

MINUTES
Town of Lexington
Executive Session and
REGULAR COUNCIL MEETING
March 6, 2017

Town Council held an Executive Session at 5:30 p.m. followed by the Regular Council meeting at 6:30 p.m. in the Council Chambers on March 6, 2017. 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, Planning, Building and Technology Director John Hanson, 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, Assistant Municipal Clerk Karen Hanner, and Municipal Clerk Becky Hildebrand.

There were approximately fifty (50) citizens present for the Council meeting and three 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. Pastor Kevin Thumpston, Watershed Fellowship Church, Lexington, gave the invocation. Councilmember Williams led in the Pledge of Allegiance. Mayor MacDougall called the meeting to order at 6:36 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 Councilmember Williams and seconded by Mayor Pro-Tem Livingston to go into *Executive Session*. The motion was unanimously carried by all those present. (Councilmember Stambolitis was absent for the vote.) Council adjourned from *Executive Session* at 6:22 p.m. after a motion was made by Councilmember Williams and seconded by Councilmember Baker. 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: three contractual issues regarding engineering services, service with another jurisdiction and discussion of possible donation. No vote was taken. A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Baker to ratify Mayor MacDougall's *Executive Session* report. The motion was unanimously carried.

DELETIONS ON AGENDA: None.

APPROVAL OF MINUTES: A motion was made by Councilmember Maness and seconded by Councilmember Stambolitis to approve the minutes for Council's Work Session held on February 21, 2017 as submitted. The motion was unanimously carried.

PRESENTATIONS

1. **Proclamation Commending Lexington School District One for Support of Special Olympics and Recognizing Lexington High School for Being Named a National Banner Unified Champion School – Councilmember Kathy Maness:** Councilmember Maness read a Proclamation commending Lexington One School District and Lexington High School for their support of Special Olympics and for being named the first National Banner Unified Champion School in the state. (Copy of Proclamation attached.) She welcomed Ms. Melissa Rawl, Principal of Lexington High School, Ms. Kim Watson, teacher, Ms. Lauren Cunningham, student and several athletes. Councilmember Maness introduced a video of the students that originally aired on ESPN. She added that this was a very big deal for the school and the athletes.

Ms. Melissa Rawl thanked the Mayor and Council for recognizing the students. She thanked Kim Watson and Dan Crowley for putting this together and getting the national convention to Lexington High School. She stated that it was very exciting and the best day of her career. She added that it was a feeling of warmth among rival high schools and the entire student body came together to care about others.

Ms. Lauren Cunningham stated she enjoyed being a part of the Unified Program since she was in the 9th grade. She added that last year she became part of the Unified Partners PE Class where they help the Special Olympic athletes get ready for their event. She stated that the students have become some of her best friends and she will miss them when she graduates this year. Councilmember Maness thanked Lauren and added that it has been a joy to watch her grow up.

2. **Corley Mill/Sunset Boulevard Gateway Corridor Presentation – Town Administrator Britt Poole:** (Copy of slide presentation attached.) Mr. Poole stated that two items are on the agenda tonight as a follow up to his presentation. The presentation is divided into two sections: a discussion regarding the TIF followed by how the funds were be spent. He described a TIF (Tax Increment Financing) as a locked in piece of property with its current tax rate plus improvements which is used for a particular project. It does not change the tax amount, it only assigns it to a project. Mr. Poole gave an overall funding summary of the Corley Mill Gateway project and proposed TIF District and Town Hospitality Taxes estimated at \$25,631,373. The Corley Mill District is approximately 3400 acres from Highway 6 to Highway 378. The TIF District consists of 260 acres and is composed of four parcels. Today's taxable rate on the four parcels is \$12,000 and in 20 years it would

