

MINUTES
Town of Lexington
Executive Session and
COUNCIL WORK SESSION

June 4, 2012

Town Council held an Executive Session followed by a Council Work Session and followed by the June Regular Council meeting on June 4, 2012 in the Eli Mack Sr. Room and 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, Director of Planning, Building and Technology John Hanson, Economic Development 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, and Municipal Clerk Becky Hildebrand.

There were no citizens or news media present for the Council Work Session.

EXECUTIVE SESSION REPORT

Mayor Halfacre reported that the *Executive Session* was called to order at 5:20 p.m. after a motion was made by Councilmember Frazier and seconded by Councilmember Shevchik to go into *Executive Session* to discuss legal, contractual, and personnel matters. The motion was unanimously carried by all those present (6). Mayor Pro-Tem Livingston was not present for the vote. Council adjourned from *Executive Session* at 6:10 p.m. after a motion was made by Councilmember Maness and seconded by Councilmember MacDougall. The motion was unanimously carried. Mayor Halfacre reported that Council met in *Executive Session* to discuss: one personnel matter related to a contract; one legal update on a pending legal issue and three contractual matters related to economic development. No vote was taken. A motion was made by Councilmember MacDougall and seconded by Councilmember Frazier to ratify the Mayor's *Executive Session* report. The motion was unanimously carried.

CALL TO ORDER: Mayor Halfacre called the meeting to order at 6:12 p.m.

BUSINESS ITEMS: (For Discussion and Recommendation for Council Meeting on July 9, 2012.)

1. **Modification to the Local Vendor Preference Program – Assistant Town Administrator Stuart Ford:** The Town expanded the Local Vendor Preference program in 2011 to: enhance opportunities of subcontractors, widen the areas covered by the preference, and increase the dollar limits of the preference. It was suggested that the Town consider increasing the dollar limits for the preference. The local preference credits do not change the actual contract award amount for any

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vendor. The credits applied to qualifying vendors when determining ranking of lowest bid amounts. The following summarizes the proposed changes:

- (1) Increase the in-town preference limit from 7%/\$10,000 to 7%/\$15,000.
- (2) Increase the in-county preference from 5%/\$8,000 to 5%/\$12,000.
- (3) Increase the in-region preference for Newberry, Richland and Fairfield counties from 3%/\$4,000 to 3%/\$6,000.
- (4) Increase the in-state credit from 2%/\$2,500 to 2%/\$3,750.

A motion was made by Councilmember Frazier and seconded by Mayor Pro-Tem Livingston to place the item on Council's July 9, 2012 agenda for consideration. Councilmember Stambolitis asked if the amounts were high enough and suggested larger percentages on large projects. He added that a local vendor could miss the bid by \$100,000 which is not considered high in the total scope of a large project. Mr. Ford responded that the recommended amounts would most likely hold up in court if challenged and the purpose is to give an edge on small amounts to local vendors. Mr. Poole stated that he could not recommend a higher amount in that we are pushing the maximum of what can be allowed. He added that the County Administrator was worried that if the amount was too heavy handed, and Richland County did the same thing, the Lexington contractors would never get jobs in Richland County. Mayor Halfacre stated that Council already had this same discussion and it is a balancing act to consider the public's interest and the contractor's interest. He added that if this does not work, Council can always review it again. Councilmember Frazier stated that the Town does more than the County in that they have an IBC pre-qualified list. The motion was unanimously carried.

2. **White Knoll Athletic Booster Club – Municipal Clerk Becky Hildebrand:** The White Knoll High School Booster Club requested a Town sponsorship in support of the school's Timberwolves athletic program. (Copy of letter and contract attached.)

A motion was made by Councilmember Frazier and seconded by Councilmember Stambolitis to place the item on Council's July 9, 2012 agenda for consideration of \$150. It was confirmed that the request came from Beth Thompson, Town Receptionist. The motion was carried with a vote of four (4) in favor and three (3) opposed (Livingston, Maness, Shevchik).

3. **Issuance of Water and Sewer Revenue Bond Anticipation Notes of 2012 – Assistant Town Administrator Stuart Ford:** The Town's Water and Sewer System Capital Improvement Plan over the course of the next five years includes approximately \$30 Million in projects. The financing plan includes a mix of capital contribution fee income, retained earnings, and Revenue Bond issuances. During fiscal year 2013, the plan requires the issuance of approximately \$10.5 Million in Revenue BANs as provided in the 2013 Budget. The BANs will provide interim

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financing followed by the issuance of long-term bonds in the middle of the decade. An Ordinance will be prepared for First Reading.

A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Shevchik to place the item on Council's July 9, 2012 agenda for consideration. The motion was unanimously carried.

4. **Issuance of General Obligation Bonds and BANs of 2012:** The Town's General Obligation BANs of 2011 mature at the end of June 2012. Upon the recommendation of the Town's Bond Counsel, the Town should plan to repay those BANs from the General Fund on a temporary basis followed by the issuance of G.O. BANs of 2012 in fiscal year 2013. The plan will allow maximum flexibility for redevelopment projects under consideration for downtown. Additionally, the New G.O. Bond Ordinance will allow for the funding of road improvement projects and provide for the issuance of BANs as needed. An Ordinance will be prepared for First Reading.

A motion was made by Councilmember Shevchik and seconded by Councilmember MacDougall to place the item on Council's July 9, 2012 agenda for consideration. The motion was unanimously carried.

COUNCIL/STAFF COMMENTS

Mayor Halfacre advised Council that the Municipal Capital Projects tax passed with a vote of 78 to 18 and it will go to the Senate on Wednesday for concurrence. He asked Council to come to the State House on Wednesday at 9:30 a.m. to help show support for the bill.

Mayor Pro-Tem Livingston advised Council of the proposed welcome gate at the I-20 and Highway 378 interchange. She stated that she and Wayne Rogers had worked on it for a week and wanted to include several architectural features from Lexington. She stated that the first drawing was done by Green Earth so it could be displayed at the first Wine Walk. Councilmember Stambolitis stated that he preferred the first drawing with the water feature. He suggested that a contest be held to decide on the design. Councilmember Maness stated that she liked both designs. Councilmember Frazier stated that he liked the new proposed sign. Mayor Halfacre requested that the cost of both be reviewed.

PUBLIC COMMENTS: None.

ADJOURNMENT: There being no further comments or questions, a motion was made by Councilmember Shevchik and seconded by Councilmember MacDougall to adjourn the Council's Work Session at 6:37 p.m. and go into Council's June Regular Council meeting in the Council Chambers. The motion was unanimously carried.

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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.