



Town Council Meeting

Tuesday, April 5, 2022 at 6:00 pm

MEETING LOCATION

1313 Bridge Street (St. Matthews Municipal Court) St. Matthews, SC 29135

1. Call to Order

Mayor Helen Peterson

2. Agenda

- a. Prayer and Pledge of Allegiance
- b. Approval of Prior Meeting Minutes

Attachments:

- **Council Meeting Minutes 03/01/2022** (Council_Meeting_Minutes_03012022.pdf)

c. Approval of the Agenda

Attachments:

- **Council Agenda 04/05/2022** (Council_Agenda_04-05-2022_2.pdf)

d. Acceptance of the Police, Fire and Animal Reports

Attachments:

- **Fire Department Report 04/2022** (Fire_Department_Report_04-2022.pdf)
- **Police Department Report 04/2022** (Police_Department_Report_04-2022.pdf)

3. Citizen Input

Each Citizen must sign in and has up to 3 minutes to speak to matters on the Agenda or matters related to the Town of St. Matthews.

4. Mayor and Council News

- a. Recognition of Town Employees
- b. Town Council News

5. Motions Period (Town Council)

6. Old Business

- a. CPM Building Lease Purchase Closing
- b. Offer to Sell Town Property Bid Assignments - ES (if needed)
- c. Capital Projects Update - a) Timeline to spend Funds b) Demolition of Old High School c) Bid Package for Lake Inspiration/ Hut and Town Pocket Park
- d. Purple Martin Festival Update
- e. Encore Live ABC License Protest 91628 Bridge Street - ES
- f. Dick Whetstone vs. Town of St. Matthews

7. New Business

- a. Public Input Session, Multi-Family Housing Proposal (Special Citizen Comment Session)**
- b. Purchase Request, Town Truck & Dump Trailer (items were approved by Council)**
- c. Administrator Demolition Program Recommendation**
- d. Fair Housing Recognition (Lower Savannah COG)**

Attachments:

- **Fair Housing Recognition** (April_2022_-_Fair_Housing_Month.pdf)

- e. Downtown Improvement, Guardrail (Entire Downtown Area)**
- f. Unpaved St. Matthews Streets (CTC Information)**
- g. Police Department Personnel Matter - ES**
- h. Water Systems Incorporated Professional Service Agreement**
- i. Approve Construction for Capital Projects - ES**

8. Report of the Town Administrator

- a. Accounting Contract - Update**
- b. Town Landscaping Bids**
- c. Fire Service, Calhoun County Fire Training Center**
- d. Yard Trash Update**

9. Executive Session

- a. Sale of Town Property**
- b. Encore Live ABC License Protest**
- c. Dick Whetstone vs. Town of St. Matthews**
- d. Police Department Personnel Matter - ES**

10. Adjourn

Town of St. Matthews

Town Council Meeting

Tuesday, March 1st, 2022 at 6:00 p.m.

101 Courthouse Drive (Calhoun County Community Development Center) St. Matthews, SC

Council Members Present:

Mayor Helen Carson-Peterson
Deidre Prickett
William "Webb" Carroll
Marla Riley
Virgil Jacobs
Eloise Shuler-Guinyard
Sharon Bennett

Also Present:

J. Milton Pope, Town Administrator
Rosyl Warren, Town Clerk
Michael Smalls, Police Chief

Mayor Carson-Peterson called the Meeting to order at 6:01 p.m. The Meeting was opened in prayer by Mr. Jacobs followed by the Pledge of Allegiance. The Mayor entertained a motion to accept the prior meeting Minutes. It was moved by Ms. Bennett and seconded by Mr. Jacobs. The motion was carried unanimously. Mayor Carson-Peterson then entertained a motion to approve the Meeting Agenda. Under New Business item #3 Economic Development matter to be discussed in Executive Session. It was moved by Mr. Jacobs and seconded by Ms. Bennett. The motion was carried unanimously.

The Police, Fire and Animal Control Reports were accepted as information. The Town Administrator noted that County Animal Control caught several dogs in the Mack Hill area. Someone had been feeding the dogs. Thirteen dogs have been picked up.

The Mayor acknowledged and welcomed those persons attending the Meeting.

Citizens Input:

No Citizens present signed in to speak.

Mayor and Council News

Mayor Carson-Peterson acknowledged those employees who are celebrating their birthday in the month of March. They are; Gregory Wilson – 4th and Flora Fordham – 24th.

Ms. Shuler-Guinyard reported that she had spoken to Rep. Russell Ott regarding the drain on Pearl Street. Litter pick up near West End Cemetery and reported that she and Ms. Bennett

attended the Municipal Associations' Hometown Legislative Action Day and Elected Officials advanced classes.

