

Special Council Meeting
6 p.m.

June 18, 2012

Members Present:

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

Members Absent:

None

Others Present:

Jenny Cunningham, City Administrator
Myron Corley, Deputy City Administrator
Mardi Valentino, City Clerk
Donna Smith, Director of Economic Development
Sid Varn, Director of Planning and Engineering
Dennis Tyndall, Police Chief
Stuart Jones, Building Official

Rick Hodge, City Treasurer
Nikki Setzler, Esq., City Attorney
Brian Carter, Director of Planning and Zoning
Charles Garren, Public Works Director
Wyatt Coleman, Fire Chief
Matt Edwards, Police Major
Members of the Public and Press

Agenda Item I – Call to Order

Mayor Owens 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 June 14, 2012.

Agenda Item II – Invocation and Pledge of Allegiance

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

Agenda Item III – Announcements by Mayor

Mayor Owens announced that the city council will attend the Municipal Association of South Carolina (MASC) annual meeting at Hilton Head Island, SC from June 28 through July 1, 2012. He also noted that the Regular Council Meeting in July will be rescheduled for July 10 due to the July 4th Holiday.

Agenda Item IV – Old Business

- A. Mayor Owens entertained a motion for second reading consideration of an ordinance adopting a budget for the fiscal year beginning July 1, 2012 and levying a tax to meet such budget for the fiscal year, with General Fund \$13,722,000 and Water/Sewer Fund \$12,552,000. Council Member Unthank so moved and Council Member Fowler seconded. The motion passed unanimously. Mayor Owens commended City Treasurer Rick Hodge and the department heads for doing an outstanding job of putting together a budget for the next fiscal year that did not have a millage increase or a water and sewer rate increase.
- B. Mayor Owens entertained a motion for second reading consideration of an ordinance to annex .33 acres of property located at 2215 Thornton Avenue (TMS# 004627-01-004). Council Member Parler so moved and Council Member Unthank seconded. The motion passed unanimously.

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Agenda Item IV – Old Business (continued)

- C. Mayor Owens entertained a motion for second reading consideration of an ordinance to annex .30 acres of property located at 513 N. Lucas Street (TMS# 004665-03-012). Council Member Unthank so moved and Council Member Fowler seconded. The motion passed unanimously.

Agenda Item V – New Business

- A. Mayor Owens recognized City Attorney Nikki Setzler who presented information on a proposed ordinance to adopt a special property tax assessment for rehabilitated historic property. Mr. Setzler stated that the city's Mill Village area is designated as a national historic district and the city can encourage the rehabilitation and preservation of historic properties by offering a tax incentive for developers. Mr. Setzler explained that Robert Lewis, a developer who has done rehabilitation on historic properties in Richland County, is interested in doing the same in West Columbia. He noted that state law allows the city to maintain the integrity of an historic area by giving a tax incentive to encourage redevelopment.

Mr. Setzler introduced Mrs. Michele Dickerson, Esq., who stated that the proposed ordinance contains elements to ensure that rehabilitation work done on historic properties follow national guidelines for historic redevelopment. She said the property must be designated on the National Historic Register, the minimum expenditure of the rehabilitation must be at least 20 percent of the property value, and the Zoning Board of Appeals must approve the developer's application and the scope of work to be completed.

Mr. Setzler stated that if the city wishes to maintain the integrity of the historic Mill Village, then using a tax incentive would be more desirable than redevelopment that could include the total razing of historic structures. Mr. Setzler said Council will be provided with the proposed ordinance for consideration at a future council meeting.

- B. Mayor Owens recognized Mr. Brian Carter, Director of Planning and Zoning, who gave a presentation on a proposed ordinance to establish zoning regulations for internet sweepstakes, sweepstakes parlors and simulated gaming devices. Mr. Carter stated that although such businesses have received zoning and business license approval throughout the state, the use currently is not defined in city's zoning ordinance and such establishments will have an impact on the community and adjacent properties. He explained that the state legislature is considering legislation to regulate businesses offering internet sweepstakes, sweepstakes parlors, and simulated gaming devices. He said the issue merits study and research to develop regulations that may include definitions, zoning district placement, hours of operation, parking requirements, distance prohibitions, availability of alcohol, age limitation, licensing fee structure, individual machines and accessory uses, and limitation on size or number of terminals. Mr. Carter requested council to pass a verbal resolution of the city's intent to establish zoning regulations for such businesses.

Mayor Owens called for the question. Council Member Unthank made a motion to pass a verbal resolution of the city's intent to establish a zoning ordinance to regulate internet sweepstakes, sweepstakes parlors and simulated gaming devices. Council Member Bray seconded the motion. Mayor Owens and Council Members Bray, Fowler, Hallman, Harley, Parler, Unthank and Wingard voted in favor of the motion. Mayor Pro-Tem Jones voted in opposition. The motion passed eight votes to one vote.

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Agenda Item V – New Business (continued)

C. Mayor Owens recognized Mr. Sid Varn, Director of Planning and Engineering, who stated that the city opened 17 bids for chemicals at 2 p.m. on June 4, 2012. He recommended approval of the low bids as indicated on the bid sheet distributed to council and as follows:

<u>Chemical</u>	<u>Company</u>	<u>Low Bid</u>
Aluminum Sulfate	General Chemical Corporation	\$ 238.00 per dry ton
Hydrofluosilicic Acid 25%	Mosaic Crop Nutrition	\$ 0.241 per wet pound
Lime Bulk	Lhoist North America	\$ 0.09482 per pound
Sodium Silicoflouride	Brenntag Southeast, Inc.	\$ 0.496 per pound
Sodium Hydroxide 25%	Jones Chemical Company	\$ 0.0826 per wet pound

Mayor Owens entertained a motion to approve the low bids for chemicals for the West Columbia water treatment plants as recommended by Mr. Varn. Council Member Fowler so moved and Council Member Unthank seconded. The motion passed unanimously.

Agenda Item VI – Adjourn

Mayor Owens entertained a motion to adjourn to executive session to discuss a personnel matter regarding Employee Grievance 12-01. Council Member Unthank so moved and Council Member Fowler seconded. The motion passed unanimously. Council adjourned at 6:08 p.m.

Agenda Item VII – Reconvene to Regular Session

Mayor Owens entertained a motion to adjourn executive session and reconvene to regular session. Council Member Fowler so moved and Council Member Unthank seconded. The motion passed unanimously. Council reconvened to regular session at 7:05 p.m. Mayor Owens stated that no action had been taken in executive session.

Mayor Owens recognized Council Member Unthank who made a motion to uphold the recommendation of the Employee Grievance Committee regarding Employee Grievance 12-01. Council Member Fowler seconded and the motion passed unanimously.

Mayor Owens recognized Council Member Bray who commended Public Works Director Charles Garren and his staff for promptly resolving a sanitation problem in his district.

Agenda Item VIII – Adjourn

Mayor Owens entertained a motion to adjourn. Council Member Parler so moved and Council Member Wingard seconded. The motion passed unanimously. Council adjourned at 7:08 p.m.

Respectfully submitted,

Marta M. Valentino, CMC
City Clerk