

CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, AUGUST 3, 2015 – 5:30 PM

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

STAFF: Bill Graham, City Administrator; Vicky Lefler, Deputy City Administrator; Kevin Chestnut, Public Works Director; Adam Emrick, Planning Director; James Friday, Public Utilities Director; Michael Hardee, Finance Director; Le Hendrick, Fire Chief; Foster Hughes, Parks, Recreation, and Tourism Director; Reggie Gosnell, Police Chief; and Debbie Smith, City Clerk

OTHERS IN ATTENDANCE: Kathy Ropp, Laura Hunnicutt, Hillary Howard, Diane Bromell, Barbara Streeter, Ed Streeter, Rita White, Leila McCray, Mr. & Mrs. James L. Lawson, Deloris Cox, Joyce Phillips, Alphonso McCray, and others

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

INVOCATION/PLEDGE OF ALLEGIANCE: Mayor Lawson recognized Rev. Rocky Taylor, First Baptist 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 White, to approve the agenda as presented. **Vote:** Unanimous. Motion carried.

APPROVAL OF CONSENT AGENDA:

A. Final reading of Ordinance #2015-08-03 (A) Amending the Code of Ordinances by replacing Section 1-3-7, Agenda, in its entirety

B. City Council Minutes – July 20, 2015

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

PUBLIC INPUT: There was no input from the public.

SPECIAL PRESENTATIONS:

A. Introduction and welcome of new School Officials. Rick Maxey, Superintendent of Horry County schools, introduced Velna Allen, Principal, Conway High School; Marion Shaw, Interim Athletic Director, Conway High School; and Daryl Brown, Interim Chief Support Service Officer and liaison for the Conway Area Advisory Board. Lee James, Principal, Conway Middle School, was unable to attend due to a family emergency. Maxey thanked Council for their support and leadership. Mayor Lawson and City Council welcomed the new school officials.

- B. Presentation on Riverfront development vision.** Egerton Burroughs, President of Burroughs Company, gave a brief update on recent changes that have taken place in the company. He reported that, following a recent company assessment, the Board of Directors made the decision to focus attention on Downtown Conway in the future and financial measures, such as the sale of different assets outside of the City, have been taken to help the company move in that direction. He presented to Council a conceptual drawing conveying the company's "vision" for development of Burroughs Company property in the Historic Warehouse District. Burroughs commented that it was understood Burroughs Company would have to continue to sell off parcels and assets but this presentation was to show the company's "vision" and to ask for the City's assistance in coming up with ideas and plans for riverfront development that are desired by the City of Conway and its citizens. Burroughs clarified that the company would use these fine-tuned plans in its efforts to secure financial partners to develop the restaurants, hotels, and retail businesses, etc., and would then refer interested investors to the City. Mayor Lawson and Council expressed excitement about this potential development along the Riverwalk and thanked Burroughs and the Burroughs Company.
- C. Presentation on Apprenticeship Carolina and SC Works.** Teri Luther, Apprenticeship Carolina Consultant with the South Carolina Technical College System, gave a presentation on this program and her role as serving as technical advisor and assisting interested businesses to establish and register apprenticeship programs. She provided information on the requirements and benefits for youth and adult apprenticeship programs.
- D. Special event request: Rivertown Reindeer Race, December 5, 2015.** The American Red Cross is requesting a Special Event Permit for the Rivertown Reindeer Race. The 5K race will be held Downtown and in the Riverfront Park area on Saturday, December 5, 2015, starting at 8:00 a.m. This event will not prevent the use of the Riverfront Park by the public. Event set-up will begin at 6:30 a.m. with cleanup to be completed by 10:30 a.m. Emrick reviewed the plans for the event and a map of the route accompanied the application. Road closures along the route will not be continuous; police will monitor runners and open/close streets according to the need. Public Works employees will place hang tags, provided by the sponsor, on roll out carts to provide notice of the event to residents along the route. Staff recommended approval of the special event application with the cost of any support services provided to be absorbed by the City's operating funds. **Motion:** Goldfinch made a motion, seconded by Blain-Bellamy, to approve the special event application for the Rivertown Reindeer Race as presented. **Vote:** Unanimous. Motion carried. Mayor Lawson requested the hours of the event be printed on the hang tags.
- E. Presentation of resolution recognizing the retirement of Linda McCray from the Conway Finance Department.** At its July 20th meeting, City Council adopted a resolution honoring the retirement of Linda McCray from the Conway Finance Department in July 2015. On behalf of Council, Mayor Alys Lawson read aloud and officially presented this resolution to McCray.
- F. Employee Longevity Awards** were presented to Boyce Lilly, Public Works Department, 5 years. Victor Long, Jr, Public Works Department, 5 years, was also recognized but was unable to attend. The presentations were made by the City Administrator and Mayor Pro Tem Blain-Bellamy.