Ms. Bennett expressed condolences to the family of the late Calhoun County Chair, David Summers. Ms. Bennett also attended the Hometown Legislative Day and the advanced Elected Officials classes. She also reported that she and Ms. Shuler-Guinyard attended the Energy Luncheon on Presidents Day. A constituent inquired about fencing around Lake Inspiration.

Mr. Jacobs inquired about the scraping of Paris Lane.

Ms. Prickett expressed congratulations to the Calhoun County High School Boys Basketball Team on winning the Class 1A State Championship.

Old Business

Purchase of Old CPM Building – Town Administrator has contacted officials at CPM and the Felder Law Firm will be the closing Attorney.

Offer to sell Town Property – All neighbors (3) involved have been contacted and an Ad has been placed in the local paper for bids on the Town property. The property is not developable. There is a \$4,100.00 minimum bid.

Capital Projects Update – The Administrator gave an update on the Capital Projects. The demolition has begun on the Old High School. The Lake Inspiration and the Town Pocket Park plans ("design build") are still being worked on.

New Business

Demolition Assistance Request – Star Banner Lodge is seeking assistance from the Town to demolish their building located on Hall Street.

Administrator Demolition Program Recommendation – The Town Administrator is recommending creating a pilot program to assist citizens in tearing down old buildings. This program would take \$160,000.00 and give grants to citizens up to \$7,500.00, this would allow the Town to assist twenty-two property owners. The property owner would initiate the demolition process. This program would be open to all property owners not just the properties on the major thoroughfares. An application would be created and a time period for persons to apply. Staff will compile a list for Council to approve. Preference would be given to those properties on Bridge Street and Harry C. Raysor Drive. There was some discussion regarding the process.

Mayor Carson-Peterson entertained a motion to approve the recommended demolition program. It was moved by Mr. Jacobs and seconded by Ms. Prickett. The motion was carried unanimously.

Downtown Redevelopment Project – This item will be discussed in Executive Session.

Purple Martin Festival – The Purple Martin Festival will be held on April 23rd, 2022. The Town will again waive the Business License Fees for vendors. Council Members have been invited to ride on an Elected Officials Float.

Report of the Town Administrator

Business License Requirement – The new state mandated process has begun and businesses are encouraged to use the Business License Portal to renew their licenses. Also, all businesses doing any type of work in the Town must have a Business License.

Accounting Contract – Elliott Davis continues to work on the Trial Balances in preparation for the FY 18/19 Audit.

Operations Capital Purchases – The grabber and dump trailer are on back order. The Administrator noted that it is still difficult to find a 2500 four-wheel drive pick-up truck.

Fire Truck Purchase – The new Ladder Truck has been purchased and the Fire Chief and mechanic drove the truck back to St. Matthews from New York. The Truck has passed all of the pump tests. Ms. Prickett was pleased that the Fireman from the Tuxedo Fire Department have been calling to check on the Truck. The Town Administrator encouraged Council Members to go by and view the Truck.

Fire Service Resignation – This item will be discussed in Executive Session.

Yard Trash Update – As spring approaches, the Town Administrator reiterated the yard trash regulations. Progress has been made with the Citizens conforming to the regulations.

SCDHEC Complaint (Butler Street) – A resident on Butler Street filed a complaint with SCDHEC claiming that the Town was putting something in the water. DHEC came out and investigated and the complaint was unfounded.

Court Administration (Mask Ruling) – Individuals who come to Court do not have to wear a face covering, however the Town rules are still in place. All individuals coming into Town buildings must wear a face covering. Town Administrator will check to see if the State Court ruling supersedes the Town rules.

The Town will solicit bids for grass cutting. Downtown, Pou Street and Park. The Town had previously worked with the Board of Disabilities, however because of COVID they have pulled their clients back.

Mayor Carson-Peterson then entertained a motion to go into Executive Session to discuss the Fire Service resignation and the Downtown Redevelopment Project. It was moved by Ms. Shuler-Guinyard and seconded by Ms. Prickett. The motion was carried unanimously.

Council reconvened its Public Session approximately 8:11 p.m.

Downtown Redevelopment Project – Replacing the guardrails from Wannamaker Seed Co. to Depot Road. Three estimates were received; \$96,270.51, this estimate is for the distressed guardrail and the other estimate; \$76,483.63. The Mayor entertained a motion to give the Town Administrator authority to move forward with approaching the Calhoun County Transportation Committee (CTC) for the funds for the guardrail. It was moved by Mr. Jacobs and seconded by Ms. Shuler-Guinyard. The motion was carried unanimously.

Mayor Carson-Peterson entertained a motion to adjourn the Meeting. It was moved by Mr. Jacobs and seconded by Ms. Bennett. The motion was carried unanimously. The Meeting was adjourned approximately 8:20 p.m.

Minutes Submitted by:

A handwritten signature in blue ink, appearing to read 'Rosyl Warren', is written over the printed name.

