

**MINUTES**  
*Town of Lexington*  
**STATE OF THE TOWN ADDRESS**  
**and**  
**REGULAR COUNCIL MEETING**  
**February 4, 2013**

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Mayor Halfacre delivered the State of the Town address on February 4, 2013 at 6:00 p.m. following a reception held in the Lexington Municipal Complex Conference Center. Town Council held the regular February Council Meeting at 6:30 p.m. immediately after the State of the Town address in Council Chambers. The meetings were attended by: Mayor Randy Halfacre, Mayor Pro-Tem Hazel Livingston, Council Members Kathy Maness, Ted Stambolitis, Danny Frazier, Todd Shevchik and Steve MacDougall.

Staff members present were: Town Administrator Britt Poole, Assistant Town Administrator Stuart Ford, Town Attorney Brad Cunningham, Police Chief Terrence Green, Community and Economic Catalyst Johnny Jeffcoat, Utilities and Engineering Director Allen Lutz, Finance Director Kathy Roberts, Director of Parks, Streets and Sanitation Dan Walker, Events and Media Coordinator Jennifer Dowden, IT Manager Josh Emory, Network Administrator Darrell Pritchard, Assistant Municipal Clerk Karen Hanner, and Municipal Clerk Becky Hildebrand.

There were approximately one hundred (100) citizens present for the State of the Town address, reception and Council meeting. There were four (4) members of the news media present for portions of the meetings.

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**STATE OF THE TOWN ADDRESS**

Mayor Halfacre delivered the State of the Town Address which covered accomplishments of 2012 and issues to focus on in 2013 and beyond. He stated that 2012 would go down as the best year in the Town's 152 year history. He thanked the Council Members for their dedication, along with their families, who support the Council and also make sacrifices in order to allow them to fulfill their elected duties.

Mayor Halfacre gave an overview of the Town's 2012 Accomplishments including: (1) Vision Plan and NLC City Showcase Award for proactively planning and managing growth, (2) Lexington Square, (3) Snowball Festival, (4) Main Street Façade Program, (5) Project Icehouse, (6) Avtec, Inc. Manufacturing in Lexington; (7) Second largest municipality in the Midlands with a population of approximately 20,000, (8) Joint Wastewater Treatment Plant partnership, (9) Department of Public Safety Traffic Grant, (10) Governmental Finance Officers Association Comprehensive Annual Finance Report Award for the 14<sup>th</sup> consecutive year, (11) Distinguished Budget Presentation Award for the 4<sup>th</sup> year, (12) Standard and Poor's Ratings Services (S&P) credit rating of "AA-", (13) Moody's Investor's Services credit rating of "A-1", (14) completion of

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George Street Sidewalk project, and (15) Unified Traffic Improvement Plan is finally underway after eight years with more than \$14 million in secured funds.

Mayor Halfacre gave a summary of items to Focus on in 2013 including: (1) Interstate 20/Sunset Boulevard Interchange Beautification Project, (2) Adaptive Computerized Signalization System, (3) public/private partnership with the Old Mill Partners, (4) continued partnership with Lexington County Museum and the Town's Historic Downtown Lexington Cell Phone Tour, (5) refocus on the arts and feasibility of creating a performing arts venture, (6) Dog Park, (7) continuation of expanded communications through Facebook, Twitter, On-Demand, Time Warner Channel 2, and Monday with Mayor on radio 107.9.

Mayor Halfacre stated that on a personal note, he plans to run for reelection in November 2013 and if reelected he plans for it to be his last term as Mayor. He would like to see many of the Town's initiatives through to completion and then spend as much time as possible with his family.

(Mayor and Council reconvened in the Council Chambers at 6:52 p.m. to conduct the regular February Council meeting.)

**INVOCATION, PLEDGE OF ALLEGIANCE AND CALL TO ORDER:** Mayor Halfacre welcomed everyone to the meeting, thanked them for attending the State of the Town Address, followed by introductions of the Council Members. Pastor Todd Carnes Radius Church, gave the invocation. Boy Scout Troop #306, St. Stephen's Lutheran Church, led in the Pledge of Allegiance. Mayor Halfacre called the meeting to order at 6:56 p.m.

