

**City of West Columbia, SC**

**Attachment VIII.B**

Special Council Meeting

October 20, 2014 at 6 p.m.

Members Present:

Joe Owens, Mayor  
Casey Jordan Hallman, Mayor Pro-Tem  
Eric L. Fowler  
L. Dale Harley  
Boyd J. Jones  
Temus C. Miles, Jr.  
Tommy Parler  
Teddy Wingard  
B.J. Unthank

Members Absent:

None

Others Present:

Jenny Cunningham, City Administrator	Myron Corley, Deputy City Administrator
Mardi Valentino, City Clerk/PIO	Dennis Tyndall, Police Chief
Donna Smith, Director of Economic Development	Ken Ebener, Municipal Judge
Stuart Jones, Building Official	Brian Carter, Assistant City Administrator
Justin Black, City Treasurer	Wyatt Coleman, Fire Chief
Sid Varn, Director of Planning and Engineering	Rick Hodge, Financial Consultant
Jamie Hook, Superintendent for Sanitation, Streets, Parks	Kelli Brazell, Administrative Assistant
Members of the Public and Press	

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Agenda Item I – Call to Order

Chairperson Unthank 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, The Columbia Star* and radio and television stations were notified of the meeting by e-mail on October 16, 2014.

Agenda Item II – Determination of Quorum

Chairperson Unthank noted a quorum was present to conduct business.

Agenda Item III – Invocation

Mayor Pro-Tem Hallman gave the invocation.

Agenda Item IV – Pledge of Allegiance

All attendees at the meeting recited the Pledge of Allegiance before the flag of the United States of America.

Agenda Item V – Announcements/Communications by Mayor

Chairperson Unthank recognized Mayor Owens who stated that he attended a Safe Cats Coalition meeting and was given a plaque to honor the memory of the late Council Member Abby Bray. He said the plaque recognized Council Member Bray for his help with establishing a city-wide feral cat program. Mayor Owens said that he would present the plaque to Council Member Bray's son, Trey Bray, at a future council meeting.

## Special Council Meeting Minutes

October 20, 2014

Page Two

### Agenda Item VI – Requests for Appearance s/ Citizens’ Comments

- A. Chairperson Unthank recognized Mr. Charles Divita, owner of the Firehouse Subs at 2301 Augusta Road. Mr. Divita said he was petitioning council for a reduction in the water tap fee assessment for the new restaurant. He said he was given the calculations for the water tap fee as \$7,730.00 (including credit for existing service and deposit) and for the sewer tap fee as \$11,625.00 (which includes credit for an existing four-inch sewer line). The total assessment for both taps is \$19,355.00 based upon 50 seats multiplied by 75 gallons per day which equals 3,500 gallon per day. Mr. Divita explained that the Firehouse Subs concept has a lower impact on the water consumption for a restaurant. He said based upon his busiest restaurant located at 2805 Sunset Boulevard that 65 percent of sales are during lunch time of which 54 percent are non-dine in orders such as take out, phone orders, catering and on-line purchases. The restaurant does not cook or fry foods and only heats products. The restaurant uses plastic trays with paper liners and disposable plastic ware which means there is no dishwasher use. The hot water heater is tankless and there are no sprinkler or irrigation systems. The restaurant has the highest water volume of all nine Firehouse Subs Restaurants in Columbia area and uses only 10.52 gallons per day per seat rather than 70 gallons a day per seat called for in the water tap fee calculation for the new restaurant. He noted that the tap formula projection calls for 3,500 gallons a day usage while the actual usage of his busiest restaurant is 526 gallons a day. Mr. Divita said that based upon the nature of the Firehouse Subs concept and the actual water usage at his highest volume and comparably-sized restaurant that he is requesting council to reduce the projected number of required taps to a number more reflective of the actual operations of Firehouse Subs.

Chairperson Unthank thanked Mr. Divita for his presentation, which he thought gave very convincing information. He said council would take Mr. Divita’s request under consideration and respond back to him after city staff had a chance to examine the information he provided.

- B. Chairperson Unthank recognized Mr. Brad Giles, a member of the Lexington School District 2 Community Task Force. Mr. Giles stated he was presenting information on the upcoming bond referendum. He said based on the recommendation of the Lexington School District Two Facilities Task Force, the Board of Trustees voted to place a bond referendum question on the ballot in the November 4, 2014 general election. He stated the following points:

- The bond referendum amount cannot exceed \$225 million dollars.
- The district’s debt service millage is 29.75, which is the lowest in the Midlands.
- If the bond referendum is approved a homeowner with a home valued at \$100,000.00 would see an increase of \$200.00 a year in property taxes.
- The average age of the district’s buildings is 56.3 years.
- The bond referendum includes \$9.5 million for a five-year technology plan, funds for building renovations for roofing, HVAC, electrical, restrooms, cafeterias/kitchens, carpet/flooring, lighting/ceiling tiles, and painting in classrooms and portables.
- The bond referendum includes funds for safety improvements such as upgrades and expansion of security cameras, electronic door locks for exterior doors, replacing fire alarm systems, replacing district emergency radios and repairing sidewalks and awnings.

Mr. Giles said the bond referendum would include funds for new facilities at the present site of Taylor Elementary and Davis Early Childhood Center, and consolidating BC Grammar School, Saluda River Academy and Pineview Elementary into a new facility at a new site.

## Special Council Meeting Minutes

October 20, 2014

Page Three

### Agenda Item VII – Unfinished Business

- A. Chairperson Unthank entertained a motion for second reading consideration of an ordinance to annex .82 acres of property located at 101 Adams Street (TMS# 004660-03-009). Mayor Owens so moved and Council Member Parler seconded. The motion passed unanimously.

### Agenda Item VIII – New Business

- A. Chairperson Unthank entertained a motion for first reading consideration of an ordinance to amend Title 1, Chapter 4, Section 2, *Creation of Specific Departments*, to create the department of Human Resources. Council Member Miles so moved and Council Member Jones seconded. The motion passed unanimously.
- B. Chairperson Unthank entertained a motion for consideration of a resolution in support of the Lexington School District Two Bond Referendum to defray the cost of facilities improvements. Mayor Owens so moved and Council Member Parler seconded. The motion passed unanimously.
- C. Chairperson Unthank entertained a motion for consideration of a request for emergency funding to repair the finish water pump at the Saluda River Water Treatment Plant. Mayor Owens so moved and Council Member Miles seconded. Chairperson Unthank recognized Mr. Sid Varn, Director of Planning and Engineering who said the current pump was damaged by lightning and needed to be replaced. He explained the cost of replacing the pump is reimbursable through the city's insurance. He stated that Campbell Electrical Company would handle the pump replacement. Mr. Varn said the company has done a lot of work in the past for the city. Chairperson Unthank called for the vote which passed unanimously.
- D. Chairperson Unthank entertained a motion for consideration to extend the contract between the city of West Columbia and FOS Development, LLC until November 30, 2014 for the purchase of city property located at 136 Sunset Boulevard. Council Member Miles so moved and Mayor Pro-Tem Hallman seconded. The motion passed unanimously.
- E. Chairperson Unthank entertained a motion for consideration to appoint Ms. Kellison D. Brazell as city clerk for a term expiring December 2015. Mayor Owens so moved and Mayor Pro-Tem Hallman seconded. The motion passed unanimously.

### Agenda Item IX – Adjournment

Chairperson Unthank entertained a motion to adjourn. Council Member Parler so moved and Council Member Jones seconded. The motion passed unanimously. Council adjourned at 6:42 p.m.

Respectfully submitted,

Marta M. Valentino, CMC  
City Clerk/Public Information Officer