

CONWAY CITY COUNCIL MEETING  
CITY HALL COUNCIL CHAMBERS  
229 MAIN STREET  
CONWAY, SOUTH CAROLINA  
MONDAY, JUNE 20, 2016 – 5:30 PM

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**PRESENT:** Mayor Barbara Blain-Bellamy, Mayor Pro Tem Jean Timbes, Council Members Randle L. Alford, Thomas J. Anderson II, William M. Goldfinch IV, Ashley Smith, and Larry White

**STAFF:** Bill Graham, City Administrator; Kevin Chestnut, Public Works Director; Adam Emrick, Planning Director; James Friday, Public Utilities Director; Reggie Gosnell, Police Chief; Le Hendrick, Fire Chief; Billy Joe Sawyer, Building Official; Lynn Smith, Human Resource Director; Allison Williams, Finance Director; and Debbie F. Smith, City Clerk

**OTHERS IN ATTENDANCE:** Kathy Ropp, Betty Hutchinson, Jody Nyers, Hillary Howard, Gary Juergens, Anna Juergens, Dwaine Koscielniak, Vivian E. Chestnut, Laura B. Hunnicutt; Clayton Mauldin, Bess Harry, Sheila Walberg-O'Neil, Maureen Devonmille, Heather A. Whitley, Kevin Borgstied and others

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

Mayor Blain-Bellamy and City Council posed for a photo with the Coastal Carolina University banner to show support for the CCU baseball team as it competes in the College World Series in Omaha, Nebraska.

**INVOCATION/PLEDGE OF ALLEGIANCE:** Rev. Jason Cook of The Refuge First Pentecostal Holiness Church gave the invocation. 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 #ZA2016-06-20 (A) Accepting the petition of Matthew J. Babcock, Horry Furniture Co. Inc., Jack and Jackie Fenner, Eldridge R. Inman, and Larry and Lorna Skipper to rezone approximately 2.76 acres of property located between 1508 Second Avenue and 1529 Second Avenue (TMS 137-06-04-015/PIN 36804040050, TMS 137-06-04-014/PIN 36804040049, TMS 137-06-04-013/PIN 36804040048, TMS 137-06-05-010/PIN 36805010015, TMS 137-06-05-009/PIN 36805010016, TMS 137-06-05-008/PIN 36805010017, TMS 137-06-05-007/PIN 36805010018, TMS 137-06-05-006/PIN 36805010019, TMS 137-06-04-018/PIN 36804040052, TMS 137-06-05-002/PIN 36804040054, TMS 137-06-05-005/PIN 36804040057, and TMS 137-06-05-006/PIN 36805010019) from existing High Density Residential (R-3) to Core Commercial (CC) for the purposes of commercial redevelopment**

**B. Final reading of Ordinance #ZA2016-06-20 (D) Accepting the petition of Scott Lewis to annex approximately 1 acre of property located at 437 Maplewood Circle (TMS 110-00-02-058/PIN 32406010007) and to rezone the property to Low Density Residential (R-1) upon annexation**

**C. Final reading of Ordinance #2016-06-20 (E) Approving a franchise agreement with Southern Enchantment Carriages for horse drawn carriage services throughout the Central Business District**

**D. Minutes of City Council meeting – June 6, 2016**

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

#### **SPECIAL PRESENTATIONS:**

**A. Employee of the Month for May Awards (Co-winners)** were presented to Gloria Wilson, Victims' Advocate, and Chris Nguyen, Police Officer, of the Conway Police Department. The presentations were made by the City Administrator.

**B. Presentation of "Excellence in Financial Reporting" Award.** Graham announced that the City of Conway has been awarded the Certificate of Achievement for Excellence in Financial Reporting by the Government Finance Officers Association for the fiscal year ending June 30, 2015. The City of Conway has received this award for 26 of the last 29 years, with this being the eleventh consecutive year. Graham and Council congratulated Williams and the Finance Department staff on receiving the award. Graham presented the award to Williams and noted that she received this award while in her first year as Finance Director.

