

**MINUTES**  
**WESTMINSTER CITY COUNCIL**  
**Regular Scheduled Meeting**  
**Tuesday, April 9, 2024**

The City Council of the City of Westminster met in a regularly scheduled meeting on Tuesday, April 9, 2024, at 6:00 pm at the Westminster Fire Department with Mayor Brian Ramey presiding. Those in attendance were:

Brian Ramey  
 Jimmy Powell

Audrey Reese  
 Adam Dunn

Daby Snipes  
 Dale Glymph

Ruth May

City Administrator, Kevin Bronson  
 Assistant to the City Administrator, Reagan Osbon  
 City Clerk, Rebecca Overton  
 City Attorney, Andrew Holliday  
 Members of the public and press

*Notice of the meeting and the agenda was posted on a window at the Fire Department and at westminstersc.org twenty-four hours prior to the meeting and all persons, organizations and local media requesting notification and the agenda were notified by email.*

**Call to Order**

Mayor Ramey called the meeting to order at 6:00 pm.

**Certification of Quorum**

Rebecca Overton certified a quorum.

**Invocation and Pledge of Allegiance**

Mrs. Audrey Reese led the Council in the invocation and the Pledge of Allegiance.

**Proclamations and Recognitions**

Mayor Ramey read a proclamation celebrating the 2024 State Champion West-Oak Warrior Wrestling Team. He thanked the Coaches and players for their dedication and congratulated them on a third-year championship.

Mayor Ramey read a proclamation celebrating JoAnn Blake, former owner of Magnolia Manor Bed and Breakfast. He recognized her service of many years to the community and for her hospitality to many families over the years.

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Mayor Ramey read a proclamation celebrating Pay Burton and her retirement after eighteen years of service to the City of Westminster. He thanked her for her dedication and service as a committed employee and wished her well in her retirement.

### **Public Comments**

None

### **Comments from the Mayor and Council**

Mayor Ramey reminded everyone of the spring cleanup day scheduled for May 4<sup>th</sup> beginning at 9:00 am. He also informed Council that he had spoken to business owners in the downtown area, and all were in favor of the boardwalk idea. mentioned getting a list of volunteer projects together for local churches and community groups to participate in. He also mentioned the possibility of a boardwalk to connect the Main Street buildings and stated that several business owners were in favor of this idea and that the Local Development Funds could possibly be utilized with such a project.

### **Routine Business**

1. Approval of the March 19, 2024, Regular City Council Meeting Minutes

Upon a motion by Mrs. Reese and seconded by Ms. May, the motion to ***approve the March 19, 2024, minutes***, passed unanimously.

<b>Member</b>	<b>Motion</b>	<b>Vote</b>
Ramey		Yes
Glymph		Yes
Powell		Yes
Reese	Motion	Yes
May	Second	Yes
Dunn		Yes
Snipes		Yes

2. Approval of the March 19, 2024, Budget Workshop Minutes

Upon a motion by Mr. Dunn and seconded by Mr. Glymph, the motion to ***approve the March 19, 2024, Budget Workshop minutes***, passed unanimously.

<b>Member</b>	<b>Motion</b>	<b>Vote</b>
Ramey		Yes
Glymph	Second	Yes

Powell		Yes
Reese		Yes
May		Yes
Dunn	Motion	Yes
Snipes		Yes

3. Approval of the April 2, 2024, Special Called Meeting Minutes

Upon a motion by Mr. Glymph and seconded by Mrs. Reese, the motion to *approve the April 2, 2024, special called meeting minutes* passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph	Motion	Yes
Powell		Yes
Reese	Second	Yes
May		Yes
Dunn		Yes
Snipes		Yes

4. Comments from City Administrator

- a. Mr. Bronson informed Council that the proposals for audit services had been issued. He added that is routine to change audit firms every three to five years.
- b. Mr. Bronson informed Council bids for the sale of the Riley Street property had been issued and were on the city website.
- c. Mr. Bronson informed Council that staff had already begun making plans to hang flags for the Memorial Day holiday and added that Mrs. Snipes is going to decorate the Gazebo at the Depot.
- d. Mr. Bronson informed Council that Police Chief Fred Miller will begin his duties on Monday May 6<sup>th</sup> and a swearing-in ceremony was being planned. He also thanked Interim Police Chief Caitlin Pope for her dedication and professionalism throughout the process. Mayor Ramey added that he had received personal calls thanking Chief Pope for her good work.
- e. Mr. Bronson reminded Council that they had previously discussed the success of the Retreat Street businesses and suggested that due to the ongoing success that they consider making Retreat Street a one-way street to help with traffic flow and parking issues. He added that the city owns that street, and this could be accomplished by restriping the parking and adding additional signage.

