City Council  
November 19, 2018

CITY COUNCIL MEETING  
CITY HALL COUNCIL CHAMBERS  
229 MAIN STREET  
CONWAY, SOUTH CAROLINA  
MONDAY, NOVEMBER 19, 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. Goldfine 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; James Friday, Public Utilities Director; Le Hendrick, Fire Chief; Addison Jarrell, Parks, Recreation and Tourism Director; Reggie Jenrette; Solid Waste Director; Dale Long, Police Chief; Taylor Newell, Public Information Officer; Lynn Smith, Human Resource Director; Allison Williams, Finance Director; and Barbara 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. She introduced Pastor Seth Farrior of Seacoast Christian Church Conway Campus, who gave the invocation. City Council and those in attendance recited the Pledge of Allegiance.

APPROVAL OF AGENDA: Motion: Timbes made a motion, seconded by Anderson, to approve the agenda as presented. Vote: Unanimous. Motion carried.

APPROVAL OF CONSENT AGENDA:

A. Ordinance #ZA2018-11-19 (A) An ordinance to annex approximately 0.35 of an acre of property located at 5202 Converse Drive (TMS 151-18-11-002 | PIN 38308030011) and to rezone the property to Low Density Residential (R-1) upon annexation

B. Special event request: Lights, Music, Christmas! – December 9, 2018 – Russell Fowler, North Conway Baptist Church

C. Minutes of City Council meeting – November 5, 2018

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

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

A. **Special event request: Christmas Regatta – December 8, 2018** – Rhonda Hardee of the Long Bay Power Squadron submitted this special event permit application for a Christmas Regatta on the Waccamaw River on December 8, 2018, from 5:00 p.m. to 6:30 p.m. The boat parade will start at Savannah Bluff landing, proceed single file to the Riverwalk, turn around at the railroad trestle and end at the Conway Marina floating docks. Dockage or boat slips and electrical power will be provided to the regatta participants at no charge overnight on a first-come, first-served basis. Jarrell informed Council that the City would absorb the cost. The Department of Natural Resources has issued a permit for the parade. Rhonda Hardee was present in support of the special event request and advised Council that the group would be collecting donations from the spectators to be given to SOS Oak Tree Farms. Staff recommended approval of the special event request. **Motion:** Goldfinch made a motion, seconded by Smith, to approve the special event request for the Long Bay Power Squadron Christmas Regatta on the Waccamaw River. **Vote:** Unanimous. Motion carried.

B. Employee of the Month Award for November was presented to Elizabeth Ortiz, Grounds & Maintenance Department, by Timmy Williams.

RESOLUTIONS:

A. **Authorizing the acceptance of the parcel of property known as the Singleton Tract from Winyah Rivers Foundation.** Emrick commented that Winyah Rivers Foundation had approached Council in an earlier workshop about holding title to a parcel of land adjacent to the Waccamaw River known as the Singleton Tract which the Foundation had acquired using conservation funds. The parcel was annexed into the City in September. Staff recommended adoption of the resolution. The deed will be prepared and title will be transferred to the City once the city attorney is satisfied that all necessary precautions have been taken by the City. **Motion:** Goldfinch made a motion, seconded by Anderson, to adopt the resolution accepting the Singleton Tract and authorizing the City Administrator to execute the necessary documents. **Vote:** Unanimous. Motion carried.

B. **Authorizing the expenditure of FEMA Hazard Mitigation Grant Program funds for the acquisition and demolition of certain flood-damaged properties within the City of Conway.** Emrick informed Council that at present, the City is in the FEMA buyout process with 42 property owners for the acquisition and demolition of their properties. The proposed resolution authorizes the expenditure of FEMA funds for this purpose and authorizes the City Administrator to execute all the necessary documents for the purchase and demolition of these properties. Emrick informed Council that additional properties may be presented for consideration at a later date, provided sufficient grant funds remain. Staff recommended adoption of this resolution. **Motion:** White made a motion, seconded by Timbes, to adopt the resolution for the acquisition and demolition of certain flood-damaged properties within the City of Conway and to give the City Administrator authorization to execute all necessary documents for this purpose. **Vote:** Unanimous. Motion carried.
ORDINANCE FOR FIRST READING:

Ordinance #ZA2018-12-17 (A) Amending Articles 3, 4, 5, 6 and 9 of the Unified Development Ordinance to allow the creation of a new default residential zoning district. The proposed amendments were discussed by Council in workshops on October 1st and November 5th. At the November meeting, Council directed staff to draft a new residential default zoning district (R) that would consist of a minimum of 10,000 square feet and a minimum lot frontage of 100 feet. The new residential default zoning district would carry all of the current development standards. Existing lots of record would keep their current zoning designations and standards.

