



1. CALL TO ORDER
2. DETERMINATION OF A QUORUM
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. ANNOUNCEMENTS/COMMUNICATIONS BY THE MAYOR
6. PRESENTATIONS AND RECOGNITIONS
 - 6.1. Presentation on Request for Qualifications on Interactive Art Pieces-
Director of Grants & Special Projects, Tara Greenwood
7. REQUESTS FOR APPEARANCES/CITIZEN COMMENT PERIOD
 - 7.1. State Street Historic Tour-Director of Lexington County Museum, J.R.
Fennell
 - 7.2. Mr. Steve Campbell, City Auto Sales, 812 Sunset Boulevard
8. APPROVAL OF MINUTES FOR PREVIOUS MEETINGS
 - 8.1. Regular Council Meeting Held June 5, 2018 4 - 11
 - 8.2. Special Council Meeting Held June 11, 2018 12 - 13
 - 8.3. Public Hearing Held June 18, 2018 14 - 15
 - 8.4. Special Council Meeting Held June 18, 2018 16 - 19
9. UNFINISHED BUSINESS
 - 9.1. Second Reading Consideration of the Planning Commission's
Recommendation to Establish the Zoning Classification of C-2
(General Commercial) for Four Parcels Totaling 3.21 Acres at 101,
101A, 110 and 115 Medical Circle (TMS# 004536-01-001, 004536-01-
015, 004536-02-001 and 004536-01-003)
 - 9.2. Second Reading Consideration of the Planning Commission's
Recommendation to Establish the Zoning Classification of LM (Light
Manufacturing) for Four Parcels Totaling 7.42 Acres at 2, 31, 33-51
and 34 C Trotter Road (TMS# 004596-08-020, 011, 025 and 027)

- 9.3. Second Reading Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for One Parcel Totaling 2.51 Acres at 2 and 3 Southern Court (TMS# 004596-01-034)
- 9.4. Second Reading Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for Three Parcels Totaling 8.26 Acres at 2247, 2725 and 3449 Sunset Blvd. (TMS# 004597-03-026, 004597-10-055 and 004596-08-017)
- 9.5. Second Reading Consideration of the Planning Commission's Recommendation to Deny the Rezoning from C-1 (Intensive Commercial) to C-2 (General Commercial) for One Parcel Totaling .26 Acres at 214 Charleston Highway (TMS# 004635-16-005)
- 9.6. Second Reading Consideration of the Planning Commission's Recommendation to Approve the Rezoning from C-2 (General Commercial) to R-1 (Residential) for One Parcel Totaling .18 Acres at 749 Center Street (TMS# 004638-13-006)

10. NEW BUSINESS

- 10.1. Consideration of a Resolution to Authorize the Sale and Consumption of Beer and Wine at the Riverwalk Park Amphitheater during the Fall 2018 and the Spring 2019 Rhythm on the River Concert Series- Greater Cayce West Columbia Chamber Executive Director, Richard Skipper 20
- 10.2. Consideration to Approve Chemical Bids to the Lowest Responsible Responsive Bidder as Identified by the Bid Tabulation for the Saluda River and Lake Murray Water Treatment Plants - Mr. Mark Waller, Director of Planning and Engineering 21
- 10.3. Consideration to Approve the Lowest Responsible Responsive Bidder for the 30" Sanitary Sewer Replacement Project Along the Saluda River- Mr. Andy Zaengle, Utilities Engineer 22
- 10.4. First Reading Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for One Parcel Totaling 1.99 Acres at 2525 Sunset Blvd. (TMS# 004697-02-003) 23 - 24
- 10.5. First Reading Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-3 (Restricted Commercial) for Five Parcels Totaling 6.72 Acre on W. Hospital Drive, Hulon Lane, Fairlane Drive and Sunset Blvd. (TMS# 004597-09-015, 020, 030, 035, 057) 25 - 26
- 10.6. First Reading Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for Two Parcels Totaling 1.64 Acres at 103 and 109 Midlands Ct. (TMS# 004596-01-047, 048) 27 - 28
- 10.7. First Reading Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for One Parcel Totaling 1.61 Acres at 2729 Sunset Blvd. (TMS# 004597-10-069) 29 - 30

10.8. First Reading Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for One Parcel Totaling 1.24 Acres at 103 Cromer Road, Lexington (TMS# 004596-04-040)

11. ADJOURN TO EXECUTIVE SESSION

11.1. Discussion of Contractual and Economic Development Matters Related to the City's Interactive Park, Parking, and Surrounding Areas Near the 400 Block of Meeting St., West Columbia (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2))

12. RECONVENE TO REGULAR SESSION

13. NEW BUSINESS- CONTINUED

13.1. Consideration to Authorize the City Administrator to Execute an Agreement and Easements for Properties Related to the City of West Columbia's Interactive Park at the 400 Block of Meeting Street, West Columbia

14. Upon Returning to Open Session, Council May Take Action on Matters Discussed in Executive Session

15. ADJOURNMENT



COUNCIL PRESENT:

Bobby E. Horton, Mayor
Temus "Tem" C. Miles, Jr., Mayor Pro-Tem
R. Trevor Bedell
Jimmy Brooks
Mike Green
Casey Jordan Hallman
Erin P. Porter
Teddy Wingard

COUNCIL ABSENT:

Boyd Jones- Out of Town

STAFF PRESENT:

Brian Carter, City Administrator
Michelle Dickerson, Deputy City Administrator
Justin Black, City Treasurer/Assistant City Administrator
Crystal Bouknight, City Clerk
Kelli Ricard, Events Manager
Dennis Tyndall, Police Chief
Scott Morrison, Assistant Police Chief/PIO
Chris Smith, Fire Chief
Jamie Hook, Public Works Director
Stuart Jones, Building Official

Kenneth Ebener, Municipal Judge
Wayne Shuler, Director of Planning and Zoning
William "BJ" Unthank, Director of Economic Development
Anna Huffman, Director of Information Technology/PIO
Mark Waller, Director of Planning and Engineering
Andy Zaengle, Civil Engineer
Tara Greenwood, Director of Grants and Special Projects
Daniel Shearer, Code Compliance Manager

MEDIA PRESENT:

The agenda was posted at City Hall and The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com, radio and television stations were all notified by email on June 1, 2018.

