

CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY – OCTOBER 20, 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 Timbes, and Thomas J. Anderson II;

ABSENT: Council Member Barbara Blain-Olds

STAFF: Bill Graham, City Administrator; Vicky Lefler, Deputy City Administrator; Foster Hughes, Director of Parks, Recreation, and Tourism; 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; Le Hendrick, Fire Battalion Chief; Michael Hardee, Finance Director; and Debbie F. Smith, City Clerk

OTHERS IN ATTENDANCE: Kathy Ropp, Rev. Kevin Lambert, Eunice Freeman, Joe Johns, Mary Frances Williams, Ray Jones, and others

CALL TO ORDER: Mayor Lawson called the meeting to order and welcomed Council Member Timbes on her return from her recent illness. Mayor Lawson also conveyed Council Member Blain-Olds' regrets for her absence at this meeting due to family medical reasons.

INVOCATION/PLEDGE OF ALLEGIANCE: Mayor Lawson recognized Rev. Kevin Lambert of Coastal Community 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 contents. **Vote:** Unanimous. Motion carried.

APPROVAL OF CONSENT AGENDA: **City Council Minutes – October 6, 2014.** **Motion:** Timbes made a motion, seconded by White, to approve the consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT: The following persons addressed Council regarding the request to annex and rezone the approximately 8.55 acres of property along Myrtle Trace Drive adjacent to Conway Medical Center – **Eunice Freeman** expressed concerns about intended development on the subject property, increased noise and privacy issues. **Joe Johns** expressed concerns regarding decreased property values as a result of the closeness of new construction on the subject property to adjacent residential neighborhoods. **Mary Frances Williams** expressed concerns about the impact the development planned for the subject property would have on Conway's infrastructure and emergency services.

SPECIAL PRESENTATION: Employee of the Month Award for September was presented to Ann Howell, Finance Department Customer Service Representative. The presentation was made by the City Administrator, accompanied by the Finance Director.

PUBLIC HEARING/RESOLUTION: Public hearing and consideration of resolution in support of the issuance of a tax-exempt revenue note by the South Carolina Jobs-Economic Development Authority for Conway Hospital. Attorney Ray Jones with the law firm of Parker Poe requested City Council to approve the issuance of a tax-exempt revenue bond in an amount not to exceed \$20 million by the South Carolina Jobs-Economic Development Authority for the purposes of financing equipment for Conway Medical Center. This loan will assist Conway Medical Center by providing funds needed to acquire and install certain equipment, including, but not limited to, information system technology, operating and surgical equipment, emergency room equipment, and radiology equipment. Attorney Jones confirmed for City Council that the City will have absolutely no responsibility for the debt of the hospital. **Public Hearing:** There was no comment from the public. **Motion:** Goldfinch made a motion, seconded by Anderson, to adopt the resolution approving the issuance of the tax-exempt revenue bond to assist Conway Medical Center as requested. **Vote:** Unanimous. Motion carried. See attachment.

ORDINANCE FOR FINAL READING: Final Reading of Ordinance #ZA2014-10-20 (A) Accepting the petition by Tom Roe of Hospital Land Partners LLC to annex approximately 8.55 acres of property located along Myrtle Trace Drive and adjacent to Conway Medical Center (151-27-03-089 / PIN 38315030038) and to rezone the property Institutional (IN) upon annexation. Tom Roe of Hospital Land Partners LLC requested to annex the referenced vacant property along Myrtle Trace Drive adjacent to the Conway Medical Center which is located in the Conway Municipal Limits. He has also requested to rezone this property from Horry County Planned Unit Development (PUD) to City of Conway Institutional (IN). This item was discussed by City Council during the workshop session of the September 15, 2014, City Council meeting. The public hearing was held and first reading approved at the October 6, 2014, City Council meeting. Leinwand informed Council that, since that meeting, the City Administrator and the Planning Director have met with Roe and discussed the variances between what is allowed in the City's IN zoning district and the settlement agreement previously reached between Hospital Land Partners and persons associated with Myrtle Trace. Noting that the settlement agreement spells out requirements regarding specific issues, some of which were of great concern to the adjacent property owners, such as lighting, building height, use, etc., Mayor Lawson noted that the settlement agreement spelled out specific issues that had been reiterated to Council by some of the property owners in that area, such as lighting, height, use, and she inquired of Roe if he was in agreement to develop the property according the settlement agreement even though the City's regulations may allow in excess of the agreement. Mr. Roe responded that he would abide by the conditions in the settlement agreement in the development of the property. With this commitment from Roe, staff recommended final reading approval. **Motion:** Alford made a motion, seconded by White, to approve final reading of Ordinance #ZA2014-10-20 (A). **Vote:** Unanimous. Motion carried.

