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

STAFF: Vicky Lefler, Deputy City Administrator; Kevin Chestnut, Public Works Director; Adam Emrick, Planning Director; James Friday, Public Utilities Director; Reggie Gosnell, Police Chief; Le Hendrick, Fire Chief; Foster Hughes, Parks, Recreation and Tourism Director; Reggie Jenrette, Solid Waste Director; Robert Cooper, Building Official; Lynn Smith, Human Resource Director; Allison Williams, Finance Director; Timmy Williams, Grounds and Maintenance Director; and Debbie F. Smith, City Clerk

OTHERS IN ATTENDANCE: George and Susan Terlizzi, Katie Winters, C. Barry Dykes, Joy and Alan Sherman, Angel Cuthbert, Hila Hutchinson, Karen Williams, FX Williams, Corina Bennett, James Bennett, Theresa Falke, Barbara Eisenhardt, Bruce Eisenhardt, James Doring, Walter Sadowski, LaVerne Sadowski, Patrick Zarione, Nigel Horonzy, Cynthia Weaver, Van Davenport, Charlie Vatterott, Todd Gaines, 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 recognized Rev. Phillip Miles of Christ Community Church 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 Alford, to approve the agenda as presented. Vote: Unanimous. Motion carried.

APPROVAL OF CONSENT AGENDA:

A. Final reading of Ordinance #2017-06-19 (A) An Ordinance Granting unto the Horry Electric Cooperative, Inc., a Body Corporate and Politic, a Franchise to Own, Operate and to Maintain within the Corporate Limits of the City of Conway an Electric Utility Light and Power Plant, Transmission and Distribution System

B. City Council Minutes – June 5, 2017

Motion: Alford made a motion, seconded by White, to approve the consent agenda as presented. Vote: Unanimous. Motion carried.
PUBLIC INPUT: Paulette Gujer expressed her dissatisfaction with the City’s noise ordinance and its enforcement. Mayor Blain-Bellamy requested that she provide the Deputy City Administrator with her contact information so that staff could further discuss this matter with her.

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

SPECIAL PRESENTATIONS:

A. Request for funding from current budget year. At a recent Council meeting, Brian Piascik, CEO, Coast RTA, presented an overview of operations and requested a financial donation from the City of $50,000. This request was presented at this meeting for consideration by Council. Motion: Goldfinch made a motion, seconded by Anderson, to make a donation of $6,500 from the Council contingency fund in the FY 2016-17 budget. Vote: Unanimous. Motion carried.

B. Employee of the Month for June Award was presented to Ketric Porter, Public Utilities Department. The presentation was made by the Deputy City Administrator accompanied by the Public Utilities Director.

PUBLIC HEARINGS AND ORDINANCES FOR FIRST READING:

A. Public hearing and first reading of Ordinance #ZA2017-17-17 (A) Accepting the petition of DDC Engineering, on behalf of 20/20 Properties LLC and ALDI NC LLC, to amend the existing Coastal Estates Planned District located on Highway 501 and Wild Wing Boulevard (TMS 151-00-03-074/PIN 38300000376 and PIN 38313010075) by modifying the Planned District and expanding it to the adjoining parcel. Emrick noted that if approved, the amendment would include approximately 117 cottage-style buildings, for a total of 147 dwelling units, recreational space and a large amenity area on a total of 20.72 acres, Emrick further reported that there will be two entrances/exports into the Aspen heights community via Highway 501 and Aldi Way providing access to Wild Wing Boulevard. A traffic study, which was required by the City, determined that no additional infrastructure is needed for Highway 501 nor Wild Wing Boulevard, to accommodate the additional traffic generated by this development. Todd Gainer, Aspen Heights partner, gave a brief history of Aspen Heights. Public Hearing: Barbara Eisenhardt requested a sub-committee meeting with Council to review the traffic study and inquired about the possibility of an access road being constructed to serve the development and expressed concerns that eliminating a curb-cut would increase traffic. Barry Dyker and FX Williams spoke in opposition of the Aspen Heights residents using Wild Wing Boulevard as an entrance/exit. Timbes requested that, between first and second reading of this ordinance, Council take a closer look at the possible traffic impact of this project. Motion: Anderson made a motion, seconded by Smith, to close the public hearing. Vote: Unanimous. Motion carried. Motion: Anderson made a motion, seconded by Smith, to approve first reading of Ordinance #ZA2017-17-17. Vote: Mayor Blain-Bellamy and Alford voted in the negative; all others voted in the affirmative. Motion carried.

