

SHARON TOWN COUNCIL Meeting Minutes - August 10th, 2026, at 6:00 pm

CALL TO ORDER and INVOCATION: Nicole Perkins - Mayor, Herschel Brown Jr -Mayor Pro-Tem, Council Members: Margarett Parrish, Jay Gorley, Rebecca Rees, Dawn Helms, Town Administrator, Oliver Dowdle, Fire Chief

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

PERSONS WISHING TO SPEAK: Please sign in to speak. When speaking, please come to the front of council table. State your name and address before speaking. Any comments made during the meeting, please request opportunity to speak. Stand, state your name, and comment to the council to be recorded in our meeting minutes.

Don Kropp inquiring about 3807 Ramsey Rd, Lewis Morrow property has a construction company, and several neighbors have asked why we can't do something about it. There is lots of equipment in yard and now some type of box in the yard. Don advised that he told his neighbors he would come to the meeting and bring it up.

Nicole indicated that we have approached the county for help with Cheek and several other properties in town. Brownie advised that we could reach out to Lewis and see if he will tidy it up.

Dawn shared with those in attendance that we have ordinances, but we have no way to enforce those ordinances. We have no enforcement power. Nicole has been in touch with York County Planning Department to assist us, we have not received a response from them to date. They were reaching out to the county attorney and other department heads then getting back to us.

Jennifer Ramsey with the Athena Club would like to have a Fall Festival on October 3rd. She is asking what they can do. They would like to do a movie in the park, costume party, and crafts. Pumpkin painting could possibly be a craft. Jennifer asked if the town had any input on the movie. Nicole asked if they had the equipment for a movie night? An Athena club member does have the equipment. Jennifer advised they would play the movie the whole time. Nicole is concerned about where they could set up a movie. Dawn asked if there would be plenty of help for set-up and clean-up. Jennifer advised that they would.

MINUTES: Minutes of July 13th, 2026, Regular Council Meeting recorded.

OLD BUSINESS:

1. Town Funding - Local, State, and Federal Grant Opportunities-ARPA EOY 2026

2. State Grants - Dennis Moss - Town Upgrades state grants 02/15/2023.

3. Margarette Update- Grant Replacement Water lines on Shannon Street- Requested matching funds help from Dennis Moss and Ralph Norman. Meeting with Rural Water Association for grants to help with Shannon Street water line replacement and possibly Rainey Avenue in future.

Dawn informed those in attendance of the grant the town has been awarded for the replacement of water lines on Shannon St by the RIA. We have paid an invoice for some fees due and will check the status.

4.Town Maint- Sidewalk Woodlawn Complete-partial. Restart Spring-Marion status

Brownie advised that the only driveway/sidewalk that needs to be replaced is in front of his residence. Nothing scheduled.

5.Community Center -Cleanup work to be done - status on list of tasks.

Nicole advised we have tenants in the annex now and we are still renting out the community center area regularly. We are going to check in to getting new types of doors for the community center, the push type doors for safety issues.

Dawn shared that Oliver has brought samples of the doors that we should consider as well as the ability to access town buildings in the middle of the night with a device called Knox Box. They are very costly; there are two buildings in town that Oliver knows of the AT&T building and Sharon Baptist that have Knox boxes. The base model is \$500, not sure of installation cost. The prices vary for the Knox boxes, \$500, and \$696. It is all coordinated with Public Safety.

We have a work around for the daycare and the Hudsons have provided Oliver with the code to access their area after hours.

Nicole suggested that we just change to the doors with the keypads and that way Oliver could access the areas in the event of an emergency. There used to be one at the back side of the community center and Niki had one for her room.

Oliver informed us that route would be too many numbers, too many keypads to keep up with. The Knox box is activated by Public Safety; we have a computer in the truck that requests access. It notates who got the key, when they got it, when it was returned. There is safety features built into the Knox Box systems. There is a picture of the one that Sharon Baptist has, you would still

have to go through the county to have it programmed. Oliver said you could do just one for the community center and that would give us access to the whole building. Depending on the one you purchase it can hold multiple keys.

6. Quotes for painting interior Town Hall- Tabled for future discussion

Dawn asked if this item be removed from agenda. Nicole said yes.

