CITY COUNCIL MEETING
CITY HALL COUNCIL CHAMBERS
229 MAIN STREET
CONWAY, JULY 1, 2019 – 5:30 PM

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

STAFF: Adam Emrick, City Administrator; Braxton Fleming, Public Works Superintendent; Mary Catherine Hyman, Planning Director; Dale Long, Police Chief; David Williams, Assistant Recreation Director; Reggie Jenerette, Solid Waste Director; John Rogers, Director of Grants and Special Projects; Timmy Williams, Director of Parks and Ground Maintenance; Allison Williams, Finance Director; Lynn Smith, Human Resources Director; Le Hendrick, Fire Chief; Robert Cooper, Building Official; Alex Cook, Plan Reviewer; Kent Bitting, Public Utilities Superintendent; Taylor Newell, Public Information Officer; and Barbara Tessier, City Clerk

OTHERS: Patrick Williams, Ann Hawa, Kathy Maness, Kathy Ropp, Chris Spiker, Tyler Flemming

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. The Mayor then introduced Pastor Seth Farrior from Seacoast 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 Timbes, to approve the July 1, 2019 agenda. Vote: Unanimous. Motion carried.

CONSENT AGENDA:
A. Special Event – Ward Circle Family Reunion
B. Purchase of two knuckle boom trucks for Sanitation Department
C. Purchase of water meters for the Public Utilities Department
D. Special Event Request – Pop-Up Event (Emrick)
E. Minutes of City Council meeting – June 17, 2019

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

Kathy Maness introduced herself as a Council member from Lexington, SC and the 2nd Vice President of the National League of Cities. She outlined what benefits the City could receive if Conway joined the NLS.

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

SPECIAL PRESENTATIONS:

A. Special Event Request – Conway Superstar 2019. D. Williams informed Council that the event is scheduled for August 7th. It has been suggested by a Council member, due to the extreme heat and humidity during August, that the event be moved indoors. Staff contacted Horry County Museum and they have agreed to partner with the City to hold the event at no cost to support the local competition. The Recreation & Administration Committee had just voted at their meeting to recommend to City Council that the event be moved indoors at McCown Auditorium. Motion: Anderson made a motion, seconded by White, to approve the Recreation & Administration Committee’s recommendation to move the 2019 Conway Superstar special event to McCown Auditorium. Vote: Unanimous. Motion carried.

B. Employee Longevity - Don Willard – Public Utilities – 20 years; Peyton Andreucci – Recreation Complex – 5 years; June Wood – Recreation Complex – 5 years; Anthony Owens – Fire Department – 5 years. Emrick and Council Member Smith presented the awards Willard and Owens who were in attendance.

PUBLIC HEARING AND FIRST READING:

A Public hearing and first reading of Ordinance #ZA2019-07-15 (A) An Ordinance to annex, approximately 1.75 acres of property located at the corner of Buccaneers Cove and Highway 544 (PIN 382-13-01-0018) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Neighborhood Commercial (NC). Hyman informed Council that the applicant plans to develop a restaurant, without a drive-thru, at this location. The request was discussed at the June 11, 2019 Planning & Development Committee meeting and the committee recommended moving the request to Council for first reading with their approval. The property is identified as Neighborhood Commercial on the Future Land Use Map of the Comprehensive Plan. Staff recommends approval of first reading. Public Hearing. There was no comment from the public. Motion: White made a motion, seconded by Goldfinch, to close public hearing. Vote: Unanimous. Motion carried. Motion: Goldfinch made a motion, seconded by Smith, to approve first reading of Ordinance #ZA2019-07-15 (A). Vote: Unanimous. Motion carried.
B. Public hearing and first reading of Ordinance #ZA2019-07-15-19 (B) An Ordinance to annex, approximately 5.27 acres of property located at the corner of Buccaneers Cove and Highway 544 (TMS 150-00-06-049 | PIN 382-12-04-0006) and request to rezone from Horry County Neighborhood Commercial (NC) to City of Conway Neighborhood Commercial (NC). Hyman informed Council that the applicant plans to develop a hotel on this property. The request was discussed at the June 11, 2019 Planning & Development Committee meeting and the committee recommended moving the request to Council for first reading with their approval. The property is identified as Neighborhood Commercial on the Future Land Use Map of the Comprehensive Plan. Staff recommends approval of first reading. **Public Hearing.** There was no comment from the public. **Motion:** Hubbard made a motion, seconded by White, to close public hearing. **Vote:** Unanimous. Motion carried. **Motion:** White made a motion, seconded by Timbes, to approve first reading of Ordinance #ZA2019-07-15 (B). **Vote:** Unanimous. Motion carried.