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generate \$240,733. A private investment development is proposed for a portion of the TIF District to include a conservation easement, assisted living, commercial sites, and 206 single family lots. Mr. Poole gave a breakdown of the investment value over 20 years, assuming 100% participation from the Town (\$10.7M) and County (\$11.1M) and 28.76% participation from the Lexington School District One (\$3.7M) on commercial properties. Mr. Poole gave an overview of the US 378/Corley Mill Corridor Improvement Project which is projected into 2040. The project was originally identified as a Hospitality Tax project in the amount of \$7.5M. He added that the Traffic Study was large in scope in order to avoid a “band-aid” for the short term. The study area includes 20 intersections which encompasses an area that is large enough to not fix one area and push the problem to another section. Seven alternatives were offered, but three had the results required into 2040. Many traffic counts were conducted which resulted in 57,000 vehicles at Corley Mill and US 378 which is 12,000 in a two year period. It is estimated that by 2040, 81,000 vehicles will travel the same intersection. I-20 today has approximately 80,000 vehicles in 12 hours. Mr. Poole stated that the Town is planning for a surface roadway that has more vehicles than I-20 in a 12 hour period. The Federal Highway Administration’s Cost-Benefit Analysis formula was used to determine which of the three plans provides the best level of service and more bang for the buck. An F grade is the worst and an A is great but is seldom obtained except on roads that do not have much traffic. B, C, and D grades are the goal and provide no delays or minimal delays. Alternate 7 provides the best results 20 years out. Mr. Poole described the project including a new road starting on Corley Mill Road, across I-20 and tie into Davega Road and allow people headed to West Columbia to take a right onto I-20. It provides access to all the businesses and a solution to the Riverchase congestion. Mr. Poole demonstrated the flow of traffic with Alternate 7 by using a Synchro animation map. He added that the current project underway at Ginny Lane will tie into the proposed project. Mr. Poole stated that it is suggested to divide the project into two phases with an anticipated completion date of 2022.

Councilmember Stambolitis asked if the road that ties into Devaga is a one way road. Mr. Poole responded that it would be a two way road.

Mayor MacDougall requested clarification of the traffic counts. He clarified that the 57,000 count on US 378 was 2015 numbers, which was an increase of 12,000 from two years ago, so could he assume that 12,000 could be added to the 2015 count for a current total. Mr. Poole stated that he was not sure if that would be a fair assumption because during that time four new schools were opened so the counts may not continue to jump by 12,000 each year. He stated there were also other factors and the intersections were failing prior to that time. He agreed that the counts today would be in excess of 57,000.

VISION PLAN UPDATE

Mayor MacDougall stated that everyone was excited to kick off the 2017 season at the Icehouse Amphitheater. Last week Meals on Wheels March for Meals was kicked off. This week features the Lexington School District One Art Showcase and the St.

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Patrick's Day Parade and Carnival. Later this money is the Friends of the Main Library Children's author reading. In April the Town will launch Lexington Live Six-Week Concert Series and the Lexington Wine Walk will be back in May. For more information on these events or for a full calendar of events, visit www.icehouseamphitheater.com.

TRAFFIC UPDATE

Mayor Pro-Tem Livingston gave the traffic update: (1) The Phase-1 Adaptive Traffic Signal Project is nearing the end with all new signals becoming fully adaptive by the end of April. (2) The St. Patrick's Day Parade will be held this Sunday at 3:00 p.m. and there will be lane closures that affect the downtown area. The next Traffic Committee meeting will be Wednesday, March 8, 2017, at 8:00 a.m. in the Third Floor Conference Room at Town Hall. Citizens were encouraged to call 359-1027 if they were aware of a traffic signal issue, unsafe roadway situations, or a pothole that needs repair.

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 #4496-02-117 located at 108 Tom Corley Place.
2. Final Reading of an Ordinance for a Mid-Year Budget Adjustment

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

OLD BUSINESS

1. A motion was made by Councilmember Maness and seconded by Councilmember Williams to **approve Final Reading of an Ordinance Annexing Lexington County Tax Map #4496-02-117 located at 108 Tom Corley Place**. The motion was unanimously carried.
2. A motion was made by Councilmember Stambolitis and seconded by Councilmember Baker to **approve Final Reading of an Ordinance for a Mid-Year Budget Adjustment**. The motion was unanimously carried.

