CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, AUGUST 20, 2018 – 5:30 PM

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

STAFF: Adam Emrick, City Administrator; Kevin Chestnut, Public Works Director; Mary Catherine Hyman, Planning Director; Robert Cooper, Building Official; Le Hendrick, Fire Chief; Dale Long; Police Chief, Taylor Newall, Public Information Officer; Lynn Smith, Human Resource Director; Allison Williams, Finance Director; Timmy Williams, Grounds and Maintenance Director, Addison Jarrell, Parks, Recreation and Tourism Director; and Barbara A. Tessier, City Clerk

OTHERS: 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 introduced Jason Coker, of Mercy Baptist Church, who gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

APPROVAL OF AGENDA: White 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 #ZA2018-08-20 (A) An Ordinance to rezone approximately 0.61 acres of property located on Lone Star Street (TMS #151-42-01-019 | PIN 38302030014) from Heavy Industrial (HI) to Institutional (IN)

B. Final reading of Ordinance #ZA2018-08-20 (B) An Ordinance to annex approximately 116.54 acres of property located at Cox Ferry Lake (PIN 38100000025) and to rezone the property from Horry County Commercial Forest Agriculture to City of Conway Conservation Preservation (CP) upon annexation

C. Final reading of Ordinance #ZA2018-08-20 (C) An Ordinance to annex approximately 0.35 acres of property located at 154 Lander Drive (TMS #151-28-03-026 | PIN 38315010045) and to rezone the property to Low Density Residential upon annexation

D. Final Reading of Ordinance #ZA2018-08-20 (D) An Ordinance to annex approximately 0.77 acres of property located at 3948 Long Avenue Extension (TMS #111-00-03-145 | PIN 29516040019) and to rezone the property to Low Density Residential upon annexation
E. Final Reading of Ordinance #ZA2018-08-20 (E) An Ordinance to annex approximately 0.46 acres of property located at 738 and 742 Highway 905 (TMS #123-16-02-010 and #123-16-02-011 | PIN 33911030003 and 33911030004) and to rezone the properties to Low Density Residential upon annexation

F. Special event request: Rivertown Christmas Celebration – November 29 and December 6 and 13, 2018 – Hillary Howard, Executive Director, Conway Downtown Alive

G. Acceptance of bid for construction of shed on side of Vehicle Maintenance building at Public Works Complex

H. City Council meeting minutes – August 6, 2018

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

PUBLIC INPUT:

Barb Eisenhardt expressed appreciation to Chief Long for taking time to visit Wild Wing to look at the absence of speed limit signs; additional signs have been installed.

Joanne Comb expressed concern about Conway High School’s request to use the Tennis Center and the lack of communication with tennis club members. Noting the recent significant fee increase for members, she suggested that the high school should pay a fee to use the courts. She also complained that the courts were not being well-kept.

Alex Lynch complained about gunfire on Creel Street and shared concern for the safety of his home and family. He also shared information on the offenders who live nearby and informed Council that, after being arrested and released, these same offenders return to committing the same offenses. He also informed Council that the owner of the nearby apartment building has not installed the privacy fence between his home and the apartment building as promised, and suspects and the police are running through his yard.

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

SPECIAL PRESENTATIONS:

A. Recognition of the Conway Dixie Angels girls’ softball team – ages 10 and under. The Conway Dixie Angels girls’ softball team was runner-up in the District 1 Tournament that was held at the Billy Gardner Recreation Complex and recently participated in the Carolina Dixie Softball State Tournament. This is the first fast-pitch softball team that the City of Conway has ever sent to a State Tournament. Mayor Blain-Bellamy asked the coaches and the softball team to come forward. On behalf of Council, the Mayor recognized each team member for her individual accomplishments and thanked the coaches who gave their time to the team.

B. Employee of the Month Awards for August were presented to Derrick Turner, Jimmy Stover, Robert Borgatta, and Mike Alford – Public Works Department. Chestnut made the presentation.
ORDINANCE FOR FIRST READING: Ordinance #2018-09-04 (A) An Ordinance to revise Title 3, Chapter 1, Article D, Section 3-1-36 of the City of Conway Code of Ordinances relative to the special event permit application process. Hyman advised Council that Title 3, Chapter 1, Article D, Section 3-1-36 of the City of Conway Code of Ordinances specified that applications for special event permits were to be filed with the Planning Department. She said this had been done, but that there were special events for City parks that were handled by the Parks, Recreation and Tourism Department (PRT) which led to some confusion among staff and the community. Hyman said staff would like to revise the ordinance to require all special event permit applications to be filed with the PRT Department. **Motion:** Anderson made a motion, seconded by Smith, to approve the first reading of Ordinance #2018-09-04 (A). **Vote:** Unanimous. Motion carried.

