

City of West Columbia, SC

Regular Council Meeting
September 1, 2015 at 6 p.m. following the Public Hearing on the TIF extension

Members Present:

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

Members Absent:

None

Others Present:

Jenny Cunningham, City Administrator
Brian Carter, Deputy City Administrator
Wayne Shuler, Director of Planning and Zoning
Jamie Hook, Public Works Director
Donna Smith, Director of Economic Development
Anna Huffman, IT Systems Administrator
Mark Waller, Director of Planning and Engineering
Sid Varn, Planning and Engineering Consultant
Mardi Valentino, Director of Human Resources
Members of the Public and Press

Dennis Tyndall, Police Chief
Wyatt Coleman, Fire Chief
Stuart Jones, Building Official
Ken Ebener, Municipal Judge
Justin Black, City Treasurer
Kelli Ricard, City Clerk
Scott Morrison, PIO/West Columbia PD
Rick Hodge, Financial Consultant

Agenda Item I – Call to Order

Chairperson Unthank called the meeting to order at 6:14 p.m. and noted a quorum was present. *The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com* and radio and television stations were notified of the meeting by e-mail on August 31, 2015.

Agenda Item II – Determination of Quorum

Chairperson Unthank noted a quorum was present to conduct business.

Agenda Item III – Invocation

Council Member Fowler 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 the Mayor

Chairperson Unthank recognized Mayor Owens who stated it was the last weekend for the Before I Die....wall. He encouraged people to share their aspirations before the wall was taken down.

Mayor Owens also informed everyone in attendance of the Labor Day closing of City Hall and encouraged everyone to be safe over the long weekend.

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Agenda Item VI – Requests for Appearances/Citizen Comment Period

- A. Chairperson Unthank recognized Ms. Gina Wolfe of Soda City Cirque, LLC, located at 111 Blythewood Point Drive, regarding extending the noise ordinance at Conundrum Music Hall until 10 p.m. on September 4th, 5th, 11th and 12th. Soda City Cirque is a local circus troop in Columbia. All of the employees are out of the Midlands or surrounding areas. The show starts at 7:30 p.m. and ends at 10 p.m. Council Member Parler so moved and Mayor Owens seconded. The motion passed unanimously.

- B. Chairperson Unthank recognized Ms. Martha Wise, President of the River District Merchant's Association, regarding a request to place banners on the light poles in the State and Meeting Street areas. Ms. Wise stated the merchant's association is trying to promote retail sales in the State and Meeting Street areas, the merchants now call the River District. The merchant's association would like to purchase 20-30x60 banners, and have the city purchase interceptors that attach the banner to the poles, as well as, install the banners for the association. The amount the city would pay for the 20 interceptors is \$1638.00. Chairperson Unthank stated the city staff would work to find funding for the project, and get back with Ms. Wise.

Agenda Item VII – Approval of Minutes

Chairperson Unthank entertained a motion to approve the minutes for the Regular Council Meeting held August 4, 2015, and the Council Work Session held August 17, 2015. Council Member Parler so moved and Mayor Owens seconded. The motion passed unanimously.

Agenda Item VIII – Unfinished Business

- A. Chairperson Unthank entertained a motion for second reading consideration of the Planning Commission's recommendation to establish the zoning classification of 12.70 acres at the end of Harvest Glen Lane (TMS# 004599-09-007) as R-2 (medium density) Council Member Miles so moved and Mayor Pro-Tem Hallman seconded. The motion passed unanimously.

- B. Chairperson Unthank entertained a motion for second reading consideration of the Planning Commission's recommendation to establish the zoning classification of .70 acres in the 2500 block of Sunset Blvd at Chris Drive (TMS# 004597-02-002) as C-2 (general commercial). Council Member Parler so moved and Council Member Wingard seconded. The motion passed unanimously.

- C. Chairperson Unthank entertained second reading consideration the Planning Commission's recommendation to rezone 115 Archive Court (TMS# 004641-08-022) from LM (light manufacturing) to C-3 (restricted commercial). Council Member Miles so moved and Council Member Wingard seconded. The motion passed unanimously.

