



COUNCIL AGENDA
Tuesday March 2, 2021
6:00pm
West Pelzer Municipal Center
30 Main Street

- I. **INVOCATION/PLEDGE OF ALLEGIANCE**
- II. **CALL TO ORDER**
- III. **APPROVAL OF MEETING MINUTES**
 - a) February 16, 2021 Council Meeting
- IV. **PRESENTATIONS AND REPORTS**
 - a) Paula Payton - Clerk's Report
 - b) Chief Eliopoulos – Police Department Report
- V. **CITIZEN COMMENTS (sign up required / max 3 minutes)**
- VI. **OLD BUSINESS**
 - a) **2nd Reading of Ordinance No. 2021-0216** "AN ORDINANCE ANNEXING CERTAIN PARTIAL OF LAND TO THE TOWN OF WEST PELZER, SOUTH CAROLINA; DESCRIBING SAID LANDS AND DECLARING SAME A PART OF THE TOWN OF WEST PELZER, SOUTH CAROLINA; AND AMENDING AND CHANGING THE ZONING MAP OF THE OF TOWN OF WEST PELZER, SOUTH CAROLINA, TO SHOW SUCH ANNEXATION AND THE CLASSIFICATION OF THE SAME UNDER THE ZONING ORDINANCE OF THE TOWN OF WEST PELZER, SOUTH CAROLINA; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE"
 - b) **Resolution No. 2021-0302** "A RESOLUTION TO APPOINT PLANNING COMMISSION MEMBERS FOR THE TOWN OF WEST PELZER, SOUTH CAROLINA"
- VII. **NEW BUSINESS**
 - a) **1st Reading of Ordinance No. 2021-0302.1** "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING ONE HUNDRED FIFTY-SIX THOUSAND DOLLARS (\$156,000) GENERAL OBLIGATION BOND, SERIES 2021 OF THE TOWN OF WEST PELZER, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO."
- VIII. **REQUEST BY COUNCIL**
- IX. **EXECUTIVE SESSION**
- X. **ADJOURNMENT**

Council Meeting Minutes

Tuesday March 2, 2021

6:00pm

West Pelzer Municipal Center

30 Main Street

Those present: Mayor Blake Sanders, Council Members Jim Riddle, Johnny Rogers, Pat Alexander and Vicki Farmer; Town Attorney Carey Murphy, Town Clerk Paula Payton and Chief Alexis Eliopoulos.

INVOCATION/PLEDGE OF ALLEGIANCE – Councilwoman Alexander

CALL TO ORDER – Mayor Sanders 6pm

APPROVAL OF MEETING MINUTES - February 16, 2021 Council Meeting

Councilman Rogers made a motion to approve; Councilwoman Farmer stated that she needed more information regarding the 7-11 issue. Mayor Sanders referred to the February 2021 minutes, stating the 7-11 property ownership dispute is being handled by the Town Attorney; a cease-and-desist letter has been sent to the Town of Pelzer. The Town is not in litigation at this time. Councilman Riddle moved to 2nd Councilman Rogers motion to approve the minutes; Mayor Sanders, Councilman Rogers, Councilman Riddle and Councilwoman Alexander voted in favor. Councilwoman Farmer did not vote.

PRESENTATIONS AND REPORTS

Paula Payton - Clerk's Report- see attached

Chief Eliopoulos – Police Department Report- see attached

CITIZEN COMMENTS (sign up required / max 3 minutes - None

OLD BUSINESS

2nd Reading of Ordinance No. 2021-0216 "AN ORDINANCE ANNEXING CERTAIN PARTIAL OF LAND TO THE TOWN OF WEST PELZER, SOUTH CAROLINA; DESCRIBING SAID LANDS AND DECLARING SAME A PART OF THE TOWN OF WEST PELZER, SOUTH CAROLINA; AND AMENDING AND CHANGING THE ZONING MAP OF THE OF TOWN OF WEST PELZER, SOUTH CAROLINA, TO SHOW SUCH ANNEXATION AND THE CLASSIFICATION OF THE SAME UNDER THE ZONING ORDINANCE OF THE TOWN OF WEST PELZER, SOUTH CAROLINA; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE"

Clerk's comments: This ordinance was approved for first reading at the February 16th meeting; 40% of the property is in West Pelzer town limits; Request is for partial annexation of the remaining property; Continuation of existing R-15 zoning; residential housing - no change in zoning is requested. Mayor Sanders added that the lot sizes will range from one-half acre to over an acre; owner will donate property for a park on the West End per Council's Strategic Plan. Mayor Sanders made a motion to approve 2nd reading, 2nd by Councilman Riddle; all were in favor.

