

SHARON TOWN COUNCIL MEETING MINUTES March 10th, 2025, at 7:00 pm

Nicole Perkins (Mayor) Herschel Brown Jr (Mayor Pro-tem), Council Members: Jay Gourley, Margarette Parrish, Brooke Glenn, Dawn Helms (Town Clerk), Oliver Dowdle (Fire Chief)

CALL TO ORDER and INVOCATION:

1. **Mayor:** Nicole Perkins presiding.
2. **Moment of silence/prayer**

PERSONS WISHING TO SPEAK: Sam Pike (American Lawncare), Tully Gibson (Gibson Lawncare)

Brooke: Wished Ms. Norma Happy Birthday!

Nicole: Thanked Ms. Norma for being with us on her birthday night.

MINUTES: Minutes of February 10, 2025, Regular Council Meeting recorded, ready to sign for approval.

Nicole: The meeting minutes for February 10th were emailed out for everyone to review. Anyone have any changes or updates that need to be made?

No changes requested. Passed around for signing.

Nicole: While the minutes are being signed, we will get started. We keep the items below on the agenda so everyone knows the previous history.

OLD BUSINESS:

1. Town Funding - Local, State, and Federal and Grant Opportunities

A. ARPA - funding. Funds must be spent by EOY 2026

Nicole: Under ARP grants this is money we got from the federal government back in 2022 when Brice was still here. We still have some money there that we are still spending.

2.State Grants - Dennis Moss - Town Upgrades -2022 meeting with Dennis Moss state grant. Applied Grants 02/15/2023.

Grants applied and approved-Open items still to be complete

a) Park Equipment-

1. **Harmon Park** –New Park Equipment

- A. Park Equipment Delivered. Partial payment to vendor.
- B. Safety- Moved memorial & Playground rules to entrance. Add baby swings to existing metal pole swings.
- b) New Well - \$66K** location search in process.
- c) Community Center Annex-HVAC/electrical-\$42k** complete
- d) Burri Building HVAC & upgrades-\$71k**-Review quotes/Visit
- e) Lawson Building HVAC & Upgrades-26k** -HVAC and New Wiring complete. Move in-In process.
- f) Sharon VFD Water Overflow \$60K**- Outside New Restrooms in process.
- g) Sharon VFD HVAC- \$30k** HVAC complete
- h) Bank of York Loan community Center Roof -\$111k** paid off loan. Complete.

Nicole: Dennis and I met in 2022, we applied for grants in 2023 and those are all listed on here and what we are spending that grant money on. We have new park equipment. We are looking for a location for a new well. We have been doing some work on the community center annex building on the electrical trying to make it more feasible to have tenants there. We had Nikki for a while. Our electrician Al is thinking about using space. We just got a new renter in the Lawson Building soon. It is a florist; this is her 3rd location. We are excited to have her. In case you are not familiar with our building names, it is the blue building beside the fire department.

The Burri Building we are going to do some hvac work there and any electrical upgrades that may need to be done. That work has not started yet. We have quotes for hvac but have not looked at any electrical.

What we have learned over the years as this is a small town we have had some tenants doing their own work and have not always been certified and it has been a slow process to get caught back up.

The Lawson Building is another one we did hvac, all of that is done and where we have a new tenant.

The Sharon VFD water issues have been taken care of. We are putting new bathrooms on the outside so that will be open to the public when we have events. There is also a porta pot out there and maybe make that handicap accessible. The fire department got an hvac upgrade also with the grant money.

The bank loan for the new roof at the Community Center has been paid off with this grant money. That work was done a while back, it was \$100,000.00 that the town had to get a loan

for. We are now debt free, that is a great accomplishment. We are now debt free thanks to Dennis Moss.

3. Lawn Care proposals being accepted 2025-Listing posted on Town Webpage.
a) Lawn Care Vendor introductions

Nicole: Currently we are looking at lawncare proposals. Joye was at our last meeting, but she can speak again if she wants to. We have invited the other lawncare professionals to be here to introduce themselves and tell us a little bit about themselves. Joye, do you want to say anything?

Joye: I will wait for them; I talked last time.

Nicole: Sam, do you want to start? This is Sam Pike.