**PRESENTATIONS**

**1. Proclamation to Miss Wildcat, Ms. Haley Roper – Councilmember Todd Shevchik:** Councilmember Shevchik read a Proclamation honoring Ms. Haley Roper from Lexington High School as Miss Wildcat 2013. Ms. Roper and her parents were present to accept the Proclamation.

**ADDITIONS/DELETIONS**

Mayor Halfacre requested that the following items be deleted/deferred from Council's agenda:

1. Delete New Business Item #4 (Street Repairs Project). Mayor Halfacre stated that more research would be done on this item to find more cost effective ways to repair some of the Town's streets and it would be returned to Council at a later Work Session for further discussion. He thanked Assistant Town Administrator Ford for the work he has already done on the research.

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2. Delete New Business Item #9 (First Reading of an Ordinance to Sell Property at 206 and 212 North Church Street).
3. Defer New Business Item #10 at the developer's request to a later meeting (First Reading of An Ordinance Rezoning 206 and 212 North Church Street).

There being no objections from Council, the items were deleted/deferred as requested.

Councilmember Frazier stated that many citizens were present from St. Stephen's Lutheran Church and, as a Councilmember that represents them; he will abide by the recommendation from the Planning Commission to deny the rezoning of 206 and 212 North Church Street if the item comes before Council again.

**APPROVAL OF MINUTES:** A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Maness to approve the minutes from Council's January Work Session held on January 22, 2013. The motion was unanimously carried.

**PUBLIC HEARINGS:** None.

**OLD BUSINESS**

A motion was made by Councilmember Maness and seconded by Councilmember Stambolitis to approve **First Reading of an Ordinance Annexing 169 and 179 Industrial Drive (Quadco – SC), Lexington County Tax Map #54989-05-004 and 5498-05-015.** The motion was unanimously carried.

**NEW BUSINESS**

1. **Appointment to the Historic Preservation Review Board:** Mr. Tim Privette requested to serve on the Town's Historic Preservation Review Board. (Talent Bank application attached.)

A motion was made by Councilmember Stambolitis and seconded by Mayor Pro-Tem Livingston to approve the appointment of Tim Privette to the Historic Preservation Review Board. The motion was unanimously carried.

2. **Appointment to the Board of Appearance:** Ms. Caroline S. Bryson requested to serve on the Town's Board of Appearance. (Talent Bank application attached.)

A motion was made by Councilmember Frazier and seconded by Councilmember Shevchik to approve the appointment of Caroline S. Bryson to the Board of Appearance. The motion was unanimously carried.

3. **Architecture and Appearance Manual Update:** The Vision Plan recommended updating the Town's Architecture and Appearance Manual within the first year of the plan's adoption. The Architecture and Appearance Board reviewed the manual

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and provided an update for Council's approval. (Copy attached.) The recommended revisions include updated photographs and minor changes to the text intended to clarify language in the manual. No changes were made to the manual since it was reviewed during the January Council Work Session.

A motion was made by Councilmember Shevchik and seconded by Councilmember MacDougall to approve the Architecture and Appearance Manual as submitted. Mayor Halfacre thanked Staff, especially John Hanson, for working on this great document which allows us to maintain aesthetics and appearance that we all desire. The motion was unanimously carried.

4. (Deleted.) **Street Repairs Project**
5. **Temporary Capital Contribution Fee Policy:** Staff, acting at the direction of Council, met with representatives of the Home Builders Association to develop a transition plan from the temporary policy of allowing single sewer certificate purchases under the Town's Sanitary Sewer Agreements. The resulting proposed revised Temporary Capital Contribution Fee Policy extends through November 1, 2014, with a series of scheduled increases in the required minimum number of certificates to be purchased. The result is that at the expiration of the revised policy the minimum number returns to ten (10) certificates as required by our Agreements. The Home Builder Association representatives agree this is a reasonable transition plan. (Copy attached.)

A motion was made by Councilmember MacDougall and seconded by Councilmember Frazier to approve the Temporary Capital Contribution Fee Policy as stated. The motion was unanimously carried.

6. **First Reading of a Mid-Year Budget Adjustment:** The following budget adjustments are necessary for the current year. In addition, any funds received if and when the LICS property is sold will be deposited in the Capital Improvement Projects Fund. Appropriate \$60,000 for assets sold at auction. (Copy of Ordinance attached.)