ITEMS FOR CONSIDERATION:

A. **Bids for replacement of three side loader garbage trucks for Solid Waste Department.** Following the issuance of a request for bids, only two bids were received, both from Florence Truck Center. The lowest bid was $247,904 (each) from Florence Truck Center for a G-S Products side loader truck plus $500 each for the State Infrastructure Maintenance Fee. Provided this bid is accepted, the total amount to be included in the lease/purchase agreement for these three trucks will be $745,212. A lease/purchase agreement for this equipment, in addition to one front loader and one recycle side loader, will be presented for consideration at a future Council meeting. Staff recommended acceptance of the low bid which was submitted by Florence Truck Center for the G-S Products side loader trucks. **Motion:** White made a motion, seconded by Goldfinch, accept the low bid as recommended by staff. **Vote:** Unanimous. Motion carried.

B. **Request from Conway High School to use Riverfront Tennis Center for regular season tennis matches and practices.** Jarrell advised Council that the Conway High School had requested the use of the Riverfront Tennis Center for the girls’ tennis team home matches due to the disrepair of the school’s courts. Jarrell advised that the school has requested use of 3 of the 7 courts for on August 21, 29, and 30; September 5, 6, 13, and 25; and October 2 and 9; from 5:00 to 7:00 pm for single matches and from 7:00 to 9:00 pm for doubles matches. During this time, league tennis matches would continue as usual on 3 courts, leaving one court open for drop-in member play. No private lessons will be scheduled on the requested dates but could be scheduled for Smith Jones Park or Collins Park. Council Member Smith informed Council that the high school tennis coach had informed him that the team will not practice at the tennis center. Concerns were raised by most of Council about the poor communication with tennis center members and Goldfinch raised concerns about the poor operation of the tennis center and lack of maintenance. Timbes commented that it is the school district’s responsibility to keep the school’s tennis courts in good repair and she expressed concern that some tennis center members might not have the option to come at another time. Goldfinch asked that a meeting be scheduled for tennis center members, Council members and staff to address the **Motion:** Goldfinch made a motion, seconded by Anderson, to approve the use of the Rivertown Tennis Center by the Conway High School on August 21, 29, and 30; September 5, 6, 13, and 25; and October 2 and 9, for its girls’ tennis team home matches. **Vote:** Unanimous. Motion carried. If any additional days are requested or if the schedule changes, Jarrell will bring the request to Council.
C. Approval of name for new subdivision on El Bethel Road—"The Village at Crabtree." Hyman advised Council that Phase 1 of a new subdivision located on El Bethel Road had received preliminary approval from the Conway Planning Commission at its August 2018 meeting. This phase of the subdivision will have 94 lots. ETS Engineers have requested that the name of the subdivision be "The Village at Crabtree" upon final recording of the plat. **Motion:** White made a motion, seconded by Anderson, to approve the subdivision name as requested. **Vote:** Unanimous. Motion carried.

RESOLUTIONS:

A. Authorizing the acceptance of a fee in lieu of open space for The Village at Crabtree residential subdivision. Hyman advised Council that the developer for The Village at Crabtree has requested to pay a fee in lieu of providing the required open space for the subdivision. The amount of the fee, as calculated by staff, would be $26,159. Hyman explained various uses of open space and she noted that open space could not be used for parking. Goldfinch expressed concern over small lot sizes, the resulting lack of parking space for recreational vehicles and boats, and suggested that the City explore requiring space to be set aside in subdivisions for RV/boat parking within the confines of the neighborhood. Timbes inquired why this subdivision was unable to provide open space and, given the number of houses anticipated to be built, where would there be space for neighborhood children to play. Hyman informed Council that inability to provide open space in this development was not the issue, it was the developer’s preference to pay a fee in lieu. Hyman and Emrick further explained that the UDO allows such requests but City Council makes the final decision on whether to allow a fee to be paid in lieu of providing some or all of the required open space. Anderson recalled the chronology of the current open space requirements and the amount of time Council had spent in the last few years discussing this issue. Goldfinch agreed with Anderson’s comments but remarked that he believed it was more about the quality of the community and perhaps Council should revisit these issues. Goldfinch inquired as to the percentage of neighborhoods coming before Council that decide to pay a fee in lieu of open space. Hyman replied that most of the subdivisions are meeting open space requirements and that she had only brought two forward and Emrick had brought one. **Motion:** Goldfinch made a motion to approve the fee in lieu of open space for The Village at Crabtree because that is what the City’s regulations say now. The motion was seconded by Hubbard. Asking that his comments be reflected in the minutes, Goldfinch stated it was unfair to hold up this subdivision when they are playing by the rules and Council needs to look at these issues going forward. **Vote:** Unanimous. Motion carried.

