CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, SOUTH CAROLINA
MONDAY, MAY 20, 2019 – 5:30 PM

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

STAFF: Adam Emrick, City Administrator; Kevin Chestnut, Public Works Director; Braxton Fleming, Construction Inspector/Stormwater Assistant; Mary Catherine Hyman, Planning Director; Alex Cook, Plan Reviewer; James Friday, Public Utilities Director; Dale Long, Police; Le Hendrick, Fire Chief; David Williams, Assistant Recreation Director; June Wood, Aquatics Coordinator; Reggie Jenerette, Solid Waste Director; John Rogers Director of Grants and Special Projects; Allison Williams, Finance Director; Lynn Smith, Human Resources Director; Taylor Newell, Information Officer; and Barbara Tessier, City Clerk

OTHERS: Amy Breault, Kathy Ropp, Michelle Harding, Devin Parks, 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. She introduced Reverend Wallace Evans, from A Father’s Place, who gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion: Anderson made a motion, seconded by Smith to approve the May 20, 2019 agenda. Vote: Unanimous. Motion carried.

CONSENT AGENDA:


Final reading of Ordinance #ZA2019-05-20 (B) An Ordinance to annex approximately 1 acre of property located at 3973 Long Avenue Ext. (TMS 110-00-03-068 | PIN 294-13-02-0006) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Low/Medium Density Residential District (R-1).
Final reading of Ordinance #ZA2019-05-20 (C) An Ordinance to annex approximately 152.02 acres of property located on Academy Drive off of Highway 501 (TMS 150-00-02-001 | PIN 382-00-00-0001) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Conservation Preservation (CP).

Final reading of Ordinance #ZA2019-04-20 (E) to amend Article 4 and 6 of the Unified Development Ordinance (UDO), regarding office-related uses in the Waccamaw Riverfront Zoning District (WRD 1).

Special event request: Cherry Hill Family Fun Day, Saturday, June 8, 2019 - Carl Blain, Associate Pastor

Minutes of City Council meeting – May 20, 2019 – Workshop and Council meetings

**Motion:** White made a motion, seconded by Goldfinch, to approve the Consent Agenda as presented. **Vote:** Unanimous. Motion carried.

**PUBLIC INPUT:**

Shawtaine Darley would like to open a transitional house on Hwy. 544 for homeless individuals. During her presentation to Council, it was discovered that the property she wanted to use was not within City limits.

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

**SPECIAL PRESENTATIONS:**

Employee of the Month Award – Sergeant Johnathan McAllister – Police Department. Chief Long presented Sergeant McAllister with his award.

**FIRST READING:**

First Reading of Ordinance #ZA2019-06-03 (A) Amending Article F, Title 7, Chapter 4, Section 7-4-82.7, Wrecker Service, of the Code of Ordinances, City of Conway. Long informed Council that the towing fees were for legitimate law enforcement need of wrecker services. These fees have not been increased since 2010. The request is to increase the cost per tow from $100 to $160, and for the daily storage fee to increase from $15 to $25 per day. These are the fees currently allowed by Horry County and the City of Myrtle Beach. This request was presented to the Public Safety Subcommittee meeting on May 13, 2019. **Motion:** Goldfinch made a motion, seconded by Smith to approve first reading of Ordinance #ZA2019-06-03 (A). **Vote:** Unanimous. Motion carried.
ITEMS FOR CONSIDERATION:

Request for waiver of sidewalk requirements for proposed office building to be located at 1516 Highway 501 (PIN 38301010005 / TMS# 151-00-01-004) Hyman informed Council that the UDO required sidewalk to be constructed along the frontage of all properties abutting arterial or local non-residential streets. However, if there is no foreseeable connectivity, a property owner or developer may request a waiver from the sidewalk requirement. If the waiver is granted by Council, a fee in lieu of the sidewalk, in an amount equal to the construction cost of the sidewalk will be required. The estimated fee in lieu payment would be $13,135. This payment is to be used by the City to build or complete pedestrian, bikeway, and/or pathway systems. Mayor Blain-Bellamy inquired if the fee in lieu would be calculated at today’s value and Hyman replied that it would be. The Technical Review Committee reviewed the request and recommends approval. **Motion:** Anderson made a motion, seconded by White, to approve the exemption of the sidewalk requirements and to accept the fee in lieu. **Vote:** Unanimous. Motion carried.

Request for abandonment of a portion of an existing utility easement located at the corner of Mill Pond Road and Highway 501 Church Street (PIN 33810020001 / TMS# 123-00-01-011). Hyman informed Council that applicant submitted development plans for this parcel, and submitted a configuration survey. The survey references a 20’ utility easement in the center of the property that had been created a long time ago. The applicant has requested that a portion of the easement be abandoned because no utilities are present. The remaining portion of the utility easement and the existing access easement will remain. Staff recommends approval. When asked, Friday noted that there were not utilities found, and the developer was willing to relocate if utilities were found later on. **Motion:** Anderson made a motion, seconded by Hubbard, to approve the abandonment of a portion of an existing utility easement located at the corner of Mill Pond Road and Highway 501. **Vote:** Unanimous. Motion carried.