Jay asked what is behind the walls here in town hall. There is nothing between us and the doctor's office. A lot of buildings have been rehabbed and maybe we can look at what is behind the paneling.

7. Heating & Air- HVAC Maintenance all town buildings additional quotes in process.

Dawn asked that this be brought back up. Palmetto Comfort provided us with a quote of \$2256 for two times a year service. We did get a price quote from Browns of \$1199 for one time a year and Adkins never provided a complete list. Our process requires three quotes, so did we skirt the process or is Adkins incomplete quote the third quote? Adkin's quote is only for what they have installed in town.

Jay advised if we made a valid attempt to get three quotes then we are in the clear.

Dawn just wanted to make sure that the issue was transparent, and we did make those attempts. Council and Mayor advised we are good to go with Palmetto for town hvac systems. The most recent invoice from Palmetto for work done at Bright Beginnings will be partially credited towards the service agreement.

Heating & Air can be removed as an agenda item.

8. Intergovernmental agreement with County-Ordinance Enforcement-County to send us the agreement to sign.

No updates yet from County re: ordinance assistance/process & cost.

10. Jennifer Jonas property 3124 Warmoth-sent emails and left voicemail. No response. Add property to the list of property issues to be discussed with York County as part of intergovernmental agreements.

Still no response on what is going on with this property.

This item may be removed from the agenda. Jay spoke with Ms. Jonas; the taxes have not been paid on the property. She has a year to make good on the taxes and/or the property will be relinquished to buyer.

This property will be added to the list to be considered for ordinance violations to be worked on with York County.

Dawn filled everyone in on the two scenarios that are a big issue on Woodlawn St (Bradley/Chambers) property. Derelict home with tree on it and single wide mobile home that should be removed based on the town's ordinance of no single wide mobile homes.

Mrs. Guillebeau asked if there was a town attorney. Nicole responded that Mac Brice is the town attorney, but he is also representing the Chambers.

Jay inquired about if we pay Mac Brice. We do not pay him; he represents several small towns. Dawn suggested checking with the Municipal Association. Dawn shared that it was suggested to us that a petition be started, but that in this small-town people are going to be apprehensive to put their names on a piece of paper against their neighbors.

Nicole indicated that she knows an attorney who is on York County Council, she may reach out to her on her views.

NEW BUSINESS

1. Capital funding of 15K from County-ideas

a. Repair /Replace asphalt Rainey Park walking trail – 3 quotes received

Nicole reported that York County gives us money every year for park expenses. We get \$10,000 that may be applied to operations and maintenance, and \$15,000 for capital projects. The quotes shared for Rainey Park are for the repaving of the walking track and the spraying of the parking lot. 1. Neelands: parking lot \$6500 – walking trail \$12,000 2. O'Neils Paving: Option 1. \$10,800 (edge, clean, resurface) Option 2. \$18,700 (widen trail to 6 ft) Option 3. \$4170 (clean, seal, stripe). 3. Carolina Asphalt \$59,396 (this quote is removing the parking lot and trail and repaving). Turner Asphalt has looked at the project, but we have not received his quote yet.

Nicole advised we can wait and see what Turner Asphalts quote looks like but not long. Once it is received send it out to everyone and we will decide then. Margarette and Brownie asked for details of quotes.

Mrs. Guillebeau asked if we were not getting bids and list the line items that we are requesting. Nicole said that is basically what we do, we tell them what we want and undoubtedly the interpretation can vary.

Per Nicole when the walking trail and parking lot were originally done the county put down asphalt they had left from another job. It is just some type of mixed rock and asphalt. Dawn did ask if perhaps the county public works department could do the job for us in lieu of the funds we are to receive and never gets a straight answer. So, we are going through our bid process and take it from there.

Nicole feels like the parking lot is not a huge issue, it is primarily used by Duke, DOT, Comporium, etc. when they are in town doing work. The walking trail is priority because that is what our residents use.

2. SC Small Cities Summit – August 12th, Columbia SC

Nicole, Dawn, Jay and Brownie will be attending.

