

MINUTES
Town of Lexington
Executive Session and
Council Work Session

April 16, 2018

1

Town Council held an Executive Session followed by a Saxe-Gotha Lexington Public Facilities Corporation Board Meeting, a Special Council Meeting and a Work Session on April 16, 2018 at 5:30 p.m. in the Eli Mack Sr. Room located at 111 Maiden Lane, Lexington, South Carolina. The meetings were attended by: Mayor Steve MacDougall, Councilmembers Kathy Maness, Todd Carnes, and Steve Baker. Mayor Pro-Tem Hazel Livingston and Councilmember Ron Williams were absent.

Staff members present were: Town Administrator Britt Poole, Assistant Town Administrator Stuart Ford, Municipal Attorney Brad Cunningham, Transportation Director Randy Edwards, Planning, Building and Technology Director John Hanson, Economic Development Johnny Jeffcoat, Utilities and Engineering Director Allen Lutz, Parks and Sanitation Director Dan Walker, Assistant Parks and Sanitation Director Johnny Dillard, Special Projects Manager Wesley Crosby, Events and Media Coordinator Jennifer Dowden, Assistant Municipal Clerk Karen Hanner, and Municipal Clerk Becky Hildebrand.

There was one (1) citizen present and no members of the news media were present.

OPENING STATEMENT

Mayor MacDougall welcomed everyone to the Council Work Session. He read an opening statement to explain the procedures of a Council Work Session which stated: *“Work Sessions are less formal business meetings that enable Council to obtain and discuss information regarding Town issues from Staff members and/or consultants. Like Regular Council Meetings, citizens are encouraged to attend and observe Work Sessions; however, they do not include Public Hearings, but do allow for public comment at the end of the Work Session unless otherwise called on by Council. Council does not take an action vote on items during a Work Session other than to vote to place an item on Council’s next Regular Council Meeting agenda for consideration and an official vote. Council Work Sessions are not tape recorded, but Minutes are taken and posted on the Town’s web page following approval of Council.”*

MINUTES
COUNCIL WORK SESSION
April 16, 2018

EXECUTIVE SESSION, INVOCATION, PLEDGE OF ALLEGIANCE and CALL TO ORDER

The Executive Session, Invocation and Pledge of Allegiance were held during the Special Council meeting. (See separate Minutes.) Mayor MacDougall called the Council Work Session to order at 6:39 p.m.

DELETIONS ON AGENDA: None.

APPROVAL OF MINUTES: A motion was made by Councilmember Baker and seconded by Councilmember Maness to approve the minutes for Council's regular meeting held on April 3, 2018 as submitted. The motion was unanimously carried by all those present (4).

PRESENTATIONS: None.

BUSINESS ITEMS: (For Discussion and Recommendation for Council's May 7, 2018 Regular Council Meeting.)

1. **Update to the Town's Flood Damage Prevention Ordinance – Planning, Building and Technology Director John Hanson:** After an exhaustive review and public comment period FEMA completed an update of the Lexington County flood maps. The new maps are set to go into effect on July 5, 2018. As a result, the Town is required to update its Floodplain Management Ordinance to adopt the new maps. The updated ordinance also contains two minor corrections recommended by the SCDNR Flood Mitigation Program. Updating this ordinance is required for the Town to continue to participate in the FEMA Flood Insurance Program. (Copy attached.)

A motion was made by Councilmember Maness and seconded by Councilmember Carnes to place the Town's updated Flood Damage Prevention Ordinance on Council's May 7, 2018 agenda for consideration. Mayor MacDougall stated that he had recently received a letter from FEMA commending the Town of Lexington for our efforts put forth in implementing the Flood Plain Management measures. The motion was unanimously carried by all those present (4).

2. **Boards and Commissions Application – Municipal Clerk Becky Hildebrand:** The Town received an application from Mr. Jarrett Harrelson who expressed an interest in serving on the Planning Commission. Mr. Harrelson is a Town resident.