NEW BUSINESS

1. **Corley Mill Redevelopment Plan:** Tax Increment Financing (TIF) is a potential funding source for additional traffic improvements in the Corley Mill/Sunset Boulevard corridor. In order to issue TIF Bonds, the Town must follow State law to establish a TIF District. The requirements include in part the following:

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- Town must prepare a redevelopment Plan (Copy attached.)
- The TIF District must qualify as a “blighted area”, a “conservation area”, an “agricultural area”, or some combination of these categories.
- TIF funding may be used only for capital improvements.
- All projects financed with TIF funding must be “publicly owned”.
- The participation of the overlapping tax districts requires their consent.

The Corley Mill Redevelopment Plan is now complete and includes estimated project costs and revenues. The overlapping taxing districts must be given forty-five (45) days to review the plan prior to the required public hearing (notice of the hearing must be published fifteen (15) days in advance). If the overlapping taxing districts do not raise any objections during the review period, they are assumed to have consented to the plan. Otherwise, an agreement can be entered into for the level of participation from each entity. The Redevelopment Plan will be formally delivered to the overlapping tax districts for their review and comment once approved by Town Council. Budget and Finance: TIF financing utilized the growth in property values (the “increment”) within the District to provide funding for TIF Bonds. Funds from the TIF Bonds will be used in conjunction with Hospitality Tax revenue to implement comprehensive traffic improvements in the Corley Mill/Sunset Boulevard corridor.

A motion was made by Mayor MacDougall and seconded by Councilmember Carnes for approval of the Corley Mill Redevelopment Plan for formal presentation to overlapping taxing districts. Councilmember Stambolitis applauded Council and Staff for their hard work and research to find funding for this issue to move forward with road improvements. Councilmember Williams asked Staff if they could get the traffic counts from SCDOT for traffic that turns left onto Corley Mill Road from Lake Murray. He added that he frequently travels that way and it does affect the traffic in Lexington. Mayor MacDougall stated that the count could be obtained. The motion was unanimously carried.

2. **First Reading of an Ordinance to Establish the Corley Mill/Sunset Boulevard Gateway TIF District:** (Copy attached.) Upon approval of a Redevelopment Plan, a TIF District is established by adoption of an Ordinance. After establishment of the TIF District, the Town can issue TIF Bonds to fund redevelopment projects. The TIF Ordinance incorporates elements of the Redevelopment Plan and covers all the requirements of State law. After First Reading and formal delivery of the plan to the overlapping taxing districts, a forty-five (45) day review period must be observed prior to the required Public Hearing (notice of the hearing must be published fifteen (15) days in advance). The Redevelopment Plan will be formally delivered to the overlapping tax districts for their review and comment and any resulting agreements with overlapping taxing districts must be adopted by Ordinance.

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A motion was made by Councilmember Carnes and seconded by Councilmember Stambolitis to approve First Reading of an Ordinance to establish the Corley Mill/Sunset Boulevard Gateway TIF District. The motion was unanimously carried.

3. **First Reading of an Annexation of Lexington County Tax Map #3420-01-041 located at 105 Pilgrim Point:** Linda and George Gee own a lot located at 105 Pilgrim Point Drive and petitioned to annex the property. A single family home is being constructed on the site. Properties in Town near this one are zoned Protected Residential (PR). Pilgrim Point Drive and Pilgrim Point Court are classified as RL-6 Roads. The Planning Commission reviewed this annexation during their February meeting and recommended the same zoning and road classification for this property.

A motion was made by Councilmember Williams and seconded by Councilmember Maness to approve First Reading of an annexation of 105 Pilgrim Point, Lexington County Tax Map #3420-01-041. The motion was unanimously carried.

