

CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, FEBRUARY 19, 2018 – 5:30 PM

PRESENT: Mayor Barbara Blain-Bellamy, Mayor Pro Tem Larry A. White, and Council Members Thomas Anderson II, William M. Goldfinch IV, Shane Hubbard, Ashley Smith and Jean M. Timbes

STAFF: Adam Emrick, City Administrator; Tammy Carter, Police Captain, Kevin Chestnut, Public Works Director; Robert Cooper, Building Official; James Friday, Public Utilities Director; Le Hendrick, Fire Chief; Mary Catherine Hyman, Planning Director; Reggie Jenrette, Solid Waste Director; Lynn Smith, Human Resources Director; Allison Williams, Finance Director; Timmy Williams, Grounds and Maintenance Director and Debbie F. Smith, City Clerk

OTHERS: Barb Eisenhardt, Hillary Howard, Paulette Gujer, Jarred Hucks, Alan Rogers, Michael B. Rabon, Russell Fowler, Sean Kobos, Kathy Ropp and others.

The requirements for posting notice of this meeting under South Carolina's Freedom of Information Act (FOIA) were met.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order.

INVOCATION/PLEDGE OF ALLEGIANCE: Mayor Blain-Bellamy recognized Rev. Kyle Randle of First United Methodist Church who gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion: Goldfinch made a motion, seconded by Anderson, to approve the agenda as presented. Vote: Unanimous. Motion carried.

APPROVAL OF CONSENT AGENDA:

- A. **Final reading of Ordinance #ZA2-18-02-19 (A) An ordinance to annex approximately 2.62 acres of property located on Victory Lane (TMS #151-00-02-058 | PIN 38310010021) and to rezone the property from Horry County Highway Commercial (HC) to City of Conway Institutional (IN) upon annexation**
- B. **Final reading of Ordinance #ZA2018-02-19 (B) An ordinance to annex approximately 0.77 of an acre of property located at 4300 Siwel Road (TMS # 111-00-02-059 | PIN 29516010004) and to rezone the property to Low Density Residential (R-1) upon annexation**
- C. **Final reading of Ordinance #ZA2018-02-19 (C) An ordinance to annex approximately 1.02 of an acre of property located at 1305 Dirty Branch Road (TMS #136-00-02-090 | PIN 36910040008) and to rezone the property to Low Density Residential (R-1) upon annexation**
- D. **Final reading of Ordinance #2018-02-19 (E) An ordinance conveying non-exclusive right-of-way easements to Time Warner Cable Southeast LLC, Horry Telephone Cooperative, Inc., and the South Carolina Public Service Authority across property of the City of Conway adjacent to 4th Avenue from Kingston Street to Kingston Lake**

E. Acceptance of bid for dump truck (replacement) for the Public Works Department

F. City Council meeting minutes – February 5, 2018

Motion: Timbes made a motion, seconded by White, to approve the consent agenda as presented. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

Russell Fowler spoke in support of UDO provisions for parklets being considered by Council.

Michael Rabon shared a complaint regarding excessive traffic, speeding, and loud vehicles on Palmetto Street.

Alan Rogers shared complaints regarding speeding on Palmetto and Live Oak Streets and loud noise that can be heard at all hours in his neighborhood.

Jarred Hucks presented concerns regarding the frequency of gunshots being heard in his neighborhood and encouraged Council to support training and equipment needs of the Police Department. He also confirmed the noise issues mentioned by Mr. Rogers.

Joe Huffman thanked Council and the Police Department for their support of the Rivertown Reindeer Race.

Paulette Gujer spoke on the negative environmental impact of plastic bags and asked Council to consider banning use of plastic bags in the City. She also complained about newspaper advertising, wrapped in plastic bags, being thrown out in driveways and not being picked up by the property owners.

Sean Kobos spoke in support of the UDO provisions that would allow parklets.

Motion: Goldfinch made a motion, seconded by Hubbard, to close public input. **Vote:** Unanimous. Motion carried.

SPECIAL PRESENTATION: Employee of the Month Award for February was presented to Wanda Lilly, Parks and Recreation/Planning Department. The presentation was made by Mary Catherine Hyman, Planning Director.