1. CALL TO ORDER

Mayor Bobby E. Horton called the meeting to order at 6:00 p.m.

2. DETERMINATION OF A QUORUM

Mayor Horton noted a quorum was present to conduct business.

3. INVOCATION

Mayor Horton gave the invocation.

4. PLEDGE OF ALLEGIANCE

Attendees at the meeting recited the Pledge of Allegiance before the flag of the United States of America.

5. PRESENTATIONS AND RECOGNITIONS

**Regular Council Meeting Minutes
June 5, 2018**

- 5.1. Art on State Follow-Up Presentation- Events Manager, Kelli Ricard
Mayor Horton recognized Events Manager, Kelli Ricard, who gave Council an update on the Art on State Street event that took place on May 4, 2018. She stated there were approximately 230 people in attendance. She thanked everyone involved for a job well done.

6. APPROVAL OF MINUTES FOR PREVIOUS MEETINGS

- 6.1. Regular Council Meeting Held May 1, 2018

Mayor Horton entertained a motion to approve the minutes from the regular Council Meeting held on May 1, 2018. The motion was moved by Council Member Hallman and seconded by Council Member Porter. Discussion was held concerning changes to the minutes. Council Member Green stated he would like to have each individual Council Member's nominations included in the minutes.

Mayor Horton entertained a motion from Mayor Pro-Tem Miles to amend the minutes of the May 1, 2018 meeting to include the individual Council Member's nominations for item 13.1 and 13.2.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Green.

The motion passed unanimously.

Mayor Horton entertained a motion to approve the minutes as amended from the Regular Council Meeting held on May 1, 2018

Moved by Council Member Green, seconded by Council Member Brooks.

The motion passed unanimously.

- 6.2. Special Council Meeting Held May 21, 2018

Mayor Horton entertained a motion to approve the minutes from the Special Council Meeting held on May 21, 2018

Moved by Council Member Hallman, seconded by Council Member Green.

The motion passed unanimously.

- 6.3. Public Hearing Held on May 21, 2018

Mayor Horton entertained a motion to approve the minutes from the Public Hearing held on May 21, 2018.

Moved by Council Member Green, seconded by Council Member Bedell.

The motion passed unanimously.

- 6.4. Special Council Meeting Held on May 21, 2018

Mayor Horton entertained a motion to approve the minutes from the Special Council meeting held on May 21, 2018.

Moved by Council Member Brooks, seconded by Council Member Wingard.

The motion passed unanimously.

7. UNFINISHED BUSINESS

**Regular Council Meeting Minutes
June 5, 2018**

- 7.1. Second Reading Consideration of an Amendment to the 2018 Flood Damage Prevention Ordinance

Mayor Horton entertained a motion for second reading consideration of an amendment to the 2018 Flood Damage Prevention Ordinance.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Wingard.

The motion passed unanimously.

- 7.2. Second Reading Consideration of an Ordinance Enacting and Adopting a Supplement to the Code of Ordinances for the City of West Columbia

Mayor Horton entertained a motion for second reading consideration of an ordinance enacting and adopting a supplement to the Code of Ordinances for the City of West Columbia.

Moved by Council Member Hallman, seconded by Council Member Bedell.

The motion passed unanimously.

8. NEW BUSINESS

- 8.1. Consideration of the Planning Commission’s Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for Four Parcels Totaling 3.21 Acres at 101, 101A, 110 and 115 Medical Circle (TMS# 004536-01-001, 004536-01-015, 004536-02-001 and 004536-01-003)

Mayor Horton entertained a motion for consideration of the Planning Commission’s recommendation to establish the zoning classification of C-2 (General Commercial) for four parcels totaling 3.21 acres at 101, 101A, 110 and 115 Medical Circle (TMS# 004536-01-001, 004536-01-015, 004536-02-001 and 004536-01-003).

Moved by Council Member Porter, seconded by Mayor Pro-Tem Miles.

The motion passed unanimously.

- 8.2. Consideration of the Planning Commission’s Recommendation to Establish the Zoning Classification of LM (Light Manufacturing) for Four Parcels Totaling 7.42 Acres at 2, 31, 33-51 and 34 C Trotter Road (TMS# 004596-08-020, 011, 025 and 027)

Mayor Horton entertained a motion for consideration of the Planning Commission’s recommendation to establish the zoning classification of LM (Light Manufacturing) for four parcels totaling 7.42 acres at 2, 31, 33-51 and 34 C Trotter Road (TMS# 004596-08-020, 011, 025 and 027).

Moved by Council Member Brooks, seconded by Council Member Porter.

The motion passed unanimously.

- 8.3. Consideration of the Planning Commission’s Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for One Parcel Totaling 2.51 Acres at 2 and 3 Southern Court (TMS# 004596-01-034)

Mayor Horton entertained a motion for consideration of the Planning Commission’s recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 2.51 acres at 2 and 3 Southern Court

**Regular Council Meeting Minutes
June 5, 2018**

(TMS# 004596-01-034).

Moved by Council Member Brooks, seconded by Council Member Porter.

The motion passed unanimously.

- 8.4. Consideration of the Planning Commission's Recommendation to Establish the Zoning Classification of C-2 (General Commercial) for Three Parcels Totaling 8.26 Acres at 2247, 2725 and 3449 Sunset Blvd. (TMS# 004597-03-026, 004597-10-055 and 004596-08-017)

Mayor Horton entertained a motion for consideration of the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for three parcels totaling 8.26 acres at 2247, 2725 and 3449 Sunset Blvd. (TMS# 004597-03-026, 004597-10-055 and 004596-08-017).