Rosyl Warren, Town Clerk



Town of St. Matthews
Post Office Box 172, 606 F.R. Huff Drive
St. Matthews, SC 29135
Phone: 803-874-2405 Fax: 803-874-4000
Email: townofstmatthews@windstream.net

Town Council Meeting
Tuesday April 5, 2022 at 6:00 p.m.
1313 Bridge Street (St. Matthews Municipal Court), St. Matthews, SC 29135

Call to Order – Mayor Helen Carson-Peterson

Agenda

1. Prayer and Pledge of Allegiance
2. Approval of prior Meeting Minutes
3. Approval of the Agenda
4. Acceptance of Police, Fire and Animal Reports

Citizens Input

1. Each citizen must sign in and has up to **3 minutes to speak** to matters on the Agenda or matters related to the Town of St. Matthews. **Citizens are required to wear mask and respect social distancing restrictions. Thank you!**

Mayor and Council News

1. Recognition of Town Employees
2. Town Council News

Motions Period (Town Council) – None Distributed to Administration

Old Business

1. CPM Building Lease Purchase Closing
2. Offer to sell Town Property Bid Assignments – **ES** (if needed)
3. Capital Projects Update – a. Timeline to spend funds b. Demolition of Old High School c. Bid package for Lake Inspiration/Hut and Town Pocket Park
4. Demolition Assistance Program
5. Purple Martin Festival Update
6. Encore Live ABC License Protest (1628 Bridge Street) – **ES**
7. Dick Whetstone vs, Town of St. Matthews

New Business

1. Public Input Session, Multi-Family Housing Proposal (Special Citizen Comment Session)
2. Purchase Request, Town Truck & Dump Trailer (items were approved by Council)
3. Administrator Demolition Program Recommendation
4. Fair Housing Month Recognition, Lower Savannah COG
5. Downtown Improvement, Guardrail (Entire Downtown Area)
6. Unpaved St. Matthews Streets (CTC Information)
7. Police Department Personnel Matter – **ES**
8. Water Systems Incorporated Professional Service Agreement (Attachment)
9. Approve Construction for Capital Projects – **ES**

Report of the Town Administrator

1. Accounting Contract Update
2. Town Landscaping Bids
3. Fire Service, Calhoun County Fire Training Center
4. Yard Trash Update

Executive Session

1. Sale of Town Property
2. Encore Live ABC License Protest

3. Dick Whetstone vs. Town of St. Matthews
4. Police Department Personnel Matter

Note: **ES** indicates Executive Session

Adjournment

CALL TYPE	March 2022	Year-to-Date
Alarm - False	10	17
FIRE - Structure	2	5
FIRE - Vehicle	1	5
FIRE - Woods/Grass	10	20
MVA	7	23
Medical	0	3
Other	2	16
Inside Town Limits	6	21
Outside Town Limits	26	68
Total Calls	32	89

St. Matthews Police Department

3/29/2022

March 2022

Activity Summary

Chief Michael Smalls Jr.

Activity	# of Calls	Arrest	Unfounded	Recovered	Remarks
Motor Vehicle Accidents	4				
Alarms ***	14				
Animal complaint	1				
Assaults	3				
Breach of Trust/ Stolen Veh.					
Burglary	3				
CDV	0				
Civil Disturbance/Civil Matter	14				
Mental Patients	0				
DUS	0				
Domestic Dispute/Disturbance	1				
Escorts ***	2				
Identity Theft	0				
Gun Shot Fire In Town Limits	2				
Sexual Assaults	0				
Juvenile Incident	1				
Larceny	2				
Malicious Injury to Property	0				
Noise Complaint	2				
PDC/ Public Drunk/ DUI	0				
Shoplifting/Stolen Property	4				
Simple Possession	0				
Suicide Threat	0				
Suspicious/Unknown Activity	8				
Trespass	4				
Missing Person/Runaway	0				
Welfare Check & Public Service	12				
Harrassments	1				
911 Hang-ups	8		0		
Follow Up	5				
Property Check					
Unknown Complaint/Other	12				
Assist Motorist	4				
Tobacco & Alcohol Compliance Check	0				
Arrest for Possession with Intent to Distribute					
Arrest Previous Cases \ Month Total					
*** = Subject has more than one count					
Assist Other Agencies	EMS	Sheriff Dep	Fire Dep	DSS	Mental Health
	0	0	0	0	0
Traffic Tickets	22				
Total Calls Month of March	134				
Total For Year 2022	366				
Total Retain for Victim Services (See Monthly Handout)					

New Business
#4



MEMO

TO: Municipalities Participating in the HOME Consortium Program
FROM: Yolonda Buchanan, Housing Coordinator
DATE: March 21, 2022
RE: **Fair Housing Activities**

This memo is to inform you that the month of April is Fair Housing Month. As recipients of federal funding through the HUD HOME Consortium Program, every member is **required to perform a Fair Housing action during the month of April.**

Lower Savannah COG is here to assist you with any questions you may have about Fair Housing. The list includes a Fair Housing information center in a centralized area to distribute fair housing materials to the general public. There is a HUD website (HUD.GOV/Fair Housing) Outreach Tools for brochures and other information to hand out to the public.