PUBLIC HEARING/ITEM FOR CONSIDERATION: Public hearing and consideration of proposed projects for 2018-19 (Year 11) HUD/CDBG funding cycle. Based on assumed funding of \$272,000 for Year 11 (+/- any remaining from Year 10), staff recommended that these funds be expended for renovation of the former Whittemore School property as a Community Center. **Public Hearing:** There was no input from the public. **Motion:** Goldfinch made a motion, seconded by White, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by White, to approve staff's recommendation for the expenditure of Year 11 HUD/CDBG funding. **Vote:** Unanimous. Motion carried.

RESOLUTION: Resolution to amend projects for the City of Conway HUD/CDBG Entitlement Grant for 2016-17. Hyman reminded Council that the Community Center planned for the former Whittemore School property was allocated \$240,000 in 2016-17 and \$276,287 in 2017-18. The City anticipates acquisition of this property in the coming months. She presented information as a possible amendment for two projects that are closer to completion. (1) The proposed estimate for the Magnolia-Maple drainage project (approved in the 2015-16 funding cycle) has increased to \$370,000 due to a

significant enlargement that was needed in the scope of the project. This increase has resulted in a gap in total funding of approximately \$185,600. (2) Grand Strand Housing & CDC has requested funds to expand its Home Rental Program, for beneficiaries of Section 8 vouchers, in the City of Conway. Staff recommended that Council adopt the proposed resolution amending projects for 2016-17 to re-allocate the remaining \$240,000 balance, that was originally intended for the Community Center, to the Magnolia Maple drainage project (\$200,000) and property acquisition for Grand Strand Housing & CDC Rental Program (\$40,000). Funds from 2018-19 funding cycle will then be allocated to the Community Center.

Motion: Timbes made a motion, seconded by Smith, to adopt the resolution as recommended by staff.
Vote: Unanimous. Motion carried.

ORDINANCES FOR FINAL READING:

A. Ordinance #ZA2018-02-19 (E) Amending Article 2 – Definitions, Article 4 – Use Tables, and Article 5 – Specific Use Regulations of the Unified Development Ordinance to allow parklets in the Central Business District. **Motion:** Anderson made a motion, seconded by Goldfinch, to approve final reading of Ordinance #ZA2018-02-19 (E). **Vote:** Unanimous. Motion carried.

B. Ordinance #ZA2018-02-19 (D) An ordinance to annex approximately 5.34 acres of property located at 4248 Long Avenue Extension (TMS #111-00-02-083 | PIN 29405030006) and to rezone the property to Low Density Residential (R-1) upon annexation. Hyman advised Council that this request is being made to allow a future residential structure on the property to tie into City water and sewer services. The City of Conway Comprehensive Plan identifies the parcel as Low Density Residential. Staff recommended that Council not annex the subject property at this time but to require restrictive covenants to be placed on the property as a condition to receive City utility services until such time as annexation of the parcel becomes appropriate. **Motion:** Timbes made a motion, seconded by Goldfinch, to approve staff's recommendation. **Vote:** Unanimous. Motion carried.

ORDINANCE FOR FIRST READING: Ordinance #ZA2018-03-05 (A) An ordinance to annex approximately 0.37 acres of property located at 20 Clemson Road (TMS #151-19-02-039 | PIN 38310030009) and to rezone the property to Low Density Residential (R-1) upon annexation. Hyman advised Council that this request is being made to allow a future residential structure on the property to tie into City water service. The City of Conway Comprehensive Plan identifies the parcel as Low Density Residential. Staff recommended first reading approval. **Motion:** Goldfinch made a motion, seconded by Smith, to approve first reading of Ordinance #ZA2018-03-05 (A). In response to an inquiry from White, Hyman advised Council that this annexation would not create "donut holes" and there were existing houses on some of the nearby properties. **Vote:** Mayor Blain-Bellamy and Mayor Pro Tem White voted in the negative; all others voted in the affirmative. Motion carried.

ITEMS FOR CONSIDERATION:

A. Proposals for Grand Strand Area Transportation Study Round 3 intersection improvement projects. Hyman presented and reviewed the following proposals from staff: Option #1 – New Highway 501 Bypass ramp to connect to Marina Drive at the Grainger Steam Plant property. Option #2 – Main Street and 16th Avenue intersection improvements. Option #3 – Highway 501 and 16th Avenue intersection improvements. (4) Main Street at Oak Street and Park View Road improvements (proposal would eliminate the combined Main Street/Oak Street/Park View Road intersection by removing the small northbound leg of Main Street that currently continues on to Park View). Hyman and Emrick noted that all of these proposals are projects that were included in the City's Transportation and/or Land Use Plans. **Motion:** Goldfinch made a motion, seconded by Timbes, to move forward with Option #1. Hyman commented that Council could select two options for submission but only project would be selected. **Amended Motion:** Goldfinch made a motion, seconded by Timbes, to move forward with Options #1 and #4. **Vote:** Unanimous. Motion carried.