#### **PUBLIC INPUT:**

**Dwaine Koscielniak** presented a power point compilation of photos he said depicted examples of his concerns regarding drainage, landscaping, litter, etc., in the Rivertown Row subdivision. He requested that the City take measures to ensure that the developer meets the City's Unified Development Ordinance requirements to correct these issues.

**Maureen Devonmille** reported that the developer of Rivertown Row had informed her that the trees on the property would stay when she purchased her home; however, the trees were removed at her expense for property clean-up. She expressed concerns about the maintenance of the buffer that was originally to have been a berm. Graham reported that staff had been on-site to investigate these concerns and will continue to monitor the situation.

**Suzanne Koscielniak** inquired about treatment solutions to mitigate mosquito infestation in the Rivertown Row subdivision.

**Anna Juergens** expressed her concerns of flooding once the flow of water in the ditch was redirected.

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

**PUBLIC INPUT ON OPTIONS FOR REUSE OF FORMER POST OFFICE/MUSEUM BUILDING. The following persons offered suggestions for the re-use of this building:**

- **Maria Christi Smith** (*email - unable to attend*) - Bicycle rental shop
- **Vivian Chestnut** – Meeting place for Garden Clubs
- **Jody Nyers** – Meeting place for community organizations
- **Laura B. Hunnicutt** – Arts and civic event center
- **Kevin Borgstiedt** – Arts, performance, exhibit/display center
- **Barbara Streeter** – Office, boardroom, storage, and gallery space for Create! Conway
- **Dennis Stevens** – Arts Center
- **Sheila Walberg-O’Neil** - Venue for small businesses
- **Clayton Mauldin** – Meeting place for various groups
- **Bess Harry** – Meeting place for Waccamaw Chapter of Ducks Unlimited
- **Amanda Ruth** – Local community center and not used solely for the arts community.
- **Hillary Howard** – office space for the Conway Visitor’s Center and the Conway Downtown Alive. Howard also delivered a proposal from the Conway area arts teachers to exhibit art in the facility.
- **Brian Roessler** – Arts and culture center
- **Councilmember Timbes** – facility to teach the history of Conway to students when on school tours
- **Councilmember Goldfinch** – Civic center
- **Mayor Blain-Bellamy** – should include a folding stage

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

Comments were recorded on poster paper and, at the close of the public comment period, the posters were displayed at the front of Council Chambers. To help Council and staff evaluate the comments, those present were offered stickers to designate, on the posters, the use they believed was most important to them.

**ORDINANCE FOR FINAL READING: Final reading of Ordinance #ZA2016-06-20 (B) Accepting the petition of Krishna P. Maganti on behalf of Diamond Lakes Properties, LLC et al to annex and rezone approximately 2.8 acres of property located at 100 Patriot Hollow Way (Existing Student Housing Development, TMS 150-00-06-031/PIN 38205040049) from Horry County General Residential (GR-18) to Institutional (IN).** First reading was approved at the June 6<sup>th</sup> Council meeting. During that meeting, staff was asked to provide information, prior to final reading, on safety measures taken by the property owner. Emrick reported that the property owner has spent \$50,000 in security measures which include a video surveillance system, a keypad entrance gate, and a high perimeter wall with barb wire. It was also noted that police calls to date were few and minor in nature. Staff recommended approval of final reading of Ordinance #ZA2016-06-20 (B). **Motion:** Goldfinch made a motion, seconded by Alford, to approve final reading of Ordinance #ZA2016-06-20(B). **Vote:** Unanimous. Motion carried.

**ORDINANCES FOR FIRST READING:**

- A. First reading of Ordinance #ZA2016-07-18 (A) accepting the request of the Estate of Thomasine S. Coan and the Edward M. Farmer Trust to annex approximately 2.13 acres of property located at 121 Glass Hill Drive (TMS# 137-03-01-009. PIN 33915020007,**

**TMS# 137-03-01-010, PIN 33915020006, and TMS# 137-03-01-011, PIN 33915020005) and to rezone the property to Low Density Residential (R-1) upon annexation.** Emrick advised Council that the request is being made to allow the residential structure on the lot to tie onto City water and sewer. The property is contiguous to the City limits. The City of Conway Comprehensive Plan identifies the parcel as Existing Residential. The Planning Commission has recommended approval of the request. Staff recommended first reading approval of Ordinance #ZA2016-07-18(A). **Motion:** Goldfinch made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2016-07-18(A). **Vote:** Unanimous. Motion carried.

