

CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY – NOVEMBER 3, 2014 – 5:30 PM

PRESENT: Mayor Alys C. Lawson, Mayor Pro Tem William M. Goldfinch IV, and Council Members Randle L. Alford, Larry A. White, Jean M. Timbes, Barbara Blain-Olds, and Thomas J. Anderson II

STAFF: Bill Graham, City Administrator; Vicky Lefler, Deputy City Administrator; Foster Hughes, Parks, Recreation, and Tourism Director; Kevin Chestnut, Public Works Director; James Friday, Public Utilities Director; Michael Leinwand, Planning Director; Billy Joe Sawyer, Building Official; Cindi Howard, Human Resources Director; Reggie Gosnell, Police Chief; Michael Hardee, Finance Director; Rick Baker, Fire Chief; and Debbie F. Smith, City Clerk

OTHERS IN ATTENDANCE: Kathy Ropp, Rev. Rick Weidman, Jimmy Gerald, Mark Burlinson, Wallace Evans Jr, and others

CALL TO ORDER: Mayor Lawson called the meeting to order.

INVOCATION/PLEDGE OF ALLEGIANCE: Mayor Lawson recognized Rev. Rick Weidman of Christ the Servant Lutheran Church who gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion: White made a motion, seconded by Timbes, to approve the agenda contents. **Vote:** Unanimous. Motion carried.

APPROVAL OF CONSENT AGENDA:

A. Final Reading of Ordinance #ZA2014-11-03 (C) Accepting the request by Kenneth Williams to annex approximately 0.7 acres of property located at 2200 Church Street (TMS #122-12-01-006 / PIN 3380803007) and to rezone the property Low Density Residential (R-1) upon annexation

B. Final reading of Ordinance #ZA2014-11-03 (D) Accepting the request by Lewis Family Investments LLC to annex approximately 104 acres consisting of five properties located along Ninth Avenue, Cates Bay Highway, and Donald Street, identified by TMS #136-00-03-063 (PIN 36900000019), TMS #136-00-03-064 (PIN 36900000020), TMS #136-00-03-219 (PIN 36912020002), TMS #136-00-03-220 (PIN 36912010011), and TMS #136-11-01-002 (PIN 36912010012) and to rezone the properties Low Density Residential (R-1) upon annexation

C. City Council Minutes – October 20, 2014

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

PUBLIC INPUT: Jimmy Garrell, developer of the Elmhurst Subdivision, presented to Council his concerns regarding delays and difficulties he said he is encountering in his efforts to develop the next phase of this subdivision. He requested that City Council look into this matter to assure no undue restrictions have been placed on this project, to review his status with the Planning Department and City Administration, and provide oversight toward the proper outcome.

SPECIAL PRESENTATIONS:

- A. **Employee Longevity Award.** Bryant Todd, Public Utilities Department, was recognized for his 5 years of service to the City but was unable to attend the meeting. The presentation was made by Council Member Barbara Blain-Olds and the City Administrator.
- B. **Employee of the Month Awards for October** were presented to Police Corporal Cassandra Reeves and SMPOs Bill Grischuk, Jimmy Edwards and Randy Walker. The employees were commended by City Council for having been selected as the recipients of this award. The presentation was made by the City Administrator, accompanied by Chief Gosnell.

ORDINANCES FOR FINAL READING:

- A. **Final Reading of proposed ordinances relating to the requests to change the future land use category and rezone the property located at 165 Highway 905 (TMS #137-00-01-001 / PIN 33916040002).**
 - 1. **Ordinance #ZA2014-11-03 (A) Accepting the request by Joseph Guidera to amend the City of Conway Comprehensive Plan to change the future land use of the property located at 165 Highway 905 (TMS #137-00-01-001 / PIN 33916040002) from Mixed Use (MU) to Neighborhood Commercial (NC).** First reading was approved at the October 20, 2014, City Council meeting. Staff recommended final reading approval. **Motion:** Anderson made a motion, seconded by Timbes, to approve final reading of Ordinance #ZA2014-11-03 (A). **Vote:** Unanimous. Motion carried.
 - 2. **Ordinance #ZA2014-11-03 (B) Accepting the request by Joseph Guidera to rezone approximately 0.46 acres of property located at 165 Highway 905 (TMs #137-00-01-001 / PIN 33916040002) from Low Density Residential (R-1) to Neighborhood Commercial (NC).** First reading was approved at the October 20, 2014, City Council meeting. Staff recommended final reading approval. **Motion:** Blain-Olds made a motion, seconded by White, to approve final reading of Ordinance #ZA2014-11-03 (B). **Vote:** Unanimous. Motion carried.