Please call me at (803) 508-7047 if you need assistance. Remember I will need documentation of your activities for you to continue receiving funds through the HUD HOME Consortium Program.

Also, remember to post flyers around the County Administration building and at the Town Halls. Thanking you in advance for your assistance.



Your landlord wants sex
in exchange for repairs?

That's illegal.

Sexual harassment by a landlord, maintenance worker or anyone associated with your rental property is against the law. The Fair Housing Act protects you from harassment, including someone repeatedly entering your apartment without permission, making unwelcome sexual advances or refusing to make repairs because you deny sexual favors. If this happens to you, file a housing discrimination complaint.

To learn more, go to
[hud.gov/fairhousing/sexualharassment](https://www.hud.gov/fairhousing/sexualharassment)
or call **1-800-669-9777**
Federal Relay Service **1-800-877-8339**



NFHA
National Fair Housing Alliance

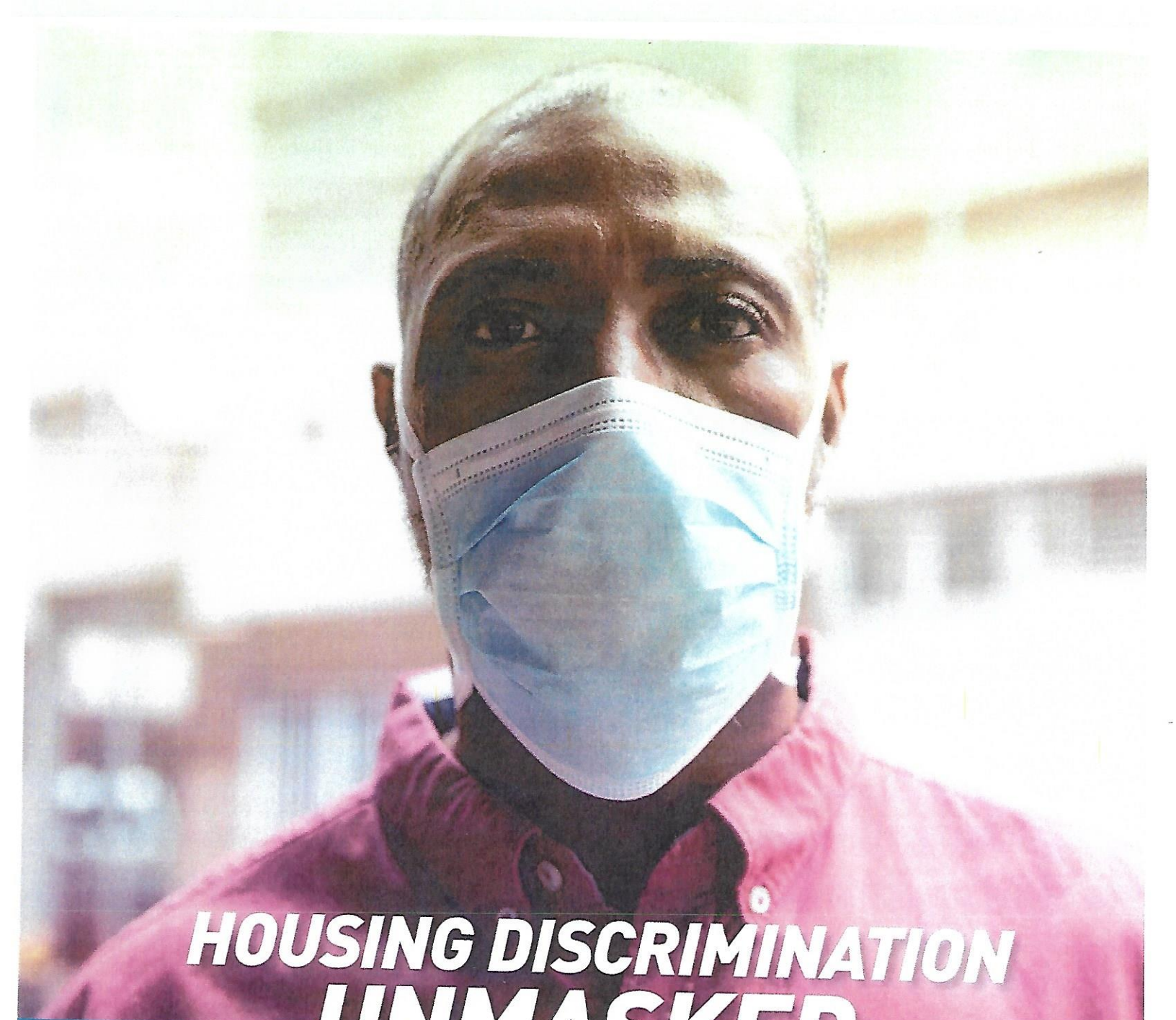


If you fear for your safety, call 911.