PUBLIC HEARING AND ORDINANCE FOR FIRST READING: Public hearing and first reading of Ordinance #ZA2015-08-17 (A) Accepting the petition of Main and Fifth Properties LLC to rezone approximately .954 acres of property located at 500 Main Street (TMS# 137-02-06-010 / PIN 33813030017) from Neighborhood Commercial (NC) to Central Business District (CBD). Council Member Timbes abstained from discussion and voting on this item as she is one of the property owners/managing partner. Emrick advised Council that the property owner has requested to rezone the property at 500 Main Street from Neighborhood Commercial to Central Business District in order to allow

for the redevelopment of the lot which may include a drive thru option at a newly designed bank building. Emrick noted that although banks are currently permitted in the Neighborhood Commercial District, drive-thrus are not. The Comprehensive Plan identifies the parcel as Mixed Use, which is a compatible zoning district with the requested rezoning of Central Business District. The Planning Commission has recommended approval of the request. Staff recommended approval of first reading. **Public Hearing:** Stuart Axelrod, whose property at 901 6th Avenue abuts the subject property, expressed his concerns regarding drainage and his fear that the rear of his property would be ruined should the level of the property at 500 Main Street be raised during redevelopment. He asked Council to consider the plans/results of redevelopment of the property before acting on this request. There being no further comment from the public, the public hearing was closed. Emrick clarified that issues, including drainage, are addressed during review of redevelopment plans by the City's technical review committee. **Motion:** Goldfinch made a motion, seconded by Alford, to approve first reading of Ordinance #ZA2015-08-17 (A). **Vote:** Council Member Timbes abstained and all others voted in the affirmative. Motion carried.

ORDINANCE FOR FIRST READING: Ordinance #ZA2015-08-17 (B) Accepting the petition of Shawn & Mary Jane Barrett to annex approximately 1.56 acres of property located at 619 Plantation Circle (TMS# 123-00-02-017, PIN 32410010003) and to rezone the property Low Density Residential (R-1) upon annexation. Emrick advised Council that there has recently been a change in ownership of this property which is contiguous to the City limits. Annexation has been requested in order that the City may provide water service to the existing single family home on the property. City water and sewer service is available to this property. The Comprehensive Plan identifies this parcel as Existing Residential. Staff recommended first reading approval. **Motion:** Anderson made a motion, seconded by Alford, to approve first reading of Ordinance #ZA2015-08-17 (B). **Vote:** Unanimous. Motion carried.

ITEMS FOR CONSIDERATION:

- A. Funding for Conway High School Booster Club.** Graham reported that the City received a letter from Conway Solid Gold (the Conway High School Booster Club) asking the City to consider joining the Conway Solid Gold for 2015-16 school year. Information was provided to Council on the different level of sponsorships. In response to an inquiry from Council Member White, Graham reported that Marion Shaw, the Interim Athletic Director, has given assurance that these funds will be used to assist all sports as well as cheerleading squads. Graham informed Council that the benefits associated with the membership will be distributed to employees (method to be determined). **Motion:** Anderson made a motion, seconded by Goldfinch, to join the Conway Solid Gold as a corporate athletic sponsor at a cost of \$2,000. **Vote:** Unanimous. Motion carried.
- B. Purchase of water meters by the Public Utilities Department – FY 2015-16.** Friday reported that Badger water meters have been used in the City's water meter replacement program for several years. All water meters have their own proprietary reading software and if a change is made in meters, each of the two separate systems will require its own repair parts and maintenance. Carolina Meter is the sole supplier for Badger Meters in South Carolina and Friday commented that the company will honor its last year's prices. Friday also proposed that the City order 1,944 three-quarter inch, 24 one-inch, and 60 two-inch water meters, to be shipped in partial monthly shipments, which will save the City approximately \$7,000 in freight charges. Funds were included in the FY 2015-16 budget for new water meter installations and repair/replacement. Staff recommended that Council approve the purchase of 2,028 water meters from Carolina Meter at a cost of \$440,883.48 for meter installations/repairs, to be shipped in partial monthly shipments. **Motion:** Anderson made a motion, seconded by Timbes, to approve staff's recommendation for the purchase of water meters for FY 2015-16. **Vote:** Unanimous. Motion carried.

