CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
MONDAY, AUGUST 5, 2019 – 5:30 PM

PRESENT: Mayor Barbara Jo Blain-Bellamy, William Goldfinch, Mayor Pro Tem, and Council Members Tom Anderson, Shane Hubbard, Jean Timbes, and Larry White

STAFF: Adam Emrick, City Administrator; Braxton Fleming, Public Works Superintendent; Mary Catherine Hyman, Planning Director; Dale Long, Police Chief; Tammy Carter, Police Captain; Reggie Jenerette, Solid Waste Director; John Rogers, Director of Grants and Special Projects; Ashley Smith, Recreation Director; Timmy Williams, Director of Parks and Ground Maintenance; Allison Williams, Finance Director; Lynn Smith, Human Resources Director; Le Hendrick, Fire Chief; June Wood, Aquatics Coordinator; Alex Cook, Plan Reviewer; James Friday, Public Utilities Director; Kent Bitting, Public Utilities Superintendent; Taylor Newell, Public Information Officer; and Barbara Tessier, City Clerk


CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Rev. Jason Cook from The Refuge Church gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

The requirements for posting notice of this meeting under South Carolina’s Freedom of Information Act (FOIA) were met.

APPROVAL OF AGENDA: Motion: White made a motion, seconded by Timbes, to approve the August 5, 2019 agenda. Vote: Unanimous. Motion carried.

CONSENT AGENDA:

A. Final Reading of Ordinance 2019-08-05 (A) An ordinance to amend the City of Conway Code of Ordinance Section 6-4-5 – City Declared Bird Sanctuary to be consistent with the City of Conway Unified Development Ordinance (UDO) Section 5.1.15 Hunting.

B. Purchase of 2019 Datacenter Windows server licenses (budgeted)

C. Purchase of 4 x 4 utility vehicle with enclosed cab (budgeted)
D. Minutes of City Council meeting – July 15, 2019

Motion: Goldfinch made a motion, seconded by Anderson, to approve the Consent Agenda. Vote: Unanimous. Motion carried.

PUBLIC INPUT: There was no public input. Motion: White made a motion, seconded by Hubbard, to close public input. Vote: Unanimous. Motion carried.

SPECIAL PRESENTATIONS:

A. Proclamation in Honor of Members of Crossroads Community Church - Mayor Blain-Bellamy read aloud a proclamation honoring four members of the church for their service to the United States through their military service and citing their various decorations.

B. Special Event – Conway Strong Fall Festival – Saturday, October 5, 2019. A. Smith informed Council that this was the 9th year for this festival, but was renamed Conway Strong after the flooding in 2018. It will be held from 10:00 a.m. to 5 p.m. It will offer food, arts & crafts vendors, kids play zone, and musical entertainment. Motion: Goldfinch made a motion, seconded by Anderson to approve the Conway Strong Fall Festival special event. Vote: Unanimous. Motion carried.

C. Special Event – Conway Police Department’s River Run for Special Olympics – Saturday, September 14, 2019. Long informed Council that the Police Department was a large supporter of the Special Olympics and this was another event to raise money and awareness. The event will start and finish at the Conway Marina adding the marina park as part of the course for the first time. The event should impact city streets for a maximum of one hour. Motion: Timbes made a motion, seconded by Hubbard, to approve the River Run 5k special event. Vote: Unanimous. Motion carried.

D. Employees Longevity Awards: Peyton Andreucci, Recreation Department – 5 years; June Wood, Recreation Department – 5 years; James Floro, Grounds & Maintenance Department – 5 years; Bryson Gillig, Grounds & Maintenance Department – 5 years; Michael Greene, Recreation Department – 5 years; Matthew Garth Holt, Police Department – 5 years; Monty Martin, Grounds & Maintenance Department – 5 years; Lynn Smith, Human Resources – 15 years; Bryan Williams, Grounds & Maintenance Department – 15 years; Andrea Cooper, Finance Department – 15 years; Susan Hucks, Public Works Department – 15 years. Emrick and Council Member Hubbard presented the longevity awards to those present.
PUBLIC HEARING AND FIRST READING:

A. Public Hearing and first reading of Ordinance #ZA2019-08-19 (A) An ordinance to annex approximately 2.2 acres of property located on Highway 378 (PIN 337-15-04-0003) and request to rezone from Horry County Commercial Forest Agriculture (CFA) to City of Conway Heavy Industrial (HI). Hyman informed Council that the intent of this annexation is to combine this parcel with an adjacent parcel to develop an industrial park. At their July 15, 2019 meeting, the Planning & Development Committee voted to move this request to full Council with their approval. Public Hearing: There was no public input. Motion: White made a motion, seconded by Goldfinch, to close public hearing. Vote: Unanimous. Motion carried. Motion: Goldfinch made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2019-08-19 (A). Vote: Unanimous. Motion carried.

