

MINUTES
Town of Lexington
Executive Session and
Special Council Meeting
December 20, 2012

Town Council held an Executive Session and a Special Council Meeting on December 20, 2012 at 11:30 a.m. in the Council Chambers located at 111 Maiden Lane, Lexington, South Carolina. The meetings were attended by: Mayor Randy Halfacre, Mayor Pro-Tem Hazel Livingston, Council Members Kathy Maness, Ted Stambolitis, Todd Shevchik, Danny Frazier, and Steve MacDougall. Staff members present were: Town Administrator Britt Poole, Assistant Town Administrator Stuart Ford, Municipal Attorney Brad Cunningham, Police Chief Terrence Green, Community and Economic Catalyst Johnny Jeffcoat, Utilities and Engineering Director Allen Lutz, Finance Director Kathy Roberts, Assistant Finance Director Laraine Wieder, Director of Parks, Streets and Sanitation Dan Walker, Planning, Building and Technology Director John Hanson, Events and Media Coordinator Jennifer Dowden, and Municipal Clerk Becky Hildebrand.

There were approximately six (60) citizens present and one member from the news media.

EXECUTIVE SESSION REPORT

Mayor Halfacre reported that the *Executive Session* was called to order at 11:15 a.m. after a motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Stambolitis to go into *Executive Session*. The motion was unanimously carried. Council adjourned from *Executive Session* at 11:33 a.m. after a motion was made by Councilmember Stambolitis and seconded by Councilmember Shevchik. The motion was unanimously carried. Mayor Halfacre reported that Council met in *Executive Session* to discuss: three contractual issues related to economic developments. No vote was taken. A motion was made by Councilmember Maness and seconded by Councilmember Stambolitis to ratify Mayor Halfacre's *Executive Session* report. The motion was unanimously carried.

INVOCATION, PLEDGE AND CALL TO ORDER: Councilmember Stambolitis gave the invocation and Mayor Halfacre led in the Pledge of Allegiance. Mayor Halfacre called the Special Council meeting to order at 11:45 a.m., welcomed everyone to the meeting, and introduced the Councilmembers.

PRESENTATIONS:

1. **Resolution for Newtown, CT – Councilmember Kathy Maness:** Councilmember Maness read a Resolution from the Mayor and Council to the citizens of Newtown, CT condemning the shootings that occurred on

MINUTES
SPECIAL COUNCIL MEETING
December 20, 2012

December 14, 2012 at Sandy Hook Elementary School and to urge the citizens of Lexington to offer support to the survivors and victims' families. (Copy attached.) Councilmember Stambolitis made a motion to vote on the Resolution for Newtown, CT. Councilmember MacDougall seconded the motion which was unanimously carried.

Councilmember Maness further requested that 26 trees be planted at the next Town's park project in memory of the 26 innocent lives that were lost during this unspeakable tragedy. Mayor Halfacre agreed with the idea to plant trees at the project that Council would be discussing in this meeting.

Mayor Halfacre announced that Mayor Pro-Tem Livingston and Councilmember MacDougall had been working with Pastor Todd Carnes, Radius Church, to organize a candlelight service, this Sunday at 5:30 p.m. at Lexington Square, in memory of the victims from Newtown, CT. He encouraged the community to come together and ask for God's help.

PUBLIC HEARING

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

1. Regarding the purchase of property in keeping with "Vision Lexington" commitments in addressing redevelopment in the downtown Lexington Main Street area. The property purchase will lead to a public/private partnership allowing for a proposed amphitheater, green space, additional parking, as well as allowing for a commercial presence.

There being no comments, Mayor Halfacre declared the Public Hearing closed.

BUSINESS ITEM

1. **FINAL READING of an Ordinance regarding the purchase of property for the redevelopment in the downtown Lexington Main Street area.** Town Council was asked to approve a contract for the purchase of the following parcels of property in the Town of Lexington from the respective listed owners:

Palmetto Pro Properties, LLC, 0.197 acres bearing TMS #004321-08-011,
Lexington Palmetto Propane, Inc., 0.748 acres, bearing TMS #004321-08-010,
P. Ed Havird, Jr., 1.037 acres, bearing TMS #004321-08-012

The purchase price for the three parcels (inclusive of all three) is \$945,000. The owner asked to be allowed to remain on the property until such time as his business can be relocated. However, the owner will be contractually obligated to have vacated in less than one year. The cost of \$945,000, plus incidental closing

MINUTES
SPECIAL COUNCIL MEETING
December 20, 2012

costs, shall be paid from funds authorized by previously issued Bond Anticipation Notes (BAN).

A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Frazier to approve Final Reading of an Ordinance to purchase the three parcels as stated in the amount of \$945,000 plus incidental closing costs from funds authorized by previously issued Bond Anticipation Notes (BAN). The motion was unanimously carried.

Councilmember Stambolitis applauded the Mayor, Council and Staff for working hard on this project. He added that this is the entrance corridor into the downtown area and a key component to revitalizing the area. He stated that the Town can now fix the property and provide an important amenity for the citizens including an amphitheater which will bring entertainment to the downtown area. He stated that the project would have a large economic impact on Lexington and improve the quality of life for the citizens. He added that it is a grand slam.

Mayor Halfacre thanked Town Administrator Poole for coming forward with a project that is a good fit for the Town. He also thanked Municipal Attorney Cunningham for putting together a lot of documents in a short period of time and for overcoming a few hurdles that were presented. He thanked Economic Catalyst Jeffcoat who is invaluable to the Town in terms of accomplishments relative to the Vision Plan.