C. Public hearing and first reading of Ordinance #ZA2019-07-15 (C) to amend Article 6 of the Unified Development Ordinance (UDO), regarding residential design standards in the Forest Agriculture Zoning District (FA). Hyman advised Council that recently a property owner contacted staff regarding setback for a proposed home in the Forest Agricultural zoning district (FA). The UDO allows for single-family homes in this district; however, staff discovered that no dimensional requirements are included in the Residential Zoning District Table 6.1. Staff requests to amend with UDO to provide for dimensional requirements for residential properties in the FA zoning district. At their June 11, 2019 meeting, the Planning & Development Committee recommended moving the request forward to Council for first reading with their approval. Staff recommends approval of first reading. **Public Hearing.** There was no comment from the public. **Motion:** Goldfinch made a motion, seconded by Smith, to close public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Goldfinch made a motion, seconded by Hubbard, to approve first reading of Ordinance #ZA2019-07-15 (C). **Vote:** Unanimous. Motion carried.

D. Public hearing and first reading of Ordinance #ZA2019-07-15 (D) An Ordinance to annex, approximately 37.79 acres of property located adjacent to 335 Four Mile Road (TMS 109-00-02-181, 109-00-02-183 | PIN 326-00-00-0043, 326-10-01-0004) and request to rezone from Horry County Forest Agriculture (FA) to City of Conway Institutional (IN). Hyman informed Council that the applicant, Horry County Schools, intends to develop a new Horry County Education Center on this property. At their June 11, 2019 meeting, the Planning & Development Committee recommended moving the request forward to Council for first reading with their approval. Staff recommends approval of first reading. **Public Hearing.** There was no comment from the public. **Motion:** White made a motion, seconded by Hubbard, to close public hearing. **Vote:** Unanimous. Motion carried. **Motion:** White made a motion, seconded by Timbes, to approve first reading of Ordinance #ZA2019-07-15 (D). **Vote:** Unanimous. Motion carried.

E. Public hearing and first reading of Ordinance #ZA2019-07-15 (E) An Ordinance to annex, approximately 4.22 acres of property located adjacent to 2205 Church Street (TMS 122-00-05-024 | PIN 338-09-02-0013) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC). Hyman advised Council
that this parcel was also owned by Horry County Schools and their intent is to combine the parcels and then demolish some of the existing buildings to develop offices, a bus drive CDL training lot, and a propane fueling station for new propane buses. At their June 11, 2019 meeting, the Planning & Development Committee recommended moving the request forward to Council for first reading with their approval. Staff recommends approval of first reading. **Public Hearing.** There was no comment from the public. **Motion:** Goldfinch made a motion, seconded by White, to close public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by Goldfinch, to approve first reading of Ordinance #ZA2019-07-15 (E). **Vote:** Unanimous. Motion carried.

**FIRST READING:**

A. **First Reading of Ordinance #ZA2019-07-15 (F) to amend The City’s Professional and Business License ordinance to reflect the recently approved change in due date.** A. Williams informed Council that during the FY2019-20 budget process, Council approved the change in the due date for business licenses from June 30th to April 30th. Section 7-1-3 and 7-1-4 of the City’s Professional and Business License ordinance needs to be updated to reflect the change. At their June 5, 2019 meeting, the Recreation and Administration Committee recommended moving the request forward to Council for first reading with their approval. Staff recommends approval of first reading. **Motion:** Goldfinch made a motion, seconded by Hubbard, to approve first reading of Ordinance #ZA2019-07-15 (F). **Vote:** Unanimous. Motion carried.

B. **First Reading of Ordinance # ZA2019-07-15 (G) to allow an employee discount rate and security deposit waived on City property rentals.** L Smith informed Council that Staff proposes an amendment to the City code of Ordinances, Section 1-6-1, Employment Guidelines to add an employee benefit of an employee discounted rate and security deposit waived on City property rentals to the city’s Employment Guidelines. Staff proposes that the City waive the security deposit for employees on City property rentals. Staff also proposes a 50% discount on City Recreation Department rentals and a $50.00 discount on 5th and Main rentals for employees. The employees must request the employee discount and identify themselves as a City employee when renting City properties. The City employee should be present at the event that the property is rented for. At their June 5, 2019 meeting, the Recreation & Administration committee recommended moving the request forward to Council for first reading with their approval. Staff recommends approval of first reading. **Motion:** Anderson made a motion, seconded by White, to approve first reading of Ordinance #ZA2019-07-15 (G). **Vote:** Unanimous. Motion carried.
ITEMS FOR CONSIDERATION:

A. **Consideration of reclassification and alignment of Police Department detective and corporal positions.** Long advised Council that the Police Department has a current structure that included 5 detectives at pay grade 12 and 6 corporals at pay grade 11. The positions are both considered to be first level supervisors undergoing the same testing to promote and same requirements to promote. To be able to best position employees where the greatest needs are, reclassifying the two positions to the same grade will allow for a pool of 11 to be used where their experience/expertise is needed. The reclassification allows corporals to receive training as investigators and to function in that position. Three of the existing corporals will be given a salary adjustment under the proposed salary adjustment plan. The impact to move the three remaining corporals to grade 12 at this time will allow for the lowest impact to salary outlay. At their June 10, 2019 meeting, the Public Safety Committee recommended moving the request forward to Council for consideration with their approval. Staff recommends approval of this request. **Motion:** Anderson made a motion, seconded by Hubbard, to approve the reclassification and alignment of Police Department detective and corporal positions. **Vote:** Unanimous. Motion carried.

