

**MINUTES
WESTMINSTER CITY COUNCIL
Regular Scheduled Meeting
Tuesday, November 18, 2025**

The City Council of the City of Westminster met in a regularly scheduled meeting on Tuesday, November 18, 2025, at 6:00 pm at the Westminster Fire Department with Mayor Brian Ramey presiding. Those in attendance were:

Brian Ramey Daby Snipes
Jimmy Powell Dale Glymph

City Administrator, Kevin Bronson
Assistant City Administrator, Reagan Osbon
City Clerk, Kiley Carter
City Attorney, Keith Denny
Police Chief, Fred Miller
Utility Director, Scott Parris
Fire Chief, Michael Smith
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

Kiley Carter certified a quorum. The City Clerk noted the absence of Adam Dunn and Ruth May.

Invocation and Pledge of Allegiance

Mr. Dale Glymph led the Council in the invocation and the Pledge of Allegiance.

Public Comments

Many came to speak against annexation before the City Council. Please see the attached sign in sheet for public comment.

Comments from the Mayor and Council

- a. Mrs. Snipes spoke about Boo on Main. There was a great turnout of kids and she thanked everyone who made this possible.
- b. Mr. Glymph thanked everyone who spoke in public comment for coming out and expressing their concerns.
- c. Mrs. Snipes also addressed those who spoke during public comments saying it was encouraged because their voices are heard by the city council.
- d. Mayor Ramey recognized Charles Morgan and Jamie Jones who were both at the city council meeting as the two new members who will begin serving January 1, 2026. He also spoke about the training offered by the municipal association to city council members and encouraged city council to participate in that. Mayor Ramey mentioned the vacant seat on planning commission now that Charles Morgan will be serving on city council and getting it filled.
- e. Mayor Ramey addressed those who spoke against annexation at the beginning of the meeting. He explained that annexation is how the town grows, yet everyone is against it. He explained that the annexation papers that are signed at City Hall are not sneaked to the customer to sign. It clearly states multiple times what the document is that the customer is signing. He explained how annexation comes about and how a property must be contiguous to trigger annexation. He then asked Mr. Bronson to state the benefits of being annexed in to the city limits. These benefits are attached.

Special Presentations

1. Presentation and Consideration of Resolution 2025-10-18-01: A Resolution Celebrating the Lazy Daisy Garden Club
 - a. Mayor Ramey presented this resolution to the Lazy Daisy Garden Club.
 - b. Mr. Bronson spoke about the orchard the lazy daisies have made possible with their donation of apple trees.

Upon a motion from Mr. Glymph and seconded by Mayor Ramey, the **Consideration of Resolution 2025-10-18-01: A Resolution Celebrating the Lazy Daisy Garden Club passed unanimously** with all in favor.

2. Presentation of Proclamation Designating November 20th, 2025 as World Pancreatic Cancer Day in the City of Westminster
 - a. Mayor Ramey presented this proclamation.

Routine Business

3. Comments from Utility Director

- a. Mr. Parris informed the council that phase 1 of the SCIIP project is winding down. Good progress has been made. This is the final road crossing for Pumphouse/Mimosa.
Phase 2 of the SCIIP project is coming along nicely. No final decision has been made on the plans for the intersection at Ingles when work begins but once it is finalized the city will get it publicized.
- b. The city is done with contractors doing fiber optic digging. They mostly hit services that we likely won't be reimbursed for according to Mr. Parris.
- c. Mr. Parris explained why the SCADA upgrade is needed. There have been several companies that have spoken with us about upgrading the system. An RFQ will go out soon for this.
- d. Heirloom Farms water and sewer are complete and there should be some sales coming up at the beginning of 2026.
- e. Other little projects going on is the fencing at Horton Field which will be the same as Anderson Park. The crews will be helping out with Arbor Day preparations, so everyone is staying pretty busy.
- f. Mr. Parris spoke about the effect of a new development by Mr. Jerry Smith on the sewer line on Anderson Avenue. He stated that the impact of this development would be minimal on the sewer line. Mr. Parris spoke about extra water in the sewer which is due to inflow from the spring/rainwater. Issues like this will be fixed but have no effects on our current sewer line withstanding this development.

4. Comments from the City Administrator

- a. Mr. Bronson gave an update on the Horton Outdoor Recreation Center. Mammoth is finishing up their "punch list" items. They are putting up screens, installing black netting, correcting trip hazards at dugouts. There is a walk through on Friday. Mammoth plans to be done right before Thanksgiving. Mammoth never applied for a DOT permit for the concession stand. Mr. Bronson and Mr. Parris both questioned this, but now we must wait on this process before proceeding with the concession stand.