Moved by Council Member Hallman, seconded by Council Member Bedell.

The motion passed unanimously.

- 8.5. Consideration of the Planning Commission's Recommendation to Deny the Rezoning from C-1 (Intensive Commercial) to C-2 (General Commercial) for One Parcel Totaling .26 Acres at 214 Charleston Highway (TMS# 004635-16-005)

Mayor Horton recognized Director of Planning and Zoning, Wayne Shuler, who discussed the Planning Commission's recommendation. Mr Shuler stated the owner of this property relocated his business to 214 Charleston Hwy and applied for a business license. Staff denied on the business license, determining that the use was vehicle sales which is prohibited in the C-1 district. The owner appealed the decision to the ZBA arguing that the use was not vehicle sales. The ZBA met on April 17, 2018 and upheld staff's decision. The owner applied for a second business license for the same use but under a different business name. Staff has denied that request under the same interpretation. The owner has requested a variance to establish the use as vehicle sales which will be considered by the ZBA on June 7. The ZBA does not have the authority to grant a use variance. Mr. Shuler stated the owner had also filed an appeal of staff's decision to deny the second business license. The second appeal will be considered by the ZBA at the June 28th meeting. He stated the Planning Commission voted unanimously to recommend denial of the rezoning from C-1 (Intensive Commercial) to C-2 (General Commercial). Discussion was held about the type and name of the business in this location, the law concerning motorcycles and mopeds, and what was being done with the old business location across the street. Council Member Brooks stated his concerns about the business being able to operate without a current business license. Mr. Shuler stated that once the owner made the appeal it stayed any action that Planning and Zoning could take until the issue was resolved. Further discussion pursued concerning what was required of the owner to bring the business to compliance with code requirements.

Mayor Horton entertained a motion for consideration of the Planning Commission's recommendation to deny the rezoning from C-1 (Intensive Commercial) to C-2 (General Commercial) for one parcel totaling .26 acres at 214 Charleston Highway (TMS# 004635-16-005).

Mayor Horton, Mayor Pro-Tem Miles, Council Members Brooks, Porter, and

**Regular Council Meeting Minutes
June 5, 2018**

Wingard all voted in favor of the motion and Council Members Green, Hallman, and Bedell opposed.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Bedell.

The motion passed five votes to three votes.

- 8.6. Consideration of the Planning Commission's Recommendation to Approve the Rezoning from C-2 (General Commercial) to R-1 (Residential) for One Parcel Totaling .18 Acres at 749 Center Street (TMS# 004638-13-006)

Director of Planning and Zoning, Wayne Shuler, explained to Council that this property was being sold and the request was made to rezone from commercial to residential so the potential buyer could build a home on the property.

Mayor Horton entertained a motion for consideration of the Planning Commission's recommendation to approve the rezoning from C-2 (General Commercial) to R-1 (Residential) for one parcel totaling .18 acres at 749 Center Street (TMS# 004638-13-006).

Moved by Council Member Bedell, seconded by Council Member Green.

The motion passed unanimously.

- 8.7. Consideration of the Bond for Hammonds Hill Phase 2 (TMS# 004645-02-091)

Mayor Horton recognized Director of Planning and Zoning, Wayne Shuler, who explained to Council what this particular bond does and that it was a one year bond. Council Member Green asked where this property was actually located. Mr. Shuler stated it was located at the end of Gambrell Street.

Mayor Horton entertained a motion for consideration of the bond for Hammonds Hill Phase 2 (TMS# 004645-02-091).

Moved by Council Member Hallman, seconded by Council Member Brooks.

The motion passed unanimously.

- 8.8. First Reading Consideration of an Ordinance to Annex a Total of .36 Acres of Property (TMS#004597-09-036) also Known as 2984 Sunset Blvd., West Columbia

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of .36 acres of property (TMS#004597-09-036) also known as 2984 Sunset Blvd., West Columbia.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Wingard.

The motion passed unanimously.

- 8.9. First Reading Consideration of an Ordinance to Annex a Total of 5.9370 Acres of Property (TMS#004674-01-024) also Known as 2222 Sunset Blvd., Westland Shopping Center, West Columbia

Mayor Horton recognized Director of Economic Development, BJ Unthank, who stated this annexation included all of the Westland shopping center which included Food Lion but did not include Lizard's Thicket located in the same parking lot.

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June 5, 2018**

Mayor Horton entertained a motion for first reading consideration of an ordinance to annex a total of 5.9370 acres of property (TMS#004674-01-024) also known as 2222 Sunset Blvd., Westland Shopping Center, West Columbia.

Moved by Council Member Green, seconded by Council Member Brooks.

The motion passed unanimously.

- 8.10. Consideration of a Resolution to Support the Road Closure of Alexander Street and Authorize Consumption of Alcohol on the Scheduled Rain Date at the Soda City Friend's Event held at the Wyman M. "Mac" Rish Amphitheater

Mayor Horton recognized Erin Curtis with Soda City Friends who explained to Council the purpose for the road closure. Discussion was held as to other alternatives and concerns with the road being closed all day. Council members addressed concerns with closing the road and the inconvenience it would cause residents who were already effected by the construction taking place in that area.

Mayor Horton entertained a motion from Mayor Pro-Tem Miles to amend the motion to remove the road closure from the Resolution.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Bedell.

The motion passed unanimously.

Mayor Horton entertained the motion as amended for consideration of a Resolution to authorize the consumption of alcohol on the rain date and suspend the noise ordinance for the Soda City Friends Event on July 7, 2018 and for the rain date should the weather cause the event to be postponed.

