

City of West Columbia, SC

Regular Council Meeting

February 4, 2014 at 6 p.m.

Members Present:

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

Members Absent:

None

Others Present:

Jenny Cunningham, City Administrator
Myron Corley, Deputy City Administrator
Mardi Valentino, City Clerk/PIO
Matt Edwards, Police Major
Shane Phillips, Police Captain
Charles Garren, Director of Public Works
Members of the Public and Press

Dennis Tyndall, Police Chief
Wyatt Coleman, Fire Chief
Brian Carter, Assistant City Administrator
Sid Varn, Director of Planning and Engineering
Ken Ebener, Municipal Judge
Jamie Hook, Sanitation/Streets Superintendent

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, The Columbia Star, COLADaily.com* and radio and television stations were notified of the meeting by e-mail on January 31, 2014.

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

- A. There were no requests for appearance before Council.

Agenda Item IV – Announcements by Mayor

- A. There were no announcements.

Agenda Item V – Approval of Minutes

Mayor Owens entertained a motion to approve the minutes for the following meetings: the public hearing on the annexation of Lot 54 in Brookwood Subdivision held January 7, 2014, the regular council meeting held January 7, 2014, the special council meeting held January 13, 2014, the special council meeting held January 17, 2014 and the special council meeting held January 24, 2014. Council Member Harley so moved and Council Member Miles seconded. The motion passed unanimously.

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Agenda Item VI – Old Business

- A. Mayor Owens entertained a motion for second reading consideration of the Planning Commission's recommendation to change the zoning classification for 420-422 N. Lucas Street and 416-418 N. Lucas Street (TMS#s 004659-02-017 and 015 respectively) from C-2 (general commercial) to R-2 (medium-density residential). Council Member Jones so moved and Mayor Pro-Tem Hallman seconded. The motion passed unanimously.

Agenda Item VII – New Business

- A. Mayor Owens entertained a motion for consideration of bids for the Quail Hollow Pump Station # 1 improvements. Council Member Harley so moved and Council Member Unthank seconded. Mayor Owens recognized Mr. Tom Bowles, PE, project manager with AECOM. Mr. Bowles stated that on December 18, 2013, four bids were received for the Quail Hollow Pump Station # 1 improvements project. He noted that the four general contractors are licensed in South Carolina and submitted bids considered to be responsible and responsive. Mr. Bowles said Babcock Construction, LLC of Chapin, SC submitted the low bid in the amount of \$242,850.00 He recommended that city council accept the low bid and authorize city staff to issue a notice of award to Babcock Construction, LLC. Mr. Bowles explained that the Quail Hollow project had to be rebid because the city could not come to agreement with the contractor that submitted the lowest bid from the first bid request.

Mr. Bowles stated that the city took ownership of the 70s era pump station about 10 years ago. The scope of the project calls for gutting the pump station to the concrete base then replacing all its components. He said the project should take about six months to complete. Mayor Owens called for a vote and the motion passed unanimously.

- B. Mayor Owens entertained a motion to appoint Ms. Janet Lehman, business manager with Jumper Carter Sease Architects, to the West Columbia Accommodations Tax Committee to fill a vacancy. Council Member Unthank so moved and Council Member Miles seconded. Mayor Owens recognized Ms. Donna Smith, director of Economic Development, who explained state law requires local governments that receive more than \$50,000.00 a year in accommodations taxes to form an Accommodations Tax (A-Tax) Committee. The committee is charged with establishing guidelines and application procedures, and making recommendations to council on funding projects that meet the intent of law out of the portion of A-tax funding designated as tourism-related funds.

Ms. Smith stated the formation of the committee members is also set by law, which requires four members from the hospitality industry (two from lodging), one member from a cultural organization, and two members from the "other" category, either business or the community.

Ms. Smith said that Mr. Steve Rabon, owner of Paper Pro, served as one of the two "other" positions, but has resigned. She recommended Ms. Janet Lehman, business manager at Jumper Carter Sease, Architects as a replacement. She said Ms. Lehman is willing to serve on the committee and has reviewed the guidelines and application process. Ms. Smith noted the planning meeting for the A-Tax Committee is scheduled for February 11 at which time the guidelines and application will be reviewed and updated. The A-Tax Committee also will set the date for application filing and committee review. Mayor Owens called for a vote and the motion passed unanimously.

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Agenda Item VIII – Adjourn to Executive Session

Mayor Owens entertained a motion to adjourn to executive session for a contractual matter. Council Member Unthank so moved and Council Member Wingard seconded. The motion passed unanimously. Council adjourned to executive session at 6:17 p.m.

Agenda Item IX – 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 Miles seconded. The motion passed unanimously. Council reconvened to regular session at 8:10 p.m. Mayor Owens stated that no action was taken in executive session.

Mayor Owens recognized Council Member Miles who made a motion for the city to enter into an exclusive right to sell listing agreement with NAI Avant to obtain a purchaser for 3.85 acres (Parcel A) of city property located on Meeting Street at the intersection with Alexander Road and to further authorize the city administrator to execute the contract once the property description is changed to accommodate a change in an adjoining lot line for the contiguous property at 351 Meeting Street known as Parcel B, and further that if Ms. Karen Hoover does not purchase said Parcel B on or before March 10, 2014, then Parcel B shall be included with Parcel A and become a portion of the entire property for sale. Mayor Pro-Tem Hallman seconded the motion, which passed unanimously.

Agenda Item X – Adjourn

Mayor Owens entertained a motion to adjourn. Council Member Fowler so moved and Council Member Unthank seconded. The motion passed unanimously. Council adjourned at 8:15 p.m.

Respectfully submitted,

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