

MINUTES
Town of Lexington
Executive Session ,
STATE of the TOWN ADDRESS, and
REGULAR COUNCIL MEETING
February 5 , 2018

Town Council held an Executive Session at 5:30 p.m. followed by the State of the Town Address and Regular Council meeting at 6:30 p.m. in the Council Chambers on February 5, 2018. The meetings were attended by: Mayor Steve MacDougall, Mayor Pro-Tem Hazel Livingston, Councilmembers Kathy Maness, Ted Stambolitis, Todd Carnes, Ron Williams, and Steve Baker.

Staff members present were: Town Administrator Britt Poole, Assistant Town Administrator Stuart Ford, Municipal Attorney Brad Cunningham, Transportation Director Randy Edwards, Police Chief Terrence Green, Community and Economic Development Johnny Jeffcoat, Utilities and Engineering Director Allen Lutz, Finance Director Kathy Roberts, Parks and Sanitation Director Dan Walker, Assistant Parks and Sanitation Director Johnny Dillard, Events and Media Coordinator Jennifer Dowden, IT Manager Bea Daniels, Digital Media Coordinator Darrell Pritchard, Assistant Municipal Clerk Karen Hanner, and Municipal Clerk Becky Hildebrand.

There were approximately thirty (30) citizens present for the Council meeting and two members of the news media.

INVOCATION, PLEDGE OF ALLEGIANCE AND CALL TO ORDER: Mayor MacDougall welcomed everyone to the meeting and introduced the Council Members. Councilmember Maness welcomed a Senior from River Bluff High School, Christina Brown, who has been an intern in her office. Pastor Kevin Thumpston, Watershed Fellowship, gave the invocation. Mayor MacDougall asked if any First Responders were present to lead the Pledge of Allegiance. Sergeant Brandie Koshar, Forest Acres Police Department, led in the Pledge of Allegiance. Mayor MacDougall called the meeting to order at 6:32 p.m.

STATE OF THE TOWN ADDRESS

Mayor MacDougall delivered his fifth State of the Town Address. (Complete copy attached.) He stated that the State of the Town Address would be a video this year which will highlight the Town's accomplishments in 2017 and address goals and projects for 2018. He added that before the video starts, it will play in the Council Chambers and on the Town's Spectrum Community Access Channel 2 and will be replayed on the Town's web page. Mayor MacDougall thanked the Town's Digital Media Coordinator Darrell Pritchard and Events and Media Coordinator Jennifer Dowden for their talent and time in producing the State of the Town video.

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(Video approximately 20 minutes.)

- 2017 Summary:
1. Continued success of the Icehouse Amphitheater
 2. Record Annexations (32 totaling 775 acres)
 3. Increase in Number of Businesses to 3,675
 4. Reduction in Crime
 5. Adaptive Computerized Signalization System
 6. East Main Street Water Line Project
 7. Finance Award Recognitions and Town Credit Rating
 8. Corley Mill Tax Increment Financing District
 9. Fourteen Mile Creek Trail Restoration

- 2018 Issues:
1. Traffic Congestion – One-Way Pairs
 2. South Church Parking Lot
 3. Crossroad Improvements at Lake Drive and Sunset Blvd.
 4. Corley Mill at Sunset Blvd. Gateway Improvements
 5. Harmon Street Extension
 6. I-20 Westbound Ramp Improvements
 7. Wayfinding Signage
 8. Lexington Transportation Improvement Program
 9. Town Maintenance Facility
 10. Cromer Road Pump Station
 11. Virginia Hylton Park Improvements
 12. Rebuild Gibson Pond Dam
 13. Increase of Town Special Events

Following the video, Mayor MacDougall stated that he hoped everyone enjoyed watching the video as much as he did making it. He added that we all have so much to be proud of in the Town of Lexington, and as you can see, there is more to come. He added that it is amazing to see the many projects that have come to realization since the Town implemented the Vision Plan less than six years ago. Mayor MacDougall commented that the State of the Town reflects the outstanding work being done and how the community can be led forward respectfully and responsibly. He added that every employee at the Town has added valuable input to the achievements and he wished to thank them all in making the Lexington community a place where you want to live, work, play and learn. (Copy of full transcript attached.)

Mayor Pro-Tem Livingston stated that she had served on Council for 20 years and she sat in awe as she watched the video. She thanked the Mayor and Staff for doing a fantastic job.