Enterprise Fund

(1.)	Increase in the Utilities Capital Outlay	\$75,000
(2.)	Increase Income for Sale of Assets	\$60,000
(3.)	Reduce Sewer Treatment Cost Budget	\$15,000

Other Funds

(4.)	Increase Vision Plan Fund	\$160,000
(5.)	Decrease Administration Advertising Budget	\$ 60,000
(6.)	Transfer Designated Capital Improvement Fund	\$100,000

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A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember MacDougall to approve First Reading of the Mid-Year Budget adjustment as stated. Mayor Halfacre stated that mid-year adjustments have been done for years and it is a very effective means to manage any changes made in the budget. The motion was unanimously carried.

7. **First Reading of the Sale of Property at 227 North Lake Drive:** The Town received an offer for the triangular piece of property which fronts on North Lake Drive and is behind the Liverman Hospital. It was formerly the home of the LICS food pantry, and a structure still stands on the property. The parcel consists of .303 acres. The offer on the property is \$225,000 and the prospective buyer would like to close on the property as soon as possible. The Town received earnest money in the amount of \$2,500. Customary closing costs attributed to a seller will be paid by the Town.

A motion was made by Councilmember Maness and seconded by Councilmember Stambolitis to approve First Reading of the sale of property at 227 North Lake Drive as stated. Councilmember Maness confirmed that this is a different property than that being addressed by the St. Stephen's Church members. The motion was unanimously carried.

8. **First Reading of an Ordinance for Lease of Lexington Square Property:** The Town was presented with a lease for the "Lexington Square" property adjacent to the Lexington County Courthouse. The property belongs to Lexington County and the County proposed a 20 year lease at \$1.00 per year. The lease would give the Town access to the property for special events. The Town would be required to maintain the property and pay lighting costs.

A motion was made by Councilmember Stambolitis and seconded by Mayor Pro-Tem Livingston for First Reading approval of a lease between the Town and the County as stated. Councilmember Stambolitis thanked the County for their cooperation in the partnership. Mayor Halfacre thanked all the partners that participated in Lexington Square. He added that the Town also participated with in-kind contributions from Staff because the Town pays them whether they are working on Lexington Square or somewhere else. Mayor Pro-Tem Livingston stated that Lexington Square's landscape is not yet finished and the new additions will be paid for by Lexington Beautification Foundation. The motion was unanimously carried.

9. (Deleted.) **Sale of Former LICS property at 206 and 212 North Church Street.**
10. (Deferred by developer.) **First Reading of an Ordinance Rezoning 206 and 212 North Church Street.**

**COMMENTS**

**Mayor Randy Halfacre** wished a Happy Birthday to all Town employees celebrating in February, including Councilmember Stambolitis. He wished a Happy 43<sup>rd</sup> Anniversary to his wife. Mayor Halfacre stated that he appreciated everyone attending the State of Town tonight and he looked forward to continuing all the “good stuff” next year. He stated that he would be attending MASC’s Legislative Action Day next week. He added that Town Council signed a Resolution Adopting Legislative Priorities for 2013 and they will be very important issues to be discussed. Mayor Halfacre stated that it was amazing that the State Chamber Board of Directors, which represents businesses, and MASC, which represents municipalities, are both on the same sheet of music to start with infrastructure because everyone knows we have got to fund our crumbling infrastructure in this state. Mayor Halfacre stated that Phase I Traffic Plan is about 11% complete and he hopes to see it to completion. He added that he and his wife attended the Friends of the Lexington Museum on Saturday and it was even larger than last year.

**Mayor Pro-Tem Hazel Livingston** wished a Happy Birthday to Councilmember Stambolitis. She told Mayor Halfacre that he did a great job on the State of the Town in laying out some of the visions and challenges for the Town. She stated that her number one goal is to see the installation of the InSync Traffic Signaling System in the Town. Mayor Pro-Tem Livingston stated that she had seen it work and it is a big deal which makes it important to stay on top of this item and make sure it gets done. She encouraged the County to help with funding. She added that this would be great for Town and she encouraged everyone to look it up on-line and see the difference it can make especially in school areas. Mayor Pro-Tem Livingston expressed her condolences to Roy Holbrook in the recent loss of his wife. She stated that their story was a true love story. She wished two grandsons Happy Birthday this month.

