

MINUTES
Town of Lexington
Executive Session and
COUNCIL WORK SESSION
August 19, 2013

Town Council held a Council Work Session preceded by an Executive Session and followed by a Regular Council meeting on August 19, 2013 in the Eli Mack, Sr. Room and Council Chambers. The meetings were attended by: Mayor Randy Halfacre, Mayor Pro-Tem Hazel Livingston, Councilmembers Kathy Maness, Todd Shevchik, and Steve MacDougall. Councilmembers Danny Frazier and Ted Stambolitis were absent.

Staff members present were: Town Administrator Britt Poole, Assistant Town Administrator Stuart Ford, Municipal Attorney Brad Cunningham, Police Chief Terrence Green, Utilities and Engineering Director Allen Lutz, Finance Director Kathy Roberts, Director of Parks, Streets and Sanitation Dan Walker, Planning, Building and Technology Director John Hanson, Events and Media Coordinator Jennifer Dowden, I.T. Manager Josh Emory, Assistant Municipal Clerk Karen Hanner, and Municipal Clerk Becky Hildebrand.

There were approximately two (2) citizens present for the Council Work Session and no one from the news media was present.

EXECUTIVE SESSION

Mayor Halfacre reported that the *Executive Session* was called to order at 5:15 p.m. after a motion was made by Councilmember Shevchik and seconded by Councilmember MacDougall to go into *Executive Session* to discuss: two legal updates on pending legal matters; two contractual matters regarding sale of Town property; and, three routine personnel matters. The motion was unanimously carried by all those present. Council adjourned from *Executive Session* at 5:45 p.m. after a motion was made by Councilmember Shevchik and seconded by Councilmember Maness. The motion was unanimously carried by all those present. No vote was taken during Executive Session. A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember Shevchik to ratify the Mayor's *Executive Session* report. The motion was unanimously carried by all those present.

CALL TO ORDER: Mayor Halfacre welcomed everyone to the Council Work Session and gave a brief opening statement to explain the procedures of a Council Work Session. He called the meeting to order at 6:01 p.m.

APPROVAL OF MINUTES: A motion was made by Councilmember Maness and seconded by Councilmember Shevchik to approve the minutes as submitted for the July 15, 2013 Council Work Session and Regular Council meeting and the July 30, 2013 Special Called Council meeting. The motion was unanimously carried by all those present.

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BUSINESS ITEMS: (For Discussion and Recommendation for Council Meeting on September 16, 2013.)

1. **Establishment of a Community Revitalization Development Plan – Director of Planning, Building and Technology John Hanson:** A Councilmember asked for research on establishing a Community Revitalization Development Plan for the Town of Lexington. Essentially the plan designates areas where the Town encourages affordable housing projects to be located. Establishing these areas shows developers who are interested in these projects the areas that the Town will support an affordable housing project. Council may wish to consider asking the Planning Commission to provide this type of plan for the Town. A sample plan from the City of Greer was provided for Council’s review. (Copy attached.)

A motion was made by Councilmember Maness and seconded by Councilmember MacDougall to send the item to the Planning Commission for consideration at their September meeting. Mayor Pro-Tem Livingston asked if there would be much push back from such a plan. Councilmember MacDougall responded that Greer had no push back and the plan was developed so it would not be political. He added that it put a plan in place and that was good for future growth. The motion was unanimously carried by all those present.

2. **Oakleaf Assisted Living Land Donation – Director of Parks, Streets and Sanitation Dan Walker:** Oakleaf Assisted Living has adjoining wetlands that they would like to donate to the Town. There is no public access to the property for maintenance purposes so they have offered a deeded easement across their property for the Town to use.

Town Administrator Poole strongly recommended that Council not accept the donation of wetlands. Municipal Attorney Cunningham agreed. Mr. Poole added that due to liability reasons; there is no public purpose for the land; and, the fact that it is basically a retention pond, which the Town does not accept. He stated that the donation was probably offered so the owner would not have to take care of the property or pay taxes on it. Mayor Pro-Tem Livingston asked if the Town had fines for not maintaining retention pond, similar to Richland County. Mr. Poole responded that the Town does have a fine, \$500 being the highest amount, and properties are reviewed on a complaint basis. He added that retention ponds must be functional as designed. Mayor Pro-Tem Livingston suggested that the Town step up their approach to maintaining retention ponds especially with all the recent rains. Mr. Hanson stated that Lexington Villas were recently looked at and DHEC required additional work be done. He stated that he would review how many retention ponds are in the Town. Councilmember Shevchik asked if the Town could mitigate other wetlands with donated property. Mr. Poole responded that the U.S. Corps. of Engineers are getting away from that as an option. He added that the Town had many

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other wetland properties. No action was taken. Mayor Halfacre asked Mr. Walker to advise Oakleaf Assisted Living that the Town would not accept the donation at this time.