ITEMS FOR CONSIDERATION:

- A. **Request from Leslie Wilson to certify property at 707 Main Street (TMS #137-02-15-002 / PIN 33813020024) eligible for special tax assessment under the Preservation Tax**

Incentive Program. Leinwand informed Council that, in regard to Ms. Wilson's request, the property met the requirements of option #1 under the City's Preservation Tax Incentive Program as it is listed in the National Register of Historic Places as a contributing property in the Conwayborough Residential Historic District. Staff recommended that Council certify the subject property as being eligible for the special tax assessment under Section 1-5-52 of the Preservation Tax Incentive Ordinance. **Motion:** Blain-Olds made a motion, seconded by Goldfinch, to approve staff's recommendation. **Vote:** Unanimous. Motion carried.

- B. Approval of expenditure of 2014 Justice Assistance Grant.** Gosnell reported that the City was recently notified that its 2014 JAG Competitive Grant application of \$92,812 (including a 10% match by the City of \$8,437) to upgrade and/or replace 24 analog in-car cameras for the Police Department had been approved. Staff recommended that Council approve the purchase of the L3 Mobile-Vision Digital System (state contract) for the expenditure of these funds. The cost to replace 9 in-car systems is \$43,782.75; to upgrade 15 in-car systems is \$47,171.25, and the cost of the software and antennas is \$1,498 for a total of \$92,812. **Motion:** Goldfinch made a motion, seconded by White, to approve staff's recommendation for the expenditure of the 2014 Justice Assistance Grant as presented. **Vote:** Unanimous. Motion carried.
- C. Approval of purchase of 95-gallon recycling roll carts for loan to commercial businesses.** Chestnut reported that, based on a survey, 61 Conway businesses are interested in participating in a recycling effort. To encourage this commercial recycling effort, staff proposed to purchase a minimum order of 108 95-gallon recycling roll carts, blue in color, and begin a loan program to commercial businesses within the City, free of charge, as long as the roll carts are utilized for recycling. The total cost for the carts, including tax and freight, is \$7,419, from Rehrig Pacific, the supplier for all of the City's roll out carts. Adequate funds are available for this purchase from monies received in land fill fee rebates from the Horry County Solid Waste Authority's Recycling Incentive Program. Staff recommended that Council approve the purchase of the 108 95-gallon recycling roll carts and the commercial roll out cart loan program. **Motion:** Blain-Olds made a motion, seconded by Anderson, to approve staff's recommendation on the purchase of the carts and the commercial roll out cart loan program as presented. **Vote:** Unanimous. Motion carried.
- D. Acceptance of bids for the purchase of new bulk truck and service truck for the Public Works Department.** Funds were included in the FY 2014-2015 budget for the replacement of a 2009 bulk truck (Solid Waste) and a 1996 service truck (Streets) in the Public Works Department. Bids were solicited from Conway Ford, Palmetto Chevrolet and Vic Bailey (state contract vendor). The following bids were submitted per the City's specifications: Palmetto Chevrolet – Bulk Truck \$36,574.90 / Service Truck \$39,318.36; and Conway Ford – Bulk Truck \$32,945 / Service Truck \$29,275. Bids include sales tax. Vic Bailey chose not to submit a bid. Staff recommended that Council accept the low bids which were submitted by Conway Ford. **Motion:** Goldfinch made a motion, seconded by White, to accept the low bid of \$32,945 for the 2015 Ford F-350 bulk truck and the low bid of \$29,275 for the 2015 Ford F-350 service truck; both low bids were submitted by Conway Ford. **Vote:** Unanimous. Motion carried.
- E. Acceptance of bid for the purchase of two new service trucks for the Public Utilities Department.** The Public Utilities Department has \$58,000 in its FY 2014-2015 budget to

replace a 2004 model and a 2007 model service truck. Bids were received per the Department's specifications. The following bids were submitted per the City's specification: Conway Ford - \$60,388, and Palmetto Chevrolet - \$67,679.94. Bids include sales tax. Vic Bailey chose not to submit a bid. Staff recommended accepting the low bid which was submitted by Conway Ford. There are funds in the overall Public Utilities budget to make up the shortage of \$2,388 in the line item allocations specifically for these trucks. **Motion:** Blain-Olds made a motion, seconded by Anderson, to accept the low bid of \$60,388 submitted by Conway Ford for two 2015 Ford F250 extended cab service trucks. **Vote:** Unanimous. Motion carried.