B. Public hearing and first reading of Ordinance #2017-07-17 (B) Accepting the petition of Potomac Timber Investments #501, LLC to annex properties situated on El Bethel Road (TMS #122-00-05-034 / PIN 33700000006) totaling approximately 111 acres and identified as Tract A (approximately 76.93 acres) and Tract B (approximately 34.17 acres) and to rezone Tract A as Low Density Residential (R-1) and Tract B as High Density Residential (R-3) upon annexation. The subject property is currently undeveloped. Emrick noted that Tract B will be developed as a single family subdivision and Tract A will remain undeveloped. The applicant has asked to reserve the right
to request a rezoning of Tract A in the future if and when development plans are determined for Tract A. Emrick showed a very early tentative site plan and explained the primary differences between R-2 and R-3. **Public Hearing:** Joanne Hughes, adjacent property owner, inquired about the type of dwellings that will be developed and expressed concerns regarding tree cutting. Van Davenport was present in support of this annexation request and responded that there would not be any Section 8 housing in this development and houses would be similar to Ms. Hughes’. He also advised that the trees were removed by the current property owner, not by the developer. In response to Anderson’s concerns regarding the go-cart track that is in close proximity to the subject property, Davenport advised that the developer is currently in discussions with the property owner regarding the future of the race track. **Motion:** White made a motion, seconded by Timbes, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by Timbes, to approve first reading of Ordinance #2017-07-17 (B). **Vote:** Unanimous. Motion carried.

C. **Public hearing and first reading of Ordinance #ZA2017-04-17 (B) Amending Article 5, Section 5.2.1, of the Unified Development Ordinance relating to parking, storage and use of recreational equipment.** Council tabled first reading of this ordinance after conducting the public hearing at its April 3rd meeting. Council reviewed this ordinance at its May 15th meeting and asked that the resulting proposed amendment be presented to the Planning Commission for review and a recommendation. The Planning Commission recommended approval of the amendment and staff recommended first reading approval. **Public Hearing:** There was no input from the public. **Motion:** White made a motion, seconded by Anderson, to close the public hearing. **Vote:** Unanimous. Motion carried. **Motion:** Anderson made a motion, seconded by White, to approve first reading of Ordinance #ZA2017-04-17 (B) as presented. **Vote:** Unanimous. Motion carried.

**ORDINANCES FOR FIRST READING:**

A. **Ordinance #ZA2017-07-17 (C) Accepting the petition of Jerry M. Evans to annex approximately 18.03 acres of property located at 826 West Cox Ferry Road (TMS 15000020/ PIN 38200000008) and to rezone the property to Low Density Residential (R-1) upon annexation.** Emrick advised Council that this request was made to allow the existing residential structure on the property to tie onto the City’s water and sewer systems. The intended use of this property is for the development of Palmetto Motorsports Academy Charter School. Emrick noted that an unbuilt private road nearly bisects the parcel and will be removed upon development of the site. The City of Conway Comprehensive Plan identifies the parcel as Existing Residential. Staff recommended first reading approval. **Motion:** Goldfinch made a motion, seconded by Alford, to approve first reading of Ordinance #ZA2017-07-17 (C). **Vote:** Unanimous. Motion carried.

B. **Ordinance #ZA2017-07-17 (D) Accepting the petition of Lekenzy Jean to annex approximately .31 of an acre of property located at 132 Clemson Road (TMS# 151-19-02-019/PIN 38310010010) and to rezone the property to Low Density Residential (R-1) upon annexation.** Emrick advised Council that this request was made to allow the existing residential structure on the property to tie onto the City’s water and sewer systems. The City of Conway Comprehensive Plan identifies the parcel as Existing Residential. Staff recommended first reading approval. **Motion:** Timbes made a motion, seconded by Anderson, to approve first reading of Ordinance #ZA2017-07-17 (D). **Vote:** Unanimous. Motion carried.

**ITEMS FOR CONSIDERATION:**

A. Bids for removal of asbestos, demolition and debris removal of burned structure located at 1410 Fourth Avenue (former Abundant Faith Lighthouse of Jesus Christ, Inc.). The Abundant Faith
Lighthouse of Jesus Church was destroyed by fire on July 24, 2016. The owner failed to meet the demolition and debris removal deadline; therefore, in preparation for having the structure demolished, the City arranged for an asbestos inspection which confirmed that a small amount of asbestos was present in the fellowship hall. Bids were solicited for removal of asbestos and demolition of the building. Cooper reported that the following bids were received: **Removal of Asbestos:** Allen’s Scrap Metal - $8,280; Rhino Demolition - $5,800; and S & W Sitework, LLC - $4,500. **Demolition / Cleanup of Structure:** Allen’s Scrap Metal - $27,000; Hardwick’s Landscaping – $29,900; and S & W Sitework, LLC - $25,638. Staff recommended accepting the low bid for the asbestos removal and the demolition / cleanup of the structure. **Motion:** Anderson made a motion, seconded by Goldfinch, to accept the low bid of $4,500 for asbestos removal and the low bid of $25,638 for the demolition / cleanup of the structure submitted by S & W Sitework, LLC, for a total of $30,138 for this work. **Vote:** Unanimous. Motion carried.

B. Request by Rivertown Tennis Center members to defer implementation of the increase in membership fees for 30 days to allow time for Tennis Center members to meet with Council and staff representatives to discuss the fee increase. During Public Input at the last City Council meeting, several members of the Rivertown Tennis Center requested that the implementation of the increase in membership fees be delayed for 30 days. They also requested to meet with Council representatives and staff to discuss ideas to reduce the deficit at the Tennis Center. Staff recommended approval of the delay and asked that Council representatives be designated to meet with the group. **Motion:** Smith made a motion, seconded by Alford, to approve the 30-day delay of the implementation of the increase in membership fees. **Vote:** Unanimous. Motion carried.