- b. Mr. Bronson gave an update on the streetscape for Downtown. Bids were approved at last council meeting. We are operating under old thresholds for the grant funds. ARC and CDBG have increased their grant limits. We are waiting to see if we can get additional funds for this project. This will not require any additional resources on the city’s part.
- c. Mr. Bronson spoke on the swearing in ceremony for new council members. This is scheduled for January 5, 2026 at 4 pm at the depot. Keith Denny will officiate.
- d. Mr. Bronson explained how earlier this year the city had applied for a COPS grant. We just got the update that we did not actually receive that grant. The Oconee County Sheriff’s office did receive it. The program had more requests than it had funds and we did not make the cut.
- e. Mr. Bronson spoke on how the OJRSA reconstitution committee met last week. There will be more information this week in the admin report about the cost of the financial and technical analysis that needs to be done for this. The current plan is to have each entity pay a base fee and then their prorated share of the system. This item will come back up in January. There was some discussion about the city getting reimbursed for all expenses related to this. Mr. Bronson said that this issue has not come up, but he will bring it up at the next meeting.
- f. Mr. Osbon spoke on Christmas activities that are planned for the city. He spoke on the parade line ups and the route that would be taken. The sign ups for the parade are live and response has been good so far. Main street will not be shut down for Christmas.

5. Approval of October 14, 2025 Regular City Council Meeting Minutes

- a. Mayor Ramey made an amendment to the minutes as follows:
 Under routine business line 1d- Mayor Ramey stated that he would like to get reimbursed for the damage caused by these contractors to the amended- Mayor Ramey stated that he would like the City to get reimbursed for the damage caused by these contractors.

Upon a motion by Mayor Ramey and seconded by Mrs. Snipes, the **motion for the approval of the amended October 14, 2025 Regular City Council Meeting Minutes passed unanimously.**

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

Old Business

- 6. **Consideration of Second Reading of ORDINANCE 11-18-2025-01: AN ORDINANCE AMENDING SECTION 130.45 OF THE CITY OF WESTMINSTER CODE OF ORDINANCES REGARDING THE DISCHARGE OF FIREARMS.**

Upon a motion by Mrs. Snipes and seconded by Mr. Glymph, the **motion to approve Second Reading of ORDINANCE 11-18-2025-01: AN ORDINANCE AMENDING SECTION 130.45 OF THE CITY OF WESTMINSTER CODE OF ORDINANCES REGARDING THE DISCHARGE OF FIREARMS** passed **unanimously**.

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

New Business

7. Consideration of Ordinance 12-09-2025-01: AN ORDINANCE ANNEXING PROPERTY UNDER 100% ANNEXATION METHOD AND ASSIGNING ZONING CLASSIFICATION; AND OTHER MATTERS RELATED THERETO.

510 Marcengill Road (TMS # 249-00-03-010), owned by Swapnil Chourasia.

- a. Mrs. Snipes made a motion followed by a second from Mr. Powell.
- b. Mr. Osbon then explained how this annexation came about and how it was contiguous. He also expressed the feeling of the planning commission when this annexation came before them.
- c. Mayor Ramey spoke about wanting to table this due to the new council members coming on in January 2026 so they can have a say so.
- d. Mr. Denny stated that since there is already a motion and a second that Mrs. Snipes and Mr. Powell would need to take back their motion and second.
- e. Mrs. Snipes made a motion to withdraw her motion.
- f. Mr. Powell made a motion to withdraw his second.

Upon a motion by Mayor Ramey and seconded by Mrs. Snipes, the **motion to table Consideration of Ordinance 12-09-2025-01: AN ORDINANCE ANNEXING PROPERTY UNDER 100% ANNEXATION METHOD AND ASSIGNING ZONING CLASSIFICATION; AND OTHER MATTERS RELATED THERETO** until January passed **unanimously**.

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

CITY OF WESTMINSTER

Sign In Please for Public Comment

Name (please print)

Street Address

Letitia Marcengill

460 Marcengill Rd

Duane Marcengill

460 Marcengill Rd

Billy Campbell

220 Campbell Rd

David Hubbard

231 East Bennett

Jody Smith

180 Geneva Dr

Caleb Gelger

9537 Long Creek Hwy

Wes McAlister

325 - Dakota Trl

Russell Whitworth

660 Marcengill Rd

Neil

510 Marcengill Rd



Annexation offers clear advantages for residents, municipalities, and the region. South Carolina's funding formulas and service structures make annexation a practical, long-term benefit for communities.