(Mayor MacDougall requested a 10 minute recess to accommodate questions from the news media. The Council meeting reconvened at 7:12 p.m.)

EXECUTIVE SESSION REPORT

Mayor MacDougall reported that the *Executive Session* was called to order at 5:30 p.m. after a motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Williams to go into *Executive Session*. The motion was unanimously carried by all those present. (Councilmembers Stambolitis and Carnes were absent for the vote.) Council adjourned from *Executive Session* at 6:03 p.m. after a motion was made by Councilmember Baker and seconded by Councilmember Williams. The motion was unanimously carried. Mayor MacDougall reported that pursuant to SC Code §30-4-70(a) (1) and (2), Council met in *Executive Session* to discuss: Two legal issues regarding a discussion of pending litigation and legal advice regarding a Town Ordinance and four contractual matters related to one economic development issue, Utility Contracts; proposed sale of Town owned property and proposed purchase of property. No vote was taken. A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Maness to ratify the Mayor's report. The motion was unanimously carried.

DELETIONS ON AGENDA: None.

APPROVAL OF MINUTES: A motion was made by Councilmember Williams and seconded by Councilmember Carnes to approve the minutes from Council's Work Session held on January 22, 2018 as submitted. The motion was unanimously carried.

PRESENTATIONS

1. **Proclamations for 2018 Assistant High School Principal of the Year and 2018 Middle School Principal of the Year – Councilmember Kathy Maness:** Councilmember Maness stated that the Mayor's State of the Town was fabulous. She added that part of the address mentioned growth in the Town and a lot of that growth is due to the wonderful schools we have in Lexington School District One. She welcomed Superintendent Greg Little, Principal Rivers and Assistant Principal Paige. Councilmember Maness read a Proclamation honoring Dr. Thomas Rivers, Pleasant Hill Middle School as the 2018 Middle School Principal of the Year and Erica Paige, Assistant Principal, Pelion High School as the 2018 Assistant High School Principal of the Year. She added that Principal Lou Clamp could not attend until Council's March meeting when he will be honored as the 2018 High School Principal of the Year. Councilmember Maness said we just have all kinds of awards and she was very proud of them, the teachers, the parents and the kids in Lexington.

Dr. Rivers stated that he was humbled by being honored and he appreciated the recognition. He added that District One always strives to take care of the students, keep them safe, and give them the best education possible.

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Ms. Paige thanked the Mayor and Council and stated that she was very honored. She added that her heart is always in everything she does for her students and for the community.

Dr. Little thanked the Mayor and Council. He stated that he made his best decision in 2016 by deciding to come to Lexington District One. He stated since living here he has found that Lexington is a great place to live and work and learn and what makes it so special is the people. He was thankful for the partnership with the Town of Lexington because great schools do not exist in a vacuum – it takes team work and a community working together.

2. **Lexington Medical Center, Town Employee Charity Campaign – Barbara Willm and Amy Lanier:** Barbara Willm, Vice President of Development and Community Relations and Amy Lanier, Executive Director of LMC Foundation, were proud to accept a check for the proceeds of the Town of Lexington’s annual employee giving campaign. The employees donated \$12,148 to the Foundation in support of Cancer Care, Cardiac Care, Mother-Baby Care, and the 3-D Mammography Campaign for Clarity. Ms. Willm stated that the Foundation was very grateful to the employees and their investment in the community and they promised to be good stewards of their trust.

Mayor MacDougall wished to thank Lexington Medical Center for assisting approximately 30 victims of the train derailment this weekend. He added only Palmetto Richland was mentioned in the news, so he wanted to thank Lexington Medical Center and their staff for the great job they did to help the victims.

3. **Presentation to HEROES IN BLUE – Kassy Alia – Lexington Police Chief Terrence Green:** Chief Green announced that the Police Department’s Annual Fall Festival raised funds this past year for Adopt-A-Cop and as well as sowing the seed back into the community. He stated that this year HEROES IN BLUE were chosen as a non-profit group that serves the community by promoting positive relationships between law enforcement and the community. Chief Green stated that HEROES IN BLUE has contributed to the Lexington community in many ways. He presented a \$1,000 check to Kassy Alia and HEROS IN BLUE in appreciation for their passion to bring law enforcement and communities closer together.