Mayor Horton, Mayor Pro-Tem Miles, Council Members Hallman, Bedell, Brooks, Porter, and Wingard all voted in favor of the amended resolution and Council Member Green opposed.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Bedell.

The motion passed seven votes to one vote.

- 8.11. Consideration to Appoint Bridget Henderson as a Code Enforcement Officer with Authority to Enforce Municipal Ordinances According to SC Code Annotated Sections 1-3-50 and 5-7-32

Mayor Horton recognized Code Compliance Manager, Daniel Shearer, who introduced Bridget Henderson to Council.

Mayor Horton entertained a motion for consideration to appoint Bridget Henderson as a Code Enforcement Officer with authority to enforce municipal ordinances according to SC Code Annotated Sections 1-3-50 and 5-7-32.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Green.

The motion passed unanimously.

- 8.12. First Reading Consideration of an Ordinance Adopting a Budget for the Fiscal Year Beginning July 1, 2018, and Levying a Tax to Meet Such a Budget for the Fiscal Year

**Regular Council Meeting Minutes
June 5, 2018**

Mayor Horton recognized City Administrator, Brian Carter, who stated the operating budgets for Fiscal Year 2018-2019 were being submitted for the General Fund and Water/Sewer Fund. Mr. Carter explained the highlights of the estimated revenues. He stated these budgets included the City's general funding sources as well as funding from reserves and increases in revenue. He also stated the General Fund property tax revenue was estimated using 58.797 in operating mills and 6.6 in debt service mills. Mr. Carter also stated the proposed budget included a projected 3.518 mil increase in operating millage. He stated this was an estimated \$235,000 increase in tax revenue that was directly related to an increase in police and fire services. He stated that in Section 5 of the Budget Summary, there were detailed items that would be paid for with this additional millage. Mr. Carter then stated the 6.6 mills would be collected and earmarked for the debt retirement of the 2010 General Obligation Bond and the overall increase in General Fund revenue over the prior year was \$451,000. Mr. Carter stated the police department would be able to institute a new recruitment and retention plan. He stated that the police department was understaffed by nearly 10% in sworn officer positions and had a shortage of patrol officers on shifts. He explained that the retention and recruitment plan would facilitate bringing the police department up to full staff to best serve residents and businesses. He then stated the fire department would be able to fund three additional firefighter/paramedic positions and help the department move towards compliance with NFPA standards. Mr. Carter explained that these positions would also allow the fire department to employ a new medical and emergency rescue squad truck in their fleet and that the truck would respond to most medical calls for the department taking a heavy burden off larger fire trucks, such as Engine 2, which currently responded to these types of calls. He stated that this truck, along with the equipment for these three fire fighters, was funded through the additional tax millage and other adjustments to the budget. Mr. Carter also stated that the Water/Sewer revenue was estimated using the rate ordinance approved in March 2018. He stated the fee structures for water and sewer rates have been included. The recommended FY 2018-2019 transfer to the General Fund from the Water/Sewer Fund is \$2,880,000 and was in accordance with the City's financial policies. A copy of the Transmittal Letter given to Council has been attached to the minutes.

Council Member Brooks inquired as to whether the City had looked into other health care options for City employees and City Administrator, Brian Carter stated that staff had not explored alternative options for health care.

Council Member Hallman asked if the budget still included a stipend for bi-lingual Police Officers in the new recruitment plan. Mr. Carter stated that it did include this.

Council Member Brooks asked for an explanation on the three new Fire Fighter positions included in the budget. Fire Chief, Chris Smith, explained these 3 positions would be for Paramedics instead of Emergency Medical Technicians (EMT) or Emergency Medical Responder (EMR). He stated a Paramedic had more medical training at the highest level of prehospital care. Council Member Porter stated that after doing some research of her own that she was in favor of going with the Paramedic verses the EMT/EMR due to the training in critical situations. Council Member Brooks asked Chief Smith if there would be any way to eliminate

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June 5, 2018**

additional hours of pay. Chief Smith stated options were being looked at with compensation, over-time thresholds, and days off.

Council Member Green stated he was concerned with West Columbia's emergency calls being higher than any other local municipality and wanted the City to look into this in the future. Council Member Hallman asked Chief Smith how many Life Saving awards had been given to West Columbia Fire Fighters this past year. Chief Smith stated three had been given in the last year and a half.

Mayor Horton entertained a motion from Council Member Brooks to table the budget discussion until the June 18, 2018 Special Council Meeting.

Council Members Green and Brooks voted in favor of the motion and Mayor Horton, Mayor Pro-Tem Miles, and Council Members Hallman, Bedell, Porter, and Wingard were all opposed.

Moved by Council Member Brooks, seconded by Council Member Green.

The motion failed two votes to six votes.

Mayor Horton entertained the original motion for first reading consideration of an ordinance adopting a budget for the fiscal year beginning July 1, 2018, and levying a tax to meet such a budget for the fiscal year.

Mayor Horton, Mayor Pro-Tem Miles, and Council Members Hallman, Bedell, Porter, and Wingard all voted in favor of the original motion and Council Members Green and Brooks opposed.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Bedell.

The motion passed six votes to two votes.

9. ADJOURNMENT

Mayor Horton entertained a motion to adjourn. Council adjourned at 7:27 p.m.

Moved by Council Member Brooks, seconded by Council Member Green.

This motion passed unanimously.

Respectfully Submitted,

City Clerk



City of West Columbia
Bridging Past, Present and Future

MINUTES
Special Council Meeting
June 11, 2018
200 N. 12th Street
West Columbia, SC 29169
5:00 PM

COUNCIL PRESENT:

Bobby E. Horton, Mayor
R. Trevor Bedell
Jimmy Brooks
Mike Green
Casey Jordan Hallman
Erin P. Porter
Teddy Wingard

COUNCIL ABSENT:

Temus "Tem" C. Miles, Jr- Council Member Miles came into Executive Session at 5:05 p.m.
Boyd Jones- Council Member Jones came into Executive Session at 5:20 p.m.