Benefits to Residents & Property Owner

Access to Municipal Services

Annexed areas may gain:

- Police protection and faster response times
- Municipal fire service or improved ISO ratings
- Water, sewer, and sanitation (where provided)
- Zoning, permitting, inspections, and code enforcement
- Parks, recreation programs, and community amenities

Stronger Property Values

Properties inside city limits—especially those with city utilities—often experience improved long-term value.

Representation & Local Voice

Residents gain the ability to vote in city elections and influence local decisions affecting services, taxes, and development.

Benefit for Homestead Exemption Recipients

Homeowners who qualify for South Carolina's **Homestead Exemption** (65+, disabled, or legally blind) receive added advantages:

- The first **\$50,000** of the home's fair market value remains exempt from municipal property taxes.
- Many qualifying homeowners experience little or no increase in property taxes while gaining expanded services.

Benefits to the City

Additional Revenue from the State

Annexation increases the city's population, which boosts revenue from population-based state distributions such as:

- Local Government Fund (LGF)
- State-shared revenues
- Road and infrastructure-related allocations

Expanded Local Tax Base

Annexation increases revenue from property taxes, business licenses, hospitality/accommodations taxes (where applicable), and municipal service fees.

Stronger Land Use Management

Cities gain the ability to apply zoning and development standards that support coordinated growth and protect community character.

RECUSAL STATEMENT

Member Name: Dale Glymph

Meeting Date: November 18, 2025

Agenda Item: Section _____ Number: _____

Topic: consideration of bid award to

UPA, LLC of greer for the utility underground project

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

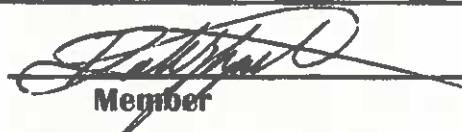
Justification to Recuse:

_____ Professionally employed by or under contract with principal

_____ Owns or has vested interest in principal or property

✓ Other: Life long friend helped on bid

Date: 11/18/25


Member

Approved by Parliamentarian: _____

- 8. **Consideration of Bid Award to Utility Partners of America, LLC of Greer, SC for the all-inclusive base bid not to exceed amount of \$512,300.00, with additional unit pricing of \$150 per linear feet of rock encountered (additional cost to bore and not expected to exceed \$12,00 for 80 feet), for the Westminster Electric Underground Project, and to affirm the City to purchase material in an amount not to exceed \$550,000.**

Upon a motion by Mrs. Snipes and seconded by Mr. Powell, the **motion of Bid Award to Utility Partners of America, LLC of Greer, SC for the all-inclusive base bid not to exceed amount of \$512,300.00, with additional unit pricing of \$150 per linear feet of rock encountered (additional cost to bore and not expected to exceed \$12,00 for 80 feet), for the Westminster Electric Underground Project, and to affirm the City to purchase material in an amount not to exceed \$550,000 passed.**

Mr. Glymph recused himself since he his lifelong friends with the person involved in this.

Member	Motion	Vote
Ramey		Yes
Glymph		Recused
Powell	Second	Yes
May		Absent
Dunn		Absent
Snipes	Motion	Yes

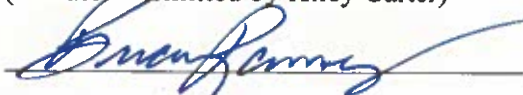
Mr. Bronson spoke on the rezoning the planning commission just approved to move to council on Anderson Avenue where Jerry Smith's development is going. He asked council if they would like to wait for first reading on that issue until January due to new council members. Mayor Ramey stated to go ahead and do first reading in December because the new council members will have a say on the second reading. All of city council were in favor.

Mayor Ramey spoke on a scam that Jerry Smith received stating that he owed money to the city. Mr. Bronson stated that this came from a generated email that is untraceable. Chief Miller has investigated this, but the email address is not valid so there is nothing else to do on our part. Mr. Osbon encouraged anyone who receives anything like this to bring it to City Hall.

Adjourn

Upon a motion by Mrs. Snipes and seconded by Mr. Glymph, the ***motion to adjourn the meeting at 7:16 pm*** passed unanimously.

(Minutes submitted by Kiley Carter)



Mayor Brian Ramey

12/9/25

Date