3. SC Rural Water Association Met on July 21st- will provide aid with Asset Management, GIS Mapping of our water system, rate fees, Ordinance and Enforcement, Surface water Violations.

This is a federal organization and the services provided by them are free, great team of folks and we look forward to working with them.

Dawn shared that we have already provided the GIS guy with his requested information to start building our GIS. Another gentleman with SCRWA did a drive-by on Woodlawn Acres at our request to look at the abundance of cars being stored on the Cheek property and the towns concern with well issues that may arise from those cars. Per SCRWA it is an issue but in the way of source water protection the property falls outside of the ground water protection zone boundaries for our wells. He will be doing a source water protection map for the town and will let us know when that is complete.

Nicole advised that's very good to know because residents have been expressing their concern. They are still in violation of some of our ordinances and it's an eyesore. There are cars on both sides of the road, that is an issue.

4. Bright Beginnings Daycare - Hudson would like to make changes/updates to the building. Per lease normal maintenance Town Responsibility. How do we want to proceed? Quotes needed.

Heather and Kelvin Hudson are here, would like to address council about some repairs/changes to the daycare center area. Kelvin advised that they have received several calls from parents looking for infant care. Currently they cannot take in infants because there are not enough rooms with outside doors. Children who are 30 months and under must have an exterior exit, and an egress door for an emergency exit. There is only one room that qualifies for that with 24 – 30-month-old children. We want to use room #14 and add a bigger door, an egress ramp for exiting the building with cribs. This would really help us so that we can accept infants 6 weeks up to 30 months.

Kelvin provided quotes from JL Benfield and Jimmy Sheally (his quote is \$10,958), but he is only bonded and not insured. Kelvin feels like Benfield's quote is fair at \$6500. Since the building is not theirs and owned by the town would we consider covering half of the cost? The door there not does not close or lock and it is 34" door not the 36" required. The room cannot be used currently for children because it is not safe. Brownie believes a window was removed and a door put into the space. Heather shared that there is another room in the building that has an outside exit that is just covered by a bookshelf. This is not an issue for them currently.

For clarification, the Hudsons are only asking for one door in the room at the end of the hall on the left. The inability to take infants poses a problem for families with older children and infants.

Nicole believes that it would be fine for the town to assist in paying for a portion of the improvement. Rebecca is fine with it. Jay asked if the work sounds reasonable. Brownie does believe that Benfield would do a good job. Kelvin would like to have the work done as soon as possible.

Brownie made the motion to split the cost of the current quote from Benfield for \$6500, making the town's portion \$3250. Kelvin indicated if it were any more, they would absorb the cost.

Dawn asked if Benfield's quote included a concrete ramp? It does not it would be treated wood with a landing and then turns. It will be ADA compliant.

Jay made the second motion to approve the town sharing the cost with the Hudsons.

All were in favor.

1. **Change urinal in boy's bathroom to toilet area.** Quote received

This item to be revisited, door is the priority and the moment.

2. **Change previous storage area to baby care area**-would include adding a door and ramp to exterior wall. Quote provided by Jim Shelley (contractor who has done work for Hudsons in past) Benfield to provide quote as well. Hudsons to pay for this change.
3. **Outside water hose request**- Quote received and approved – plumber will schedule
4. **Fire Alarms**-electrical work Albert Bell

Kelvin is waiting on an invoice from Al for getting the alarm to work.

5. **Air conditioning repair**- Palmetto completed

5. **Well status**- the Grant well pump was completed on Friday.

The work at both wells has been completed and we are back at 100%. We have not been invoiced yet.

6. **Basketball Court**-fence damage, has been taken down (fence and posts)

1. Volleyball request to use basketball court or ball field – was scheduled to take place on August 8th. Not sure if reoccurring or not yet.

We need to get quotes for the fence replacement, should we replace it with a higher fence? Oliver advised it was a 4 ft fence but should probably be 6 ft. Brownie asked if we had any interest in a pickle ball court. Nicole has heard people asking, it does bring people into town. You can charge for them to use it as well. Dawn mentioned that perhaps next time the funds are available from the county we can investigate what it would take to make our tennis court into a pickle ball court.