Sam Pike: I made these binders for you. Good afternoon, I am Sam Pike, owner and operator of American Lawncare LLC. Before I get started, I want to thank you for your time and the opportunity to be here. We have been in business since 2021 as licensed professionals. Certified in turf management, turf maintenance and licensed to spray pesticides and herbicides. My team are dedicated professionals, we take the responsibility of this town very seriously. We have come up with a plan of efficiency for about 2 days. If kids want to play in the park, we can have a set plan for Monday and Tuesday. If there is rain, we can move those days around. We are licensed professionals; we do have background checks for myself and my worker. That way the individuals caring for our town are trustworthy, reliable and responsible. Again, I am Sam Pike owner of American Lawncare LLC, I appreciate the opportunity.

Nicole: Sam has been cutting grass for Ms. Doris for a while, and she wrote him a letter of recommendation if anyone would like to see that.

Browne: Sam, how many employees do you have working for you?

Sam: Right now, just one. I had to let one guy go during the wintertime, with me being a newer company and things slowing down. I have one guy.

Browne: Do you cut too?

Sam: Yes sir. But I will be looking forward to hiring.

Browne: So, would you have two people?

Sam: Yes sir.

Browne: Thank you.

Margarette: Does everyone have liability insurance?

Nicole: All of these are companies and do have liability insurance. Thank you, Sam. Tully.

Tully Gibson: I'm Tully Gibson, with Gibson Lawncare. Im from Clover, all my life. I think back in 2023 we bought the Clinton shop on Sutton Springs Rd and moved our business from Clover to York. We have been in business since 2015. On the lawncare side started in 2006 mainly with new construction then over the recession started doing more lawncare. Kind of the same thing as Sam said, we are prepared to take care of the town and everything you have shown me. We are prepared to do work on Monday and Tuesday based on your requirements and list, splitting that up as needed basis. We have 16 employees currently. There are 9 fulltime grass cutters and anywhere from 7 to 10 landscapers. I think that is everything. We are excited to have your business. Does anyone have any questions for me?

Nicole: Tully same thing would provide background checks for his employees and he has insurance.

Browne: You would not have all 9 over here cutting grass?

Tully: Based on time of year and growth rates that kind of thing we would look at it. April and May when things are growing like crazy, we might have 6 of the 9 here on a Monday morning to get some stuff done and then get to our other yards. It just depends on what the demand is. I told Nicole on initial clean up we may send all 16 men over here to get everything set and ready to go. If we get behind here and the rain messes us up, we will send a crew. I assume you would want t his work done Monday – Friday, no weekends.

Nicole: Yes, we prefer Monday – Tuesday. The store down the street is closed on Monday. The ballgames get started back up. They have a big schedule for us this year. Thank you, Tully. This was just an introduction for everyone to meet these folks. We will have an executive session where we will sit around and talk and decide. This is just information only. Do you want to go into an executive session or wait until the end?

Browne: I think we should continue and have an executive session at the end. We do need to make a decision but let's not make everyone wait. What does everyone else think?

Margarette: I think we need to finish this meeting, then go into an executive session.

Jay: Wait until the end.

Nicole: Okay, we will continue and then go into executive session at the end. Joye said she is fine.

Joye: Unless you or anyone has any questions for me.

Browne: It is just you and Brad. Can you get it done in a couple days as well?

Joye: Yes, we have the advantage of not having very far to go.

Browne: Of course, Mr. Sam said he lives in Sharon too.

4. New UB Hub Water System February 2025-Introduction class

Nicole: This is just an update, we are starting our new water system. Its not actually a new system it has just gone through an upgrade. We have a few classes we must take. Just to let you know nothing really changing.

5. Maintenance Employee- Listing posted on Town Webpage. Applications being accepted

- A.** Collect Town Trash-Trash to dumpster or setup acct with local trash company
- B.** Building Maintenance-as needed. Building checks/repairs.
- C.** Check Park equipment-monthly
- D.** Maintain Ballfield
- E.** Maintain Town Equipment-tractors
- F.** Misc. items as needed. Town & Community Center event setups/tear downs

Nicole: We are in the process of looking for a maintenance employee, it has been put out on our town webpage. This is to do things like collect trash, building maintenance as needed, check park equipment monthly. Ricky Montgomery used to do this for us then he retired. We haven't really had anyone do that. This person would maintain the ballfield also. We want to take that off the grass cutting people. That would become the maintenance person's responsibility. Another thing, maintain town equipment, help set up and take down for special events, that sort of thing. When we rent the community center out, we do not have the renters set up and take down so that nothing gets torn up or anyone hurt so we do that ourselves.