C. Proposal regarding drainage, new plots, and the moving of two interments (cremains) at Lakeside Cemetery. During its June 5th meeting, City Council discussed a proposal to help eliminate standing water in the area of plots #369 to #381 in Lakeside Cemetery. The proposal discussed was as follows: (1) Install new drainage pipe with 4 new catch basins at an estimated cost of $11,000; (2) Relocate the two cremains in plot #22 to the space beside plot #381. The family has verbally agreed to the relocation of these cremains; however, the move is contingent upon written permission being obtained from the family and State of South Carolina as required prior to moving the cremains. (3) Make the right of way 15 feet wide (first lane on right after main entrance) allowing space for six new plots (16A, 17A, 18A, 19A, 20A, 21A). Williams noted that if these plots are sold at the current rate of $2,500 each, total revenue from the sales would be $15,000. Funds from the sale of the new plots are to be deposited in the City’s Lakeside Cemetery Maintenance account and be used to cover the cost of the work in Item #1 above. Staff recommended approval of the proposal. **Motion:** Timbes made a motion, seconded by Goldfinch, to approve staff’s recommendation as outlined. **Vote:** Unanimous. Motion carried.

**COUNCIL INPUT:**

**Alford**
- Requested an update on the size of the City of Conway.
- Requested an update on the FEMA buyout program.
- Suggested a “Solid Waste Day” to support the Solid Waste staff.
- Reported that the State of South Carolina Local Government Fund will have a $5.1 million shortfall this year; municipalities receive 15.722% of that fund.

**White** requested that the gun buy-back program be re-implemented.
Timbes expressed her concerns with the recent criminal incidents and the increase in neighborhood looting.

Anderson
- Commented that Myrtle Beach has a “Solid Waste Week” to recognize its Solid Waste employees.
- Reported that the price of LED lighting had decreased and inquired if it would be less expensive to purchase lights and light poles than lease them from Santee Cooper.

Goldfinch spoke about the amount of time required to travel on Highway 501 and expressed his frustration with comments relative to the election from Wild Wing residents who are opposed to the Aspen Heights Development.

Blain-Bellamy
- Asked those in attendance to be in prayer for the City Administrator during his upcoming eye surgery and recovery.
- Commended department heads and employees on the job they do for the City and encouraged everyone to help each other while the search continues for a City Administrator.

WORKSHOP: Discussion on possible amendment to Article 8 of the Unified Development Ordinance revising the off-street parking and loading requirements for the Central Business District and the Waccamaw River District 1 areas of the City of Conway. Emrick reported that Section 8.1.4 of the Unified Development Ordinance sets forth properties within the City subject to UDO parking standards. He advised Council that these standards do not meet the vision of the City as outlined in the Master Plan for these areas. The City will be providing a majority of the parking infrastructure within both the Central Business District and the Waccamaw River District 1 as an incentive for development along the Waccamaw River and Kingston Lake and as part of an agreement with the Burroughs Company by which parcels of land for parking, landscaping, drainage, open space and other public uses will be conveyed to the City by the Burroughs Company. Emrick noted that the proposed amendment would allow the City to determine, on a case by case basis, the design, form, and number of required parking spaces for each area to be provided by the City. The majority of Council expressed agreement with not requiring developments in the Conway Business District to provide parking for their residents and Emrick commented that this should not be a problem if the two-hour parking limit was enforced. OUTCOME: Staff will present the proposed amendment to the Planning Commission for review and a recommendation.

EXECUTIVE SESSION: Motion: Goldfinch made a motion, seconded by Smith, to enter into executive session to discuss negotiations for the lease of the City Marina Store operations, to discuss negotiations incident to proposed contractual arrangements, to discuss the employment of an employee, and receipt of legal advice on matters covered by attorney-client privilege. Vote: Unanimous. Motion carried.

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

ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION:

Motion: Smith made a motion, seconded by White, to approve the updated agreement, including all of the terms recommended by staff, between the City and Matt Varnadore relative to his lease of the Marina Store. Vote: Unanimous. Motion carried.
**Motion:** Anderson made a motion, seconded Smith, to designate the Conway Chamber of Commerce as the entity to receive the $75,000 budgeted for economic development. **Vote:** Unanimous. Motion carried.

**Motion:** Anderson made a motion, seconded by Smith, to reject proposed employment terms identified by two prospects for Interim City Administrator, to name Adam Emrick as Interim City Administrator effective July 1, 2017, to pay him exactly $15,000 above his current salary, and to open a position for a temporary planner. **Vote:** Unanimous. Motion carried.

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

**APPROVAL OF MINUTES:** Minutes approved by City Council this 17th day of July, 2017.

Debbie F. Smith, City Clerk