Recommendation on selection of firm to perform architectural design services for the Whittemore Community Center. Hyman advised Council that on February 25, 2019, the City advertised publicly for proposals from architecture firms for design services for the Whittemore Community Center. A total of seven proposals were received. Firms were ranked on the firms’ professional qualifications and project team, project approach, and professional qualifications, experience and references. A total of 100 point was possible. Staff and a CDBG representative interviewed the top three firms on May 10, 2019. These firms were Rosenblum Coe Architects, Pike McFarland Hall Associates, and Liollio Architecture. Based upon these interviews, Liollio Architecture scored the highest. Staff recommends the selection of Liollio Architecture to perform architectural design services for the Whittemore Community Center. Should Council approve the hiring of Liollio Architecture, the City would enter into negotiations for a contract for services immediately. **Motion:** Anderson made a motion, seconded by White, to authorize staff to enter into negotiations for a contract with Liollio Architecture for perform architectural design services for the Whittemore Community Center. **Vote:** Unanimous. Motion carried.
Consideration of a request to rent the Tractor Shed. Emrick informed Council that the City was contacted by a resident who asked to rent the Tractor Shed, in its current condition, for a rustic wedding ceremony. This building has not been part of the rental facilities of the City, and if Council were to approve the rental of this building, a fee structure would need to be established. The City currently rents the City stage at Riverfront Park for weddings. The fee is $150 for City residents and $200 for non-City residents, each with a $100 security deposit. Staff recommends a similar fee structure be established for the Tractor Shed. Emrick was asked if the Tractor Shed was structurally safe and Emrick responded that it was. Emrick also mentioned the possibility of also renting the Garden Walk, Kingston Park and other downtown areas. Motion: Goldfinch made a motion, seconded by Smith, to approve adding only the Tractor Shed to the City’s rental facilities with the fee structure of $150 for City residents and $250 for non-City residents, each with a $100 security deposit. Vote: Unanimous. Motion carried.

At this time, Council Members Smith and Anderson left the meeting.

CITY ADMINISTRATOR’S REPORT:

- The Building Department has worked tirelessly on the deck board replacement at the Riverwalk. This will be a long process, but the results are immediate and long overdue. This has been a team effort with staff from utilities, streets, parks, Ground Maintenance, and solid waste pitching in to assist. Staff has also worked to correct electrical issues caused by the flooding.
- There are questions from the public about the re-opening of Sherwood Park and the Riverwalk playground. Staff is acting with an abundance of caution to be sure that all pieces of equipment are safe before the playgrounds are reopened. The Riverfront playground equipment will need to be removed entirely. We cannot proceed with these large scale projects until funding from FEMA and our insurance company have been received.
- We are working with several groups to assist us in planning efforts due to the flooding:
  - A student from Penn State will begin a Capstone project to create a plan for the City for use of the FEMA lots, focusing on public access and use.
  - A group of students from UNC Chapel Hill will work on a Capstone project to assist the City in obtaining a CRS (Community Rating Service) rating. This rating will reduce the flood insurance premium for City residents.
  - The Nature Conservancy is establishing a grant funded program that will direct the rebuild of Riverfront Park and facilities. The hope is that this plan will allow for a comprehensive approach to the future resiliency of the park.
- Due to Hurricane Florence, the 2018 fall retreat did not occur. Plans are in the works for a retreat in Fall 2019.
- Govern McMaster will be in Conway on June 7th as part of his Hurricane Preparedness Coastal Tour. More details will follow.
- The 2020 Census is upon us. Preparations have already begun. As we approach April 2020, more information will be available.
COUNCIL INPUT:

Goldfinch asked that Emrick speak about the potential uses of the FEMA lots. Emrick commented that at this year’s Budget Retreat, he mentioned three uses for these lots. One potential use was to lease a FEMA property to the owner of a neighboring parcel to use as their own, but not be permitted to construct any structures on it. The second potential use was for the parcels to be used as nurseries for the City to cultivate plants for City parks. The third potential use could be, where there were long, linear tracts of property, for a linear park or flood retention.

Timbes noted the trim work done at Lakeside Cemetery made a great improvement.

Timbes asked Emrick for a report on the Tennis Center. Emrick noted that the City had not yet received any FEMA funds or insurance money nor exactly how much money would be forthcoming. Staff has had some very promising conversations with FEMA, which does make things look cautiously optimistic. Part of the delay is that there is a mitigation portion to the FEMA payout. If more resiliency is added to what was there before, more money can be obtained from FEMA. Staff is working with FEMA now to see what level of documentation is required for the mitigation. The preliminary plans are, if it can be rebuilt in its current location, to elevate it by bringing in fill dirt so it does not flood again and some type of retaining wall system. It makes sense to put it back in the same place and it would eliminate the risk of flood. If the site needs to be engineered to get the mitigation funds, it would be months before any discussion about the amount of money would be forthcoming. The engineer would have to be hired without having any of the FEMA money in hand. Emrick concluded that it would be his estimate that once work can begin, it would be about 18 months before it would be completed.

Timbes asked Emrick what information he had on the re-opening of the Main Street Bridge. Emrick commented that what he read on Facebook last week was the SCDOT indicated the bridge would be re-opened near Memorial Day.

White commented that he would rather see the bridge repaired correctly than to rush and put residents in danger.

White asked Emrick if the Tennis Center was elevated, if it would flood other areas. Emrick said it would be taken into consideration, but if the water gets to that point, it would not be displaced in any measurable amount.

ADJOURNMENT: There being no further business to come before Council, Mayor Blain-Bellamy adjourned the meeting.

APPROVAL OF MINUTES: Minutes approved by City Council this ___ day of June, 2019.

Barbara A. Tessier, City Clerk