FAIR HOUSING: THE LAW IS ON YOUR SIDE.

A public service message from the U.S. Department of Housing and Urban Development in cooperation with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, familial status or disability.



HOUSING DISCRIMINATION UNMASKED.

Don't let housing discrimination get covered up.

"When I went looking for an apartment, I wore a mask. But they could still see I'm Black. I was told that they wouldn't rent to me because they heard Black people were disproportionately getting COVID-19."

COVID-19 inequity is real, and it shouldn't be made worse because of housing discrimination. If you suspect housing discrimination because of your race, color or national origin, file a complaint with HUD or your local fair housing center so we can investigate it.

For more information, go to:

hud.gov/fairhousing or call **1-800-669-9777**
Federal Relay Service **1-800-877-8339**

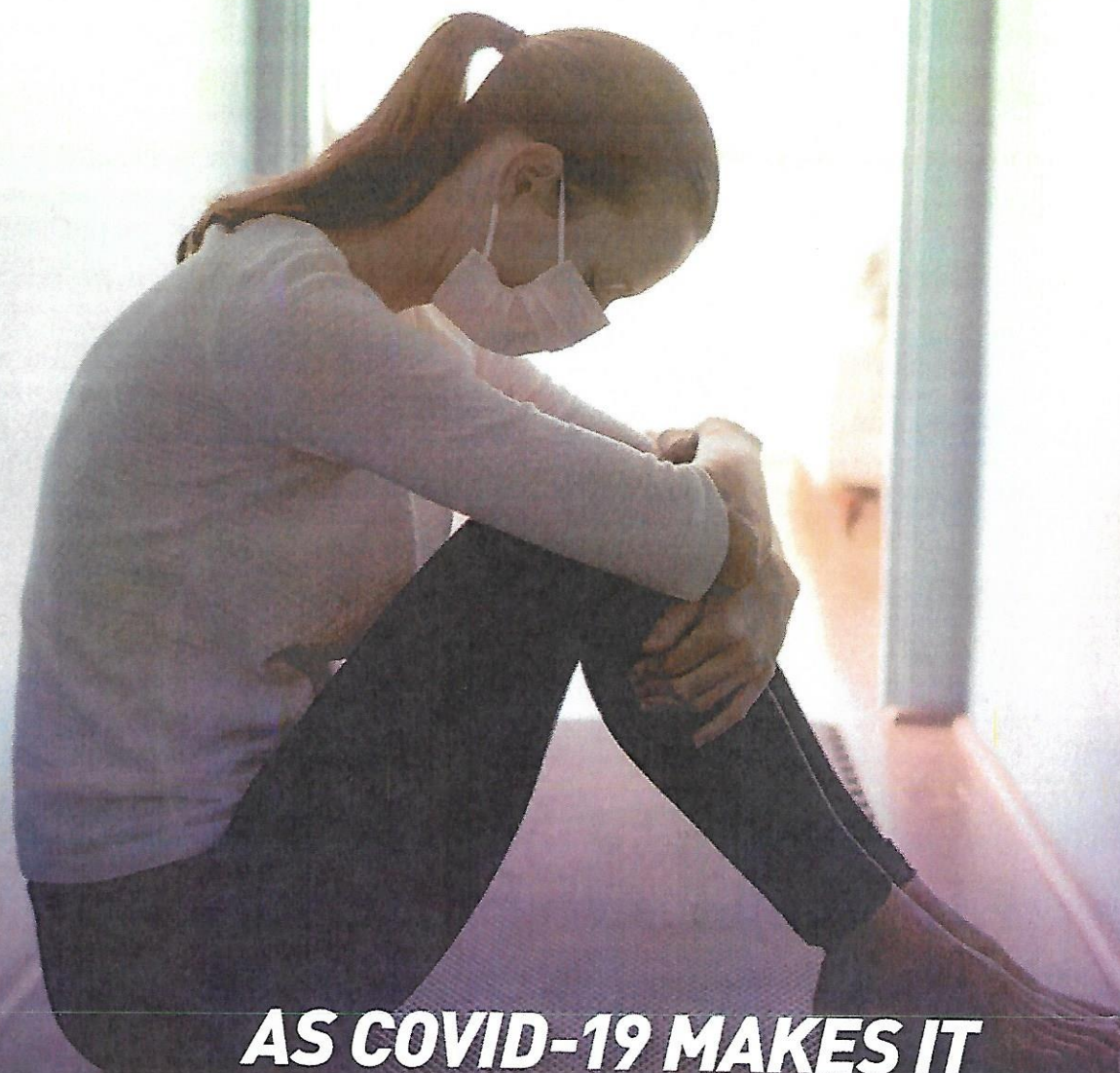


NFHA
NATIONAL FAIR HOUSING ALLIANCE



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AS COVID-19 MAKES IT HARD FOR SOME PEOPLE TO PAY RENT, SOME LANDLORDS ARE SUGGESTING SEX INSTEAD OF RENT.

