



**CAMDEN CITY COUNCIL**  
**WORK SESSION MINUTES**

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Tuesday, July 14, 2015

4:00 P.M.

Council Chambers-City Hall

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**PRESENT**

Mayor Anthony P. Scully  
Mayor Pro-Tem Jeffrey R. Graham (absent)  
Councilmember Alfred Mae Drakeford  
Councilmember Laurel M. Parks  
Councilmember Deborah Hudson Davis

City Clerk Brenda Davis  
City Manager Mel Pearson  
Finance Director Debra Courtney  
Chronicle-Independent Jim Tantum  
and interested citizens

**CALL TO ORDER**

Mayor Anthony P. Scully called the Camden City Council Work Session to order at 4:00 p.m.

**WELCOME**

City Manager Mel Pearson welcomed Council to the July 14, 2015, Camden City Council Work Session and introduced the new Deputy Director of Public Works, Mr. Ray Peterson.

**DROUGHT STATUS UPDAE – Tom Couch**

Tom Couch, Director of Public works updated Council on the drought watch status in Camden. Mr. Couch reviewed steps that the Drought Advisory Council is taken to prepare if drought becomes worse. If drought conditions becomes worse the city will issue a voluntary reduction use of water to the citizens.

**BAILEY BILL BRIEFING – Lawrence Flynn and Wade Luther**

The purpose of the Bailey Bill is where the owner of a “Historic Property” intends to rehabilitate the property, thereby increasing its assessed value; the property owner may apply to the City to have the assessed value of the property frozen at its pre-rehab value for a period of time. The property owner must rehab the property according to the City’s approved rehabilitation standards for historic properties. In order to be eligible, the cost of the rebab must equal or exceed a percentage of the pre-rehab property value.

City Attorney Lawrence Flynn, clarified the purpose of the Bailey Bill and the process as to which Council would need to take in order to adopt an authorizing ordinance implementing the statutory provisions of the “Bailey Bill”.

After a lengthy discussion on the Bailey Bill’s purpose, eligible properties, process and current terms and options, Council agreed on the Minimum Expenditure for Eligibility to be



20% of the pre-rehab property value for residential and income-producing property and a term of frozen assessed value – 15 years from application.

For additional information regarding the Bailey Bill Ordinance please refer document-Summary and Optional Provisions.

**CDBG REGIONAL PLANNING GRANT (Riverdale Neighborhood) – Pearson**

The City of Camden was awarded a \$750,000 Regional Planning Grant from the Community Development Block Grant Program. Funds will be used to upgrade water and sewer lines in the Riverdale neighborhood adjacent to the city.

**CAMDEN ARCHIVES AND MUSEUM (“Little Brown Dog Exhibit” – Boykin Spaniel) – Suzie Sale**

Suzi Sale, Tourism Development Director updated Council on the Boykin Spaniel Exhibit Story - “Little Brown Dog Exhibit” at the Camden Archives & Museum. Ms. Sale stated that the exhibit is a success and attracting visitors from around the Country.

**TOURISM DEVELOPMENT UPDATE – Suzie Sale**

An update was presented regarding the Classically Carolina Tourism Events scheduled for FY 2015-2016.

For additional information on events scheduled, please refer to the FY 2015-2016 Classically Carolina Tourism PartnerUp Super Calendar.

**CITY OF CAMDEN PLANNING COLLEGE HISTORIC PRESERVATION COURSE- Shawn Putnam**

As a continuation of the Citizens Planning College, City Planner Shawn Putnam announced that a new course on historic preservation will be offered beginning September 2015. The course will last four weeks with classes being held on September 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup> and 24<sup>th</sup> from 5:30pm – 6:30pm. The course will provide an introduction to the concept of historic preservation and how it is applied at national, state and local levels and include class discussion of the new Camden Design Guidelines and how they are applied by staff and the Historic Landmarks Commission.

**BOARDS AND COMMISSION REVIEW – Mel Pearson**

A review of the City’s Boards, Commissions, and Departments was presented to Council by City Manager Mel Pearson along with other staff members. The following changes were recommended:



**Archives and Museum Commission:**

- A review of the Archives and Museum Commission bylaws for Council’s consideration at Council’s August 11 meeting.
- Julie Putnam is the new Ex-Officio for the Archives and Museum Commission.
- Staff will seek applications for appointments and/or reappointments to fill the terms that expired on May 31, 2015.

**Planning Commission:**

- Staff is recommending changes to the Zoning Ordinance to update the Planning Commission. Changes will be presented for council’s consideration at council’s August 11<sup>th</sup> meeting.
- Staff will seek applications for appointments and/or reappointments to fill the terms that will expire on August 31, 2015

**Kershaw County Special Services Department:**

- No commission with this department exist. Council agreed to take Kershaw County Special Services Department “off their books”.

**Board of Adjustments and Appeals (Board of Construction Appeals)**

- No changes recommended.
- Staff will seek applications for appointments and/or reappointments to fill the terms that expired on May 31, 2014.

**Board of Zoning Appeals**

- No changes recommended
- Staff will seek applications for appointments and/or reappointments to fill the terms that will expire on August 31, 2015.

**Municipal Election Commission**

- No changes recommended

**Parks and Trees Commission**

- No changes recommended

**Clean Community**

- No changes recommended.
- Council wishes for the Clean Commission to remain active, council and staff will seek information from the County to reestablish this commission.



**Price House Commission:**

- No changes recommended.
- Staff will seek applications for appointments and/or reappointments to fill the terms that expired on July 31, 2014.

**Historic Landmarks Commission:**

- Staff recommends reducing the size of the Historic Landmarks Commission from seven (7) members to five (5) members; Council agreed.
- Staff will seek applications for appointments and/or reappointments to fill the expired terms of the entire commission.

**Mayor's Committee on Employment of People with Disabilities:**

- Council agreed to dissolve this committee.

**Human Relations:**

- Council wishes to reestablish this committee. Staff will follow-up with the County.

**OTHER BUSINESS**

No other business from Council.

**EXECUTIVE SESSION**

Council, on motion by Councilmember Parks, seconded by Councilmember Davis, voted unanimously to enter into Executive Session at 5:50 pm to receive legal advice about a lawsuit.

**REGULAR SESSION**

Council, on motion by Councilmember Parks, seconded by Councilmember Drakeford, unanimously agreed to re-enter regular session at 6:10 p.m. No action was taken during Executive Session.

Attest:

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Anthony P. Scully, Mayor

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Brenda Davis, City Clerk