6. Town Administrator-Listing posted. Applications being accepted

Nicole: As some of you may know Tina has chosen to move on and she is working with PATH as a fulltime job. She has always wanted to help people so she is really happy there. We are taking applications for town administrator. We have posted that opening and will be meeting

soon to discuss this position further. We have kind of taken what Margaret used to do and Brice used to do and added a whole lot to it. We have events that position organizes and other things that were not done previously in that role.

7. Town Tractors and Town Storage building cleanup.

A. Old Blue Ford-repair \$2k at Comer's-Complete. Invoice.

Nicole: This is just for information; we have sent our old ford tractor out for maintenance to Comers and that has been completed. They will be delivering to us in a couple of weeks.

B. Backhoe County -pending County Council approval. Will be approximately 6 months

Nicole: The county is donating a tractor to us for free. Tommy Adkins and Matt have been working on getting this for us. There is a lot of stuff in town that needs work and the old tractor just can't do big jobs. That will be donated to the town we will just have to keep up the maintenance on it.

C. Massey tractor with 4 in 1 bucket-Routine maint done. Quote Hydraulic Maint

Nicole: We have a Massey tractor that we can go along the curbs and get up all the debris in the road since we do not have a company to do that. So that Massey is good for getting all the leaves and debris up.

D. Golf Cart-Seat repair- Complete. Gas operated golf cart. Yrly Srv. Jun 2024.

Nicole: We do have a golf cart if the water people want to use to go around and get the meter readings. Mainly it has just been used for town events carrying stuff around. Scott helped us get that, someone he knew had it and sell it to the town for \$2500. It has a dump on the back of it for hauling.

8.Town Maint-

a. Pump Station Maintenance- Carolina Lift Station. Work order complete. Sending Quote. 2 other quotes received to replace pumps station.

Nicole: Ya'll may have noticed the alarm going off at the pump station. We have been having some issues with it getting clogged. The pumps on there are old and we have been getting quotes to have the pump station taken care of.

b. Water Tank Maint Southern Corrosion. Invoice pd Copy ? Washout not scheduled. Contact Mark.

Nicole: Water tank inspection done, that is where they come out and check the water tank. We have not got the results back on that yet. They have said there is some sediment but that is about it.

9.Schedule Work Session-Date

a. Procedures Hiring & Termination of Town Employees

b. Town Purchasing Procedure/Town Ordinance.

Nicole: This will be scheduled to discuss as a group. Does anyone have any questions about any of this?

Ms. Norma Mowles: When has the town been audited?

Nicole: Our audit is done every year, our year is from June to July. So it went out at the end of July. It usually takes about 6 months to complete. Soon as we get that back it will be time to get the next one going. 2024 has not been returned yet.

NEW BUSINESS

- 1. Monday, March 3rd was Water Professionals Day** - SCRWA honors the work of water professionals in the drinking water, wastewater, and storm water industries. The essential services water professionals provide to communities never rests. We respect and appreciate everyone who is committed to this industry.

Nicole: Matt is not here but we wanted to honor Matt and Ms. Brook for assisting Matt in his job and all of their hard work.

Brooke: Thank you, we just had to get some water for the people working in the park.

Nicole: For those of you who may not have noticed our new park equipment is being installed. They will finish this week. I did not think they would be working in the rain, but they are setting the poles for the equipment. There is not a water hook up at the park, so Matt and Brooke got water to them.

- 2. PMC/Tenet EMT Rental**- Lease renewal Corey Glasscock email details.

Nicole: If yall do not know we have a rental agreement with Piedmont the hospital for the EMS bay. Our contract is up for a lease renewal so we will be looking at that.

Browne: So, will we look at that contract?

Nicole: Yes, it is currently \$900.00, and I don't know if it will go up. Hickory Grove wants them bad; we want to keep them here. There should be a clause in there about a possible rent increase.

