

City of West Columbia, SC

Regular Council Meeting

August 3, 2010 at 6 p.m.

Members Present:

Bobby E. Horton, Mayor
Jack L. Harmon, Mayor Pro-Tem
Eric L. Fowler
L. Dale Harley
Boyd Jones
Marsha Moore
Tommy Parler
Cathy Shannon

Members Absent:

B.J. Unthank

Others Present:

Jenny Cunningham, City Administrator
Mardi Valentino, City Clerk
Myron Corley, Deputy City Administrator
Donna Smith, Economic Development Director
Wyatt Coleman, Fire Chief
Members of the Public and Press

Rick Hodge, City Treasurer
Charles Garren, Public Works Director
Stuart Jones, Building Official
Dennis Tyndall, Police Chief
Sid Varn, Planning & Engineering Director

Agenda Item I – Call to Order

Mayor Horton called the meeting to order at 6 p.m. and noted a quorum was present. *The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, and The Columbia Star* were notified of the public hearing by e-mail on July 29, 2010.

Agenda Item II – Invocation and Pledge of Allegiance

Council Member Parler gave the invocation followed by the Pledge of Allegiance.

Agenda Item III – Requests for Appearance

Mayor Horton stated there were no requests for appearance before Council.

Agenda Item IV – Announcements by Mayor

Mayor Horton announced the council work session would be held on August 16, 2010 at 4 p.m. in the New Brookland Room. He said the Zoning Board of Appeals would meet on August 17, 2010 at 6 p.m. and the Planning Commission would meet on August 23, 2010 at 6 p.m.

Agenda Item V – Approval of Minutes

- A. Mayor Horton entertained a motion to approve minutes for the regular council meeting held July 6, 2010. Council Member Moore so moved and Council Member Fowler seconded. The motion passed unanimously.

Regular Council Meeting

August 3, 2010

Page Two

Agenda Item VI – Old Business

- A. Mayor Horton entertained a motion for second reading consideration of an ordinance to annex .22 acres of property located at 319 Derrick Street (TMS # 004636-04-003). Council Member Fowler so moved and Council Member Harley seconded. The motion passed unanimously.
- B. Mayor Horton entertained a motion for second reading consideration of the Planning Commission's recommendation to approve a map amendment to change the zoning classification of undeveloped properties located between Klapman Road and Morningside Drive in the 900 Block of Hook Avenue, described as 7.61 acres on the western side of Hook Avenue and 6.886 acres on the eastern side of Hook Avenue (TMS #s 004666-05-010, 004666-05-014 and 004666-06-001) from R-4 (low-density residential) to R-2 (medium-density residential). Council Member Fowler so moved and Council Member Harley seconded the motion. Mayor Horton and Council Members Fowler, Harley, Jones, Moore, and Parler voted in favor of the motion. Mayor Pro-Tem Harmon voted in opposition of the motion. Council Member Shannon abstained from voting. She stated that she chose to abstain due to a conflict of interest. She explained that she is employed in her family's business, Shannon Heating & Air-Conditioning, which is a major supplier for The Mungo Company, the developer that desires to build residential dwellings on the property in question. She said The Mungo Company may use heating and air-conditioning systems purchased from Shannon Heating & Air-Conditioning. The motion passed six votes to one vote.
- C. Mayor Horton entertained a motion for second reading consideration of the Planning Commission's recommendation to establish the zoning classification for approximately 1.87 acres of recently annexed property located on 9th street between E Avenue and G Avenue at the SC Episcopal Home at Still Hopes (TMS # 004675-01-001) as R-1 (high-density residential). Council Member Moore so moved and Council Member Harley seconded. The motion passed unanimously.

Agenda Item VII – New Business

- A. Mayor Horton entertained a motion for first reading consideration of an ordinance to annex .95 acres of property located at 1068 Chris Circle (TMS # 004597-03-006). Council Member Jones so moved and Mayor Pro-Tem Harmon seconded. The motion passed unanimously.
- B. Mayor Horton entertained a motion for first reading consideration of an ordinance to annex .31 acres of property located at 1937 Augusta Road (TMS # 004629-01-017). Council Member Fowler so moved and Council Member Jones seconded. The motion passed unanimously.
- C. Mayor Horton entertained a motion for first reading consideration of an ordinance to annex .3025 acres of property located at 2113 Grove Street (TMS # 004628-03-011). Council Member Parler so moved and Council Member Shannon seconded. The motion passed unanimously.
- D. Mayor Horton entertained a motion for first reading consideration of an ordinance to annex .81 acres of property located at 2402 Morningside Drive (TMS # 004599-10-040). Council Member Fowler so moved and Mayor Pro-Tem Harmon seconded. The motion passed unanimously.
- E. Mayor Horton entertained a motion for first reading consideration of an ordinance to annex .226 acres of property located at 2111 Grove Street (TMS # 004628-03-024). Council Member Moore so moved and Council Member Harley seconded. The motion passed unanimously.