PUBLIC HEARINGS/ORDINANCES FOR FIRST READING:

A. Proposed ordinances regarding the request by Joseph Guidera to rezone property at 165 Highway 905 (TMS# 137-00-01-001 / PIN 33916040002) from Low Density Residential (R-1) to Neighborhood Commercial (NC). Leinwand advised Council that the applicant recently purchased this property located at 165 Highway 905, the former location of the Horry County Rescue Squad, and would like to convert the existing building into a retail flooring store. In order to change the use, a rezoning from R-1 to NC would need to be approved by City Council. Because the property is less than three acres and it is surrounded by properties zoned Low Density Residential (R-1) and Waccamaw Riverfront District, an amendment to the *City of Comprehensive Plan* to change the future land use would first have to be approved. The parcel is identified as Mixed Use; the Comprehensive Plan identifies Neighborhood Commercial (NC) and Planned Development (PD) District as permitted zoning districts. The property owner has requested that the future land use of this property be changed from Mixed Use (MU) to Neighborhood Commercial (NC). The Planning Commission recently unanimously recommended approving these requests by Joseph Guidera.

- 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).** Staff recommended first reading approval. **Public Hearing:** There was no comment from the public. **Motion:** Goldfinch made a motion, seconded by Timbes, to approve first 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).** Staff recommended first reading approval. **Public Hearing:** There was no comment from the public. **Motion:** Alford made a motion, seconded by Goldfinch, to approve first reading of Ordinance #ZA2014-11-03 (B). **Vote:** Unanimous. Motion carried.

ORDINANCES FOR FIRST READING:

A. 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. Leinwand informed Council that the property at 2200 Church Street recently changed ownership and the new owner is requesting annexation. The property is contiguous to the Conway Municipal Limits and is served by City of Conway water. Staff recommended first reading approval. **Motion:** White made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2014-11-03 (C). **Vote:** Unanimous. Motion carried.

B. 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. Lewis Family Investments LLC would like to develop a major subdivision of single family detached homes on five parcels of property, consisting of approximately 104 acres, located along Ninth Avenue, Cates Bay Highway, and Donald Street. The applicant has requested to annex these five parcels of property and to rezone them Low Density Residential (R-1) upon annexation. Staff recommended first reading approval. **Motion:** Goldfinch made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2014-11-03 (D). **Vote:** Unanimous. Motion carried.

ITEMS FOR CONSIDERATION:

