire hydrants to go back and forth to fill the tankers. Mayor Mark Dorman then asked Utility Supervisor John Peavy and Fire Chief Tracy Caldwell if they could get together to come up with a plan on what to do next.

NEW BUSINESS

1. **Cemetery- Councilmember Randy Seegars-** The Cemetery Committee would like to bring before council, we would like to pave the rest of the cemetery on the front side, we have already paved Azalea and Dogwood, he spoke with the Contractor and he said we would need to fix where you turn off the lanes, over time it would wear and break the asphalt. While we are doing it, we would like to get the other five streets paved. We would like to ask for bids on this project again. Mayor Dorman, go ahead and get bids on how much it would cost and bring it back to council.

Lynda Watson- Would like to see if we could purchase or have John Peavy make something to go at the cemetery as a lost and found. To put flowers in that are blown all over the cemetery that are still in excellent condition. Mayor Dorman told Mrs. Watson to get with John Peavy and see what they can come up with.

Councilmember Seegars- Danny and I, have been going over to the cemetery checking the gates every day. I go at night and Danny in the morning. For the way the gates are being handled, we are going to discontinue that. They can close them if they want to, or they can open them if they want to. Mayor Dorman- so it's not working out.

Councilmember Seegars- no it's not working out; I have a list of times and dates of the gates not being closed. I went over there last night the wind had blew one of the gates closed. If they don't want to close the gates, we will let it go as it's been going.

2. **Recreation-Councilmember Jody Connell-Kershaw** is one of the few towns that owns a golf course. For years we had to transfer money from the General Fund account to cover the golf course and bowling alley. Normal rounds of four people usually take around four hours to play. Now it is currently taking around five hours to play. We have 44 carts at the golf course, which is plenty during the week, but it's not enough on the weekends. On Weekends and Holidays starting April 5, 2025, we will no longer have single plays or 5-some play until 2 PM, to improve the pace of play. The golf course looks better now than it has ever looked.

Mayor Mark Dorman made a motion to enter Executive Session. Councilmember Harvey Truesdale seconded the motion. The motion passed with a vote of 7-0.

EXECUTIVE SESSION

1. **Legal Advice Related to Potential Litigation**
2. **Contractual Matters Pertaining to Golf Course**
3. **Contractual Matters Pertaining to Water/Sewer**

Mayor Mark Dorman made a motion to return to Open Session. Councilmember Michael Cook seconded the motion. The motion passed with a vote of 7-0.

ACTIONS RESULTING FROM EXECUTIVE SESSION

Mayor Dorman made a motion to approve the contract with TCO to replace sewer line on W. Richland St. in the amount of \$412,536.00. Councilmember Michael Cook seconded the motion. The motion passed with a vote of 7-0.

ADJOURNMENT- Councilmember Bobbie Faulkenberry made a motion to adjourn the meeting. Councilmember Harvey Truesdale seconded the motion. The motion passed with a vote of 7-0.

Mayor Mark Dorman

Town Clerk Alicia DeBruhl