- B. First reading of Ordinance #2016-07-18 (B) Amending Title 5, Chapter 1, Section 5-1-5 Use of Name or License by Other Persons prohibited of the City of Conway Code of Ordinances.** Sawyer reported that proposed Ordinance #2016-07-18 (B) would add a requirement that contractors provide the Building Department with a list of personnel (and their relationship to the company) who are authorized to obtain permits on the contractor's behalf. **Motion:** Goldfinch made a motion, seconded by White, to approve first reading of Ordinance #2016-07-18 (B). **Vote:** Unanimous. Motion carried.
- C. First reading of Ordinance #2016-07-18 (C) Amending Title 1, Chapter 1, Section 1-4-4 Creation of Specific Departments.** Graham reported that Section 1-4-4 in the City's Code of Ordinances needs to be amended to accurately reflect the City's departments due to the recent promotion and reclassifications approved by Council. The proposed revision would add the Human Resources Department and Solid Waste Department and change the name of Beautification Department to Grounds and Maintenance Department. **Motion:** Timbes made a motion, seconded by Smith, to approve first reading of Ordinance #2016-07-18 (C). **Vote:** Unanimous. Motion carried.

**RESOLUTION: Resolution accepting St. John's Ridge LLC Letter of Credit guaranteeing the installation of infrastructure at St. John's Ridge Subdivision Phases I, II and III, completing necessary infrastructure of Phases I, II and III, and adding remaining infrastructure necessary for Phase IV.** On July 20, 2015, City Council approved a Letter of Credit in the amount of \$504,400, for the St. John's Ridge Subdivision. The letter of credit was modified on January 4, 2016, to include the infrastructure remaining from Phase III. The developer has completed a large portion of the infrastructure needed on the first three phases of the subdivision and is prepared to begin the final phase. A copy of the cost estimates from the project engineer show that the remaining infrastructure and improvements required to be completed in Phases I, II, III and IV are \$225,930 (125%); these estimates have been approved by the City's Public Works Director. Staff recommended acceptance of a new letter of credit in the amount of \$225,930 to cover required remaining infrastructure costs in Phases I, II, III and IV in St. John's Ridge Subdivision and, upon receipt of the new letter of credit, to release the prior letter of credit in the amount of \$504,400. **Motion:** Timbes made a motion, seconded by Anderson, to approve staff's recommendation. **Vote:** Unanimous. Motion carried.

#### **ITEMS FOR CONSIDERATION:**

- A. Extension of contract with Grand Strand Housing and Community Development as Sub Sub-Recipient for HUD Year 9 Housing Rehabilitation Program for CDBG and HOME funding sources.** Emrick reported that the City's current contract with Grand Strand Housing and Community Development ends June 30, 2016. Currently, \$154,664 is allocated in CDBG funds for the Housing Rehab Program, and the City secured an additional \$187,500 in HOME

funds for the same purpose. Approval of an extension of the Sub Sub-Recipient Agreement with Grand Strand Housing for HUD Year 9 (July 1, 2016, to June 30, 2017) would allow the City's housing repair program to continue without disruption. Staff recommended approval of the extension of the contract. **Motion:** Goldfinch made a motion, seconded by White, to approve the extension of the Sub Sub-Recipient Agreement with Grand Strand Housing for administration of the HUD Year 9 housing repair program (CDBG and HOME funding sources). **Vote:** Unanimous. Motion carried.

**B. Request to certify eligibility of property located at 504 Kingston Street for the Preservation Tax Incentive Program – Harriette Louis applicant.** In reference to this request, staff recommended that Council certify the property at 504 Kingston Street as eligible for the program inasmuch as it is more than 50 years old and meets criteria in Sections 1-5-52 (c) (1), (2), (4) and (9) of the City's Preservation Tax Incentive Program ordinance. **Motion:** Anderson made a motion, seconded by Alford, to approve staff's recommendation. **Vote:** Council Member Goldfinch abstained; all others voted in the affirmative. Motion carried.