B. Accepting dedication of roadways and drainage system in Woodland Lakes Subdivision, Phase I (Merganser Drive, Mandarin Drive, Ruddy Court, Teal Court, Ancona Court, and Shovelers Court). The developers of Woodland Lakes Subdivision have requested to dedicate the roadways and drainage system in Merganser Drive, Mandarin Drive, Ruddy Court, Teal Court, Ancona Court, and Shovelers Court in Phase I to the City. The required warranty for these roadways will be in the form of a letter of credit in the amount of $57,900. The warranty period is to be for three years from the date of acceptance of the road dedication by the City. Hyman informed Council that the City’s Public Works Department had inspected the roadways and drainage system in Phase I and found them acceptable to move forward with the dedication. Staff recommended that Council adopt the proposed resolution accepting the dedication of the roadways and drainage system in Woodland Lakes Phase I. **Motion:** Anderson made a motion, seconded by Goldfinch, to approve staff’s recommendation. **Vote:** Unanimous. Motion carried.
CITY ADMINISTRATOR’S REPORT:

• The Compensation and Classification Study will start at the end of this week.
• The City will host the Municipal Association’s regional advocacy meeting at 5th and Main on September 6, 2018, beginning at 11:00 a.m.
• The City will have a United Way Day of Caring team working (site to be determined) in the City on September 14, 2018, starting at 8:00 a.m. Council members were asked to contact the Human Resources Director or the City Clerk if interested in participating.
• Chief Long has been working with the Horry County Schools to make traffic move smoothly during the first week of school and provide other assistance as needed. Council members were asked to advise the City Administrator or Police Chief of any issues.
• Bids are being requested for the additional fencing needed for Sherwood Forest Park. Some of the replacement spring riders have been delivered and the remainder should arrive soon. Staff will install as many spring riders as possible by week’s end.
• The City has set up an Instagram account (#Mycoc).
• Staff will present a draft of the Land Use Element of the Comprehensive Plan in the spring. The Land Use Element can address small residential lot sizes, common storage and other items.
• Planning is underway for a fall Council retreat, perhaps to be scheduled for mid-October.

COUNCIL INPUT:

White
• Suggested a meeting with Racepath Avenue residents about the rezoning of certain properties on that street.
• Inquired as to the reason a request to operate a food truck in Conway had recently been denied.
• Commented on the need for alternate outdoor recreation facilities throughout the City.

Timbes
• Commented that a new sidewalk is being installed on Sherwood Drive in the vicinity of Conway Elementary School and asked drivers to use caution in that area.
• Conveyed complaints that screech owls are waking people at all hours of the night in the vicinity of 11th Avenue.

Smith
• Shared concerns regarding misinformation/lack of communication with tennis center members.
• Reported a complaint received that Creel Street is being used as a drag strip and asked staff to explore means of traffic mitigation for that area.
• Commended City employees for their community outreach efforts.
• Asked for individual email addresses for City Council members.
• Asked for more comfortable seating for City Council members in Council Chambers.

Anderson
• Requested the City Clerk to send a get well note to Senator Greg Hembree.
• Commended Chief Long for his outreach efforts.
• Commented on the need for additional street lights, particularly in areas of increased calls for service from the Police Department.

Mayor Blain-Bellamy commented on her recent enjoyable visits to two new restaurants in town.
WORKSHOP:

A. Discussion on possible franchise agreement for the “Let’s Ride BBQ” Food Truck to operate on public property at designated locations in downtown Conway. Richard and Donna Grow have requested a franchise agreement to operate the “Let’s Ride BBQ” food truck in the Riverfront Tennis Center parking lot on Mondays and Fridays and in the City-owned parking lot at the corner of 4th Avenue and Laurel Street on Wednesdays. The requested hours of operation are 11:00 am to 2:00 pm. Hyman advised Council that the applicant and the owner of the Trojan Cow have agreed to alternate days at the requested locations so both food trucks would not be at the same location at the same time. **Outcome:** The proposed franchise agreement ordinance will be put on the agenda for consideration at an upcoming Council meeting.

B. Discussion on possibility of taking ownership of Grainger Road from the South Carolina Department of Transportation, phases. Phase 2 of the HUD-funded drainage improvement project between Magnolia Avenue and Maple Avenue is upgrades to the pipes under Grainger Road. Chestnut informed Council that, after the SCDOT permit was issued, the engineer determined that 42” pipes would not work because of utility conflicts and he redesigned the project to use two 36” pipes. After the engineer notified SCDOT of the change in pipe diameter, SCDOT revoked the permit on the basis that the project should not have been approved without a full hydrologic study of the entire watershed. This study would take months to perform at an estimated cost of $30,000 with no guarantee of a permit being issued after completion. Chestnut reported that City Council may wish to consider taking ownership of Grainger Road to accommodate the improvements to the drainage system in this area of need and to do so in a timely manner. **Outcome:** Chestnut will contact SCDOT for the paperwork needed for the City to assume ownership and maintenance of Grainger Road and this item will be put on the agenda for consideration at the next Council meeting.

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

**APPROVAL OF MINUTES:** Minutes approve by City Council this 4th day of September, 2018.

Barbara A. Tessier, City Clerk