4. **First Reading of an Annexation of Lexington County Tax Map #'s 4200-09-030, 028, 045, 099 and 006 located at 1205 Old Cherokee Road:** Mt. Horeb United Methodist Church owns 87.7 acres on five parcels located at 1205 Old Cherokee Road and petitioned to annex the property. Properties in Town near this property are zoned Protected Residential (PR) and Protected Residential 2 (PR2). Old Cherokee Road is classified as a Collector Road and Foxglen Road has not been classified. The Planning Commission reviewed this annexation during their February meeting and recommended Limited Commercial (LC) zoning for the properties. The Commission also recommended that the classification of Old Cherokee Road remain the same and recommended classifying Foxglen Road as a Local Road.

A motion was made by Councilmember Baker and seconded by Councilmember Williams to approve First Reading of an annexation at 1205 Old Cherokee Road, Lexington County Tax Map #'s 4200-09-030, 028, 045, 099 and 006. The motion was unanimously carried.

5. **First Reading of an Annexation of Lexington County Tax Map #5497-02-013 located at 5205 Augusta Road:** George Lynn Addy owns 3.8 acres located at 5205 Augusta Road and petitioned to annex the property. A small office is located on the property. Properties in Town near this property are zoned General Commercial (GC) and High Density Residential (HDR). Augusta Road is classified as an Arterial Road and Carlen Avenue is classified as a Local Road. The Planning Commission reviewed this annexation during their February meeting and recommended General Commercial (GC) zoning for the property and recommended that the road classifications remain the same.

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A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Carnes to approve First Reading of an annexation at 5205 Augusta Road, Lexington County Tax Map #5497-02-013. The motion was unanimously carried.

6. **First Reading of an Annexation of Lexington County Tax Map #5300-02-036 located at 309 Barr Road:** The South Carolina Department of Education owns 10.3 acres located at 309 Barr Road and petitioned to annex the property. A school bus maintenance facility is located on the site. Properties in Town near this property are zoned Limited Commercial (LC). Barr Road is classified as a Collector Road and Satcher Road is classified as a Local Road. The Planning Commission will review this annexation during their March meeting to provide a recommendation on zoning and road classification for this parcel.

A motion was made by Councilmember Maness and seconded by Councilmember Williams to approve First Reading of an annexation at 309 Barr Road, Lexington County Tax Map #5300-02-036. Councilmember Carnes stated that the map did not indicate that the property is adjacent to Town property. Town Administrator Poole responded that the map was probably not updated from an annexation last month of the Recreation Commission property which is on the same side of street. Mayor MacDougall stated that the property backs up to the Town Dog Park. The motion was unanimously carried.

7. **Meals on Wheels Program Donation:** The Lexington County Recreation and Aging Commission's Council on Aging Program requested support from the Town of Lexington to heighten awareness of the circumstances that face many of Lexington County's aging individuals and to support the Meals on Wheels program. (Request letter attached.) In 2015 and 2016, Council voted to donate \$500 to the Meals on Wheels Program.

A motion was made by Councilmember Stambolitis and seconded by Councilmember Carnes to approve a \$500 contribution to the Meals on Wheels Program as stated. The motion was unanimously carried.

8. **Boards and Commissions Council Liaison Appointments:** Council Liaisons to Boards and Commissions are made for two year terms following elections. At the February 21, 2107 Work Session, Mayor MacDougall and Council recommended the following reappointments and/or changes:

Central Midlands COG Board	Mayor MacDougall Alternate: Mayor Pro-Tem Livingston
Lex Jt Water & Sewer Comm Board	Mayor MacDougall Alternate: Councilmember Williams
Lex Chamber Board (Ex-Officio)	(Chamber discontinued.)
Accommodations Committee	Councilmember Carnes