During the COVID-19 crisis, many people are struggling to pay rent. Unfortunately, some unscrupulous landlords try to force tenants to provide sexual favors in exchange for canceling or reducing rent. Sexual harassment in housing situations is illegal under the Fair Housing Act. If your landlord asks for sex or a maintenance person refuses to fix something in your apartment because you won't provide sexual favors, that's illegal. File a complaint with HUD and put a stop to it.

Go to **hud.gov/fairhousing/sexualharassment**

or call **1-800-669-9777**

Federal Relay Service **1-800-877-8339**

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“WE DIDN'T EXPECT HOUSING DISCRIMINATION WOULD KEEP US FROM OUR NEW HOME.”

“As our family continued to grow, we started looking for a new home. The landlord told us he wasn't comfortable renting to people with children because they might go to school or daycare and bring home COVID-19.”

COVID-19 inequity is real, and it shouldn't be made worse because of housing discrimination. If you suspect housing discrimination because of your familial status, file a complaint with HUD or your local fair housing center so we can investigate it.

Go to [hud.gov/fairhousing](https://www.hud.gov/fairhousing) or call **1-800-669-9777**
Federal Relay Service **1-800-877-8339**

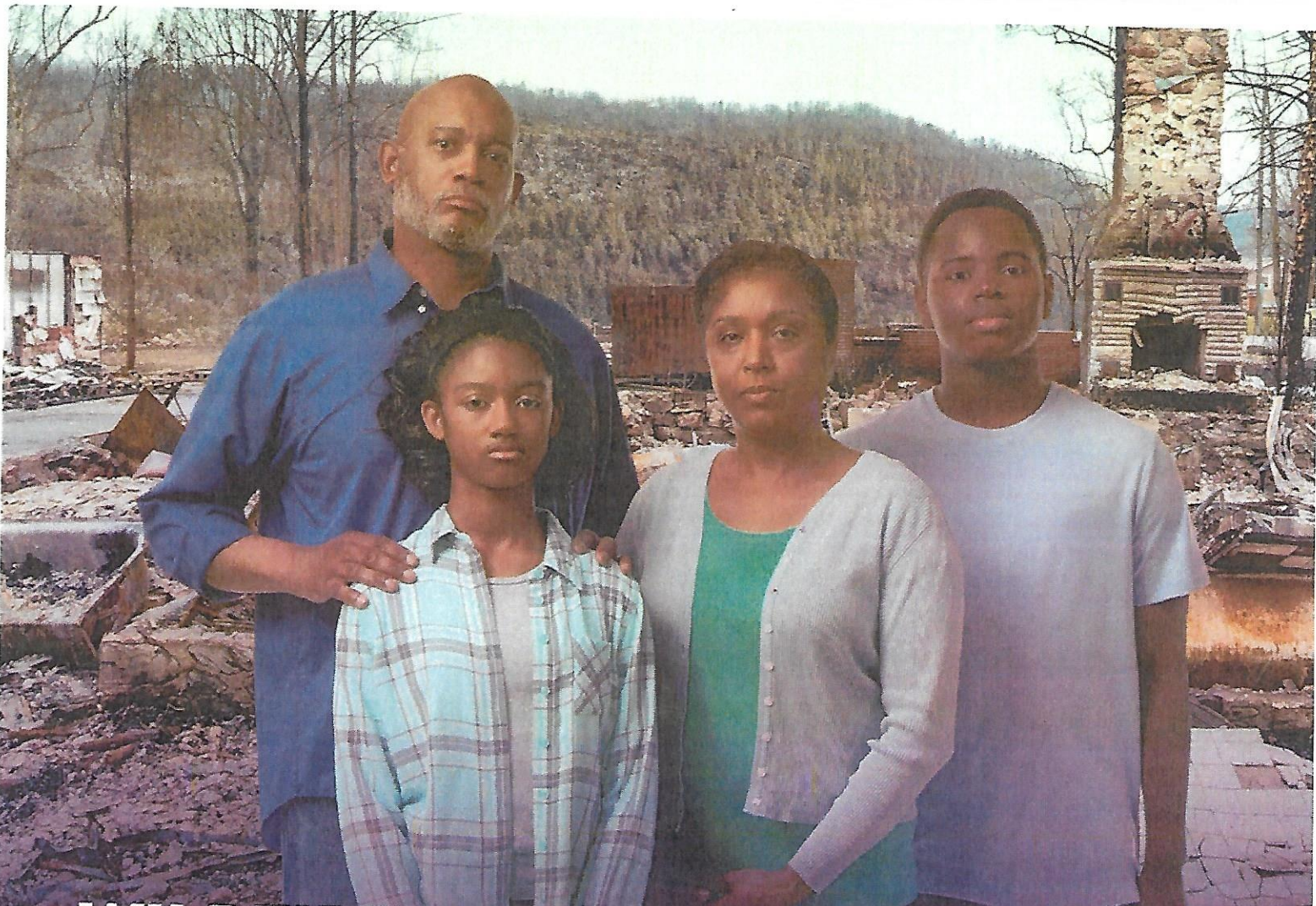


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WILDFIRES DON'T CARE ABOUT YOUR RACE. BUT WHEN WE TRIED TO RENT A NEW PLACE TO LIVE, WE LEARNED THAT SOME LANDLORDS DO.

When the fire came, we had to run from our home. Fortunately, we found temporary shelter. But as we started looking for a place to live, we ran into housing discrimination, which isn't just unfair – it's illegal. If you feel that a landlord or broker has denied you the sale, rental or financing of a home based on your race, color, religion, sex, national origin, disability or because you have children, report it to HUD or your local fair housing center.