Resolution No. 2021-0302 "A RESOLUTION TO APPOINT PLANNING COMMISSION MEMBERS FOR THE TOWN OF WEST PELZER, SOUTH CAROLINA

Clerk's comments: A minimum of one Planning Commission member needs to be appointed for the commission to function; Nominations are: Jeff Lee and Mike Scroggs; Resolution appoints members to the commission and training will be scheduled as available through Appalachian Council of Government Councilwoman Alexander made a motion to approve the resolution and appoint two new members to the Planning Commission, 2nd by Councilwoman Farmer; all were in favor.

NEW BUSINESS

1st Reading of Ordinance No. 2021-0302.2 "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF A NOT EXCEEDING ONE HUNDRED FIFTY-SIX THOUSAND DOLLARS (\$156,000) GENERAL OBLIGATION BOND, SERIES 2021 OF THE TOWN OF WEST PELZER, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO."

Clerk's comments: With approval of Resolution 2021-0216.1 in February an engagement letter was signed with Pope Flynn Group that initiated the bonding process; The Series 2021 bond will replace the current Series 2016 bond; 1st Reading of this ordinance will be in title only; 2nd Reading will be part of the April 6, 2021 Council Meeting; in May 2021 the Bank RFP will be distributed to bidders; in June 2021 we will receive bids and schedule a closing. Councilman Riddle made a motion to approve, 2nd by Councilman Rogers; all were in favor.

REQUEST BY COUNCIL

No request by Council; Mayor Sanders just reminded everyone to love their neighbor and be patient as many are still dealing with COVID issues.

EXECUTIVE SESSION - None

ADJOURNMENT

Councilwoman Alexander made a motion to adjourn at 6:18pm.

Minutes prepared by:

Paula H. Payton, CMC

Town Clerk



www.westpelzer.com

To: Mayor Sanders and Council

From: Paula H. Payton, CMC

Subject: Clerk's Report

Date: March 2, 2021

The following are updates and information related to activities in the Town of West Pelzer and/or upcoming events. Please contact me with any questions that you may have related to these items. ppayton@westpelzer.com or 864-947-6297 ext. 101

Administration

- The next 2021 Quarterly Department Meeting will be scheduled for April/May
- Council Workshop scheduled for Friday March 12, 2021 at 9am
 - Mid-Year Budget Review
 - 2019/2020 Audit Review
- Quarterly Training – Customer Service (online)
 - Completed by Office Staff in February 2021
 - Paula Payton – Master Academy for Civic & Public Affairs / University of Wisconsin
 - Strategic Thinking & Planning, Budgeting, Ethics, Parliamentary Procedures

Public Works

- 18 work orders were completed in the month of February 2021.
 - Work Orders can be submitted online (www.westpelzer.com) or by calling Town Hall
- 2019 CCR Water Quality Report is available at www.westpelzer.com
- Reminder - Sanitation will run as usual, unless notification is received, even on holidays

Municipal Court

Monies disbursed for February 2021

- General Fund ~ \$31.60
- Victim's Fund (Anderson County) ~ \$6.01
- State Assessment ~ \$82.39

Per the Supreme Court of South Carolina all in-person proceedings are banned indefinitely (beginning Monday January 11, 2021)

Finance

- February 2021 Budget
 - General Fund Income \$21,860.35 ~ Expense \$45,812.18
 - Water/Sewer Income \$72,153.57 ~ Expense \$64,340.37
 - Hospitality Tax Income \$3,226.14 ~ Expense \$22,847.51
- Over Budget Items (YTD) - None
 - 01-7220-100 Dues & Subscriptions
 - 03-7220-000 Dues & Publications



To: Mayor Sanders and Council

From: Chief Alexis Eliopoulos

Subject: Police Department Report

Date: March 1, 2021

The following are updates and information related to activities of the West Pelzer Police Department and/or upcoming events. Please contact me with any questions that you may have related to these items.