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Advisory Committee	Alternate: Councilmember Maness
Board of Appearance Review	Councilmember Stambolitis
Board of Zoning Appeals	Councilmember Stambolitis
Building Codes Board of Appeals	Councilmember Baker
Historic Review Board	Councilmember Maness
Planning Commission	Councilmember Baker
	Councilmember Maness
Traffic Committee	Alternate: Councilmember Williams
	Mayor Pro-Tem Livingston
	Alternate: Councilmember Carnes

A motion was made by Councilmember Carnes and seconded by Councilmember Baker to approve the appointments with one amendment. Councilmember Carnes recommended that Councilmember Williams be appointed as the Alternate Liaison to the Traffic Committee because he had a conflict with the meeting time. The motion was unanimously carried.

ANNOUNCEMENTS

Mayor MacDougall wished Councilmember Williams Happy Birthday today.

Councilmember Williams thanked everyone for the birthday wishes and to Mrs. Williams' kindergarten class who sang Happy Birthday to him this morning. He gave the following announcements: (1) Trash and recycling has a new five day schedule. Everyone should have received their Advanced Disposal schedule and it was also on Town Topics and post cards were mailed. If you experience any problem with the new schedule, call the Town's Parks and Sanitation Department at 359-1027. (2) He thanked everyone who read to students last week for Dr. Seuss Day. He read to 4K students and Mayor Pro-Tem Livingston read to 4th graders at Lexington Elementary School. (3) The Traffic Committee will meet on March 8th at 8:00 a.m. in the 3rd floor conference room. (4) On March 9th, Lexington District One will host Main Street Arts Showcase at the Icehouse Amphitheater starting at 6:00 p.m. Mayor MacDougall will read a Proclamation declaring March as Arts in School month. There will also be performances from four of the District's high schools. High School art can be viewed at the Artwalk which will be displayed at the following locations: Cribb's Sandwich Shop, Blowfish on Main, Keg Cowboy, LAC Art Gallery, Craig Reagin and Old Mill Brew Pub. (5) On March 12th, the second annual St. Patrick's Day Parade will be hosted by the Lexington County Blowfish on Main Street at 3:00 p.m. There will also be a carnival from 1:00 to 5:00 p.m. at the Icehouse Amphitheater along with performances by the Irish Step Dancers and the 282nd Army Band. (6) On March 16th, the Lexington Chamber will host their 8th annual Oyster Roast and St. Patrick's Day Party from 6:00 to 10:00 p.m. at the Icehouse Amphitheater featuring Tokyo Joe. Tickets are \$50 in advance and may be purchased at the Chamber's website. (7) Council will meet again on March 20th for Council's Work Session at 6:00 p.m. in the Eli Mack Room. (8) The Planning Commission will meet on March 22nd at 8:00 a.m. in the Council Chambers.

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(9) On March 25th, Friends of Lexington County Museum Gala “*Celebrating Lexington’s Agricultural Heritage*” will be held in the Lexington Municipal Complex at 6:00 p.m. Proceeds benefit restoration to the Daniel Koon House and the enhancement of exhibits at the museum. Tickets can be purchased online at www.lexingtoncountymuseum.org or by calling the museum at 803-359-8369. (10) On March 27th, The Friends of the Lexington Main Library will host “*Meet the Author*” book signing at the Icehouse Amphitheater at 6:30 p.m. All ages are invited to meet Rob Buyea, the award winning author of the Mr. Terupt series. (11) The Town and the Lexington County Recreation and Aging Commission will bring back the Flashlight Easter Egg Hunt and Carnival on March 31st from 6:00 to 8:30 p.m. at the Gibson Road Soccer Complex. Tickets are \$5.00 and can be purchased at www.lcrac.com. Proceeds benefit the Meals on Wheels program. He thanked the citizens for watching the Town Council meeting tonight.

Councilmember Maness welcomed visitors to the Town from Advanced Ed Committee who are in town for the District’s accreditation. She added that the educators are from all over the country and it is a great opportunity to show off our wonderful schools.

NEWS MEDIA QUESTIONS: None.