Browne: They may be costing us \$200 - \$300 a year.

- 3. Park equipment Installation-starting**
- 4.. Rental Units-Lease Agreements-discussion**
- 5. Events: Save the Date**

A. Sharon Farmers Market & Cars for Coffee Combined event-Will start back April 5th.
Contact Dave Ladish at Sharon Grill. Produce and Craft Vendors needed.

Nicole: The Cars and Coffee and Farmers Market are being combined, if you know someone that has crafts or produce have them get in touch with Dave or have them call town hall and we will get them to Dave. We are trying for a bigger foot print here in town and getting more business for the market as well as spectators at the cars event. We want to bring people to

town to help Randall at his shop, we have a flower shop now and it could help Dave at his business also.

B. Fire Department Fish/Chicken Fry- \$15.00 per plate Saturday, Mar 15th 4pm-7pm

Oliver: Come out and get you a plate and support the fire department.

C. Senior Luncheon Sharon Methodist -Fri-Mar 21st 11am -12:30 pm-free meal and entertainment. Norma Mowles Birthday March 10th

Browne: Hoyt Taylor who played for us last year will be there.

D. Community Center-Rentals

***March 29th Family Reunion Rental**

***May – Herschel Brown Sr Birthday Party**

***June – Rosie McClure (for family reunion)**

***July – Hattie Mae Williams (for family reunion)**

Nicole: Just letting the council members know we have the above rentals at the community center. The 29th has not confirmed so cross that off.

Browne: May 3rd, Herschel Sr's 100 birthday, his birthday is actually the 25th of April but due to some family schedule conflicts we are doing it in May so everyone can be there. May the 3rd come on down to the community center. Some of you most probably get an invitation but if not just come on down.

E. Keep Sharon Beautiful (#KSB!) -starts April

F. Park Grand Reopening Event-date

Nicole: Margareet has suggested that we have a park grand reopening event, so we will be planning that once we know when they may be done. We would love to do it in March but we shall see how it goes with all the rain.

G. 4th of July Celebration-Select date

Nicole: We have not discussed it but people are asking. We need to be thinking about a date. We have people wanting to do rentals at the park and we just need to nail down a date. We usually don't do it on the 4th. We usually do before or after the 4th.

Margarette: The 4th is on a Friday this year.

Nicole: We just try not to do it when everyone else is having theirs.

Brooke: What if we did it another week out like July 12th? A lot of people go out of town for the 4th.

Nicole: There are a lot of events on the 4th of July, that would be a good date. York has theirs, the school has theirs. Let's make it tentatively on the 12th.

Nicole: I have the General Fund, Operations and Maintenance and Fire Department fund reports for January and February. We can pass these around; she did not get them all printed. If anyone would like a copy we can get that to you as well. Meeting Minutes also. We do put Council Meeting Minutes on the webpage.

Jay: I would like a copy of this so I can sit down and digest it.

Nicole: Anyone have any questions right now?

REPORTS/COMMITTEES: 2025 Think of area below you would be best to serve. Council to discuss any issues concerning the following: Which area? List of responsibilities.

1. **Ball field:** Condition field, new poles and light Installation, Electrical wiring from lights. Tree removal/cutbacks quote.

Nicole: Scott usually gives us a condition on the ballfield, right now we are waiting on the poles and light installation. You may have noticed a lot of work going on over there. All of our lights were old and Duke was doing a promotion for lights. But there is a lot that goes in to that. We found out that most of the poles are rotten and needed to be replaced. Oliver recommended someone for us to reach out to for new poles. We have all new poles. While they were looking at that it was discovered that there were some lights missing. All of this is being paid for with ARP money and Dennis Moss money.

Browne: I would just like to encourage all of you to reach out to your council people, we used to get some county funds every year to help pay for things. The taxes that we have paid in to for Parks and Recreation is going to other parts of the county. Our parks here are used quite a bit not just by people that live in Sharon, but other people and we are not getting our tax dollars back. The town is having to fund it all. Make yourselves heard.