**Councilmember Kathy Maness** wished Councilmember Ted Stambolitis and former Councilmember Constance Flemming a Happy Birthday. She congratulated Mayor Halfacre on doing a wonderful job with the State of the Town. She was happy to see so many media members present and glad they are coming out to cover Lexington. Councilmember Maness thanked the many citizens who called her regarding certain items on the agenda. She stated that it made her feel good that they would contact Councilmembers because that is why they are here as their elected officials. She wished a Happy Birthday to her husband. She asked everyone to be patient during the road improvements because when it is over it will be wonderful. She wished everyone a Happy Valentine’s Day.

**Councilmember Ted Stambolitis** stated that he looks forward to the completion of the traffic improvements. He stated that Mayor Pro-Tem Livingston, Staff, and the Traffic Committee have worked hard on traffic concerns and he hopes it will be completed very painlessly with most of the work being done at night. He added that if anyone has issues they should contact the Town Administrator. Councilmember Stambolitis expressed condolences to his sister-in-law in the loss of her mother last Friday. He added that she

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was a very Southern Lady, with Southern charm and always treated him like a son. Councilmember Stambolitis blessed all the citizens of Lexington.

**Councilmember Danny Frazier** stated that Mayor Halfacre covered everything very well during the State of the Town. He asked the citizens to bear with the road improvement project. He added that there was more money needed and a lot more to come.

**Councilmember Todd Shevchik** stated that it is an exciting time to live in Lexington with a lot of great things going on. He added that none of these things would be possible without Town Staff. Councilmember Shevchik stated that as much as they provide leadership, the Department Heads work as a team from the newest employee to the most senior employee. He stated that the Town's team is dancing to the same sheet of music and which separates the Town of Lexington from other towns and makes it possible for the Town to accomplish a lot of things in a short period of time. He stated that it starts with good people and good hiring practices which is a testament to everyone at the Town and he is proud to be a part of a winning team – like the Gamecocks! He wished Councilmember Stambolitis a Happy Birthday. He welcomed Hugh and Maro Rogers to the meeting and commended them on their earlier accomplishments for the Town. He wished a Happy Valentine's Day to his wife.

**Councilmember Steve MacDougall** thanked Pastor Carnes for the invocation tonight. He thanked the Boy Scouts from Troop #306 for leading in the Pledge of Allegiance and commended them for working on their Citizenship in the Community Badge. He added that February is also Scouting Month. Councilmember MacDougall stated that if anyone missed the Friends of the Lexington County Museum Gala on Saturday night, they really missed a good time. He added that the event celebrated Lexington High School's 100<sup>th</sup> Anniversary. Councilmember MacDougall stated that the State of the Town Address was very impressive tonight just by the sheer number of things going on and the number of accomplishments without spending any money. He stated that the Town of Lexington continues to grow and move forward in a positive way and it is his pleasure to serve the citizens of Lexington to help it become the greatest town in the state. He reminded everyone that February 18<sup>th</sup> is a Town Holiday in honor of President's Day.

**Town Administrator Britt Poole** wished Councilmember Stambolitis a Happy Birthday. He stated that Mayor Halfacre did a great job on the State of the Town and he hopes the Town has just as many accomplishments to report next year.

**NEWS MEDIA**

**Mr. Terry Ward**, Lexington County Chronicle, asked if the cost of the adaptive signal project had increased from \$1 million to \$1.4 million. Mayor Halfacre responded that he probably underestimated it and the Town Administrator had probably over estimated it, but at the end of the day it should not cost more than \$2 million. He stated that several nice amenities have been added and he would announce those at a later date. He

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added that the adaptive signaling project would only be 15 to 20 per cent of the cost of the asphalt project and it is also the future of traffic in the country.

**PUBLIC COMMENT:** None.

**ADJOURNMENT**

Mayor Halfacre thanked the Council Members, citizens and Boy Scouts 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 Halfacre stated that he had received many calls and comments regarding the rezoning issue, even more than when the Town addressed the hospitality tax. He knew it was a subject near and dear to many, but he felt it would all work out just fine. He wished everyone a Happy Valentine's Day and Godspeed.

A motion was made by Councilmember Maness and seconded by Councilmember Shevchik to adjourn the Council Meeting. The motion was unanimously carried.

The Regular Council meeting was adjourned at 7:32 p.m.

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.*