aeliopoulos@westpelzer.com or 864-947-6297 ext. 103

Crime Stats

- Reports-15
- Arrests-10
 - traffic related charges – 6
 - Drug charges-3
 - Failure to Stop for Blue Lights- 1
 - Warrants Served- 2
 - Poss of Stolen Vehicle- 1
- Tickets Written- 44
- Warnings- 28

Updates

- Officers completed Legal update training.
- Reminder: If anyone needs to reach an Officer, they can call 864-947-6297 opt 5 or Anderson County Dispatch 864-260-4444; **If it is an emergency please dial 911.**

ORDINANCE 2021-0216

AN ORDINANCE ANNEXING CERTAIN PARTIAL OF LAND TO THE TOWN OF WEST PELZER, SOUTH CAROLINA; DESCRIBING SAID LANDS AND DECLARING SAME A PART OF THE TOWN OF WEST PELZER, SOUTH CAROLINA; AND AMENDING AND CHANGING THE ZONING MAP OF THE TOWN OF WEST PELZER, SOUTH CAROLINA, TO SHOW SUCH ANNEXATION AND THE CLASSIFICATION OF THE SAME UNDER THE ZONING ORDINANCE OF THE TOWN OF WEST PELZER, SOUTH CAROLINA; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

WHEREAS, the lands hereinafter described are contiguous and adjacent to the Town of West Pelzer, and the Town has been requested to annex the same to the Town of West Pelzer, South Carolina, and;

WHEREAS, it appears to the Mayor and Town Council of the Town of West Pelzer, that the hereinafter described property is subject to annexation to the Town under and pursuant to the provisions of South Carolina Code, and that said land should be annexed to and become a part of the Town of West Pelzer, and;

WHEREAS, the Town Council referred the zoning of the affected territory for report and recommendations to the Planning Commission, and Planning Commission made its report and recommendations for the hereinafter described property proposed to be annexed, and;

WHEREAS, the Council has determined that the proper classification under the Zoning Ordinance of the Town of West Pelzer, for the property to be annexed is as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF WEST PELZER, AS FOLLOWS:

SECTION I: That the following described land in Anderson County, South Carolina:

OWNER: RYAN VICARS

TMS NO: 244-00-01-001-000

ADDRESS: LOCATED ON PALMETTO ROAD BETWEEN
WEST STEWART STREET AND DENDY STREET
AND A PORTION ON THE SOUTH SIDE OF
DENDY STRETE AT THE CORNER OF
PALMETTO ROAD

DESCRIPTION: 62.94 ACRES

The same hereby is annexed to the Town of West Pelzer and shall be, and is hereby declared to be

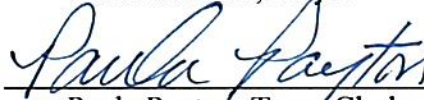
a part of the Town of West Pelzer, South Carolina. The property is hereby classified and zoned as "R-15", which would permit the residential use of the said property.

SECTION II: This ordinance shall be in full force and effect from and after its passage, approval and due publication.

PASSED BY THE TOWN COUNCIL AND APPROVED BY THE MAYOR this 2nd day of March 2021.



Blake Sanders, Mayor



Paula Payton, Town Clerk

RESOLUTION NO. 2021-0302

**RESOLUTION TO APPOINT MEMBERS TO THE PLANNING COMMISSION FOR THE
TOWN OF WEST PELZER, SOUTH CAROLINA**

WHEREAS, the Town of West Pelzer is authorized by the Town Code of Ordinances and South Carolina Local Government Comprehensive Planning Enabling Act of 1994, and authorizes as the Mayor and Town Council deem necessary; and

WHEREAS, the Mayor and Town Council passed an ordinance in 2008 establishing a Town of West Pelzer Planning Commission, Election Commission, and Board of Zoning Appeals; and

WHEREAS, the Commissions have terms as required by ordinance; and

WHEREAS, following Council requests for nominations, the nominations presented meet all requirements set forth by ordinance; and

WHEREAS, the Mayor of the Town of West Pelzer is authorized to appoint members to commissions, subject to approval by the Council of the Town of West Pelzer.

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Town of West Pelzer that the Town formally appoints Jeff Lee and Mike Scroggs for terms as set by Town Code of Ordinances.

Resolution declared and adopted on March 2, 2021.


Blake Sanders - Mayor
Paula Payton – Town Clerk