STAFF PRESENT:

Brian Carter, City Administrator
Michelle Dickerson, Deputy City Administrator
Crystal Bouknight, City Clerk

MEDIA PRESENT:

The agenda was posted at City Hall and The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com, radio and television stations were all notified by email on June 8, 2018.

1. CALL TO ORDER

Mayor Bobby E. Horton called the meeting to order at 5:00 p.m.

2. DETERMINATION OF A QUORUM

Mayor Horton noted a quorum was present to conduct business.

3. INVOCATION

Council Member Bedell gave the invocation.

4. PLEDGE OF ALLEGIANCE

Attendees at the meeting recited the Pledge of Allegiance before the flag of the United States of America.

5. ADJOURN TO EXECUTIVE SESSION

5.1. Discussion of Matters Related to Economic Development (Pursuant to S.C. Code Ann. § 30-4-70 (A) (2))

Mayor Horton entertained a motion to adjourn to executive session. Council adjourned to executive session at 5:02 p.m.

Moved by Council Member Green, seconded by Council Member Hallman.

The motion passed unanimously.

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June 11, 2018**

6. RECONVENE TO REGULAR SESSION

Mayor Horton stated no action was taken in executive session.

Mayor Horton entertained a motion to adjourn executive session and reconvene to regular session. Council reconvened to regular session at 9:49 p.m.

Moved by Council Member Green, seconded by Council Member Brooks.

The motion passed unanimously.

7. Upon Returning to Open Session, Council May Take Action on Matters Discussed in Executive Session

8. ADJOURNMENT

Mayor Horton entertained a motion to adjourn. Council adjourned at 9:49 p.m.

Moved by Council Member Green, seconded by Council Member Brooks.

This motion passed unanimously.

Respectfully Submitted,

City Clerk



City of West Columbia
Bridging Past, Present and Future

MINUTES
Public Hearing
June 18, 2018
200 N. 12th Street
West Columbia, SC 29169
6:00 PM

COUNCIL PRESENT:

Bobby E. Horton, Mayor
Temus "Tem" C. Miles, Jr., Mayor Pro-Tem
R. Trevor Bedell
Jimmy Brooks
Mike Green
Casey Jordan Hallman
Erin P. Porter
Teddy Wingard

COUNCIL ABSENT:

STAFF PRESENT:

Brian Carter, City Administrator
Michelle Dickerson, Deputy City Administrator
Justin Black, City Treasurer/Assistant City Administrator
Crystal Bouknight, City Clerk
Kelli Ricard, Events Manager
Dennis Tyndall, Police Chief
Chris Smith, Fire Chief
Jamie Hook, Public Works Director
Stuart Jones, Building Official
Anna Huffman, Director of Information Technology/PIO

Kenneth Ebener, Municipal Judge
William "BJ" Unthank, Director of Economic Development
Mardi Valentino, Director of Human Resources
Mark Waller, Director of Planning and Engineering
Andy Zaengle, Civil Engineer

MEDIA PRESENT:

The agenda was posted at City Hall and The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com, radio and television stations were all notified by email on June 15, 2018.

1. CALL TO ORDER

Mayor Horton called the meeting to order at 6:00 p.m.

2. OPENING REMARKS

Mayor Horton recognized City Administrator, Brian Carter, who gave an overview of the balanced budget for the fiscal year 2018-2019 General Fund Budget.

3. PUBLIC COMMENTS ON GENERAL FUND BUDGET FOR FISCAL YEAR 2018-2019

Mayor Horton asked if members of the public had comments or questions about the proposed ordinance.

Ms. Beverly Miekinn of 1509 Double Branch Road addressed Council with her concerns about the low water pressure and needing a fire hydrant in the Double Branch Road area.

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June 18, 2018**

Civil Engineer, Andy Zaengle, explained the situation with the 2 inch water lines in that area and plans for future rehabilitation of the area. Mr. Zaengle indicated he would contact Ms. Mieklin to discuss her concerns further.

Hearing nothing further from the public, Mayor Horton closed the meeting.

4. ADJOURNMENT

Mayor Horton declared the Public Hearing to be closed at 6:11 p.m. and went directly into a Special Council Meeting.

Respectfully Submitted,

City Clerk



City of West Columbia
Bridging Past, Present and Future

MINUTES
Special Council Meeting
June 18, 2018
200 N. 12th Street
West Columbia, SC 29169
6:00 PM

COUNCIL PRESENT:

Bobby E. Horton, Mayor
Temus "Tem" C. Miles, Jr., Mayor Pro-Tem
R. Trevor Bedell
Jimmy Brooks
Mike Green
Casey Jordan Hallman
Erin P. Porter
Mickey Pringle
Teddy Wingard

COUNCIL ABSENT:

STAFF PRESENT:

Brian Carter, City Administrator
Michelle Dickerson, Deputy City Administrator
Justin Black, City Treasurer/Assistant City Administrator
Crystal Bouknight, City Clerk
Kelli Ricard, Events Manager
Dennis Tyndall, Police Chief
Chris Smith, Fire Chief
Jamie Hook, Public Works Director
Stuart Jones, Building Official

Kenneth Ebener, Municipal Judge
William "BJ" Unthank, Director of Economic Development
Mardi Valentino, Director of Human Resources
Anna Huffman, Director of Information Technology/PIO
Mark Waller, Director of Planning and Engineering
Andy Zaengle, Civil Engineer

MEDIA PRESENT:

The agenda was posted at City Hall and The State, Free Times, Lexington County Chronicle, Cayce-West Columbia News, The Columbia Star, COLADaily.com, radio and television stations were all notified by email on June 15, 2018.

1. CALL TO ORDER

Mayor Bobby Horton called the meeting to order at 6:11 p.m.