Ms. Alia thanked the Mayor, Town Council and Chief Green for their continued support. She stated when her husband, Greg Alia, died in the line of duty in September 2015, she was deeply impacted by the divisiveness growing nationally between the community and law enforcement. She added that has HEROES IN BLUE grows statewide and even nationally, that the Lexington Police Department will serve as a model of best practices. She stated that the Lexington Officers are shining stars. She thanked her team for also joining her tonight and they represent officers from Forest Acres, Cayce, Lexington County and the Town of Lexington.

PUBLIC HEARINGS

Mayor MacDougall called the Public Hearing to order and requested that those wishing to speak limit their comments to five minutes.

1. **Final Reading** of an Ordinance Annexing Lexington County Tax Map #5596-01-018 located at 142 Brickyard Road.
2. **Final Reading** of an Ordinance Authorizing a Multi-County Industrial Park for Property near I-20 and Augusta Road.

There being no comments, Mayor MacDougall declared the Public Hearings closed.

OLD BUSINESS

1. A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Baker to approve **Final Reading of an Ordinance Annexing Lexington County Tax Map #5496-01-035 located at 118 Bickley Road.** The motion was unanimously carried. (Copy attached.)
2. A motion was made by Councilmember Maness and seconded by Councilmember Stambolitis to approve **Final Reading of an Ordinance Annexing Lexington County Tax Map #5596-01-018 located at 142 Brickyard Road.** The motion was unanimously carried. (Copy attached.)
3. A motion was made by Councilmember Stambolitis and seconded by Councilmember Carnes to approve **Final Reading of an Ordinance Authorizing a Multi-County Industrial Park for Property near I-20 and Augusta Road.** The motion was unanimously carried. (Copy attached.)
4. A motion was made by Councilmember Carnes and seconded by Councilmember Williams to approve **Final Reading of an Ordinance to Issue Corley Mill Redevelopment Project Area Tax Increment Bond, Series 2017.** The motion was unanimously carried. (Copy attached.)
5. A motion was made Councilmember Williams and seconded by Councilmember Stambolitis to approve **Final Reading of an Ordinance to Authorize the Issuance of Corporation Bonds and BANs.** The motion was unanimously carried. (Copy attached.)

NEW BUSINESS

1. **First Reading of an Ordinance for a Multi-County Industrial Park Incentive at 307 Industrial Drive:** Team Six Properties, LLC, owns a parcel of land described as Lexington County TMS 005498-05-042, with an address of 307

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Industrial Park (MCIP). Since the property is slated to be annexed by the Town of Lexington, an ordinance of the Town of Lexington agreeing to the MCIP and its incentives is necessary for the property to qualify for the MCIP incentive offered by the County. (Copy of draft ordinance attached.)

A motion was made by Councilmember Baker and seconded by Councilmember Carnes to approve First Reading of an Ordinance for a Multi-County Industrial Park Incentive at 307 Industrial Drive. The motion was unanimously carried.

2. **First Reading of an Ordinance Allowing Abandoned Buildings Tax Credits:** The property formerly known as the Boral Brick Property is part of a plan to establish a Multi-County Industrial Park (MCIP). The MCIP Credit has been applied for and the property owners also wish to apply for Abandoned Building Tax Credit. (Copy of draft ordinance attached.)

A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Baker to approve First Reading of an Ordinance Allowing Abandoned Buildings Tax Credits. The motion was unanimously carried.

3. **First Reading of an Ordinance Annexing Lexington County Tax Map #3500-03-151, 152, 153, 012, 155, 154, 065, 052 and 011 located on Darby Ambrose Lane:** The Drafts Family own 43.8 acres on 9 parcels located on Darby Ambrose Road and petitioned to annex the property. The Cregger Company is planning a corporate office and an 84,000 square foot warehouse on the property. Properties in Town near this property are zoned General Commercial. Darby Ambrose Road is classified as a Limited Local road. Due to the intended use of the property the owners requested Industrial zoning on 32.162 acres of the property and Protected Residential 2 zoning on 11.26 acres. The Planning Commission reviewed this proposal during their January meeting and recommended against annexing the property with the requested zoning classifications. (Copies attached.)

A motion was made by Councilmember Maness and seconded by Councilmember Williams re-commit this item back to the Planning Commission. The motion was unanimously carried.