Regular Council Meeting

August 3, 2010

Page Three

Agenda Item VII – New Business (continued)

- F. Mayor Horton entertained a motion for first reading consideration of an ordinance to annex .34 acres of property located at 317 Gaffney Street (TMS # 004617-04-039). Mayor Pro-Tem Harmon so moved and Council Member Parler seconded. The motion passed unanimously.
- G. Mayor Horton recognized Charles Garren, Public Works Director, who said the city received 15 bids on July 10, 2010 for a 25-cubic yard rear loader garbage truck, but only 10 bids met the bid specifications. Mr. Garren recommended that council accept Bid 2 in the amount of \$153,035.00 submitted by Columbia Truck Center for a 2011 Freightliner truck. He said Amick Equipment Company would service the truck body and Columbia Truck Center would service the truck and chassis. He said Columbia Truck Center was a local business and the city has not experienced any service issues with them. Mr. Garren said \$170,000 was budgeted for the garbage truck and the lowest bid meeting specifications received was \$153,035, almost \$17,000 less than the budgeted amount. He said the new truck would replace a 13-year old garbage truck that would be auctioned on gov.deals.com. Mayor Horton entertained a motion for consideration of bids for a rear loader garbage truck. Council Member Harley moved to accept the bid of \$153,035.00 submitted by Columbia Truck Center and Council Member Fowler seconded. The motion passed unanimously.
- H. Mayor Horton recognized Donna Smith, Economic Development Director, who stated that the city received eight bids on the Triangle City Façade Improvements on July 29, 2010. She said the lowest bid of \$111,022.00 was submitted by Core Construction Co., Inc., a local company on Platt Springs Road in West Columbia. She said that Georgianna G. Graham, an engineer with HPG and Company, Consulting Engineers, Inc., reviewed the bids and recommended that City Council accept the low bid from Core Construction Co., Inc., based upon the company's references and list of previous work experience. Ms. Smith explained that the façade improvements would be mostly cosmetic with both blocks being color cohesive. She also stated that Phase III of the Triangle City improvements involved the triangular-shaped Godbold property at the intersection of 12th Street and Charleston Highway where a water feature with landscaping is planned for the property. She said due to some design changes initiated by SC Department of Transportation (SC DOT) the project is being rebid with the new specifications.

Mayor Horton entertained a motion for consideration of bids for the Triangle City façade improvements grant project. Council Member Parler moved to accept the low bid of \$111,022.00 submitted by Core Construction Co., Inc. and Council Member Fowler seconded. The motion passed unanimously.

- I. Mayor Horton entertained a motion to appoint Code Compliance Inspectors Rozell Johnson Green and Carl Michael Conley as code enforcement officers with authority to enforce municipal ordinances according to SC State Statute Sections 1-3-50 and 5-7-32. Council Member Fowler so moved and Council Member Shannon seconded the motion passed unanimously. Brian Carter, Director of Planning and Zoning, introduced Mrs. Green and Mr. Conley to Council.
- J. Mayor Horton recognized Ms. Smith who gave a brief update on Census 2010. She explained that the census forms went out to the public in mid-March to be returned by April 1, 2010. She said the return rate for West Columbia was 71 percent and with a 77 percent return rate for all of Lexington County. She said South Carolina overall had a 73 percent return rate compared to 53 percent for Census 1990 and 65 percent for Census 2000. She said the city would receive a preliminary count in August and an official count in December.

Regular Council Meeting

August 3, 2010

Page Four

Agenda Item VIII – Adjourn to Executive Session for a Contractual Matter

Mayor Horton entertained a motion to adjourn to executive session to discuss a contractual matter. Council Member Fowler so moved and Council Member Parler seconded. The motion passed unanimously. Council adjourned to executive session at 6:35 p.m.

Agenda Item IX – Reconvene to Regular Session

Mayor Horton entertained a motion to adjourn executive session and reconvene to regular session. Council Member Fowler so moved and Council Member Parler seconded. The motion passed unanimously. Council adjourned executive session and reconvened at 7:18 p.m. Mayor Horton stated that no action had been taken in executive session.

Agenda Item X – Adjourn

Mayor Horton entertained a motion to adjourn. Council Member Fowler so moved and Council Member Parler seconded. The motion passed unanimously. Council adjourned at 7:18 p.m.

Respectfully submitted,

Marta M. Valentino, CMC
City Clerk