

MINUTES
Town of Lexington
Executive Session and
COUNCIL WORK SESSION
September 16, 2013

Town Council held a Council Work Session preceded by an Executive Session and followed by a Regular Council meeting on September 16, 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, Ted Stambolitis and Steve MacDougall. Councilmember Danny Frazier was 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 four (4) 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 MacDougall and seconded by Councilmember Stambolitis to go into *Executive Session* to discuss: two legal updates regarding a pending lawsuit and the Golden Hills Condemnation Litigation; two contractual matters regarding the sale and the purchase of Town property including the review of a contract; and, one personnel matter regarding Town holidays. The motion was unanimously carried by all those present. (Councilmember Shevchik was not present for the vote.) Council adjourned from *Executive Session* at 5:59 p.m. after a motion was made by Councilmember Maness and seconded by Councilmember Stambolitis. The motion was unanimously carried by all those present. No vote was taken during Executive Session. A motion was made by Councilmember Shevchik and seconded by Councilmember MacDougall 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 6:02 p.m.

APPROVAL OF MINUTES: A motion was made by Councilmember Maness and seconded by Councilmember Stambolitis to approve the minutes with one correction for the August 19, 2013 Council Work Session and the August 19, 2013 Regular Council meeting. The motion was unanimously carried by all those present.

PRESENTATION

Mr. Michael Cosman, Advanced Disposal, gave a presentation regarding roll carts for recycling. Mr. Cosman explained the new recycling program being implemented in Irmo and most of Lexington County using a 65 gallon recycling roll cart which have five times the capacity than the current 18 gallon bins. He requested that if the Town could renew their contract with Advanced Disposal for another 10 year period, at the same rate with CPI escalators, he would provide the recycling roll carts. He added that he only received one CPI escalator last year from the Town. Mr. Cosman stated that there was also a 95 gallon cart but he could not do that for the Town without a fee. Mayor Halfacre stated that Mr. Poole and Mr. Cosman could review the request when the contract is due. He stated that he still gets complaints about trash being spilled or not being picked up. He suspected that citizens were not bagging the trash before placing it in the cart. He added that his recycle bin is sometimes too heavy to pick up. Mr. Walker stated that the Town charges less than the County for trash pick-up. Councilmember Stambolitis liked the idea of the recycle carts, but he would prefer that they not be green. Mr. Cosman stated that the carts could be grey with a green top. Mayor Pro-Tem Livingston stated that her neighbors complained about the truck leaking oil and/or hydraulic fluid on the streets. Mr. Cosman stated that he would check into it. Mr. Poole stated that pick-up dates would remain the same with only four holidays including Christmas Day, New Year's Day, Thanksgiving and July 4th.

BUSINESS ITEMS: (For Discussion and Recommendation for Council Meeting on September 16, 2013 or October 7, 2013 Council meetings.)

1. **Request for Addition to Wrecker Rotation List – Police Chief Terrence Green:**
At the February 1, 2010 Council meeting, Town Council voted to limit the number of towing companies on the Wrecker Rotation List to six, with preference being given to those located within the Town limits. On August 16, 2013, Town Administrator Britt Poole received an e-mail that he forwarded to Chief Green from Mr. Chris Schroeder. Mr. Schroeder stated that he is located within the Town limits and wants Town Council to reconsider its position of limiting the number on the Wrecker Rotation List so that Schroeder's Towing can be added.

Town Administrator Poole stated that Schroeder's is not yet in Town. Councilmember Stambolitis confirmed that the Town did have 8 on the list but reduced it to 6. Chief Green stated that 8 worked, but 6 works and creates more loyalty and better response time on calls. He added that if the list is too long the companies do not get many tows. Councilmember MacDougall stated that Mr. Schroeder is waiting for Council's decision before he moves in Town. He confirmed that response time now is approximately 20 minutes and if the first company does not show up, the next company on the list is called. Mayor Halfacre stated that if it works now with 6 companies on the list, why change it. He added that for now he would say no to a policy change. Councilmember Stambolitis stated that since the Town has grown so much, it may be a good idea to consider 8 companies. Chief Green

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confirmed that it currently functions fine with 6 companies. Town Administrator Poole stated that an unexpected result of the companies moving to Town is they set up a satellite office here and their main office may be in Columbia or somewhere else. Mr. Hanson stated that the Town had not received any request for new construction. No action was taken.

2. **Appointment to the Traffic Committee – Municipal Clerk Becky Hildebrand:** The Traffic Committee has three vacancies for residents of the Town. Mr. Mark Churchill and Mr. Robert Diatkar submitted Talent Bank applications to serve on the Town's Traffic Committee. Mr. Churchill and Mr. Diatkar are Town residents. (Copy of Talent Bank applications attached.)

A motion was made by Mayor Pro-Tem Livingston and seconded by Councilmember MacDougall to place the requests on Council's October 7, 2013 for consideration. The motion was unanimously carried by all those present.

3. **The Lexington Wildcat Athletic Booster Club Fee Waiver – Events and Media Coordinator Jennifer Dowden:** The Lexington Wildcat Athletic Booster Club will host a silent auction fund-raiser on August 23, 2014. The event will raise funds to support the athletes and athletic department of Lexington High School. The organization asked for a Fee Waiver for August 23, 2014 for the Conference Center. The event would be a weekend rental as requested for additional set-up and break down. (Copy of request letter attached.) Following is the value for the Lexington Wildcat Athletic Booster Club event: Rental Fee \$600 (In-Town) or \$1,000 (Out of Town) plus a \$250 deposit will still be required.