B. Public Hearing and first reading of Ordinance #ZA2019-08-19 (B) An ordinance to rezone 3 parcels, approximately 10.25 acres of property located at 2501 East Highway 501 (TMS 151-00-00-060, 061, 021 | PIN 383-13-01-0069, 0070, 0071 from City of Conway Highway Commercial (HC) to Light Industrial (LI). Hyman advised Council that intent of this annexation is for the construction of a mini-warehouse storage facility. At their July 15, 2019 meeting, the Planning & Development Committee voted to move this request to full Council with their approval. Public Hearing: There was no public input. Motion: Timbes made a motion, seconded by Anderson, to close public hearing. Vote: Unanimous. Motion carried. Motion: Blain-Bellamy made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2019-08-19 (B). Vote: Unanimous. Motion carried.

C. Public Hearing and first reading of Ordinance #ZA2019-08-19 (C) An ordinance to rezone, 27.9 acres of property located off Highway 378 behind Shady Moss Court (TMS 136-00-00-028 | PIN 337-00-00-0021 from City of Conway Residential (Low/Medium Density R1 and Medium Density R2) to High Density Residential (R3). Hyman said the intention was to build multi-family units on this parcel. There are no specific plans available at this time. A large part of this parcel is in the flood zone, but this would be taken into consideration for the development plans. Public Hearing: April O’Leary spoke about Crabtree, which would be the receiving waterbody this proposed project would feed into, and that Crabtree was never designed to receive stormwater from urban communities. Steve Powell, of Venture Engineering, representing the property owner, noted that they did not want a project that would be subject to flooding or contribute to negative impacts downstream, and would meet all state and local regulations regarding stormwater. There was no further public input. Motion: Hubbard made a motion, seconded by Goldfinch, to close public hearing. Vote: Unanimous. Motion carried. Motion: Goldfinch made a motion, seconded by Hubbard, to approve first reading of Ordinance #ZA2019-08-19 (C). Vote: Unanimous. Motion carried.
D. Public Hearing and first reading of Ordinance #ZA2019-08-19 (D) An ordinance to rezone, 0.818 acres of property located at 2900 Fourth Avenue (TMS 136-12-03-013 | PIN 368-08-03-0008 from City of Conway Low/Medium Density Residential (R1) to Highway Commercial (HC). Hyman informed Council that this was a request to rezone a parcel that has been used for a convenience store/gas station for some time, but is currently zoned residential. The property owners wish to bring the parcel into conformity with this rezoning. Public Hearing: Barbara Goodman expressed a concern about tractor trailers parked in the island making it difficult for residents of Wild Rose to enter and exit their subdivision. There was also a concern about trash issues. Steve Powell noted that there were no plans to do anything new with the parcel at this time, and they would take better care with the trash issues. There was no further public input. Motion: Blain-Bellamy made a motion, seconded by White, to close public hearing. Vote: Unanimous. Motion carried. Hyman asked why a commercial use was permitted on a residential lot. Hyman replied that there were no records found regarding the zoning of the parcel. Powell commented that this was already a service station when the City first adopted zoning. Blain-Bellamy asked Chief Long to monitor the traffic situation at this location. Motion: Hubbard made a motion, seconded by White, to approve first reading of Ordinance #ZA2019-08-19 (D). Vote: Unanimous. Motion carried.

E. Public hearing and first reading of Ordinance #ZA2019-08-19 (E) An Ordinance to annex approximately 0.40 acres of property located at 609 Johnson Street (TMS 136-12-12-003 | PIN 369-12-03-0020) and request to rezone from Horry County Residential (SF20) to City of Conway Low/Medium Density Residential District (R-1) Hyman was asked to note what SF20 referred to. Hyman said it was the County zoning of a single family district with a minimum lot size of 20,000 sq. ft. Hyman advised Council that this request being made to allow an existing home that had recently changed ownership to continue to receive City water services. There was no public input. Motion: Blain-Bellamy made a motion, seconded by White, to close public hearing. Vote: Unanimous. Motion carried. Motion: White made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2019-08-19 (D). Vote: Unanimous. Motion carried.