Councilmember Frazier stated that it was a great day in Lexington. He added that the Council had worked on this for a long time and he was proud of the Mayor and Council for what they are doing to move the Town forward. He stated that other projects had been hit or miss, but this would provide a place for citizens to gather, provide entertainment, and provide parking for the downtown merchants.

Mayor Halfacre thanked the audience for the applause. He added that Mr. Chuck Corley was happy about the project and that is a good thing. He added that many citizens had looked at various projects over the years and everyone seemed to be excited about the project and the proposed drawings. He directed the audience to the drawings and explained the location and how it would tie into the property at the Palmetto Collegiate Institute. He hoped it would encourage people to shop downtown and to walk in the area with the proposed walking path that would be approximately 1.1 miles. He added that people could soon walk to Lake Murray and even Columbia. Mayor Halfacre acknowledged the business owners that were present and added that he hoped people now knew that Council was serious about investing in downtown, and if they didn't he would like to talk to them. He stated that a year or so ago the Council caught a lot of flak about being all words and no action with a plan that would sit on the shelf, but this is the fourth project in the Town's Vision Plan that has come to fruition. Mayor Halfacre stated that there are three things that move people from liking to loving a town and they are: (1) aesthetics, (2) connectivity to meet other people, and (3) outsiders want to feel

MINUTES
SPECIAL COUNCIL MEETING
December 20, 2012

welcomed and feel that they have an input into local government. Mayor Halfacre stated that the Town also recently purchased another piece of land from the Estate of George Johnson Family Estate which led to the purchase of the other three parcels.

Mayor Pro-Tem Livingston thanked Staff for working so diligently on this project, especially Mr. Jeffcoat who was even negotiating the project while in Boston. She added that the designs are great and she looked forward to working on the project. She stated that she was excited about more green space and she cannot wait to see it move forward.

Councilmember Maness encouraged everyone to continue to pray for the victims and their families in Newtown, CT. She thanked the Mayor and Council for the Resolution. She stated that she would look forward to helping plant 26 trees in memory of the victims. She thanked the Mayor and Council for moving so quickly on the new project. She was very excited about how this project will improve Lexington's downtown and she cannot wait to see it. She wished everyone a Merry Christmas and to remember the true reason for the season. She wished her husband a Happy Anniversary on January 1st.

Councilmember Stambolitis stated that sometimes it is hard to get people excited about a downtown area because big box retail companies will not always move into a downtown area. He added that the Council looked at three areas to improve downtown: recreation, entertainment, and residential growth. He stated that this project will allow a synergy to downtown by bringing events to downtown, such as the tree lighting. He stated that if the Town continues in this direction more and more people will come downtown and the area will thrive. Councilmember Stambolitis stated that the Town is following the blueprint provided by the Vision Plan and over the next ten to twenty years citizens will see the area flourish. He expressed his condolences to the family of Ron Ferguson, a friend who recently passed away. He extended his condolences and prayers to the families in Newtown, CT. He wished the Council, Staff and Town citizens a blessed and Merry Christmas.

Councilmember Frazier stated that the business community should now know that this Council is serious about moving the Town forward. He added that this is just a first step to make it happen and there would be additional steps coming soon.

Councilmember Shevchik stated that last New Year's, a family was going to church and were struck by a car and their little girl, Emma Longstreet, was killed. He asked that everyone keep this family in your prayers as they approach their first Christmas without Emma. He expressed his sympathy to the families in Newtown, CT. Councilmember Shevchik stated that this new project is wonderful for the Town. He added that as he sees it as a Councilmember, with all the new greenways, he does not want people walking to Columbia; he wants the people in Columbia to walk to Lexington and shop downtown and enjoy the new

**MINUTES
SPECIAL COUNCIL MEETING**

December 20, 2012

amenities. He stated that the tide is changing and thanks to Staff and Mr. Jeffcoat, people are coming to Lexington, and he would not have it any other way. He wished everyone a Merry Christmas and Happy New Year.

Mayor Halfacre thanked Councilmember Shevchik for mentioning the Longstreet family. He stated that the walking trail does go to Columbia, but it returns to Lexington and people are already coming here.

Councilmember MacDougall encouraged everyone to come out to the candlelight vigil on Sunday and to help get the word out. He thanked everyone for attending the meeting and wished all the citizens a Merry, Merry Christmas.

PUBLIC COMMENTS

Mr. Chuck Corley, Berly Street, stated that the new project is a wonderful Christmas gift to the citizens of Lexington. He remembered when he was in college, Mr. Buck Harmon told him to buy land on Main Street. He added that it was a good investment then and it is still a good investment. He thanked the Mayor and Council for everything they do for the community of Lexington.

Mr. John Addy thanked the Mayor and Council for working so hard for the Town. Mayor Halfacre thanked him for buying a building on the corner on Main Street before this project was brought up.

QUESTIONS FROM THE NEWS MEDIA: None.

CLOSING AND ADJOURNMENT: Mayor Halfacre thanked everyone for attending the meeting. He stated that his thoughts had really been challenged recently with the dastardly act in Connecticut and he appreciated Council for passing the Resolution. His prayers would continue to be with those families. Mayor Halfacre thanked Mayor Pro-Tem Livingston and Councilmember MacDougall for working on the candlelight vigil this Sunday which would be led in prayer by area ministers. He wished everyone a Merry Christmas and prosperous New Year, especially on Main Street.

There being no further comments or questions, a motion was made by Councilmember Stambolitis and seconded by Councilmember Shevchik to adjourn Council's Special meeting and reconvene the Employee Luncheon.

The Special Council Meeting was adjourned at 12:13 p.m.

MINUTES
SPECIAL COUNCIL MEETING
December 20, 2012

Respectfully submitted,

Becky P. Hildebrand, CMC
Municipal Clerk

APPROVED:

T. Randall Halfacre
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.