COUNCIL INPUT:

Timbes thanked staff for the great job of cleaning up Lakeside Cemetery.

Anderson commented on his gratitude for the exciting times and continued growth happening in the City and for the light it shines on the City's continued hard work.

Goldfinch reiterated Council Member Anderson's comments.

Blain-Bellamy thanked staff for the prompt and direct response to what is brought to Council under public input.

Alford commented on the great things happening in the City, one of which was the recent mural unveiling. He suggested that Lon Calhoun be contacted to determine the possibility of making small replicas of the mural, perhaps as Christmas ornaments, to be offered for sale at the Visitor Center and other locations. He was in agreement with Mayor Lawson to pass this idea on to Conway Downtown Alive and let them consider it with their Board of Directors.

Lawson commented that it was gratifying and exciting to see the progress being made on implementation of plans such as the City's strategic plan and downtown market analysis. She commented on the support of the community as Council tackles such opportunities, thanked staff for keeping Council on track and thanked Council for being supportive of the visions that have been formulated over the years.

WORKSHOP SESSION

Due to limited space and the number of attendees present for the next item of business, Council was in agreement to conduct the following item of business in Council Chambers.

A. Discussion on plans for a Town Square and Open Air Pavilion. Graham commented that this item of business was to discuss ideas for the design of the proposed Town Square and Open Air Pavilion which is planned for the parking area owned by the City between Main and Laurel Streets as well as the vacant property on which the City Law Enforcement Center was formerly situated. Foster Hughes, Parks, Recreation, and Tourism Director, opened the discussion with a power point presentation depicting the existing property and examples of various open air pavilions, seating and landscaping. Blake Lanford and Harry Crissy, Clemson Extension agents, also gave a power point presentation introducing ideas for various amenities that could be included as part of the Town Square and Open Air Pavilion. Christie conducted an exercise whereby Council and others designated the importance of factors proposed for the Town Square and Open Air Pavilion, such as public restrooms, benches, assembly areas, irrigation and lighting, booths for vendors and local artists, etc. Other ideas and suggestions mentioned during discussion following this exercise included a water feature or some other amenity geared to children, a demonstration kitchen, be mindful that City Hall will eventually be outgrown when making decisions for this space, solar panels, the incorporation of all parking area to make the design that of a green space with parking, design to accommodate a gathering space and space for the arts, and a design in keeping with the historical feel of downtown. **OUTCOME:** The Clemson representatives will use input received during this discussion to begin work on a design for the Town Square and Open Air Pavilion to be presented for further discussion at a future Council meeting.

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

B. Discussion on setting parking limitations commercial vehicles in residential neighborhoods. At the July 20th Council meeting, staff proposed an amendment of the Unified Development Ordinance to include restrictions on the parking of commercial vehicles in residential neighborhoods. As requested by Council at that meeting, staff has researched the regulations of other jurisdictions and Emrick informed Council that the most popular method of controlling the parking of such vehicles appeared to be by class (weight) and length. He showed a power point presentation which illustrated examples of the various lengths and classes of commercial vehicles. Emrick advised that staff is proposing a UDO amendment to include a prohibition on the parking of commercial vehicles that exceed 20 feet in length or 10,000 pounds in residentially zoned neighborhoods. Emrick further stated that, if Council is in agreement with this proposal, the matter would go before the Planning Commission before consideration of first reading by Council. **OUTCOME:** There was a consensus to move forward with this proposed amendment as presented by staff.

EXECUTIVE SESSION: Motion: Alford made a motion, seconded by White, to enter into executive session to discuss personnel matters. **Vote:** Unanimous. Motion carried.

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

PERSONNEL MATTERS:

Motion: Anderson made a motion, seconded by Timbes, to appoint Jerry Rae Barnhill Sr. as the City of Conway's representative on the Capital Projects Sales Tax Commission for the Ride III program. **Vote:** Unanimous. Motion carried.

Motion: Blain-Bellamy made a motion, seconded by White, to approve the City Administrator's recommendation to employ Allison Williams as Finance Director. **Vote:** Unanimous. Motion carried.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 17th day of August, 2015.



Debbie F. Smith, City Clerk