



## CITY OF SUMMERVILLE REGULAR COUNCIL MEETING JANUARY 12, 2015



**CALLED TO ORDER:** Mayor Harvey called the meeting to order.

**ROLL CALL:** Mayor Harry Harvey gave roll call. Mayor Pro Tem Lloyd "Buddy" Windle, Council Members David Ford, Joe Money, Jr. and Zachary Martin were present. Also present was City Manager Russell Thompson and Attorney Albert Palmour. Council Member Dale Housch was absent.

**CALLED TO ORDER:** Mayor Harry Harvey called the meeting to order.

**INVOCATION:** Mayor Harry Harvey gave the invocation.

**PLEDGE OF ALLEGIANCE:** Council Member David Ford led the pledge of allegiance.

**AGENDA:** Mayor Harvey asked if there are any changes to the agenda. No changes were requested. Council Member David Ford made a motion to approve the meeting agenda as prepared and presented. The motion was seconded by Council Member Joe Money, Jr. and carried unanimously.

**GUESTS:** Mayor Harvey welcomed everyone to the January Regular Council Meeting. Mayor Harvey requested that guests sign in. Mayor Harvey stated that all guests will be given an opportunity to address Council at the beginning and end of the meeting. Mayor Harvey requested that comments be limited to three minutes each. Mayor Harvey asked if anyone wanted to speak at the present time. No guest requested to address Council.

**ANNOUNCEMENTS:** Mayor Harvey announced that City of Summerville's Fire Chief, Greg Echols, has been appointed the Vice President of Tri-State Mutual Aide. Mayor Harvey stood and shook Greg's hand expressing appreciation for what he does for Summerville and the tri-state area.

**BETTER HOMETOWN:** Susan Locklear reported all activities of Better Hometown for the month of December. Susan reported that Spirit and Truth Church will sponsor the February downtown coffee break. Susan also reported that on January 6<sup>th</sup> Better Hometown held a planning session to work on project ideas with four committees for 2015. Susan reported further that another planning session will be held at 6:30 pm on January 20<sup>th</sup> at the Depot.

**CODE ENFORCEMENT:** Code and Compliance Officer Joey Norton reported that for 2014 155 permit payments were received resulting in \$15,995 being collected. Joey also reported that he is still working on property maintenance issues. Joey stated that work is being done to update the zoning map.

**WATER TREATMENT PLANT:** City Manager Russell Thompson stated that Janice Galloway is not present but she did prepare a report for Council. City Manager Thompson reported that the Water Plant processed 52 million gallons of water during the month of December and 682 million gallons for 2014. City Manager Thompson stated that almost everybody at the plant has gotten certification. City Manager Thompson reported that he is very proud of the EPA Award of Excellence presented to our Water Treatment Plant.

**PAGE 2  
CITY OF SUMMERVILLE  
COUNCIL MEETING  
JANUARY 12, 2015**

**WASTEWATER TREATMENT PLANT:** Chris Tuggle reported that 53 million gallons of wastewater was processed during the month of December averaging 1.7 million gallons per day. Chris also reported that there was 6 inches of rain during the month of December. Chris stated that the lab equipment calibrations are done for the year and the screw auger will be installed next Tuesday.

**PUBLIC WORKS:** Tony Carroll stated that Misty was out of the office last week and now has a broken ankle so he only has gas information to report. Tony reported all gas department work order tickets done during the month of December.

**RECREATION DEPARTMENT:** Bo Chamlee reported that the Santa N Uniform basketball tournaments were a success with 31 games played in seven days bringing in close to \$4,000. Bo also reported that the Recreation Department currently has 40 Recreation Department teams playing. Bo stated that the 5<sup>th</sup> district meeting will be held Wednesday to determine where play offs will be held this year.

**POLICE DEPARTMENT:** Chief Stan Mosley reported that during the month of December officers patrolled 3,358 miles, housed 9 inmates for a total of 22 days, issued 105 citations, collected \$7,800, and handled 659 calls.

**FIRE DEPARTMENT:** Fire Chief Greg Echols reported that the Summerville Fire Department responded to 76 calls during the month of December totaling 653.02 man-hours. Greg also reported that for 2014 the SFD responded to 1,191 calls for a total of 5,469.97 man-hours. A copy of the December 2014 and annual 2014 call report is attached and becomes part of these minutes.

**CITY MANAGER:** City Manager Thompson stated that Council received a financial report noting that revenue exceeded expenses by about \$77,000 as of today. City Manager Thompson explained that the trend moved up at the end of the month. City Manager Thompson explained that the sheet presented to Council showing month end balances shows that we are just now beginning the peak gas consumption season. City Manager Thompson requested that anyone with a question please give him a call.