Hyman advised Council that R-1 zoning would still exist and property owners who wished to annex lots that only met the current default size of 7,500 square feet could annex as legal nonconforming lots. Staff recommended approval of first reading. **Motion:** Goldfinch made a motion, seconded by Timbes, to approve first reading of Ordinance #ZA2018-12-17 (A). **Vote:** Unanimous. Motion carried.

ITEMS FOR CONSIDERATION:

A. **Request for waiver of sidewalk requirements for proposed auto repair business to be located at 1501 2nd Avenue (TMS 137-06-05-014 | PIN 36804040061).** Hyman informed Council that Timmy Harrelson, owner of the property, had requested a waiver of sidewalk requirements. The property had been granted a variance in August 2018 for the reopening of an auto repair shop in this location, and variances were also granted relative to parking and landscaping requirements. If the waiver is approved, Hyman noted, that the property owner will pay a fee in lieu of sidewalk construction in the amount of $4,625 ($18.50 x 260 linear feet). Staff recommended approval of the request for a waiver of sidewalk construction in the amount of $4,625. **Discussion:** Timmy Harrelson was asked to explain why the sidewalk waiver was needed. Harrelson responded that the sidewalk would not be of benefit to anyone because it would not connect to any other sidewalk and that there was no foot traffic in that area. Timbes pointed out that the Salvation Army across the street had put in sidewalks. Mayor Blain-Bellamy commented that she did not believe that it would be a hardship for the property owner to install the sidewalk. **Motion:** Anderson made a motion, seconded by White, to approve the request from Timmy Harrelson for a sidewalk waiver for the property located at 1501 2nd Avenue. **Vote:** Voting in the affirmative were White, Anderson, Hubbard, Smith, and Goldfinch. Voting in the negative were Timbes and Mayor Blain-Bellamy. Motion carried.

B. **Acceptance of bid for Riverwalk replacement boards and materials.** Jarrell informed Council that a Request for Bids was issued for pressure treated yellow pine boards in various sizes and stainless steel screws to repair the Riverwalk. Bids were received from Thomas Supply ($41,944.40) and Builders’ First Choice ($46,656.09). The bid price is for materials only. The labor will be handled in-house. The RFB specified a warranty; however, since the bid opening, it had been determined that the manufacturer of the decking boards does not warranty commercial installation. Jarrell stated that staff believes it is in the City’s best interest to move forward with the project without a warranty on the decking boards and to seek adjustment of the City’s insurance on the Riverwalk. Staff recommended acceptance the low bid. **Motion:** Anderson made a motion, seconded by Goldfinch, to accept the bid of $41,944.40 submitted by Thomas Supply for the replacement boards and materials for the Riverwalk. **Vote:** Unanimous. Motion carried.
C. **Purchase of truck to replace burned Grounds & Maintenance vehicle.** A Ford F-150 service truck assigned to the Grounds & Maintenance Department was destroyed by fire in October. An insurance claim for the truck was submitted and a check in the amount of $23,215 was issued to the City. In a recent bid solicitation for various City departments, Conway Ford submitted the only bid for a half-ton V8 pickup truck in the amount of $23,640 and has agreed to honor that price for their replacement vehicle. T. Williams noted the $425 shortfall can be made up from the Grounds & Maintenance Department’s overall FY18-19 budget. Staff recommended approval of the purchase as outlined by staff. **Motion:** Goldfinch made a motion, seconded by Anderson, to approve the purchase of the new Ford V8 pickup truck from Conway Ford in the amount of $23,640 for the Grounds & Maintenance Department. **Vote:** Unanimous. Motion carried.