2. DETERMINATION OF A QUORUM

3. INVOCATION

Council Member Hallman gave the invocation.

4. PLEDGE OF ALLEGIANCE

Attendees at the meeting recited the Pledge of Allegiance before the flag of the United States of America.

5. ANNOUNCEMENTS/COMMUNICATIONS BY THE MAYOR

Mayor Horton stated he received a letter from the City of Cayce requesting that all West

**Special Council Meeting Minutes
June 18, 2018**

Columbia zip codes that were in the city limits of Cayce be changed to show Cayce instead of West Columbia. Mayor Horton stated this was an issue for the Post Office and he would contact the West Columbia Post Master to discuss the issue.

6. ADMINISTER OATH OF OFFICE TO NEWLY-ELECTED DISTRICT 5 COUNCIL MEMBER, MR. MICKEY PRINGLE

Mayor Horton recognized Judge Kenneth Ebener, who administered the Oath of Office to newly elected council member, Mr. Mickey Pringle. Mr. Pringle took his place on the dais.

7. PRESENTATIONS AND RECOGNITIONS

Presentation of Chemical Bid for the Saluda River and Lake Murray Water treatment Plants- Director of Planning and Engineering, Mark Waller

7.1. Presentation of Chemical Bid for the Saluda River and Lake Murray Water Treatment Plants- Director of Planning and Engineering, Mark Waller

Mayor Horton recognized Director of Planning, Engineering & Water Plants, Mark Waller, who presented Council with information concerning the bids received for the 2018 chemical bids for the West Columbia water plants. City Administrator, Brian Carter, stated that Council would be asked to vote on this at the July 10, 2018 meeting.

7.2. Presentation on Tribute for Trees- Events Manager, Kelli Ricard

Mayor Horton stated that no action would be taken on this due to the date of the event possibly changing.

8. UNFINISHED BUSINESS

8.1. Second Reading Consideration of an Ordinance Adopting a Budget for the Fiscal Year Beginning July 1, 2018, and Levying a Tax to Meet Such a Budget for the Fiscal Year

Mayor Horton entertained a motion for second reading consideration of an ordinance adopting a budget for the fiscal year beginning July 1, 2018, and levying a tax to meet such a budget for the fiscal year.

Mayor Horton, Mayor Pro-Tem Miles, and Council Members Hallman, Pringle, Bedell, Porter, and Wingard were in favor of the motion and Council Members Green and Brooks were opposed.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Hallman.

The motion passed seven votes to two votes.

8.2. Second Reading Consideration of an Ordinance to Annex a Total of .36 Acres of Property (TMS#004597-09-036) also Known as 2984 Sunset Blvd., West Columbia

Mayor Horton entertained a motion for second reading consideration of an ordinance to annex a total of .36 acres of property (TMS#004597-09-036) also known as 2984 Sunset Blvd., West Columbia.

**Special Council Meeting Minutes
June 18, 2018**

Moved by Council Member Brooks, seconded by Council Member Porter.

The motion passed unanimously.

- 8.3. Second Reading Consideration of an Ordinance to Annex a Total of 5.9370 Acres of Property (TMS#004674-01-024) also Known as 2222 Sunset Blvd., Westland Shopping Center, West Columbia

Council Member Brooks asked how the City would handle zoning regulations concerning the current businesses in this shopping center once it was annexed into the City. City Administrator, Brian Carter, stated the businesses would be allowed to operate at their current statues with the county unless the business changed or was closed for any reason. He stated they would be considered legal non-conforming.

Mayor Horton entertained a motion for second reading consideration of an ordinance to annex a total of 5.9370 acres of property (TMS#004674-01-024) also known as 2222 Sunset Blvd., Westland Shopping Center, West Columbia.

Moved by Council Member Green, seconded by Council Member Wingard.

The motion passed unanimously.

9. NEW BUSINESS

- 9.1. Consideration to Approve a Statewide Mutual Aid Agreement for Emergency and Disaster Response/Recovery

Mayor Horton recognized Fire Chief, Chris Smith, who explained to Council that the state was updating the statewide mutual aid agreement for emergency services and disaster response and/or recovery services.

Mayor Horton entertained a motion for consideration to approve a statewide mutual aid agreement for emergency and disaster response/recovery.

Moved by Council Member Brooks, seconded by Council Member Green.

The motion passed unanimously.

- 9.2. Consideration of Harrelson Painting, LLC as the Lowest Responsible Responsive Bidder in the Amount of \$47,000 for the Lake Murray Water Treatment Plant Filters and Inlet Troughs Coating Project

Mayor Horton recognized Director of Engineering, Mark Waller, who explained the bids for this project. Council Member Bedell asked where the company was based. Mr. Waller stated they were located in Batesburg. Council Member Hallman asked where the filters were located. Mr. Waller stated the tank was located on the hill behind the water plant.

Mayor Horton entertained a motion for consideration of Harrelson Painting, LLC as the lowest responsible responsive bidder in the amount of \$47,000 for the Lake Murray Water Treatment Plant filters and inlet troughs coating project.

Moved by Mayor Pro-Tem Miles, seconded by Council Member Hallman.

The motion passed unanimously.

10. ADJOURN TO EXECUTIVE SESSION

**Special Council Meeting Minutes
June 18, 2018**

- 10.1. Discussion of a Legal Matter Related to Town of Lexington Purchaser Agreement (Pursuant to SC State Code, Section 30-4-70 (A) (2)
- 10.2. Discussion of a Legal Matter Related to Nuisance Business (Pursuant to SC State Code, Section 30-4-70 (A) (2)

Mayor Horton entertained a motion to adjourn to executive session. Council adjourned to executive session at 6:40 p.m

Moved by Council Member Green, seconded by Council Member Bedell.

The motion passed unanimously.

11. RECONVENE TO REGULAR SESSION

Mayor Horton stated no action was taken in executive session.