B. Amendment of agreements between The Waccamaw HOME Consortium and the City of Conway and Grand Strand Housing and Community Development Corporation and the City of Conway. Hyman advised Council that the City's Subrecipient Agreement with the Waccamaw HOME Consortium and a Sub-Subrecipient Agreement with Grand Strand Housing and Community Development Corporation for the rehabilitation of a minimum of five (5) owner occupied housing units have expired with funds remaining. Staff recommended an extension of both agreements to allow time for rehabilitation work to be completed, inspections conducted and passed, and reimbursements requested. **Motion:** Anderson made a motion, seconded by White, to approve staff's recommendation to extend the subject agreements until June 4, 2018. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR'S REPORT:

- Reminded Council of the Budget Retreat scheduled for March 8-10.
- Commended the PRT staff on the successful Father-Daughter Valentine's Day Dance, February 10th. More than 500 persons attended.
- Announced tournaments scheduled: Age 12 and under Basketball Tournament in March, an Age 10 and under Dixie Girls' Softball Tournament in June, and (possibly) a Disc Golf tournament in April, held in partnership with the Scholars' Academy.

COUNCIL INPUT:

Anderson

- Encouraged Council Members to attend the Grand Strand Legislative Reception in Columbia on Wednesday evening, February 21st.
- Commented on the excessive speed of vehicles on Palmetto and Live Oak Street.
- Requested additional street lights in this area and speed humps on Palmetto Street between Jamestown Baptist Church and Highway 701.

Timbes

- Asked for a report from Horry County Schools regarding the dates of the most recent active shooter training conducted by Conway area schools prior to the school shooting in Parkland, Florida.
- Asked Council to consider lighting areas of the Riverwalk.

Mayor Blain-Bellamy

- Commented that string lighting would complement the Riverwalk.
- Reported on her recent attendance at a prom for persons with disabilities at The Rock Church and challenged those present to volunteer their time next year for this event.
- Commented on the success of the recent Father-Daughter Valentine's Day Dance.
- Announced the acceptance of Council Member Anderson's son by Clemson University.

Smith commended the Police Department for its quick action in the arrest of a suspect in a recent bank robbery.

WORKSHOP:

A. Review of 5th & Main guidelines and rental fees. Hillary Howard, Conway Downtown Alive Executive Director, presented a request for Council's consideration on two issues associated with rentals of the 5th & Main building for the coming fiscal year: The \$200 per event security deposit and required security for events involving the serving of alcohol. Howard noted that, occasionally, renters are staying beyond the time of the rental and CDA staff stays until the building is vacated. Howard

recommended that \$50 of the security deposit be forfeited for each 30 minutes the renter occupies the building beyond the rental period. She also asked for clarification in the regulations on the time required for security at events that involved the serving of alcohol and the responsibilities of the person providing security. Howard was accompanied by Haylee Owens. **OUTCOME:** A recommendation will be presented for Council's consideration at a future meeting.