**CITY ADMINISTRATOR’S REPORT:**

- Storm debris removal will be ramping down with a December 3rd finish date. This information will be distributed via social media.
- The deadline to apply for FEMA assistance is December 5th. Emrick asked that this date be shared with any residents who may ask about the deadline.
- The FEMA buyout meeting on November 14th was well attended. Of the 58 property owners on the original application, 42 are moving forward. There are now 34 alternates and more alternates may be added later.
- Emrick noted that Mayor Blain-Bellamy has worked with the Waccamaw COG to bring in the Small Business Administration and the Catawba Revolving Loan Fund to work with business owners affected by the flood. The meeting will be December 4th at the Chamber of Commerce.
- Riverfront Park and the Riverwalk are open. The Dog Park remains closed pending soil test results. Sherwood Forest Park (both sections) remains closed due to soil contaminants. Waccamaw River Park remains closed.
- Council Chambers had water from the hurricane to weep through its 200-year-old brick and mortar exterior walls. Quotes are being sought for dehumidifiers and will discussed at a future Council meeting. Brick and mortar will need to be repointed which will require a qualified contractor well versed in historic brick and mortar.
- Trees are being removed on the 22 acre parcel adjacent to the CCU football stadium in preparation of moving University Boulevard in the future. Coastal will be required to mitigate some of the trees and has posted a bond for the future mitigation when the road move is completed.
- The County has received a rezoning request for property on Highway 905 near Old Reeves Ferry Road. Although this property is outside the City’s service area there are concerns that sewer flows from that area will need to use the City’s system to reach GSWSA treatment facilities. Staff will continue to monitor and respond as needed to express concerns.
- One of the City’s primary garbage trucks has a steering issue and will be out of commission for a week. This will impact holiday trash pick-up and a double route is scheduled for Wednesday.
- Reviewed dates to remember for upcoming events.

**COUNCIL INPUT:**

**Larry White:**
- Expressed concerned about storm damage to the Fireman’s Clubhouse and asked if it was a total loss.
City Council  
November 19, 2018

• Inquired if the City could borrow a garbage truck from another municipality while the City’s truck was being repaired.

Jean Timbes:
• Inquired about the status of the Tennis Center.
• Suggested if the bike trails are not serviceable at this time, their availability be removed from the access channel.
• Inquired as to when the Conway Critter book would be available in the Conway area schools.

Tom Anderson:
• Suggested alternatives be explored for sealing the brick walls at City Hall.
• Inquired as to whether the Tennis Center members are paying dues while the Tennis Center is not available for use.
• Expressed thanks to the Solid Waste Department employees for their hard work.

William Goldfinch wished everyone a happy Thanksgiving.

Ashley Smith inquired about the status of the ADA playground project.

Mayor Blain-Bellamy:
• Commented on her attendance at a ceremony for the promotion of two City police officers and a staff person and a dinner at the newly dedicated American Legion Post 111 Building.
• Announced receipt of donations in recognition of efforts by City employees prior to, during and after Hurricane Florence. A resolution sent from Louisa County, VA, was read.

EXECUTIVE SESSION: Motion: White made a motion, seconded by Hubbard to enter into executive session to discuss negotiations incidental to proposed contractual arrangements and negotiations incidental to potential acquisition of property. Vote: Unanimous. Motion carried.

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

ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

A. Negotiations incidental to proposed contractual arrangements. In the last Council meeting workshop, the City’s financial advisor gave a presentation on his analysis of results from the City’s banking services RFP and banking options. Further discussion on proposed contractual arrangements for banking services was held during executive session. Motion: White made a motion, seconded by Smith, to approve moving forward with a Purchasing Card program with TD Bank. When a contract has been negotiated, it will be reviewed by Council. No change was made to any other banking service currently employed by the City. Vote: Unanimous. Motion carried.

B. Discussion of negotiations incidental to potential acquisition of property. Motion: Timbes made a motion, seconded by Anderson, to authorize the expenditure of up to $200,000 at the December 4, 2018 tax sale to purchase certain properties identified in executive session. Vote: Unanimous. Motion carried.
City Council
November 19, 2018

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

APPROVAL OF MINUTES: Minutes approved by City Council this 3rd day of December, 2018.

Barbara A. Tessier, City Clerk