Mayor Horton entertained a motion to adjourn executive session and reconvene to regular session. Council reconvened to regular session at 7:19 p.m.

Moved by Council Member Green, seconded by Council Member Brooks.

The motion passed unanimously.

12. ADJOURNMENT

Mayor Horton entertained a motion to adjourn. Council adjourned at 7:19 p.m.

Moved by Council Member Green, seconded by Council Member Brooks.

The motion passed unanimously.

Respectfully Submitted,

City Clerk

**STATE OF SOUTH CAROLINA) A Resolution to Authorize the Consumption of Beer and
COUNTY OF LEXINGTON) Wine at the Rhythm on the River Concert Series at the
CITY OF WEST COLUMBIA) Riverwalk Amphitheater**

Whereas, the Greater Cayce West Columbia Chamber of Commerce (“Chamber”) is desirous of sponsoring the Fall Rhythm on the River concert series for four consecutive Fridays beginning September 28, 2018 and ending October 19, 2018 at the West Columbia Riverwalk Amphitheater; and

Whereas, the Chamber is desirous of sponsoring the Spring Rhythm on the River concert series for eight consecutive Saturdays beginning April 6, 2019 and ending May 25, 2019 at the West Columbia Riverwalk Amphitheater; and

Whereas, the Chamber desires to sell food and beverages including beer and wine to concert attendees, which requires permission from the City of West City Council for consumption of beer or wine to be allowed at the Riverwalk Amphitheater; and

Whereas, it has been determined that such events would be in the public interest.

Now, Therefore, Be It Resolved, by the Mayor and City Council of the City of West Columbia, duly assembled, that:

1. Between the hours of 6 p.m. and 9 p.m. on four consecutive Fridays beginning on September 28, 2018, and ending on October 19, 2018, concert attendees will be able to consume beer or wine in cups within the designated area of the Riverwalk Amphitheater and its parking lot as delineated by signage erected by the West Columbia Police Department.
2. Between the hours of 6 p.m. and 9 p.m. on eight consecutive Saturdays beginning on April 6, 2019 and ending on May 25, 2019, concert attendees will be able to consume beer or wine in cups within the designated area of the Riverwalk Amphitheater and its parking lot as delineated by signage erected by the West Columbia Police Department.
3. The area designated as the location of the Rhythm on the River concert series is deemed to be the site of public concerts at which alcoholic beverages of beer and wine may be consumed. Therefore, Section 9-2-8 of the West Columbia Code of Ordinances regarding the consumption of alcoholic beverages in public places shall not apply to the event area during above designated times. Possession and consumption of alcoholic beverages shall be permitted only in containers provided by vendors within the designated event area.

Adopted this 10th day of July, 2018.

Attest:

Bobby Horton, Mayor

Crystal Bouknight, City Clerk

BOBBY E. HORTON
Mayor

TEMUS C. "TEM" MILES
Mayor Pro-Tem

BRIAN E. CARTER, ICMA-CM, AICP
City Administrator

Council Members
R. TREVOR BEDELL

MICHELLE M. DICKERSON
Deputy City Administrator

JIMMY BROOKS

JUSTIN BLACK, CPA
Assistant City Administrator

MIKE GREEN

CRYSTAL BOUKNIGHT
City Clerk



CASEY JORDAN HALLMAN

E. WAYNE SHULER, AICP
Director of Planning and Zoning

BOYD JONES

B.J. UNTHANK
Director of Economic Development

ERIN PARNELL PORTER

MARK A. WALLER, P.E.
Director of Planning & Engineering

MARTA M. VALENTINO
Director of Human Resources

TEDDY WINGARD

MEMORANDUM

To: Mayor Horton and City Council Members

From: Mark Waller, Director of Water Plants *MW*

Date: June 13, 2018

Re: Bid Tabulation of Chemicals for City Water Plants for Fiscal Year 2018-2019 and Bid Recommendations

Staff opened bids for the various chemicals to be used in the FY 2018-2019 at the City's water plants on Wednesday May 16, 2018. The City received bids from a total of fifteen (15) interested chemical vendors. I recommend approval of the lowest bidder for the six (6) respective chemicals for water treatment process as follows:

Vendor	Chemical	Bid Amount
Chemtrade	Aluminum Sulfate (ALUM)	\$ 189/Ton
Chemtrade	Liquid Ammonium Sulfate (Ammonia)	\$ 0.153/pound
Univar USA	Sodium Hydroxide (Caustic)	\$ 0.0961/pound
Lhoist North America	Dry Lime	\$ 0.15111/pound
Thatcher Chemical	Powdered Activated Carbon (800 iodine)	\$ 1296/Ton
Pencco	Hydrofluorsilicic Acid (Fluoride)	\$ 234/Ton

BOBBY E. HORTON
Mayor

BRIAN E. CARTER, ICMA-CM, AICP
City Administrator

MICHELLE M. DICKERSON, Esq.
Deputy City Administrator

JUSTIN BLACK, CPA
City Treasurer/Asst. City Admin.

CRYSTAL BOUKNIGHT
City Clerk



City of West Columbia
Bridging Past, Present and Future

Council Members
R. TREVOR BEDELL
JIMMY BROOKS
MIKE GREEN
CASEY JORDAN HALLMAN
BOYD JONES
TEMUS C. "TEM" MILES
ERIN PARNELL PORTER
TEDDY WINGARD

MEMORANDUM

July 3, 2018

To: Mayor Horton and City Council

From: Andy Zaengle, P.E. 

CC: Brian Carter, ICMA-CM, AICP, Michelle Dickerson, Esq, Justin Black, CPA

Re: 30-Inch Sanitary Sewer Replacement

The City has advertised for sealed bids for the construction of the 30-Inch Sanitary Sewer Replacement project to replace a short section of 30-inch gravity collection line along the Saluda River near 1347 Mohawk Drive in West Columbia, South Carolina. Staff plans to received bids on Monday July 9, 2018 at 2:00 pm and present its recommendation to award the contract to the lowest responsive responsible bidder at the Tuesday July 10, 2018 council meeting.