PUBLIC COMMENTS

Mr. Michael Weaver, 947 Battenkill Court, commented that the Hospitality Tax allows the funds to be used for roads that provide access to tourists. He did not know if the Town’s project is perceived to be a tourist attraction with \$18M coming from the TIF District and \$7.5M from H-tax. Town Administrator Poole responded that the entire project is appropriate for H-tax. Mayor MacDougall stated that Corley Mill Road ends up on Highway 6 at the largest man-made lake in North America which is a pretty good tourist attraction. Mr. Weaver added that he was challenged the last time he appeared before Council regarding trout in the Saluda River and he could now testify to that fact. He stated that he lives off Corley Mill Road and they love this area and he understands that people want to come here, and he wanted to know if there was estimate of how many neighbors the TIF District would generate or how many more cars on the road. Mr. Poole stated that the impact of future development as he described in his presentation was taken into consideration at a rate that matches our growth rate, not a general state number. He added that 500 proposed residential units was used to help generate the traffic numbers. Councilmember Williams stated that at the School Board meeting, Mr. Salters commented that there were 9,000 projected sites between Highway 378 and Highway 6 just on Corley Mill Road based on the School District data.

Ms. Seema Shrivastava, stated that the Corley Mill Road Project would impact their convenience store and Hardees at Ginny Lane and Highway 378 as well as their BP station at Highway 6. She thanked the Mayor and Transportation Director Edwards for working with them because the Corley Mill Road project will impact their businesses. When the Town wanted to annex her father was the first person to build and since the Town could not build all the way down Highway 378 he agreed, but he never asked for

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anything, he did it for the common good. She did not think it was fair to impact their business to a detriment. She wished to go on record to say that they are not good with the new project. She added that this Council was the best pro-business and she thanked them. Mayor MacDougall responded that the Town does not want to be a detriment to any businesses and they want to improve the flow of traffic in that area so people can enter the businesses easier than they do now.

Councilmember Carnes asked if there are projected traffic counts for the convenience store and Hardees on Highway 378 and what assumptions were made regarding that area. Mr. Poole responded that he did not have those numbers. Ms. Shrivastava stated the decision was made on something else because access was going to be taken away from them on Ginny Lane. She added that consumers will not come through because they are about convenience. She understands the traffic flow and they are going to get a traffic study done. She stated that Staff is working with her, but 80% of their customers come in that access. Mayor MacDougall stated “not necessarily”. Mayor Pro-Tem Livingston stated that she almost gets killed there every day. Ms. Shrivastava responded that if she put a home next to their home to devalue it, they would have the same problem. She added that there are three different phases to the project: improvements on Ginny Lane; overpass and traffic coming from the hospital; traffic routing around TD Bank off Corley Mill Road and all the traffic is routed away from their business. She stated that they also have trucks entering their business. She added that the studies and the engineers are at her expense. She agreed that traffic needed to improve but not being hit from three different directions.

Mayor MacDougall stated that the Town is committed to continue to work with Ms. Shrivastava. He added that the Town is in a tough situation and stepping forward to fix something that the Town should not be involved in. He stated that the State, the County, and the School Board should have stepped up to fix this problem.

Councilmember Stambolitis asked if the Town could help with Ms. Shrivastava’s expenses. Mayor MacDougall stated that the Town has a top grade engineer in house that can handle most of the engineer work. Councilmember Stambolitis agreed that the Town would find a way to help and not hurt her business.

Councilmember Maness thanked Ms. Shrivastava for coming and added that she had heard some great things from her brother about her. She thanked Ms. Shrivastava for her business and she hopes the Town can help so everyone will be a winner.

Councilmember Baker thanked the citizens for their engagement and being involved because it matters.

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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 called for a motion to adjourn the Council meeting. A motion was made by Councilmember Williams and seconded by Councilmember Maness to adjourn the Council meeting. The Regular Council meeting was adjourned at 7:42 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.