7. Work Order for Repairs at Ball Field Playground

Brownie has put together a work order for the gate at the playground at the ball field as well as the roof of the shelter. This has not been given to Scott yet. Brownie just wanted to make everyone aware, it will be Scotts labor and approximately \$300 to repair.

Margarette reported that the wooden sign on the corner is down at Rainey Park. It possibly fell during the last storm. It was reported to Scott on August 7th.

8. Events: Save the Date

1. **Sharon Farmers and Artisan Market**– 2nd Saturday of each month 9am -12pm.
2. **Senior Luncheon Sharon Methodist** -Fri-August 21st @ 11am -12:30 pm-free meal and entertainment.
3. **Keep Sharon Beautiful- (#KSB!)**- Yard of the month – Ethel Carlisle July winner. Need recommendation for August.

Margarette makes suggestions for Yard of the Month, it was the town's intention to involve the town's people in making nominations but we have not received any nominations from anyone in town.

4. Events in Park

- a. **Rainey Park**-Monthly prayer gathering 3rd Saturday of each month

5. Discussion of Town Events-

- a. **4th of July Celebration** – discuss on year-to-year basis?

Dawn left this on the agenda to discuss what we are going to do from now on. Will we just do fireworks or will we discuss it on a year-to-year basis. Consensus was to just do fireworks. Oliver was consulted about just doing fireworks, he advised that Danny Dickerson will be checking the cost of automated fireworks shows that it was too late to acquire for this past year. The clean-up will still be the same. Oliver acknowledged Margarette for her help clean-up fireworks debris. Per Oliver, using the basketball court is not causing any damage to the court.

Oliver shared that the Fire Marshalls office does come out and inspects the area, the inventory and permits and insurance. There is a distance around the area being used to shoot the fireworks. Dawn does have to do a lot of work in the background to get the permits.

b. Christmas in Olde Sharon-discuss plans to continue for 2026?

This was decided upon in April Work Session to discontinue.

Dawn shared that it was already decided that we would not continue Christmas in Olde Sharon. The VFD will have pictures with Santa and snacks. The town would decorate with lights recently purchased. Brownie mentioned that perhaps some festivities could take place at the gin he is remodeling.

Nicole reminded everyone that Sharon Grill/Dave Ladish had a great event last year with breakfast with Santa.

Jennifer Ramsey asked for clarification. Dawn explained that there are only a few people that assist with this. Margarette mentioned that turn out for the event has been minimal.

c. Duke Energy Holiday Light Agreement – Duke has asked us to increase our general liability insurance to two million dollars

The requested documents (map, COI) have been sent to Duke, they now want us to increase our general liability insurance to two million dollars. A quote from our insurance company was obtained for \$750 annually to increase our coverage. Tina did a report on what we currently pay out for insurance and so far, this year we have paid out \$20,281.13 for town buildings, liability, insurance on the parade truck, tort coverage for town and vfd employees.

Nicole said we had discussed the town not putting the lights on the poles. Oliver reminded her that we had discussion about letting Duke take over the receptacles and it was voted upon and agreed to do that. The fee for Duke to do this is appx \$4000.

Oliver shared that the \$700 annually not only doubles our coverage but it goes beyond Christmas lights, that would be coverage for the entire town. Should there end up being a lawsuit somewhere down the line, one million dollars is nothing. The other Duke cost would be for new receptacle on 8 poles and then have the option to increase the number of poles with lights as you like at an additional fee.

Oliver is fine with the fire department continuing to put the lights up as long as he has contact with a person with a bucket truck and members to help him. Not sure what 5 years from now what may look like but for now we can do it.

Rebecca made the motion to increase the insurance coverage to 2 million dollars.

Margarette made second motion.

All were in favor.

REPORTS/COMMITTEES: Council to discuss any issues concerning the following:

1. **Ballfield:** Date for practice and games to start – August 27th

There is someone running the concession stand, Nicole encouraged everyone to go and cheer on the teams and get something to eat.