**PREVIOUS MINUTES:** Council Member David Ford made a motion to approve and accept the previous meeting minutes as prepared and presented. The motion was seconded by Council Member Zachary Martin and carried unanimously.

**MAYOR'S VETO:** Mayor Harvey read his veto concerning the Council's December 8, 2014 motion to approve a \$1.00 per hour raise for Matt Craig. Council was provided a copy of the veto in their January 2015 meeting packet. The Mayor's veto explained that the pay increase is not in line with the classification system adopted by Council. The veto also explained that the veto can be overturned by four members of Council voting in favor of another motion to approve a \$1.00 per hour raise for Matt Craig. Council Member David Ford made a motion to increase Matt Craig's pay by \$1.00 per hour. The motion was seconded by Council Member Zachary Martin. The motion died with Council Members Ford, Windle, and Martin voting in favor of the motion. Council Member Joe Money, Jr. voted against the motion.

**PAGE 3**  
**CITY OF SUMMERSVILLE**  
**COUNCIL MEETING**  
**JANUARY 12, 2015**

**AMEND PROPERTY MAINTENANCE CODE:** Mayor Harvey requested an overview of the ordinance to amend the existing property maintenance code to the newest version. Attorney Albert Palmour read aloud the ordinance to be amended. A copy of said amendments are attached and become part of these minutes. Attorney Palmour explained that this is the first reading to amend the ordinance noting a second reading will be required to enact the changes. Attorney Palmour explained that the 2006 International Property Maintenance Code has been updated to a 2012 version. Attorney Palmour stated that the changes presented include giving property owners thirty (30) days to correct any violation, specifies a limit of 12" for weeds, specifies that any landlord shall provide heat during the period from October 1 to May 1, and appeals will be presented to Council. Copies of the ordinances are attached and become part of these minutes. Council Member David Ford made a motion to approve the ordinances as presented, establish this as the first reading, and adopt the 2012 version of the International Property Maintenance Code. The motion was seconded by Council Member Joe Money, Jr. and carried unanimously.

**INSURANCE BROKERAGE FEE:** Mayor Harvey stated that Council has already approved the use of a broker but the broker's fee was not determined. Mayor Harvey stated that discussion is needed on what Council wants to do. Mayor Harvey stated that the broker's fee was 2.5% last year and he thinks this year it should be 2%. Council Member Joe Money, Jr. asked how much money 2% will cost. Mayor Harvey responded stating that 2% would be around \$14,800. City Manager Thompson interjected that he has spoken with Butch Eleam and he is amicable with 2%. Mayor Pro Tem Lloyd "Buddy" Windle made a motion to approve 2% for the brokerage fee. The motion was seconded by Council Member Zachary Martin and carried unanimously.

**HOTEL/MOTEL TAX:** Mayor Harvey stated that City Attorney Albert Palmour was asked to provide information concerning implementation of a local hotel/motel tax. Mayor Harvey asked Attorney Palmour to explain. Attorney Palmour stated that Council was provided with an in depth explanation of the local hotel/motel tax options and implementation process but he will give a recap of the information. Attorney Palmour stated that if the city implements a 3% hotel/motel tax those funds can go directly into the city's general fund and be used for whatever Council wishes. If the city implements a 5% hotel/motel tax then law requires that anything above 3% must be used to promote tourism. Attorney Palmour explained that a hotel/motel tax 6, 7, or 8% has further restrictions that include passing local legislation authorizing the tax and approval by the Governor. Mayor Harvey stated that if the city goes above 5% on the hotel/motel tax it would have to be approved by the State (6,7,or 8%). Attorney Palmour stated that there are not a large number of hotel/motel businesses inside the city limits so the tax would not result in a lot of money. Attorney Palmour stated that he suggested going with a 3% or 5% with Russell's idea of using the money for the Better Hometown program. Mayor Harvey asked if the city goes with 5% then 3% could go to general funds and 2% would have to be used for tourism. Mayor Harvey asked what would have to be done if 3% hotel/motel tax was implemented noting that he would like to see the money used for Better Hometown. Attorney Palmour stated that he would prepare documents for 3% and 5%. Council Member David Ford asked why the city wouldn't go for 8%.

**PAGE 4  
CITY OF SUMMERSVILLE  
COUNCIL MEETING  
JANUARY 12, 2015**

**HOTEL/MOTEL TAX CONTINUED:** Attorney Palmour responded that 8% is possible but a bill would have to be submitted for legislation by the State and there is more reporting required if it does pass the Governor's approval. Mayor Pro Tem Lloyd "Buddy" Windle stated that he would like to have 3%, 5% and 8% presentations prepared for consideration at the next meeting. Mayor Harvey interjected that he would also like to have rough numbers associated with each category of tax.