4. **First Reading of an Ordinance to Acquire Property on Shore Road for Pump Station:** the Town plans to expand the Shore Road Pump Station as part of the long-term Water and Sewer System Capital Improvements Plan (CIP). Additional property is needed for the expansion and to currently improve access to the site for on-going operations. Adjacent property is being developed as an expansion of the Fox Chase subdivision. The developer agreed to sell the Town approximately one half (1/2) acre of additional property for the pump station in exchange for seven (7) Sewer Capital Contribution Fees with a total value of

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\$25,900. The acquisition by exchange of CCFs would be a credit toward a future phase of Fox Chase subdivision's CCFs. (Copy attached.)

A motion was made by Councilmember Stambolitis and seconded by Councilmember Williams to approve First Reading of an Ordinance to acquire property on Shore Road as stated. Councilmember Williams confirmed that the acquisition would be an exchange of CCFs as a credit. The motion was unanimously carried.

5. **First Reading of an Ordinance Limiting Lane Closures on US 1 and Highway 378 and SC 6:** At the January 22, 2018 Work Session, Council discussed the passage of an Ordinance intended to give Town Officials authority on all lane closures associated with new building construction within the Town limits along US 378, US 1 and SC 6. While the South Carolina Department of Transportation (SCDOT) issues permits that allow for lane closures between 9:00 a.m. and 4:00 p.m. in many cases contractors have exceeded these times. By granting Town staff the authority to approve all closures along these routes it will help to address some of the traffic issues. The suggestion was made that no more than a two hour temporary lane closure be permitted during daytime and any lane closure requiring a lengthier amount of time would be required to be after 7:00 p.m. and before 6:00 a.m.

A motion was made Councilmember Carnes and seconded by Mayor MacDougall and all the Councilmembers to approve First Reading of an Ordinance Limiting Lane Closures on US 1 and Highway 378 and SC 6 as stated. Councilmember Carnes added that this ordinance would empower Town Staff to do something that they have not had the power for in the past. He added that SCDOT has the primary authority over contractors but this will shift some authority to the Town to prevent some of the chaos everyone has lived through in these areas. Councilmember Williams stated if they could, Council would adjourn and make the final vote on this item tonight. The motion was unanimously carried.

6. **Lexington School District One Educational Foundation Contribution Request:** During the January 22, 2018 Council Work Session, Ms. Julie Washburn, Executive Director, Lexington School District One Education Foundation, submitted a contribution request for a \$2,500 Diamond Sponsorship for the annual "Celebration of Excellence in Education" event to be held February 28, 2018 at the Brookland Banquet and Conference Center. Council has budgeted \$1,000 for this annual event since March 2004. The event spotlights the academic top 10% of seniors from each of the five high schools in the district. (Copy of request letter attached.)

A motion was made by Councilmember Williams and seconded by Councilmember Stambolitis to approve the budgeted contribution of

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\$1,000 this year and raise the budgeted amount next year to \$2,500. The motion was unanimously carried.

7. **Boards and Commissions Application:** Ms. Lisa Gibson submitted a Boards and Commissions Application and indicated an interest in serving on the Board of Zoning Appeals. Ms. Gibson is a Town resident and currently serves as a member of the Planning Commission. (Copy of application attached.)

A motion was made by Councilmember Baker and seconded by Mayor Pro-Tem Livingston to approve the appointment of Ms. Lisa Gibson to the Town's Board of Zoning Appeals. Councilmember Maness requested that the appointment become effective after the Planning Commission's February meeting in order to have Ms. Gibson's input on an item that was returned to the Planning Commission tonight. Mayor Pro-Tem Livingston stated that Ms. Gibson does not get married until March 24th. After consulting with Mr. Hanson, it was determined that the effective date would be March 2018. Mayor MacDougall wished to explain that Ms. Gibson will marry Planning Commission Chairman Keith Frost, therefore, Ms. Gibson could stay on the Planning Commission until after the wedding, making the effective date April. The motion was unanimously carried.

8. **Pilgrim Point Street Lights:** In accordance with the Town's Residential Street Light Ordinance, the Pilgrim Point Homeowner's Association requested that the Town again pay a pro rata share of their streetlight bill. There are 48 lots in Pilgrim Point and the Town Ordinance stated that the Town would be responsible for one (1) street light per six (6) lots, which equals eight (8) lights. The total requested amount is \$1,669.00 (17.39 x 8 x 12). Funds would come from the Transportation Budget. (Copy of request letter attached.)