Go to hud.gov/fairhousing
or call 1-800-669-9777
Federal Relay Service 1-800-877-8339



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¿Tu propietario quiere sexo a cambio de hacer reparaciones?

Eso es ilegal.

El acoso sexual por parte de un propietario, trabajador de mantenimiento o de otra persona vinculada con tu propiedad de alquiler es ilegal. La Ley de Igualdad de Vivienda te protege del acoso, que incluye personas que entran repetidamente a tu apartamento sin tu permiso, que hacen avances sexuales no deseados o que se niegan a hacer reparaciones porque rechazas favores sexuales. Si esto te sucede, haz una denuncia por discriminación.

Para obtener más información, visita hud.gov/fairhousing/sexualharassment o llama al **1-800-669-9777**
Servicio de Retransmisión Federal **1-800-877-8339**



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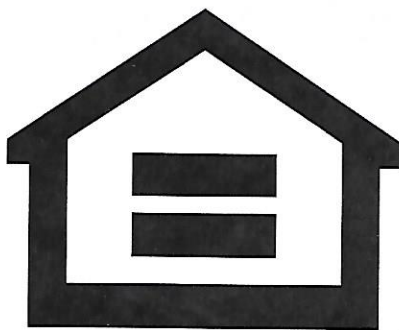
Si temes por tu seguridad, llama al 911.



IGUALDAD DE VIVIENDA: LA LEY ESTÁ DE TU LADO.

Un mensaje de servicio público del Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos en cooperación con la Alianza Nacional de Igualdad de Vivienda. La Ley Federal de Igualdad de Vivienda prohíbe la discriminación por motivos de raza, color, religión, nacionalidad, sexo, situación familiar o discapacidad.





**EQUAL HOUSING
OPPORTUNITY**

**We Do Business in Accordance With the Federal Fair
Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is illegal to Discriminate Against Any Person
Because of Race, Color, Religion, Sex,
Handicap, Familial Status, or National Origin**

- In the sale or rental of housing or residential lots
- In the provision of real estate brokerage services
- In advertising the sale or rental of housing
- In the appraisal of housing
- In the financing of housing
- Blockbusting is also illegal