2. **Community Center and Annex:**

- a. Annex-New renter Mike Baker photography, painting, book binding (may be removed from agenda)
- 3. **Advertise** Key Shop & Treasures, Local Shops & vendor sales in newsletter. (may be removed from agenda)
- 4. **Fire Department: (Oliver Dowdle) update**

Per Oliver the fire department is tentatively going to do a fish fry fundraiser on October 10th. A mailer is being sent out in September by the fire department letting everyone know what is going on with the department and this is our annual fundraiser. Also, the county fire squad guys that we have from 8:30am to 4pm, Monday through Friday are parked in the fire station, we have given them a bay in the fire station. They used to go to York then come to Sharon, so we were not getting full days coverage. Oliver did say they are running out of places to park; it is an ongoing challenge. One of the fire departments vehicles is parked at Oliver's residence. This is a trial that the county is doing. The fire director of the county has left; county fire personnel cannot keep any help. There are quite a few issues going on in the county and not sure what will come of it.

5. **Rental Buildings: (Herschel Brown) –**

Brownie has asked if we can contact Al regarding Leviton system. Dawn indicated that it has been since July 2024 since it has been installed. Jay would like us to get a new electrician. Nicole said that Al has not been well and he is just now able to start working again.

Jay has asked for clarification on how Al was paid for a job that was not complete. If that is the case maybe we need to send him a certified letter stating, we are going to seek a remedy under SC state law if we can't reach an agreement on the money that has already been paid. We could go to small claims court and do the paperwork ourselves if it does not go over \$7500. Brownie advised that it is holding up the true electricity usage per tenant at the annex. Jay said we need to do what is best for the town.

Dawn explained that what we are doing now at the annex is taking the total amount due to Duke at the community center, subtracting \$225 off the total then dividing the rest among the four tenants. There is concern that since it has been two years that the warranty may no longer be valid.

Dawn reported that all town facilities have been exterminated for \$345. We did a one-time spray, but they do offer monthly or quarterly. Oliver asked that we have the fire department sprayed as well since EMS is there.

Dawn advised that there are some folding chairs and tables that need to be replaced at the community center. Some of them may just need to be repaired with some new hardware but others should just be thrown away.

6. **Parks: (Jay Gourley)**- Shelter rentals. Residents need to post sign showing paid on day of event. Town hall will print receipt on bright pink paper for display.

Nicole advised park shelter usage is fine if you are at the park and want to have lunch with your kids. But, the shelter fees need to be paid for parties and/or group get togethers. When we see the park and parking lots full, they need to be checked and make sure the park was reserved by paying the fee at Town Hall. They should have a copy of their receipt to verify the fee was paid.

7. **Scout Hut, Concession Stand (see Parks):** check schedule with vendors

If there is a ball game scheduled, concessions should be open. Emily Jeffrey is no longer doing concessions. Glinda McClain is handling concession stand. She is also a tenant at the annex, and she does the cleaning for town facilities.

8. **Streets: (Margarette Parrish):**

Scott recently painted the curb in front of town hall, it looks good. Brownie advised that Scott cleaned the edges of Herschel Lee Av also and Hwy 211. Nicole advised that she had Scott going around and looking at the roads because the grass is starting to grow into the roads and it will start damaging the roads if we don't get it cleaned up.

9. **Town Hall:** Revamp office for safety. Move desk and equipment away from front windows. Update-paint inside walls, storm door.

10. **Water: (Matt Glenn)** Ken Smart forwarded latest Annual Drinking Water Quality Report. Will be distributed to residents and posted on webpage. (this may be removed from agenda)

Matthew reported to Brownie that the two wells we were having issues with are up and running. Water tables are fine, so water pressure should be fine. We should still conserve water whenever possible.

Per SCDNR York County is still in moderate drought stage as of August 6th.

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.

Joe Guillebeau was at the park yesterday 8/9/26 and there were fire ants before a child gets bitten. Nicole advised that our landscaping person has been treating the area for us but with the rain it makes it hard. Scott has been putting some chemicals out also since it was over the weekend.

DOCUMENTS AND REPORTS:

1. **Meeting Minutes:** Recorded

SCHEDULE FOR UPCOMING MEETINGS:

1. **Next Council Meeting:** Town Council Meeting Monday September 14th, 2026, at 6:00 pm

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

Motion: Margarette Parrish Second: Rebecca Rees

Time: 7:27pm