

City of West Columbia, SC

Special Council Meeting

April 19, 2010 at 5 p.m.

Members Present:

Bobby E. Horton, Mayor
Jack L. Harmon, Mayor Pro-Tem
Eric L. Fowler
L. Dale Harley
Boyd J. Jones
Marsha J. Moore
Tommy G. Parler
Cathy Shannon

Members Absent:

B.J. Unthank, out of town

Others Present:

Jenny Cunningham, City Administrator
Myron Corley, Deputy City Administrator
Mardi McKinnon, City Clerk
Donna Smith, Economic Development Director
Brian Carter, Planning & Zoning Director
Sid Varn, Planning & Engineering Director

Stuart Jones, Building Official
Wyatt Coleman, Fire Chief
Dennis Tyndall, Police Chief
Charles Garren, Public Works Director
Rick Hodge, City Treasurer
Members of the Public and Press

Agenda Item I – Call to Order

Mayor Horton called the meeting to order at 5 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 April 16, 2010.

Agenda Item II – Invocation and Pledge of Allegiance

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

Agenda Item III – Approval of Minutes

- A. Mayor Horton entertained a motion to approve the minutes for the Regular Council Meeting held March 2, 2010. Mayor Pro-Tem Harmon so moved and Council Member Fowler seconded. The motion passed unanimously.
- B. Mayor Horton entertained a motion to approve the minutes for the Special Council Meeting held March 15, 2010. Council Member Fowler so moved and Council Member Shannon seconded. The motion passed unanimously.
- C. Mayor Horton entertained a motion to approve the minutes for the Council Work Session held March 15, 2010. Mayor Pro-Tem Harmon so moved and Council Member Fowler seconded. The motion passed unanimously.

Agenda Item IV – New Business

- A. Mayor Horton entertained a motion for consideration of a proclamation to designate the week of April 18 to April 24, 2010 as Administrative Professional Week. Council Member Fowler so moved and Council Member Harley seconded. The motion passed unanimously.

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Agenda Item IV – New Business (continued)

- B. Mayor Horton recognized Ms. Donna Smith, Economic Development Director, who introduced Mr. Brian Kvam, Environmental Scientist with Concurrent Technologies Corporation and the Brownfield Project Manager for the Congaree Coalition Brownfield Program. Mr. Kvam said Concurrent Technologies Corporation (CTC) is an independent, nonprofit, applied research and development professional services organization with more than 11 years experience in EPA brownfields project management experience. CTC has managed or currently manages over 50 EPA Brownfields Grants and has secured almost \$15 million in EPA grant funding with an additional \$7.5 million leveraged in other funds.

Mr. Kvam explained the Congaree Coalition is a partnership created to develop and implement regional brownfields solutions that provide economic, social and environmental benefits to citizens and businesses in the cities of Columbia and West Columbia. The City of Columbia was awarded a U.S. Environmental Protection Agency (EPA) Brownfield Coalition Assessment Grant and is leading the initiative with its coalition partners, the City of West Columbia, the Columbia Development Corporation (CDC), Eau Claire Development Corporation (ECDC), the Columbia Housing Development Corporation (CHDC), and the Two Notch Road Development Corporation (TNDC).

Mr. Kvam described brownfields as real property where expansion, redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off undeveloped land and both improves and protects the environment. He said brownfields include old gas stations with under ground storage tanks, large empty commercial buildings, undeveloped land used for illegal dumping of construction debris, household or commercial garbage, and open land with possible residual chemical contamination from nearby manufacturing operations.

Mr. Kvam said the Brownfields Program includes three areas:

1. Public Involvement includes such activities as community outreach, informational and educational meetings and workshops, and meetings with property owners. Communications tools used for public involvement are video, website, brochures, local news media and community groups sharing the information.
2. Site Assessment involves conducting Phase I Environmental Site Assessments (ESA) at priority sites which includes records review, interviews, and site visits to determine whether a Phase II ESA is needed. A Phase II ESA includes sampling soil and ground water and encouraging areas that might otherwise be overlooked for redevelopment.
3. Cleanup and Redevelopment Planning entails conducting an Analysis of Brownfields Cleanup Alternatives (ABCA) at the high priority sites after Phase II activities to determine the best redevelopment option for the property based on cost of cleanup activities and community input.

Mr. Kvam stated that the Brownfields Program has identified 725 potential sites, including four sites in West Columbia: Colite Industries property, 1527 Charleston Highway, 801 Sunset Boulevard and 817 Meeting Street. Mr. Kvam noted that Ms. Smith and Brian Carter, Planning and Zoning Director, are members of the Congaree Coalition Brownfield Program.

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Agenda Item IV – New Business (continued)

- C. Mayor Horton recognized Mr. Carter who briefed council members on a proposed amendment to the Zoning Ordinance regarding digital display reader boards that are either on-site business signs or off-site billboards. He said the Zoning Ordinance does not have anything in place regulating digital reader boards. He stated he planned to meet with industry leaders in May to gain understanding of the emerging technology. He said he will present a draft ordinance for text changes to the Planning Commission in May and would have the city's attorney review the proposed text before placing it on the agenda for Council's consideration.

Agenda Item V – Other Business

- A. Mayor Horton recognized Council Member Parler who gave an update on the Cleanup Day in West Columbia. He said the event would be held on Saturday, May 15. Heidi Johnson, Executive Director of Keep the Midlands Beautiful, said her agency would provide about 20 volunteers to assist with the cleanup and the workers will meet at City Hall at 8 a.m. on May 15. Council Member Parler said Public Works Director Charles Garren will have his sanitation employees attach flyers to roll carts with information on the Cleanup Day. He said Fire Chief Wyatt Coleman has agreed to provide drinks to the workers around 10:30 a.m.
- B. Mayor Horton recognized Deputy City Administrator Myron Corley who gave Council a brief update on the water and sewer line repairs. He said that crews have just repaved E Avenue. 12th Street and G Avenue repairs are about completed. He said the SC Department of Transportation (DOT) approved opening a southbound lane on 12th Street to ease traffic congestion.

Agenda Item VI – Adjourn

Mayor Horton entertained a motion to adjourn. Council Member Harley so moved and Mayor Pro-Tem Harmon seconded. The motion passed unanimously. Council adjourned at 5:40 p.m.

Respectfully submitted,

Marta Valentino McKinnon, CMC
City Clerk