**Old Business**

1. Consideration of second reading of Ordinance No. 2024-04-09-01; An Ordinance Authorizing Certain Economic Development Incentives; Approving the Execution and Delivery of An Inducement Agreement; And Other Matters Relating Thereto

Mr. Bronson reminded Council that in order to incentivize economic development within the city limits, the City Council adopted an Economic Development Incentive ordinance in October 2022. He added that the ordinance allows the developer of a project to request, and city council to consider, reimbursements for fees collected by the city or Oconee County for building permit fees, tap fees, business license fees, local hospitality and accommodations taxes and other such incentives as the council may so authorize. Mr. Bronson informed Council that the Spinx Company is asking Council to consider the terms below for the development and construction of a new Spinx store located at the southeast corner of West Oak Highway and East Main Street (TMS 530-22-09-001) and that the approximate construction cost is \$6,300,000.

(1) Reimbursement of 100% of the tap fees paid to the City by the Developer or the Developer's contractor or agent in connection with the development of the Project, which shall be reimbursed to the Developer upon the issuance of a certificate of occupancy for the Project; (\$57,780.00)

(2) Reimbursement of 50% of the total amount of the building permit fees paid to the City or Oconee County by the Developer or the Developer's contractor or agent with respect to the development of the Project, which shall be reimbursed to the Developer upon the issuance of a certificate of occupancy for the Project; (approximately \$3,000.00)

(3) Reimbursement of 50% of the total amount of the business license fees paid to the City by the owner of the business or businesses located on the Property for a period of five years (beginning with the first year in which a business on the Property first obtains a business license), which shall be reimbursed to the party having paid such business license fees at the end of each business license year for which the business license fee was paid; and (approximately \$8,000.00 annually)

(4) In lieu of the reimbursement of 50% of the local hospitality taxes collected by the City with respect to the operation of the Project for a period of five years (beginning with the first year in which any such local hospitality taxes are collected), the City shall utilize such funds for capital costs associated with the City's Hall Street Recreation Complex, which the City has determined to be a purpose related to tourism pursuant to Section 6-1-730 of the Code of Laws of South Carolina 1976, as amended. (approximately \$10,000.00 annually)

Upon a motion by Mrs. Reese and seconded by Mr. Glymph, the motion to ***approve second reading of Ordinance No. 2024-04-09-01; An Ordinance Authorizing Certain Economic Development Incentives; Approving the Execution and Delivery of An Inducement Agreement; And Other Matters Relating Thereto*** passed unanimously.

<b>Member</b>	<b>Motion</b>	<b>Vote</b>
Ramey		Yes
Glymph	Second	Yes
Powell		Yes
Reese	Motion	No
May		Yes
Dunn		Yes
Snipes		Yes

2. Consideration of second reading of Ordinance No. 2024-04-09-02: An Ordinance to Amend the City Of Westminster Code Of Ordinances To Incorporate Title VIII: Fair Housing Provisions

Mr. Bronson informed Council that the city had received a CDBG for Downtown Streetscape in 2023 and that the grant requires the city to take “significant activity” to support fair housing initiatives.

Upon a motion by Mrs. Snipes and seconded by Mrs. Reese, the motion to ***approve second reading of Ordinance No. 2024-04-09-02: An Ordinance to Amend the City Of Westminster Code Of Ordinances To Incorporate Title VIII: Fair Housing Provisions*** passed unanimously.

<b>Member</b>	<b>Motion</b>	<b>Vote</b>
Ramey		Yes
Glymph		Yes
Powell		Yes
Reese	Second	Yes
May		Yes
Dunn		Yes
Snipes	Motion	Yes

### **New Business**

1. Consideration Of Resolution No. 2024-04-09-01: A Resolution Accepting the Priorities from The January 2024 City Council Retreat

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Mr. Bronson reminded Council that on January 23 and 24, City Council met to set priorities for the Calendar Year 2024. He added that Deputy Director of the Appalachian Council of Governments Chip Bentley facilitated the workshop style discussion and drafted a summary of the priorities that were identified by Council. The priority summary is attached to the Resolution.

Upon a motion by Mr. Glymph and seconded by Ms. May, the motion to ***approve Resolution No. 2024-04-09-01: A Resolution Accepting the Priorities from The January 2024 City Council Retreat*** passed unanimously.

Member	Motion		Vote
Ramey			Yes
Glymph	Motion		Yes
Powell			Yes
Reese			Yes
May	Second		Yes
Dunn			Yes
Snipes			Yes

2. Consideration Of Resolution No. 2024-04-09-02: A Resolution Adopting The Westminster Fats, Oils, And Grease (Fog) Control Program

Mr. Bronson informed Council that the City of Westminster is working on two concurrent sewer improvement plans: SCDHEC's consent order and the OJRSA Corrective Action Plan (required for all satellite sewer systems in OJRSA). He added that both agencies ask that the city adopt its own FOG Program.

Upon a motion by Mrs. Reese and seconded by Mr. Powell, the motion to ***approve Resolution No. 2024-04-09-02: A Resolution Adopting the Westminster Fats, Oils, And Grease (Fog) Control Program*** passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell	Second	Yes
Reese	Motion	Yes
May		Yes
Dunn		Yes
Snipes		Yes

**Adjourn**

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Upon a motion by Mrs. Reese and seconded by Mayor Ramey, the motion *to adjourn the meeting at 6:55 pm* passed unanimously.

(Minutes submitted by Rebecca Overton)

\_\_\_\_\_  
Mayor Brian Ramey

\_\_\_\_\_  
Date