- F. Approval of purchase of a HydroMassage 350 series water massage bed for the Conway Recreation Center.** Hughes reported that this equipment is available through a sole source, which is the manufacturer: HydroMassage of Clearwater, Florida. The total cost is \$17,915.15, including shipping and tax. Funds to purchase this equipment are included in the FY 2014-2015 budget. **Motion:** Goldfinch made a motion, seconded by Timbes, to approve the purchase of the HydroMassage 350 water massage bed as requested by staff. **Vote:** Unanimous. Motion carried.

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

WORKSHOP ITEMS:

- A. Proposed Racepath Neighborhood Revitalization Plan.** Wallace Evans, Executive Director of A Father's Place, gave a power point presentation on a proposed Racepath Neighborhood Revitalization Plan. Joey Taylor, Vice-Chairman, and Board Members Frank Clark and Mark Burlinson were present in support of this request. A Father's Place, located in the Racepath Community, serves as a resource center with the main program being its Employment Boot Camp. Mr. Evans was at this meeting to request the City of Conway's assistance to implement the proposed revitalization plan, a 3-5 year project. Evans reviewed the mission and programs offered by A Father's Place, not only services provided to its clients but also to the community and he explained how these services could expand in the much larger facilities of the Racepath police substation. The revitalization plan, as developed, is based on a partnership of A Father's Place, the City of Conway, Horry County CDBG, and other private partners, and proposed to be implemented in phases:

- Year 1: Repair roof of police substation on Racepath. Improve lighting.
- Year 2: Expand building. Acquire former snack bar adjacent to building; demolish and replace with parking lot.
- Year 3: Establish a City park on Freeman lot or Lattimore lots (2) for children 12 and under with a maintenance agreement with the City to maintain the park under A Father's Place landscape training program.

Evans presented an estimated budget to finance the Racepath Neighborhood Revitalization Plan: \$182,000 in County CDBG funds to purchase the adjacent restaurant and beauty salon, rehab the substation, acquire the former snack bar building, and contract professional services for the parking lot (the cost to pave the parking lot was not included); \$165,000 in City/other

sources, included \$130,000 for market value of the police substation, \$10,000 for professional services for the park, and \$25,000 to acquire property for the park. Evans reported that donation of the substation or a long term lease of at least 25 years would be required for CDBG funding. He further advised Council that, at present, the facility used by A Father's Place is available for community use and that tradition would continue at the police substation if the plan came to fruition. Plans for use of the restaurant and beauty salon adjacent to the substation is to offer a culinary and barber training program and plans also call for implementing landscaping and construction training programs. No commitment has been made regarding the sale/lease of the restaurant/salon, the snack bar or property, or property for the park. Another workforce development goal is to provide assistance in further promoting the existing GED program. During Council's discussion, concerns mentioned included the vagueness on details, in particular, there was no firm commitment for present or continuing financial support of the program; that the park should be A Father's Place park and it should not be considered a "City" park; park maintenance should not become city staff's responsibility; it would be helpful if a lease agreement could include an annual progress report to be made by A Father's Place to Council. **Outcome:** There appeared to be some support for the revitalization plan but prior to consideration by Council, Evans will need to work out details of the proposal with staff's assistance and based on input from Council's discussion.

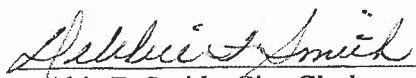
B. Selection of 2014 Christmas Card Contest winner. Hughes presented the top five cards selected by staff from the 65 entries in the City's annual Christmas card contest. Each Council member was asked to pick his/her choice for the winning entry. The winning contestant will be notified by the City and invited for recognition at the December Council meeting.

EXECUTIVE SESSION: **Motion:** Anderson made a motion, seconded by White, to enter into executive session to discuss the annual performance evaluation of the City Administrator. **Vote:** Unanimous. Motion carried. **Motion:** Blain-Olds made a motion, seconded by Anderson, to come out of executive session. **Vote:** Unanimous. Motion carried.

Annual performance evaluation of City Administrator [pursuant to SC Code §30-4-70(a)(1)]. **Motion:** White made a motion, seconded by Goldfinch, to approve the City Administrator's annual performance evaluation, extending the employment contract by one year, and authorize the Mayor to review the document with the City Administrator. **Vote:** Unanimous. Motion carried.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 15th day of December, 2014.


Debbie F. Smith, City Clerk