3. **Discussion to Establish a Strategic Planning Commission – Mayor Pro-Tem Hazel Livingston:** Mayor Pro-Tem Livingston stated that two young men had contacted her with several wonderful ideas and dreams for Lexington. She stated that they are young with lots of energy. She recommended forming an eleven member strategic planning committee to include Mr. William Craig and Jeremy Reagin Addy. She suggested that members include architects, lawyers, an Old Mill Representative, a member of the biking community, business owners from Main Street, a representative from the Historic District, and five citizens from area neighborhoods that touch Vision Plan projects that affect Main Street. She added that the committee's duties could be open for discussion. Part of their responsibility would be to work with projects already listed on the Town's Vision Plan and to think out of the box to find resources for the projects much like was done through the Beautification Committee for the Wine Walk.

Councilmember Shevchik asked how the Town would be involved with the committee. Mayor Pro-Tem Livingston responded that since it is the Town's Vision Plan, the Town would continue to hear ideas for solutions to the many projects. Mayor Halfacre stated that the Vision Plan is now two years old and as Phase I of the Traffic Plan is completed, other projects will be ready. He added that the Town is always willing to listen to helpful input and ideas. He stated that people along the Main Street corridor should be included because some think that the Town doesn't do anything for them to give them ownership. Mayor Pro-Tem Livingston stated that this would be a new, younger group with new bright ideas. She added that the two young gentlemen want to help and to protect and preserve Lexington. She stated that one young man is just out of college with lots of energy and fresh ideas. Mayor Pro-Tem added that she had recently asked him to tell her why Lake Murray is different than any other lake in the country and he came back with three good ideas. She added that all of the ideas will not work, but Council would hear the ideas and if they are turned down, the committee could continue to look for other solutions. Councilmember MacDougall stated that the committee is a good idea. He recommended that the committee be called the Vision Plan Action Committee.

A motion was made by Councilmember Maness and seconded by Councilmember to place this item on Council's September agenda to vote to form the Vision Plan Action Committee. Planning Commission Chair Keith Frost stated that he supports forming the new committee. He added that a lot of time went into the Town's Vision Plan and he does not want to see the ideas die. The motion was unanimously carried by all those present.

FOR YOUR INFORMATION

1. **Street Repairs and Improvements Project Award – Assistant Town Administrator Stuart Ford:** The Town received bids for the Street Repairs and Improvements Project on July 9, 2013. The Town had three bids from contractors of which C.R. Jackson was the low bid at \$1,409,400. The other bids were from Lane for \$1,441,816.30 and Sloan for \$1,455,679.25. In accordance with the bid documents, the Town awarded the bid to C.R. Jackson for the modified amount of \$1,019,335.78 to fit the project budget. C.R. Jackson also was low bid on Carnoustie Court at \$63,640.25 (bid separately with the Lexington County reclamation project). The project is funded by G.O. Bonds and designated road funds. The Golden Hills portion of the project is additionally funded by the Golden Hills HOA and the Special Purpose Tax District.
2. **Emergency Procurements – Finance Director Kathy Roberts:** Council was provided a summary and details of emergency purchases made in the second quarter of 2013. Council was requested to accept the information and direct the summary be recorded in the minutes of the August Work Session.
3. **Recycling Roll Carts – Councilmember Todd Shevchik:** Councilmember Shevchik requested that Mr. Mike Cosman, Advanced Disposal, make a presentation to Council at their September Work Session regarding recycling roll carts.

Mr. Poole stated that it would cost the Town \$80,000 to install the roll carts. Mayor Halfacre stated that since Advanced Disposal is a contractor with the Town, it would be good to hear from them. He added that when recycling, the bins do get heavy. Mr. Poole added that the contract for Advance Disposal would be reviewed in 2015.

PUBLIC COMMENTS: None.

COUNCIL/STAFF COMMENTS: None.

QUESTIONS FROM THE NEWS MEDIA: None.

ADJOURNMENT: There being no further comments or questions, a motion was made by Councilmember Maness and seconded by Councilmember Shevchik to adjourn the Council's Work Session at 6:25 p.m. and move to the Council Chambers for the Council's Regular August meeting. The motion was unanimously carried by all those present.

Respectfully submitted,

Becky P. Hildebrand, CMC
Municipal Clerk

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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.