A motion was made by Councilmember Baker and seconded by Councilmember Carnes to place the item Council's May 7, 2018 agenda for consideration. Councilmember Maness questioned if Mr. Harrelson had the qualifications to serve on the Planning

**MINUTES
COUNCIL WORK SESSION**

April 16, 2018

Commission and possibly he could serve on another committee. She added that there was nothing against Mr. Harrelson, but the Planning Commission members need particular experience and background to make very critical recommendations to Council regarding growth, zoning and planning. Councilmember Maness confirmed that the other Councilmembers did not know Mr. Harrelson either. Mayor MacDougall confirmed that Mr. Harrelson lived in Town and that he confirms zoning issues with his job. Mr. Poole stated that in the past, Council has placed someone on Board of Zoning for a number of years then move to the Planning Commission. Mr. Hanson confirmed that there were vacancies on Board of Zoning. Councilmember Baker confirmed that the request was to place it on Council's next agenda for consideration. Councilmember Maness suggested to hold off on the decision until Mayor Pro-Tem Livingston and Councilmember Williams could be present to see if they know the applicant. Ms. Hildebrand clarified that the origin of the request came from Planning Commissioner Frank Berry. Mayor MacDougall called for the vote. The motion to place the request on Council's May 7, 2018 agenda for consideration carried with a vote of three (3) in favor and one (1) opposed (Maness).

- 3. Amendment to Façade Grant Eligibility Requirements – Special Projects**
Manager Wesley Crosby: Council previously discussed amending the Façade Grant Program eligibility requirements to include new construction facades (maximum \$10,000) for projects in the downtown TIF District which is located inside the Façade Grant Program area. (Map attached.) During Council's April 3, 2018 meeting the item was removed from the agenda for further discussion.

Mayor MacDougall stated that Council did decide on April 3, 2018 that they would go another route. Mr. Poole stated that he was asked to do some research which he presented to Council. (Copy attached.) He added that he wanted to make sure that Council understood that what he presented was in no way all inclusive. He stated that part of the problem in obtaining the information from his colleagues around the state is that they don't want to talk about what they do to attract businesses because it's the one thing they all compete with other cities. Mr. Poole stated that he did get several good examples including Myrtle Beach, Goose Creek, York, and Hartsville. Myrtle Beach has a \$2 Million maximum called a "credit program" of which the business can use when needing to pay any type of fee. Most programs have some type of restrictions as to where it applies, a certain type of business, a discounted rate on impact/development fees and other fees, or other restrictions added by Council. He added that Goose Creek has a special blighted area they use for incentives. Mr. Poole stated that one gives a discount on H Tax which initially doesn't appear to follow the law, but the details indicate that an H Tax is awarded and can only be spent for those

**MINUTES
COUNCIL WORK SESSION**

April 16, 2018

things allowed under the H Tax law. He added that one city even uses Accommodations Tax. Mr. Poole stated that York does up to 100% of infrastructure that needs to be done. He was not sure how they could afford to do it. He added that Hartsville has a special exception which basically says they will do all the previous items listed, plus anything else that Council requests. He knows there are other cities that have programs but they were not very open about discussing them.

Councilmember Carnes asked if “impact fees” named under Hartsville was a specific fee. Mr. Poole responded that it was probably CCF’s but it could be another type of impact fee.

There being no further questions, Mayor MacDougall stated that they would move to the next item. No action was taken.

4. **State Revolving Loan Fund Resolution – Assistant Town Administrator Stuart Ford:** The permanent tie-in of the I-20 Sewer System to the town’s Regional Sewer System requires the construction of a new pump station on the site of the I-20 Lagoon. The State Revolving Loan Fund Program offers loans at low rates and up to 30 year amortization for qualifying projects. In order to proceed, Town Council must authorize by Resolution the completion and submittal of an application for project funding to the SRF for the I-20 Pump Station and Lagoon Close-Out.

A motion was made by Councilmember Maness and seconded by Councilmember Baker to place the request on Council’s May 7, 2018 agenda for consideration to approve a Resolution to authorize completion and submittal of a State Revolving Loan Fund application as stated. The motion was unanimously carried by all those present (4).

FOR YOUR INFORMATION

1. **Emergency Procurements First Quarter 2018 – Assistant Vice Director Stuart Ford:** Council was provided a summary of emergency purchases made in the First Quarter of 2018 and were asked to accept it as information and direct the summary to be recorded in the minutes of this Work Session.

COUNCIL/STAFF COMMENTS: None.

PUBLIC COMMENTS

Mayor MacDougall welcomed Town Council Candidate Mr. Bennett Casto.

ADJOURNMENT: There being no objection from Council, Mayor MacDougall adjourned the Council Work Session at 6:52 p.m.

MINUTES
COUNCIL WORK SESSION
April 16, 2018

Respectfully submitted by:

Becky P. Hildebrand, CMC

APPROVED BY:

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.