

City of West Columbia, SC

Attachment V.B

Special Council Meeting

March 18, 2013 at 6 p.m.

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
Teddy Wingard

Members Absent:

B.J. Unthank, ill

Others Present:

Jenny Cunningham, City Administrator
Myron Corley, Deputy City Administrator
Mardi Valentino, City Clerk/PIO
Stuart Jones, Building Official
Donna Smith, Director of Economic Development
Members of the Public and Press

Wyatt Coleman, Fire Chief
Shane Phillips, Police Captain
Dennis Tyndall, Police Chief
Matt Edwards, Police Major
Charles Garren, Public Works Director

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* and radio and television stations were notified of the meeting by e-mail on March 13, 2013.

Agenda Item II – Invocation and Pledge of Allegiance

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

Agenda Item III – Requests for Appearance

- A. Mayor Owens recognized Mr. Dan Creed with Heritage Engineering, who represents Augusta Road 344, LLC, a company developing property at 1809 Augusta Road. Mr. Creed said the storm water drainage line easement through Fowler Park needed for the development of nearby property was revised based upon comments and suggestions from the city council at the meeting on March 5, 2013. Mr. Creed displayed the revised engineered renderings which depict the catch basin being moved from the center to the edge of the park and the drainage line relocated nearer to the edge of the park. He said the new design requires one pine tree to be removed in order to install the 24-inch drainage pipe. Mr. Creed explained the covenants reflect that neither the city nor the county will be responsible for the maintenance of the lines. He noted the storm water drainage easement was modified to include an additional property where a small portion of drain will be installed. He said any tree located within fifteen feet of the storm drain line that dies within a year of the pipe installation would be replaced by a tree at least two inches in caliper.

Mayor Owens recognized Mr. Greg Wingard, who is developing the property at 1809 Augusta Road. Mr. Wingard said the intent of the modified design is to install drainage pipes through Fowler Park with minimal impact. He said after the pipes are installed the ground would be leveled and the tree would be replaced. Council Member Fowler asked what would be the estimated time for completion. Mr. Wingard responded that the work could be done in three to four days.

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Agenda Item III – Requests for Appearance (continued)

Mayor Owens asked where the water service from Augusta Road would be brought to the property. Mr. Creed responded that the property already has water service. Mayor Owens asked Deputy City Administrator Myron Corley if any deed restriction would be necessary for Fowler Park if council granted the easements. Mr. Corley replied that the easements are recordable documents and a deed restriction would not be necessary.

Agenda Item IV – Old Business

- A. Mayor Owens announced that consideration for second reading to approve the storm water drainage and sewer line easements through Fowler Park would be delayed until after the city council met in executive session.
- B. Mayor Owens entertained a motion for second reading consideration of the Planning Commission's recommendation to establish a zoning classification for .35 acres of recently annexed property located at 1528 Double Branch Road (Tax Map # 004644-04-004) as R2 (medium-density residential). Council Member Hallman so moved and Mayor Pro-Tem Jones seconded. The motion passed unanimously.
- C. Mayor Owens entertained a motion for second reading consideration of the Planning Commission's recommendation to establish a zoning classification for .21 acres of recently annexed property located at 327 Derrick Street (Tax Map # 004636-04-005) as R3 (low-density residential). Council Member Parler so moved and Council Member Bray seconded. The motion passed unanimously.

Agenda Item V – New Business

- A. Mayor Owens recognized Animal Control Officer Morgan Pileggi who gave an update on the feral cat program. Officer Pileggi distributed a list which indicated that 182 feral cats were captured from November 2012 through February 2013, with 11 cats being recaptures. She stated that 171 cats were spayed or neutered and 106 of the cats were returned to the areas where they had been caught. She noted that 39 residents asked for cat traps. Mayor Owens thanked Officer Pileggi for her report and stated that she was doing a fine job because the city had not received one complaint since the inception of the feral cat program. Mayor Owens also commended Council Member Bray for bringing the issue to the attention of council so that the feral cat problem in West Columbia could be addressed and a solution implemented.

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

Mayor Owens entertained a motion to adjourn to executive session to discuss a contractual matter. Council Member Parler so moved and Mayor Pro-Tem Jones seconded. The motion passed unanimously. Council adjourned to Executive Session at 6:23 p.m. Council Member Wingard stated that he was recusing himself from any discussion of the easements through Fowler Park because of a conflict of interest. He explained that Mr. Greg Wingard, the developer of the property at 1809 Augusta Road, is his nephew.

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Agenda Item VII – Reconvene to Regular Session

Mayor Owens entertained a motion to adjourn executive session and reconvene to regular session. Council Member Parler so moved and Council Member Bray seconded. The motion passed unanimously. Council reconvened to regular session at 7:02 p.m. Mayor Owens stated that council discussed the matter of approving two easements through Fowler Park, but no action was taken in executive session.

Mayor Owens then stated that Council would now consider Agenda Item IV.A. Council Member Teddy Wingard stated that he was recusing himself from the vote due to a conflict of interest as previously stated.

Mayor Owens entertained a motion for second reading consideration of an ordinance to approve easements for a sewer line and storm water drainage line through Fowler Park for the benefit of Augusta Road 344, LLC to develop the property at 1809 Augusta Road. Council Member Harley made a motion to approve the easements subject to the approval of City Engineer Sid Varn. Council Member Fowler seconded the motion, which passed with seven votes. Council Member Wingard abstained from voting on the motion.

Agenda Item VIII – Adjourn

Mayor Owens entertained a motion to adjourn. Council Member Fowler so moved and Council Member Parler seconded. The motion passed unanimously. Council adjourned at 7:05 p.m.

Respectfully submitted,

Marta M. Valentino, CMC
City Clerk