A motion was made by Councilmember Stambolitis and seconded by Councilmember Maness to place this item on Council's October 7, 2013 agenda for consideration. Ms. Dowden confirmed that the Town had waived the fee for this event in 2011 and 2012. The motion was unanimously carried by all those present.

4. **Proposed Sale of Town Property at 206 North Church Street: Town Administrator Britt Poole:** The Town of Lexington received an offer to purchase property at 206 North Church Street. This is the property adjacent to the Masonic Lodge commonly referred to as the "Shoebox". The Tax Map # is 004320-04-007 and the parcel contains 0.72 acres. Permission is sought to enter into discussion to sell the property and to accept alternative bids for a thirty day period.

A motion was made by Councilmember Maness and seconded by Councilmember MacDougall to place the item on tonight's Regular Council agenda for consideration for First Reading.

5. **Sewer Extension on Highway 378 West – Utilities Director Alan Lutz:** Mr. Jack Brazell owns a 5 acre parcel at the corner of Westside Drive and Highway 378 West

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and plans to develop it for commercial use. Sewer is not immediately available and Mr. Brazell is looking at possibilities to get sewer to the property. There are two options for service to the property: (1) Gravity Sewer running west to 14 Mile Creek at an estimated cost of \$102,720; or (2) Run a 2" or 4" force main east tying into a gravity line at 162 Highway 378 West. A 2" force main running east would be estimated at \$56,056 and would be limited in what could be served. The line could be increased to an estimated cost of \$83,600 and would be able to handle basically anything Mr. Brazell would develop on the property and have capacity for additional off-site development in the area. The force main option would require that Mr. Brazell install, own, and operate pumps in addition to the line costs. The initial cost of the pumps could be as high as \$30,000. Although the gravity line is estimated to initially be more expensive than the total upfront cost of the force main, the recurring O&M of the force main pumps makes the gravity option appealing to Mr. Brazell.

The option that most benefits the Town would be the 4" force main. The resulting higher capacity and location of the line would encourage future development. Mr. Brazell asked for 50% participation from the Town for the cost of the 4" force main (approximately \$42,000 in cost participation). Additionally, Mr. Brazell stated that he would sign an easement needed by the Town for another project.

A motion was made by Councilmember Stambolitis and seconded by Councilmember Shevchik to place the item on Council's October 7, 2013 agenda for consideration. Town Administrator Poole confirmed that he was in agreement with the recommendation and it was in Mr. Brazell's interest to go with the 4" force main. He added that it opens up a significant portion of land for future development. He stated that \$42,000 was minor in the total scope of plans. Mr. Poole stated that the property is currently Carolina Paint and Body which makes other properties contiguous. The motion was unanimously carried by all those present.

FOR YOUR INFORMATION

1. **Façade Improvement Grant Awards – Director of Planning, Building and Technology John Hanson:** The Town of Lexington Board of Architecture and Appearance met on Wednesday August 28, 2013 and voted to award the following Façade Improvement Grants:

(1) Eleanor Wessinger received a \$5,000 award to complete a project at 202 West Main Street (Old Hertz Store). The estimated value of the project is \$34,000.

(2) Wade Sturkie received a \$5,000 award to complete a project at 403 West Main Street (ED's Interiors). The estimated value of the project is \$50,000.

(3) Old Mill, LLC received a \$5,000 award to complete a project at 711 East Main Street. The estimated value of the project is \$15,000.

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(4) Louis Easts received a \$5,000 award to complete a project at 409 East Main Street (Old Law Office). The estimated value of the project is \$27,862.

(5) Wesley Rhoten received a \$5,000 award to complete a project at 720 East Main Street (Rhoten's Country Store). The estimated value of the project is \$9,000.

(6) Josephine Debruhl received a \$5,000 award to complete a project at 102 East Main Street (The Needler). The estimated value of the project is \$8,500.

The Town received 16 grant applications with a combined proposed construction estimate of \$213,784. The amount of proposed work that will be supported through these grants is \$144,362. These figures are significantly lower than those obtained during the first year of the program. As a result, the Board is recommending a second funding round this year that includes properties on North and South Lake Drive between Columbia Avenue and the railroad track. Additionally, the Board recommended that next year's program include a maximum \$10,000 award and a required \$25,000 total project cost for a project to be eligible for funding. If Council has no objection to these recommendations, the Staff will move forward with their implementation.

Council was asked to accept this as information and direct the above summary be recorded in the minutes of this Work Session.

Town Administrator Poole stated that the new policy would be adopted by the consent of Council. He confirmed that the second round of awards would be expanded out Highway 6; the minimum award would increase from \$5,000 to \$10,000; and, the minimum total project cost would be \$20,000. He confirmed that the area currently extended from Rhoten's to McDonalds. Councilmember Stambolitis requested that the area include the entire historic triangle. Mr. Hanson stated that eventually it would include the entire area, but for now it appears to be more maintenance projects. He added that he hoped to expand the area in approximately two years.

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 Mayor Pro-Tem Livingston and seconded by Councilmember Stambolitis to

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adjourn the Council's Work Session at 6:38 p.m. and move to the Council Chambers for the Council's Regular September meeting. The motion was unanimously carried by all those present.

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.