- D. Chairperson Unthank entertained second reading consideration the Planning Commission's recommendation to establish the zoning classification for the 16.38 acres off Leaphart Road (TMS# 004599-09-15) as R-2 (medium density residential). Mayor Owens so moved and Council Member Fowler seconded. The motion passed unanimously.

Agenda Item IX – New Business

- A. Chairperson Unthank entertained first reading consideration of an ordinance to provide for the approval of certain amendments to the redevelopment plan of the city of West Columbia, South Carolina, and other matters related thereto. Lawrence Flynn, Esq. explained that the first reading is the first official step in extending the TIF. The final intergovernmental agreement between the city and the school district is still being negotiated. This action will extend the TIF for a period of time to coincide with the issuance of the series of bonds that will finance the infrastructure improvements, and delegate responsibility to the City

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Agenda Item IX – New Business – continued

Administrator to negotiate the final terms of the intergovernmental agreement with the school district. Council's actions tonight will not commit to issuing debt, but will extend the TIF that currently terminates in March 2018, and will be extended to the time the actual bonds will be issued. Council Member Harley so moved and Mayor Owens seconded. The motion passed unanimously.

- B. Chairperson Unthank entertained a consideration of the bond for Oakwood Village phase one submitted by the Mungo Company. Mr. Wayne Shuler informed Council that on August 24, 2015, the Planning Commission approved the bonded plat for Oakwood Village Phase One, 26 lots plus a common area. A bonded plat allows for the developer to convey lots before the final infrastructure is put into place. The bonded plat was approved, but Council has to approve the bond before it can be recorded. Mungo Co. submitted the bond and the city attorneys have reviewed it. The attorney suggested the assurity letter is only valid for two years, and that should be sufficient time for them to complete the infrastructure. The city engineers and Lexington County engineers have reviewed, and the bonded amount is \$160,074.75. Council Member Miles so moved and Mayor Owens seconded. The motion passed unanimously.
- C. Chairperson Unthank entertained consideration of a resolution to authorize the sale and consumption of alcoholic beverages at the Soda City Friends Dinner on the Gervais Street Bridge on October 18, 2015. Mayor Owens so moved and Council Member Miles seconded. The motion passed unanimously.
- D. Chairperson Unthank entertained consideration of a resolution to authorize the City Administrator and Fire Chief to execute an Automatic Aid Agreement for fire protection and other emergency services between the city of West Columbia Fire Department and the city of Columbia Fire Department. Fire Chief Coleman informed Council this Auto Aid Agreement is very similar to the agreements the city has in place with the city of Cayce and Lexington County. Council Member Fowler so moved and Mayor Owens seconded. The motion passed unanimously.
- E. Chairperson Unthank entertained consideration to approve the bid tabulation for the Cedar Road and Mineral Springs Road waterline relocation project. City Engineer Mark A. Waller stated that South Carolina Department of Transportation (SCDOT) is in the process of reconfiguring the Mineral Springs and Cedar Road intersection by installing a traffic circle. This project will affect the city's major water line in that area. ICA Engineering developed engineering plans and assisted the city with obtaining bids for relocating our water line within the right-of-way. August 4, 2015, the city obtained five bids ranging from \$220,000.00 to almost \$697,000.00. The firm, Chris Kat, supplied the lowest bid. Chris Kat found an error in their estimate and provided proof where they had submitted the bid based on thinner pipe than the city requested. Mr. Waller recommended Council award the bid to Chris Kat and compensate them for the error from their material supplier. It would increase their bid by \$11, 181.25. Council Member Fowler left the dais at 6:41 p.m. Council Member Miles asked Mr. Waller if the price difference was truly a difference in the pipe. Mr. Waller said Chris Kat provided him documentation prior to the bid opening, showing the DR25 thinner pipe that was quoted. Mr. Waller obtained an additional quote for the DR18 thicker pipe from Chris Kat. Council Member Fowler returned to the dais at 6:43 p.m. Mayor Owens so moved and Council Member Parler seconded. The motion passed unanimously.

Agenda Item X – Adjournment

Chairperson Unthank entertained a motion to adjourn. Council Member Harley so moved and Council Member Parler seconded. The motion passed unanimously. Council adjourned at 6:44 p.m.

Respectfully submitted,

Kelli Ricard, City Clerk