B. **Accepting the bid for the demolition and removal of asbestos from the Collins Park building (the old Jaycee Hut) located at 1001 Sixteenth Avenue.** Cooper informed Council that the condition of the Collins Park building has deteriorated over the years, specifically the foundation. Rather than repair the building, it would be best to have the asbestos removed and the building demolished. A request for bids resulted in seven bids being received. Bids ranged from $24,850 to $44,100. The lowest bid is from Workhorse Industries in the amount of $24,850. Staff recommends the approval of Workhorse Industries to remove the asbestos, demolish the building, and to perform clean-up of the site. **Motion:** Goldfinch made a motion, seconded by Smith, to authorize staff to retain Workhorse Industries to remove asbestos, demolish the Collins Park building, and perform clean-up of the site in the amount of $24,850. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR’S REPORT:

- Another property was purchased via the FEMA Buyback program and less than a handful of properties already purchased have yet to be demolished.
- This is a reassessment year for property taxes collected by Horry County. They have notified the City of a 0.4% fee that will be changed to the city for collecting taxes.
- The Riverwalk decking replacement is completed. The transient docks will be repaired next. The Riverfront Park has an old deck that was attached to the floating dock that will also be repaired.
- The irrigation system in Riverfront Park is repaired and the fountain dismantled and cleaned. Replanting will begin shortly; however, due to the amount of planting that will occur, an RDP will be issued to meet our procurement rules. Early estimates are more than $100,000 just to replace the landscaping. Wanda Lilly is working with the Arbor Day Foundation, who is awarding a grant with funding from Verizon, to offset some of the cost to replace the plantings.
• Funding is in place from FEMA to begin receiving reimbursements for work at the riverfront. The total received is $2,972,516.32, representing $2,430,490 in damages and $542,026.37 in mitigation.
• MASC will hold its annual Regional Advocacy meeting in August. Locations are the Train Depot in Myrtle Beach won August 7th at 11 am or at Bean Market in Lake City on August 27th.
• The City received a new grant from DHEC in the amount of $25,000 to purchase another 500 recycling carts to be given out for free.
• A date for a Council workshop to address dredging Crabtree and other flooding fixes will be announced when all information is collected and participants identified.
• A sight triangle public service message has been put on the City’s access channel and via social media asking residents to let the City know of their sight triangle concerns. Several responses have been received and are being investigated by staff, and will be addressed.
• The Visual Preference Survey for Council to complete to assist in the building of a new set of residential design standards will be available shortly.

White asked Emrick if the City was included in the lawsuit brought by Myrtle Beach regarding the Hospitality Tax. Emrick replied that it was lawsuit brought by the City of Myrtle Beach against Horry County, which included themselves and others in similar situations. Although not specifically mentioned, it could be argued that the City of Conway was included.

COUNCIL INPUT:

Anderson commented he did not totally understand the Hospitality Tax issue and asked if it would be possible to have County Council explain why they were better stewards of our tax money than we are. He questioned why there is not any work being done on the Main Street Bridge. Emrick replied that he had not heard from SCDOT on the final scheduling and would get the information to Council as soon as he received it. Anderson offered to Council members copy of an article in The Greenville News written by an attorney about annexation that was very intriguing. The Church of God had a respectful celebration of our country, to which Blain-Bellamy and Hubbard agreed.

Timbes commented that the landscaping on the new Derrick Law firm site was a knockout. She commented that the City’s access channel was not promoting enough City activities.

Mayor Blain-Bellamy congratulated the Conway Chamber and City staff for such a successful Riverfest. She had visited the home of a couple who were just moving back into their house after last year’s flooding at their invitation. She attended a WES (Work Every Day for Success) banquet. This is a group of men from Conway, who have gone away and done well and come back to give back. These men travel at their own expense to come and serve the City’s youth. Kingston Park has garnered a lot of attention for its magnificent representation of who Conway is, and she is proud of everyone who has been associated with the it from conception to completion.

By unanimous consent of Council, they entered into executive session.

EXECUTIVE SESSION:

A. Consideration of the employment of an employee [pursuant to SC Code §30-4-70(a)(1)]
B. Discussion on negotiations incidental to potential acquisition of property [pursuant to SC Code §30-4-70(a)(2)]

RECONVENE FROM EXECUTIVE SESSION: **Motion:** White made a motion, seconded by Timbes, to come out of executive session. **Vote:** Unanimous. Motion carried.

POSSIBLE ACTION ON MATTER DISCUSSED IN EXECUTIVE SESSION

A. Consideration of the employment of an employee [pursuant to SC Code §30-4-70(a)(1)]. **Motion:** Anderson made a motion, seconded by Goldfinch, to offer the position of Recreation Director to Ashley Smith effective immediately with the position to start on July 15, 2019. **Vote:** Unanimous. Motion carried.

B. Discussion on negotiations incidental to potential acquisition of property [pursuant to SC Code §30-4-70(a)(2)]. **Motion:** Hubbard made a motion, seconded by Goldfinch, to authorize staff to offer to purchase a property on Highway 378. **Vote:** Unanimous. Motion carried.

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

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

[Signature]
Barbara A. Tessier, City Clerk