Nicole: Let me make a slight correction, we do get money from the county but as a small municipality we do not get that much. It is broken up between Hickory Grove and Smyrna. We get \$10,000 a year. That basically helps us cut grass, not work on concession stand, fix equipment, lights. None of this. Now if we were in Lake Wylie, they get \$250,000.00 off the cuff before we ever see anything. We do get a stipend, but it is not much. They say it is based on how many children we have in the system. Scream but not too loud.

2. **Community Center and Annex:**
3. **Fire Department: (Oliver Dowdle)-update.**

Oliver: Just to keep it on your minds, the Christmas decorations and the Duke contract. The lights we have are in bad shape. We need to decide if we are going to do an upgrade of

lights. I looked over the Duke contract, the biggest cost would be the outlets. Duke would install new outlets and take the burden off the fire department. I hope that the town is going to consider this if they so choose so we can have some Christmas cheer.

Nicole: Browne, did I send you that contract?

Browne: I did get it but I did not catch that they would maintain the outlets and all. I will have to reread it.

Nicole: They will just not buy the lights. They will take care of all the maintenance.

Oliver: We would be responsible for the mount that the decoration hangs on. Duke would provide and maintain the electrical portion. Depending on how many or how much we would do.

Nicole: We pay Duke a monthly fee for what is labeled as Christmas lights. It is broken out monthly.

Oliver: What we have now is old and in bad shape. We have had for 20 years or longer. Every year we work on repairs. We spend a day just working on repairs.

Browne: My understanding is anyone that works on that kind of stuff has to be a licensed electrician. Is that right or did I read that wrong? If we were to work on it it would have to be inspected by the county.

Oliver: We are under the old contract currently.

Margarette: We may need to add that to our next session.

Nicole: How many pages were in that contract?

Oliver: 30 pages or so, a lot of it is there joint use contract. Just contract on the holiday usage section.

4. **Rental Buildings**: (Herschel Brown?)-

Browne: I have nothing right now.

Nicole: We do need to look at parking behind the fire department since we now have tenants in the Lawson Building.

Oliver: We can look at it.

5. **Parks:** (Jay Gourley?) Jay: I am looking forward to getting more involved, may be first of April.

6. **Scout Hut, Concession Stand (see Parks):**

Nicole: We have been having some leaks at the scout hut, Shane came out and looked at it and said he would seal it again as a donation and should stop the leak for a while. Also the outside area where we are putting in bathrooms Shane has some materials he can donate.

Nicole: The concessions stand, we used to have people that worked at the concession stand and the parents really like it. First, we had parents that were helping with the stand. The town would purchase the food items, the parents would sell it, and the money would come back to us as income for the town. This helped give us extra money for the ballfield. We have a lot of kids that use those fields for Spring and Fall. Parents really like the option of feeding their kids at the ballfield. With Tina gone and it only being Dawn, we cannot run the concession stands with just one person paying them an hourly wage. I talked to Clover and what they did was start bringing in food trucks. If we want to look into that, we have a lot of food vendors that come to our 4th of July event we could talk to. I did talk to our local vendor, Judy, with the hot dog stand. She is currently selling at Lowes, but she said she would love to do that in the evening. But if you know of any other vendors let us know.

Jay: Do we make any money off of the vendors?

Nicole: Generally no, they supply the food. Now the 4th of July event they pay us a fee. We also have donations made to us for the 4th of July. That money helps us pay for the fireworks so we don't really make any money.

Brownie: We used to make money off the concession stands.

Nicole: Dawn do we make any money?

Dawn: It really does depend on the game and what food we may have that night. We did pizza one night and that was a total flop. They love barbeque and hot dogs. We can look at the cost of stocking the concession stand and what money we brought in.

Nicole: Even when other people were running the concession stand, by the time you buy supplies and they pay themselves we may make \$100.00. Then you have to take in the time and effort. There were times they didn't want to carry money home so I would have to go over there get the cash box and lock it up until the next day. It has been 9 or 10 o'clock sometimes getting out of there and everything cleaned up.

Dawn: We are required to have a certification as a food handler, we get graded by DHEC for that concession stand. We get inspected.

Browne: So they did that last year?

Dawn: Yes, and they would like to come inspect again but we have not decided what we are going to do with it.

Nicole: Our license is under Tinas name right now. They don't put it under the town name they put it under an individual.

Dawn: The fee is nominal it is just a test you take online.