- B. Discussion on proposal for a classification and compensation study to be conducted by an outside contractor prior to next budget year.** Mrs. Smith advised Council that the last outside classification and compensation study for the City was conducted in 1997. She presented a proposal to prepare an RFQ for a qualified consulting firm to conduct a compensation and classification study prior to the next budget year. The estimated cost is \$30,000 and Mrs. Smith commented that it is possible a study could be completed by the end of April but not in time for the Budget Retreat. There was some support voiced for such a study but there were concerns in regard to the timing and the cost. **OUTCOME:** Staff was asked to plan toward having a study conducted next fiscal year in time for discussions at the 2019 Budget Retreat.
- C. Discussion on Chicora Subdivision drainage improvement project.** Chestnut commented that a total of \$750,000 is budgeted for this project, the scope of which is from Cultra Road to Chicora Boulevard. At the recent bid opening, the lowest bid received was \$883,000. Chestnut advised that rebidding the project likely would not result in lower bids being received and proposed that staff work with the engineers to, hopefully, modify the plans to be able to work within budget with a 10% contingency. The budgeted amount includes a \$500,000 RIA grant which requires a minimum of 50 homes to be served. Mayor Blain-Bellamy disclosed that she is a resident in Chicora and that she would recuse herself from any discussion/action in this matter. **OUTCOME:** Staff will work with engineers to modify the project plans and return with a proposal for Council's consideration at a future meeting.
- D. Discussion on request to amend the Wild Wing Planned Development (PD) to allow density assignment between parcels and use changes on three parcels.** Hyman informed Council that changes are being considered for this request and the issue will have to go back before the Planning Commission. The applicant is proposing to combine four parcels to build multi- or single family housing. Combining the parcels would entail some use changes and changes in density assignments. John Poston, representing the investors, spoke to further explain the request. Poston commented that the requested change in density assignment would not increase density in Wild Wing but would reassign it among the parcels. Since review by the Planning Commission, Poston stated that it has been determined certain parcels are not wetlands as originally thought and submission of a revised request is being considered. Use changes of the parcels would be from commercial to residential which should result in a negative traffic impact. The proposed main entrance and exit were identified with primary traffic being borne by Wild Wing Boulevard. Barbara Eisenhardt asked that consideration be given to making no changes in the permitted use of the parcel currently designated as single family (no multi-family) and making the secondary ingress and egress to Highway 501 be via Yeager Avenue to Winyaw Road. Hyman relayed concerns from the Blue Max Trucking Company regarding possible complaints that may arise should the Yeager/Winyah route, which is currently in an existing industrial area, be designated as secondary ingress/egress for Wild Wing. **OUTCOME:** A revised request to amend the Wild Wing PD will be submitted to the Planning Commission and presented for consideration at a future Council meeting.
- E. Discussion on procedure for future elections of Mayor Pro Tem.** The Mayor stated that the Mayor Pro Tem election traditionally rotates based on members' tenure on Council and asked Council to establish guidelines for election to this position; specifically, to define the consequences should a Council Member decline when it is his turn to serve as Mayor Pro Tem. White asked that designated Council seats in Council Chambers also rotate. **OUTCOME:** The Protocol Committee will develop

recommendations for guidelines on the election of Mayor Pro Tem. Council Member White will continue to serve as Mayor Pro Tem for 2018 and will forfeit his turn in 2019; Council Member Anderson acknowledged that he will forfeit his turn for this office for 2019.

EXECUTIVE SESSION: Motion: Goldfinch made a motion, seconded by White, to enter into executive session to consider appointments to boards, commissions and committees and to discuss the employment of a Parks, Recreation and Tourism Director. **Vote:** Unanimous. Motion carried.

RECONVENE FROM EXECUTIVE SESSION: Motion: White made a motion, seconded by Anderson, to come out of executive session. **Vote:** Unanimous. Motion carried.

ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

A. Consideration of appointments to boards, commissions and committees [pursuant to SC Code §30-4-70(a)(1)]

B. Discussion on the employment of Parks, Recreation and Tourism Director [pursuant to SC Code §30-4-70(a)(1)]

Motion: White made a motion, seconded by Timbes, to approve the following appointments as discussed in executive session. Also, by this motion Council approved the employment of Addison Jarrell as the Parks, Recreation and Tourism Director effective April 2, 2018. **Vote:** Unanimous. Motion carried.

Recreation Advisory Commission: Reappointed Tom Fox to a three-year term ending December 31, 2020.

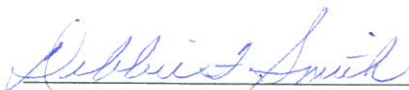
Zoning Board of Appeals: Appointed Catherine Dingle to fill the unexpired term of Matt Staub (December 31, 2019) who resigned subsequent to his relocation out of the area.

Firemen's insurance and Inspection Fund Oversight Committee: Reappointed Council Member Anderson to a one-year term.

Protocol Committee: Appointed Mayor Blain-Bellamy and Council Member Timbes.

ADJOURNMENT: Motion: White made a motion, seconded by Timbes, to adjourn the meeting. **Vote:** Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this 5th day of March, 2018.



Debbie F. Smith, City Clerk