

**TOWN OF DUNCAN**  
Special Call Council Meeting Minutes  
Friday August 17, 2018 4:00 PM

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**MINUTES**  
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The Special Call Council Meeting was called to order by Mayor Clyde “Rog” Rogers at 4:00 p.m. Present at call were Mayor Clyde Rogers and Councilmember Calvin Cowen. Councilmember Greg Rensberger arrived at approximately 4:32 p.m. Councilmember James Waddell and Councilmember Shirley Clopton were absent. Also present at call was Town Administrator Cameron Fant.

In compliance with the Freedom of Information Act, notice of this meeting was submitted by fax and e-mail to the Spartanburg Herald-Journal and the Greer Citizen on August 16, 2018. The agenda was posted on the front door of the Duncan Police Department and Town Hall and uploaded on the Town of Duncan website on Thursday August 16, 2018.

Mayor Rogers gave the Invocation and Mayor Rogers led the Pledge of Allegiance.

At 4:35 p.m. Mayor Rogers opened the Floor for a Public Hearing on AN-2018-08 for the purpose of zoning properties. Mayor Rogers said properties are located on 0 Woods Chapel Road, Duncan SC. The properties are currently unzoned and located in Spartanburg County. The properties are roughly 38.97 acres +/- . The request is for G1 – General Industrial District, for future development of these properties. The parcels of property are owned by Woods Chapel, LLC and is better described as parcel 5-24-00-068.00 and 5-24-00-145.00. Edith Kovacs of 277 Ashley Daniel Drive took the floor and asked if there was any more information about what the owner of the property was going to do. Town Administrator Cam Fant took the Floor and said that the developer had the property under contract and was changing the zoning because they were going to develop some type of industrial building. Fant said at this point it is a speculative building so at this point they don’t have any buyer or leaser of the building named. Nobody else took the Floor from the Public. Mayor Rogers closed the Public Hearing for this property.

Next at 4:40 p.m. Mayor Rogers opened the Floor for a Public Hearing of AN-2018-06 for the purpose of zoning of property. Mayor Rogers said the property is located at 488 Barton Street, Duncan SC. The property is currently located in Spartanburg County. The request is for the property to be zoned R3 – residential. The parcel of property is owned by Dennis and Anita Rose and is better described as parcel 5-20-05-033.00. No one from the Public took the Floor to speak. Mayor Rogers closed the Public Hearing for this property.

Next Mayor Rogers called Town Administrator Cam Fant to the Floor for the Second Reading of Ordinance No. AN-2018-06, an Ordinance to annex property located at 488 Barton Street, Duncan SC. The property is less than an acre and contains a residential home on the property. The request is for this property to be zoned R3 Residential. The property is currently un-zoned and located in Spartanburg County. The property is owned by Dennis and Anita Rose and is more particularly described as parcel number 5-20-05-

033.00. Fant took the Floor and informed Council that Mr. and Mrs. Rose had decided that they wanted to be annexed into the Town of Duncan. Fant said this property was their primary residence. Fant said this was the Second and final reading. Next Mayor Rogers asked for a Motion to Approve Ordinance No. AN-2018-06, an Ordinance to annex property located at 488 Barton Street, Duncan SC. A Motion was made by Councilmember Cowen and his Motion was followed by a Second from Councilmember Rensberger. The Vote to approve Ordinance No. AN-2018-06, an Ordinance to annex property located at 488 Barton Street, Duncan SC passed 3-0.

Next Mayor Rogers called Fant to the Floor for Resolution # R-2018081701, a Resolution to allow the Town Administrator to enter into a contract with Langley & Associates Architects, LLC at a price not to exceed \$42,500 for Architectural Design and Engineering Services for an Event Center at Stoneledge Park. Fant took the Floor and reminded Council that several months ago Council had engaged Mr. Langley to come up with several proposals for the event center. After coming up with those proposals, Fant and the Council decided on going forward with the event center themed after a train depot. Fant said this resolution would engage Langley to move forward designing the plans for the event center. Fant said this cost would include all the engineering, HVAC, plumbing and electrical plans for the center. Fant said we would use some of the state A tax grant money to pay for his work. After that Mayor Rogers made a Motion to approve Resolution # R-2018081701, a Resolution to allow the Town Administrator to enter into a contract with Langley & Associates Architects, LLC at a price not to exceed \$42,500 for Architectural Design and Engineering Services for an Event Center at Stoneledge Park. His Motion was followed by a Second from Councilmember Rensberger. The Vote to approve Resolution # R-2018081701 passed 3-0.