Nicole: So, if Judy or someone else is doing it we would be out of it.

Brownie: That sounds like the best thing to do. That would limit our liability too if someone got sick from the food.

Nicole: But if we let them sell out of our concession stand that would be on us.

Jay: I think it would be best to let Judy do it if she is willing.

Browne: Given my experience with DHEC and food service I think we should stay out of that.

Nicole: Jay do you have anything else about parks?

Jay: No

7. **Streets (Margarette Parrish?):**

Margarette: Does anyone have anything to say about the streets since you are all here? Nothing heard from people present.

8. **Sidewalks (Brooke Glenn?): Keep Sharon Beautiful KSB //KYCB**

Brooke: Anyone have anything about sidewalks?

Someone in the audience, we do need some sidewalk repairs.

Nicole: What sidewalks walking girl?

Brooke: All of them.

Someone in audience: Woodlawn St especially. There is asphalt just throwed out there on the sidewalks, near the blue house in front of Reggie's.

Nicole: No one has come through putting asphalt down.

Someone in audience: Shannon St never got their water lines fixed. The whole town is fixed except Shannon St.

Margarette: We are trying to fix that.

Browne: There is a small line coming from Sharon Methodist Church to your house. We know that. Rainey is the same way.

Brooke: We are trying to do some grants or something.

Nancy Scronce: That big 2-story house on Warmoth, people that walk past my house have to get in the road because of trees hanging over.

Brooke: That house was sold at the tax sale. We don't even know who to send a letter to ask them to clean up.

Nancy Scronce: Can the grass cutters at least weed eat and get it off the sidewalk?

Nicole: You talking the corner lot or the old house? Both are really bad.

Nancy Scronce: The big house is bad, people have to get in the road when they are walking then get back on the sidewalk.

Nicole: There was issues with the big house when her husband passed away. It was going through probate then I think she sold it to someone else on Warmoth.

Nancy Scronce: She refused that guys offer.

Brooke: That's when I think it went to the tax sale. We don't know whose hands its in right now.

Nicole: I wanted to but that house for the town if we ever had any extra money. A brand new town hall and a fire department over there. It was wishful thinking. Get grant money from Dennis Moss again. Maybe a donation.

Nancy Scronce: We don't need another parking lot.

Nicole: Hopefully someone will buy it and do something nice with it.

Brooke: A lot of times that is investors that buy those types of properties. So when the person comes in and redeems it they get money back. It could end up going to the county and someone may be able to get it cheap.

Jay: Didn't they put a new roof on that house?

Brooke: New doors too.

Browne: They started working on it and never finished it.

9. Town Hall: Safety Ideas. Update-paint inside walls, storm door

Nicole: Eventually we would like to paint these walls and make it look nice. I did go to Ms. Norma and got copies of all of her articles and bought some frames and put up all the renovations up and show the history of the town and make it look nicer. That is a wish for down the road, paint does not cost a lot.

10. Water: (Matt Glenn) Update status of water system.

Brooke: We are good, there is not anything to report. Just wanted to know with the tablet we collect meter readings with does it need to be updated?

Dawn: They have not mentioned that but I will ask when I talk with them again.

Brooke: We are loading meter readings next week like on the 17th – 19th.

Nicole: They are still going through training. We will ask our onboarding guy about it. Does anyone have anything else. The meeting minutes have been recorded or they are available on our webpage. If you are interested in our town newsletter, if you are interested in that too. We have a list if you want it mailed to you. Newsletter can be mailed or emailed to you. Anyone have any questions or concerns.

ADDITIONAL COMMENTS:

1. **Citizen Concerns/FYI:** Anyone from the Mayor, Council, Staff or Public can bring an issue to the Council that was not on the agenda. Please limit your comment to 5 minutes or less.

DOCUMENTS AND REPORTS:

1. **Meeting Minutes:** Recorded

SCHEDULE FOR UPCOMING MEETINGS:

1. **Next Council Meeting:** Regular Town Council Meeting Monday Apr 14th, 2025, at 7:00 pm

ADJOURN: **Adjourn:** Council to vote on adjournment

Motion: Herschel Browne Jr

Second: Jay Gourley

Time: 8:05 pm