- A. Acceptance of bid to provide engineering consulting assistance for the City's Storm Water Management Program component update.** The City of Conway recently received its National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Separate Storm Sewer System (MS4) permit to discharge stormwater. To remain in compliance with the new MS4 permit, the City must address and implement by December 31, 2014, several new plans and procedures, including a review and updates, as needed, of the City's Stormwater Management Ordinance. Proposals were obtained from two companies to provide engineering consulting assistance to the City to meet the new MS4 requirements. They were as follows: Woolpert, Inc., \$60,300 and Bowman Consulting, \$9,990. Staff recommended that Council accept the low bid of \$9,990 which was submitted by Bowman Consulting. **Motion:** Alford made a motion, seconded by Timbes, to accept staff's recommendation. **Vote:** Unanimous. Motion carried.
- B. Acceptance of bid for the purchase of a new service truck for the Beautification Department.** The Beautification Department received two bids for the purchase of a new vehicle to replace a 1994 Chevrolet service truck. The bids submitted were from Palmetto Chevrolet (\$26,867.71) and Conway Ford (\$30,175). Both bids included the towing package and hydraulic gate lift. After the bid opening, Palmetto Chevrolet advised that they had miscalculated their numbers and withdrew their bid. Staff recommended accepting the low bid of \$30,175 from Conway Ford. **Motion:** Anderson made a motion, seconded by Timbes, to accept staff's recommendation and approve the low bid submitted by Conway Ford. **Vote:** Unanimous. Motion carried.
- C. Authorization of application for PARD grant.** The Parks, Recreation & Tourism Department requested authorization to submit a PARD grant application for funds to install outdoor exercise equipment at the Sherwood Forest Park. The total amount of funds needed for this project is \$22,000. Staff is requesting 80% (\$17,600) of this amount from PARD. Should the grant be awarded, the required 20% local match (\$4,400) would be requested in the FY 2015-16 Parks & Recreation budget. **Motion:** Anderson made a motion, seconded

by White, to authorize staff to apply for the PARD grant as requested. **Vote:** Unanimous. Motion carried.

ITEM FOR INFORMATION: Fiscal Year 2014-2015 Budget Update was presented by the Finance Director as information.

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

WORKSHOP ITEMS:

- A. Discussion of next phases of overhead to underground utility conversion projects and discussion of Church Street (Highway 501) street lighting.** Gene Smith with Santee Cooper reviewed with Council the underground utility wiring conversion wiring projects to date. He also reviewed a summary of the contributions to the City of Conway/Santee Cooper Underground Facilities Franchise Fund from inception to date, and franchise fund expenditures and fund balance as of August 31st. Based on the information on the fund balance, Council discussed a list of possible projects going forward and also discussed a prioritization of these projects. Chestnut presented information on options for adding street lights on Highway 501 between Highway 378 and El Bethel Road. Smith advised that, if Council desired to move the underground wiring project on Highway 501 higher in priority, he would need to give a closer look at cost estimates for that project. **Outcome:** There was consensus to move forward with the 4th Avenue from Beaty Street to Kingston Street underground wiring conversion project and the lighting project for the Highways 501/701 overpass bridge. There was no objection voiced to the Mayor's suggestion that a more intensive study be made of a comprehensive improvement project for the Highway 501 corridor to include the underground wiring conversion and to pull together previous information compiled on an improvement district for that area. Using the direction provided by Council, staff will work with Santee Cooper on the bridge lighting project and work on developing an RFP for the 4th Avenue project. Staff will also come back at a later date to Council with information on an overall comprehensive improvement plan for Highway 501. In regards to the lighting issues along Highway 501, staff was asked to proceed with installing six new street lights between Highway 378 and El Bethel Road.
- B. Discussion of an expanded Farmers Market as recommended in the Downtown Market Analysis.** Blake Lanford, Regional Lead Agent with Clemson Extension Services, presented a power point presentation on a recent trip that he, Graham and Mayor Lawson took to Spartanburg to visit that city's Hub City Farmers Market. He also discussed opportunities for an expanded Farmers Market in Conway and the next steps City Council should consider in establishing such an operation in downtown Conway. **Outcome:** Council was in agreement to begin identifying property(ies) in downtown Conway that might be a suitable location for an expanded Farmers Market, funding opportunities, and identifying other entities that might partner with the City in this effort.

EXECUTIVE SESSION: Motion: Goldfinch made a motion, seconded by Anderson, to enter into executive session. **Vote:** Unanimous. Motion carried.

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

Appointments to City Boards and Commissions: **Motion:** White made a motion, seconded by Goldfinch, to appoint Heather Whitley to the Community Appearance Board to serve a four-year term ending December 31, 2017. **Vote:** Unanimous. Motion carried.

Annual performance evaluation of City Administrator [pursuant to SC Code §30-4-70(a)(1)]: This item of business was deferred to the November 3, 2014, Council meeting.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 3rd day of November, 2014.



Debbie F. Smith, City Clerk