A motion was made by Councilmember Maness and seconded by Councilmember Stambolitis to approve a pro rata share of Pilgrim Point Street Lights as stated totaling \$1,669.00. Town Administrator Poole confirmed that the Town pays for all neighborhood street lights in Town and since Pilgrim Point is a private gated subdivision the Town policy allows for a pro rata shared cost which has to be requested each year. The motion was unanimously carried.

ANNOUNCEMENTS

Mayor Pro-Tem Livingston made the following announcements: (1) She expressed the Town's thoughts and prayers for the passengers of the Amtrak train that crashed in Pine Ridge this past weekend. The Town would also like to thank the many First Responders and Law Enforcement Officers from across Lexington that assisted at the scene. Please keep them in your prayers. (2) On behalf of all the Councilmembers – she thanked Mayor MacDougall for The State of the Town Address. As pointed out in

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the video – the Town has accomplished a lot – and there is still a lot to do. She also thanked Town citizens, because so many work behind the scenes every day to make Lexington a better place. (3) She congratulated Mayor MacDougall for being named one of the 50 Most Influential People by Columbia Business Monthly Magazine for the 5th straight year. The publication recognizes those who have made the most impact on the State and the region. Mayor MacDougall serves in a leadership role on many Government groups, committees, and Boards and at these meetings - he never misses an opportunity to brag about Lexington! (4) She wished Councilmember Ted Stambolitis a belated Happy Birthday. He celebrated his birthday this past Friday. (5) The Board of Zoning Appeals and the Traffic Committee will not meet in February, but will meet again in March. (6) The Special Olympics will host the Lake Murray Polar Plunge – this Saturday, February 10th from 11:00 to 1:00 at Lake Murray on the Lexington side. The Lexington Police Department has a team – so come out and enjoy a great event. (7) Also on Saturday is the Friends of the Lexington Library Father Daughter Dance – from 6:30 to 9:30 at Lexington High School. Tickets can only be purchased on-line at lmlfriends.org. (8) The new date for the Lexington Blowfish Chili Cookoff is this Sunday, February 11th at the Icehouse Amphitheater from 12:00 to 5:00. Tickets are \$10.00 and may be purchased at the Blowfish office on Main Street or on the Blowfish web site. Proceeds benefit our First Responders, 911 Remembrance Foundation of SC, and the Town of Lexington’s “Adopt A Cop” program. (9) Friends of the Lexington County Museum will host their Annual Gala on February 17th from 6:00 to 10:00 in the Municipal Complex Conference Center. Tickets are \$60 and may be purchased at the Museum or on-line at www.lexingtoncountymuseum.org. (10) Town Hall will be closed on Monday, February 19th in observance of Presidents’ Day. (11) The next Council Work Session will be Tuesday, February 20th in the Eli Mack Room. (12) The Planning Commission will meet on February 21st at 8:00 a.m. in the Council Chambers. Mayor Pro-Tem Livingston thanked everyone for watching their Town Council in action tonight.

Councilmember Maness (1) Thanked Planning Commission Chair Keith Frost, Planning Commissioner Jeannie Michaels and Historic Preservation Chairman Chuck Corley for being in attendance tonight. (2) Thanked her fellow Councilmembers for wearing red tonight in honor of February being Heart Health Month. She added that President Lyndon Johnson designated the first Heart Health Month in 1964.

Councilmember Baker (1) He announced the opening of the newest restaurant in Lexington, *Alodia’s Cucina Italiana*, located at 101 West Main Street, in front of the Town’s Icehouse Amphitheater. (2) He encouraged citizens to wear their seatbelts. He stated that a passenger was ejected from their car during a collision this past weekend in which the passenger died. He stated that the car is currently at his business and from looking at the car, that passenger should not have died. He asked everyone to buckle-up, it’s the law, and it may save your life.

NEWS MEDIA QUESTIONS: None.

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PUBLIC COMMENTS: None.

ADJOURNMENT

Mayor MacDougall thanked the Council members and citizens for attending the Council meeting. He thanked those at home for viewing the Council meeting on Channel 2 and it will also be replayed several times during the week.

Mayor MacDougall stated that without an objection from Council, he would declare the meeting adjourned. The Regular Council meeting was adjourned at 7:56 p.m.

Respectfully submitted,

Becky P. Hildebrand, CMC
Municipal Clerk

APPROVED:

Steve MacDougall
Mayor

FOIA COMPLIANCE – Public notification of this meeting was published, posted and mailed in compliance with the Freedom of Information Act and the Town of Lexington requirements.