Next Mayor Rogers called Town Administrator Cam Fant to the Floor for the First Reading of Ordinance No. AN-2018-08, an Ordinance for the purpose of zoning properties. The properties are located on 0 Woods Chapel Road, Duncan SC. The property is currently unzoned and located in Spartanburg County. The properties are roughly 38.97 acres. The request is for G1 – General Industrial District, for future development of these properties. The parcels of properties are owned by Woods Chapel, LLC and are better described as parcel 5-24-00-068.00 and 5-24-00-145.00. Fant took the Floor and informed Council that his property is for Project Beta. Fant reminded Council about the MOU done and approved for this project. After that Fant answered a couple various questions from Council. Next Mayor Rogers asked for a Motion to approve the First Reading of Ordinance No. AN-2018-08, an Ordinance for the purpose of zoning properties located on 0 Woods Chapel Road, Duncan SC. Councilmember Cowen made a Motion and his Motion was followed by a Second from Councilmember Rensberger. The Vote to approve the First Reading of Ordinance No. AN-2018-08 passed 3-0.

Next Mayor Rogers called Town Administrator Cam Fant to the Floor for the First Reading of Ordinance No. 20180817-1, an Ordinance authorizing and providing for the issuance of special Obligation Bonds (Hospitality Fee Pledge) of the Town of Duncan, South Carolina; Prescribing the form of Bonds; Providing for the payment of the Bonds from the sources provided herein; Creating certain funds and providing for payments into such funds; and making other covenants and agreements in connection with the foregoing. Fant took the Floor and informed Council that this was the first of two ordinances that would be for the funding of the event center at Stoneledge Park. Fant said that in July of 2019 the town would make its final payment for the original loan on Stoneledge Park. Fant said the timing of the new event center was

perfect. Fant said the town would refinance the remaining balance of the waterpark and add an additional amount of money up to approximately \$1,200,000 and use those funds for the construction of the waterpark. Fant said the collateral on the loan would be the local hospitality and accommodations tax fee revenue. Fant said the interest rate would be about a percent cheaper and the loan period would be up to 12 years. After that Fant answered a couple various questions from Council. Next Mayor Rogers asked for a Motion to approve the First Reading of Ordinance No. 20180817-1, an Ordinance authorizing and providing for the issuance of special Obligation Bonds (Hospitality Fee Pledge) of the Town of Duncan, South Carolina; Prescribing the form of Bonds; Providing for the payment of the Bonds from the sources provided herein; Creating certain funds and providing for payments into such funds; and making other covenants and agreements in connection with the foregoing. His Motion was followed by a Second from Councilmember Cowen. The Vote to approve the First Reading of Ordinance No. 20180817-1 passed 3-0.

Next Mayor Rogers called Town Administrator Cam Fant to the Floor for the First Reading of Ordinance No. 20180817-2, a First Supplemental Ordinance providing for the issuance and sale of Town of Duncan, South Carolina, Special Obligation Bonds, Series 2018, in the Principle Amount of Not Exceeding \$2,450,000; Authorizing the Mayor and Town Administrator to determine certain matters with respect to the Bonds; Prescribing the Form and Details of such Bonds; and other matters relating thereto. Fant took the Floor and informed Council that this Ordinance was apart of the Ordinance that Council just voted on for the financing of funds used to build the new event center. Next Mayor Rogers asked for a Motion to approve the First Reading of Ordinance No. 20180817-2. Councilmember Rensberger made a Motion and his Motion was followed by a Second from Councilmember Cowen. The Vote to approve the First Reading of Ordinance No. 20180817-2 passed 3-0.

At approximately 5:00 p.m. Mayor Rogers asked for a Motion to close the Special Call Meeting. A Motion to close was made by Councilmember Rensberger. His Motion was Seconded by Councilmember Cowen. The Vote to close the Special Call Meeting passed 3-0.

Approved by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2018

By: \_\_\_\_\_  
Mayor Clyde "Rog" Rogers

Attest \_\_\_\_\_ Clerk to Council, Melody Millwood