**Anyone who feels he or she has been
discriminated against may file a complaint of
housing discrimination:**

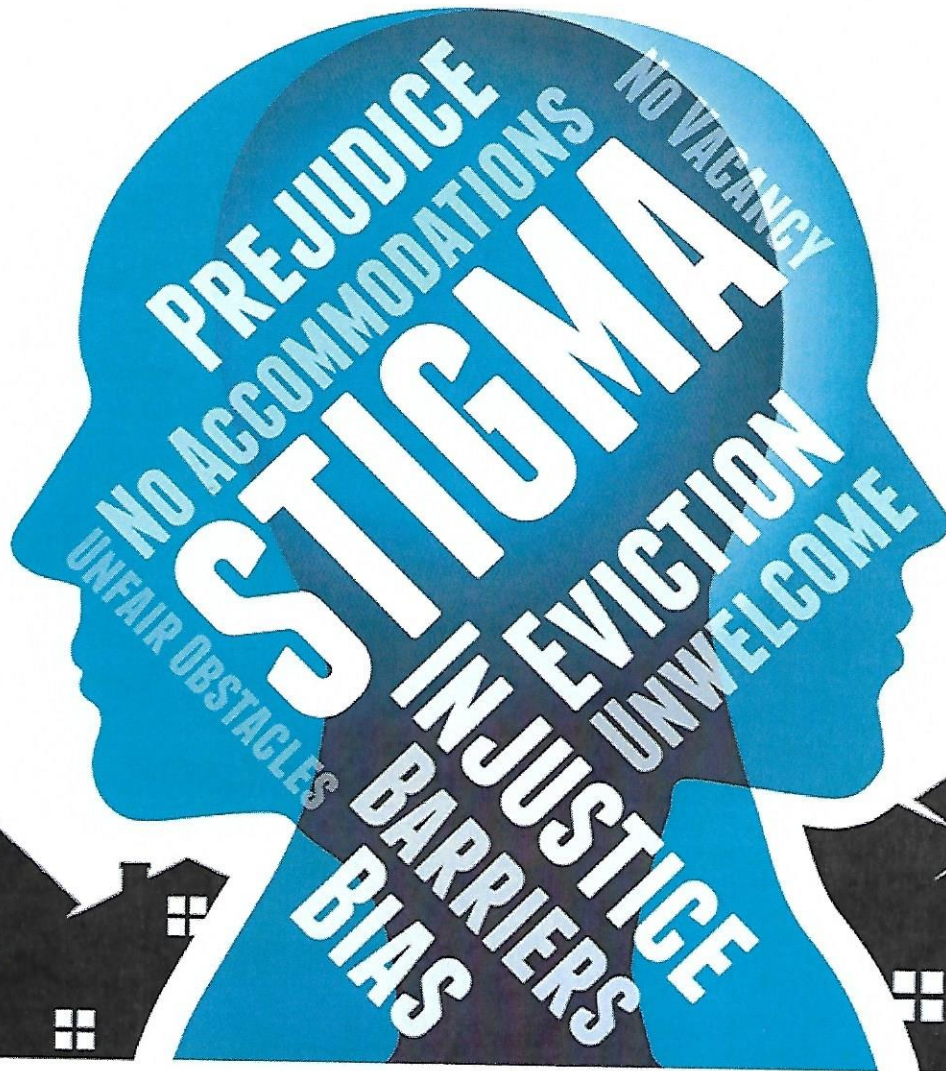
1-800-669-9777 (Toll Free)

1-800-927-9275 (TTY)

www.hud.gov/fairhousing

**U.S. Department of Housing and
Urban Development
Assistant Secretary for Fair Housing and
Equal Opportunity
Washington, D.C. 20410**

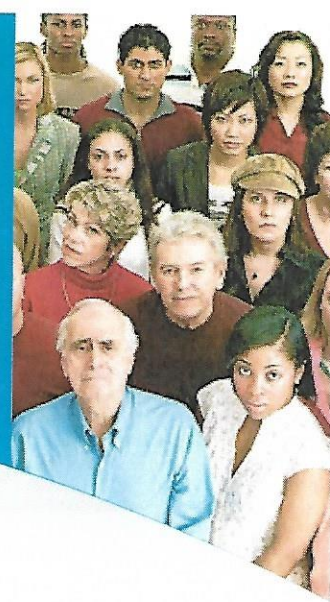
Fair Housing for Individuals with Mental Health, Intellectual, or Developmental Disabilities



Visit www.hud.gov/fairhousing
or call the National Discrimination Hotline at
1-800-669-9777 or 1-800-877-8339 (Federal Relay)



Fair Housing for Individuals with Mental Health, Intellectual, or Developmental Disabilities



Fair housing laws prohibit discrimination against individuals with disabilities in housing, including individuals with mental health, intellectual, or developmental disabilities. Examples of housing discrimination based on disability are:

- ◆ Refusing to rent housing to you because of a disability
- ◆ Refusing to grant reasonable accommodations or modifications that may be necessary for you or a person you live with to have an equal opportunity to use or enjoy your housing
- ◆ Refusing to provide information about or show available housing to you or a person you live with because of a disability
- ◆ Placing different terms or conditions upon the rental of available housing, such as charging a higher rent or security deposit, or requiring additional documentation because of a disability
- ◆ Restricting you from living in certain housing units or sections of a housing complex because of a disability
- ◆ Evicting you or someone you live with because of a disability
- ◆ Harassing you or someone you live with because of a disability

Visit <https://www.hud.gov/fairhousing> to learn more about your fair housing rights.

Have you experienced housing discrimination? Visit <https://www.hud.gov/fairhousing/fileacomplaint> or call the HUD Hotline at 1-800-669-9777 (English/Spanish) or 1-800-877-8339 (Federal Relay) to file a complaint.



It is illegal for a housing provider to take action against you because you filed a fair housing complaint.