FIRST READING:

First reading of Ordinance #2019-08-19 (F) An ordinance to adjust the tax millage rate in the FY 2019-20 budget. Williams informed Council that tax year 2019 is a required reassessment year for real property in Horry County. On July 5th, the Horry County Assessor’s Office provided tax reassessment results to Horry County municipalities. As a result of that reassessment, the City of Conway is required by SC Code Section 12-37-251 (E) to calculate a “rollback millage” rate. Staff has now completed that calculation based on the tax assessment values provided by the Assessor’s Office. That calculation results in a 7.4 mill decrease in the City’s millage rate from 82.4 mills to 75 mills. Based on historical information, staff is recommending to add one mill back to cover any discrepancies in the reassessment that would result in properties successfully appealing. This one mill increase, along with the rollback millage of 75 mills, will bring the total new millage for FY 2019-2020 to 76 mills. Discussion followed about the pros and cons of this request. Motion: Anderson
made a motion, seconded by Goldfinch, to approve the first reading of Ordinance #2019-08-19 (F). **Vote:** Anderson, Hubbard, and Goldfinch voted in the affirmative. Blain-Bellamy and Timbes voted in the negative. Motion carried.

**ITEMS FOR CONSIDERATION:**

**Review of the City of Conway Riverfront Amphitheater Feasibility Study.** Rogers informed Council that the City had received a grant from the Municipal Association of South Carolina to complete a feasibility study for a riverfront outdoor theater. Hunden Strategic Partners was selected by the City to conduct this study. The study revealed that due to Conway’s seasonality and its proximity to entertainment and event venues in Myrtle Beach, the opportunity for an outdoor entertainment venue is somewhat limited. While regional promoters and industry experts believe that there is a gap in the local and competitive regional market for a small to midsize capacity amphitheater that features the amenities and infrastructure required for modern concerts, they acknowledge that venues in this midrange are more difficult to program successfully. Any potential development will likely require significant investment by the City, as well as ongoing subsidy.

Based on the research, Hunden Strategic Partners recommends that the amphitheater be developed at the existing Riverfront Park, and that venue operations be managed by an individual in a newly created position or a new non-profit enterprise. HSP’s recommendations for the project are as follows: Construction to include a stage and support buildings, a restroom building, fencing and lawn capacity for 2,000 attendees with a development cost of approximately $4.3 million. Programming could include Community Concert Series, Movies in the Park, an Outdoor Historical Drama, two larger ticketed concerts, and community rentals.

While some commented that the study was discouraging, others noted it was a start and that a workshop would be a good next step.

**CITY ADMINISTRATOR’S REPORT:**

- The Fireman’s Clubhouse has been demolished and clean-up is almost complete.
- The Collins Park building is having the asbestos removed now.
- The Wayfinding signage company has sent staff encroachment issues to help resolve indicating that the process is close to completion.
- Waccamaw River Park will reopen on Wednesday, August 7th.
- The Tennis Center should be demolished in the next few weeks.
- There is no information as to a date that the road under the Main Street Bridge will reopen.

**COUNCIL INPUT:**

White asked about additional tennis courts at Collins Park. Emrick commented that with the new Tennis Center in the works, no additional courts were needed at Collins Park. White noted that Smith Jones had two tennis courts that could be used. He also suggested a City event to provide school
supplies to resident children. Emrick replied that there were already three events planned. White commented that supplies might be needed later in the fall as well.

Timbes requested that the City along with other groups such as the Chamber and CDA, look into a program that would reach out to senior citizens who lived alone to check on them. Hubbard said the Council on Aging delivered meals three days a week. Blain-Bellamy suggested a call once a day as a welfare check, but that the senior or their representative would have to sign up for this service.

Mayor Blain-Bellamy commented that she had been made aware of concerns of a liquor store in the vicinity of a school and a church. Hyman replied that the 300' rule was at the state level and the city’s UDO did not address distance. Blain-Bellamy suggested the City should look into addressing this issue through the UDO.

A meeting with the Public Safety Committee to discuss people-centered policing was requested by Blain-Bellamy.

The City is planning a multi-faceted Conway Strong Day on October 5th to celebrate the one-year recovery from the City’s tragic flooding. This includes the Conway Strong Fall Festival with activities for all ages, with a generous grant from the Arbor Day Foundation, trees will be planted across the City with species selected on their ability to soak up water, and trees will be distributed to residents to plant in their yards. Information on how to request a tree will be sent out via social media.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 19th day of August, 2019.

[Signature]
Barbara A. Tessier, City Clerk