**OPERATIONAL CAPS:** Mayor Harvey stated that Council has discussed three types of accounts related to funds above a base threshold for the general operating fund. Mayor Harvey stated that a rainy day fund, capital improvement fund, and a debt repayment fund have been suggested. Mayor Harvey asked for City Manager Thompson to review the item. City Manager Thompson explained that Council has a report showing the last three years of average unrestricted cash balances. City Manager Thompson stated that the cash balance has steadily grown over the last three years. City Manager Thompson stated that the growth in cash could be managed by establishing a cap for the general operating funds and setting up special accounts to accomplish specific goals. City Manager Thompson explained that the funds above the set cap could be set up however Council sees fit. City Manager Thompson stated that he suggests that one fund be set as a restricted contingency fund that would be used only in the case of an emergency, one fund for capital improvements, and one fund for debt reduction. City Manager Thompson stated that there is a responsibility to have funds available for utility deposit refunds but the chance of all utility deposits being refunded at one time is very slim since it is highly unlikely all utility customers would close their accounts at once. City Manager Thompson stated that he advises the bulk of the money go into the contingency fund noting a 70, 15, 15 split. Mayor Harvey stated that he would like to see a 60, 20, 20 split. City Manager Thompson suggested setting the cap at 2.26 million in the operating fund noting that it could be set at 2 million. Council Member Joe Money, Jr. stated that he wouldn't want the general fund to be lower than 2 million. Mayor Harvey stated agreement with a 2 million operating fund cap. City Manager Thompson stated that he could prepare a report based on the June 30<sup>th</sup>, 2014 audit numbers. Mayor Harvey stated that he would like a report based on the December 31, 2014 numbers. City Manager Thompson stated that he would prepare reports reflective of both scenarios.

**AUTOMATED METERS:** Mayor Harvey stated that City Manager Thompson and Utility Director Tony Carroll have information concerning the automated meters. City Manager Thompson stated that the process relating to automated meters began over a year ago with many meetings and careful analysis. City Manager Thompson explained that there are two types of meters "AMR" and "AMI" meters. City Manager Thompson explained that this is a dual funded project with the water portion being funded through GEFA and the gas portion being funded through a USDA revenue bond. City Manager Thompson explained that the GEFA loan will take the number one spot with the USDA revenue bond taking second place noting that if USDA requires to be bumped to first place then the city will not be in a position to issue another parity bond. City Manager Thompson explained that the next step will be for the USDA to issue their formal opinion. City Manager Thompson stated that a Special Called Meeting needs to be held to discuss the automated gas meters. City Attorney Albert Palmour stated that interim financing will have to be done and that three banks are interested. City Attorney Palmour stated that the tentative USDA opinion is that they are willing to take the second loan position.

**PAGE 5  
CITY OF SUMMERVILLE  
COUNCIL MEETING  
JANUARY 12, 2015**

**AUTOMATED METERS CONTINUED:** Attorney Palmour stated further that if Council chooses to accept the higher of the two bids for the automated gas meters it will "put a wrinkle in the process". Mayor Harvey asked for suggestions on a date for the Special Called Meeting. A general discussion determined that January 22<sup>nd</sup> at 6 p.m. is the best time for all involved. Council Member Joe Money, Jr. made a motion to set a Special Called Meeting for 6 p.m. on January 22, 2015 for the purpose of discussing automated gas meters. The motion was seconded by Council Member David Ford and carried unanimously.

**QUESTIONS FROM THE PUBLIC:** Mayor Harvey asked if anyone had any questions.

**BED AND BREAKFAST:** Mr. Bennett asked if a bed and breakfast establishment would be charged the hotel/motel tax if implemented. City Attorney Albert Palmour responded that a bed and breakfast establishment would be required to pay a hotel/motel tax.

**VETO CLARIFICATION:** Jason Espy of *The Summerville News* asked for clarification on the veto. Mayor Harvey responded stating that the veto was against a \$1.00 per hour raise for Matt Craig. Mayor Harvey explained that the city's charter says that a veto can be overturned by having four Council Members to vote in favor of the motion again. Mayor Harvey explained that there were three votes in favor of overturning the veto so the veto stands.

**MAYOR'S COMMENT:** Mayor Harvey stated that he urges the community members to take pride in their area by not throwing trash on the street.

**ADJOURN:** All business having been concluded for the current meeting, Council Member David Ford made a motion to adjourn. The motion was seconded by Mayor Pro Tem Lloyd "Buddy" Windle and carried unanimously.

---

**HARRY HARVEY - MAYOR**

Attest:

---

**JILL DURHAM, CITY CLERK – G.C.M.C.**