**C. Proposal for installation of 3- and 4-way stops at selected intersections.** Gosnell reported that staff recommended the installation of 3- and 4- way stops at the following intersections:

- 7<sup>th</sup> Avenue and Elm Street
- 7<sup>th</sup> Avenue and Laurel Street – speed bumps will be removed upon approval
- 12<sup>th</sup> Avenue and Laurel Street
- Lockwood Lane and Elkford Drive (Elmhurst Subdivision) – speed bumps will be removed upon approval
- New Road and Cedar Lane
- Laurel Street and 2<sup>nd</sup> Avenue
- Grainger Road (State Owned) and Leonard Avenue

Gosnell noted the speed trailer will be placed on Grainger Road next week to collect data to evaluate and make a decision about the installation of a 3-way STOP at Grainger Road and Leonard Avenue upon SCDOT's consent.

**Motion:** Goldfinch made a motion, seconded by White, to approve the list of intersections for the placement of 3- and 4-way stops with flexibility in order to add additional intersections as Council deems necessary. **Vote:** Unanimous. Motion carried.

**CITY ADMINISTRATOR'S REPORT:** Graham noted that, at the last Council meeting, there were questions about extending the moratorium regulations on enforcement of UDO for parking recreational vehicles and boats in residential areas. The Municipal Association of South Carolina was contacted and advised the City to move the process expeditiously; therefore, staff recommended a time limit of six months to work through the pending ordinance process.

#### **COUNCIL INPUT:**

##### **Smith:**

- Commented on the positive input he received from the tour of the Racepath community.
- Commented on the historical sports event in Conway this week with Coastal Carolina University playing in the College World Series and Dustin Johnson winning the US Open Golf Championship.

**Anderson:**

- Suggested that staff contact North Myrtle Beach for information on its holiday lights program and to consider Marina Drive as the location for Conway's display.
- Recommended that the City's Building Official attend FEMA classes in Maryland to become a certified Flood Plain Manager.

**Timbes:**

- Commented that the City's holiday lights event could be expanded annually but asked that the program be inaugurated this year.
- Commented that the brick retaining wall on Main Street that collapsed in the October flood has not yet been repaired and asked staff to request SCDOT to either repair it or give permission for the City to move forward with repairs.

**White:**

- Agreed with Amanda Ruth's suggestion to display local arts and crafts in the Horry County Museum building.
- Suggested that Coastal Carolina University flags be displayed along Highway 501 and Highway 378 in support of the CCU baseball team.

**Blain-Bellamy:**

- Welcomed Dr. Sha-Ron Jones to the meeting.
- Commented on the importance of there being a relationship between the City's youth and the City's police officers.

The meeting recessed after this item of business and reconvened in the Conference Room for the remainder of the meeting.

**EXECUTIVE SESSION: Motion:** Timbes made a motion, seconded by Alford, to enter into executive session to consider appointments to boards, commissions and committees; to discuss negotiations incident to proposed contractual arrangements; and to finalize the annual performance evaluation of the City Administrator. **Vote:** Unanimous. Motion carried.

**Motion:** White made a motion, seconded by Goldfinch, to come out of executive session. **Vote:** Unanimous. Motion carried.

**Consideration of appointments to boards, commissions and committees: Motion:** Smith made a motion, seconded by Anderson, to approve the appointments listed below as discussed in executive session. **Vote:** Unanimous. Motion carried.

Election Commission: Reappointed Boyd W. Gainey to a six-year term ending April 26, 2022.

Lakeside Cemetery Committee: Appointed Frances P. Burroughs to fill an unexpired term ending December 31, 2016.

Planning Commission: Appointed Gloria Robinson Cooper to fill an unexpired term ending December 31, 2016.

Rose Hill Memorial Gardens Committee: Appointed Queen Ester Rodgers to a three-year term ending December 31, 2018.

**Motion:** Timbes made a motion, seconded by Alford, to approve the City Administrator’s annual evaluation as discussed in Executive Session. **Vote:** Unanimous. Motion carried.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this  
18<sup>th</sup> day of July, 2016.

Debbie F. Smith  
Debbie F. Smith, City Clerk