PLANNING COMMISSION CASE PC 18-34

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.99 acres at 2525 Sunset Blvd. (TMS# 004697-02-003).

Analysis:

The parcel was annexed into the City of West Columbia on April 16, 2018. A zoning classification must be established for the parcel to comply with S.C. law and the City's zoning ordinance.

Currently the parcel has a vacant building.

This parcel is adjacent to the I-26 interchange. Adjacent properties are either zoned C-2 (General Commercial) in the city or ID (Intensive Development) in Lexington County

Sunset Blvd is a 5-lane arterial. The closest traffic count station (189) had a 2017 AADT of 26,500 trips.

Chris Circle is a 2-lane frontage road

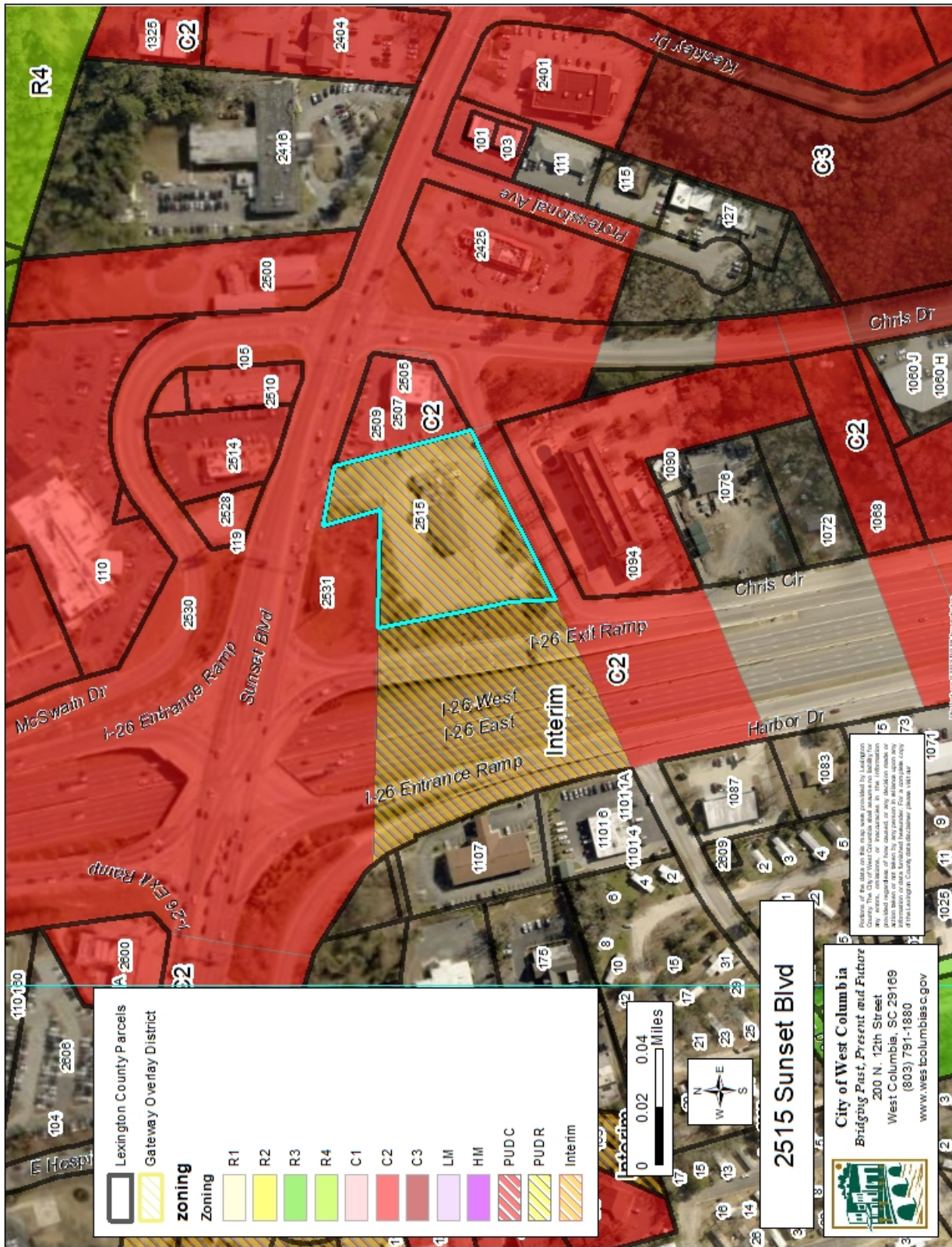
No one spoke at the public hearing

Comprehensive Plan:

The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.

Recommendation:

The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.99 acres at 2525 Sunset Blvd. (TMS# 004697-02-003).



PLANNING COMMISSION CASE PC 18-35 TO 18-39

Consider the Planning Commission's recommendation to establish the zoning classification of C-3 (Restricted Commercial) for five parcels totaling 6.72 acre on W. Hospital Drive, Hulon Lane, Fairlane Drive and Sunset Blvd. (TMS# 004597-09-015, 020, 030, 035, 057).

Case Number: PC 18-35 to 18-39

Tax Map Number: 004597-09-015, 020, 030, 035, 057

Property Address: W. Hospital Drive, Hulon Lane, Fairlane Drive and Sunset Blvd

Previous Zoning: Intensive Development

Recommended Zoning: C-3 (Restrictive Commercial)

Use of properties: Two parcels have medical office buildings; three parcels are undeveloped.

Reason for Request: The parcels were annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the properties to comply with S.C. law and the City's zoning ordinance.

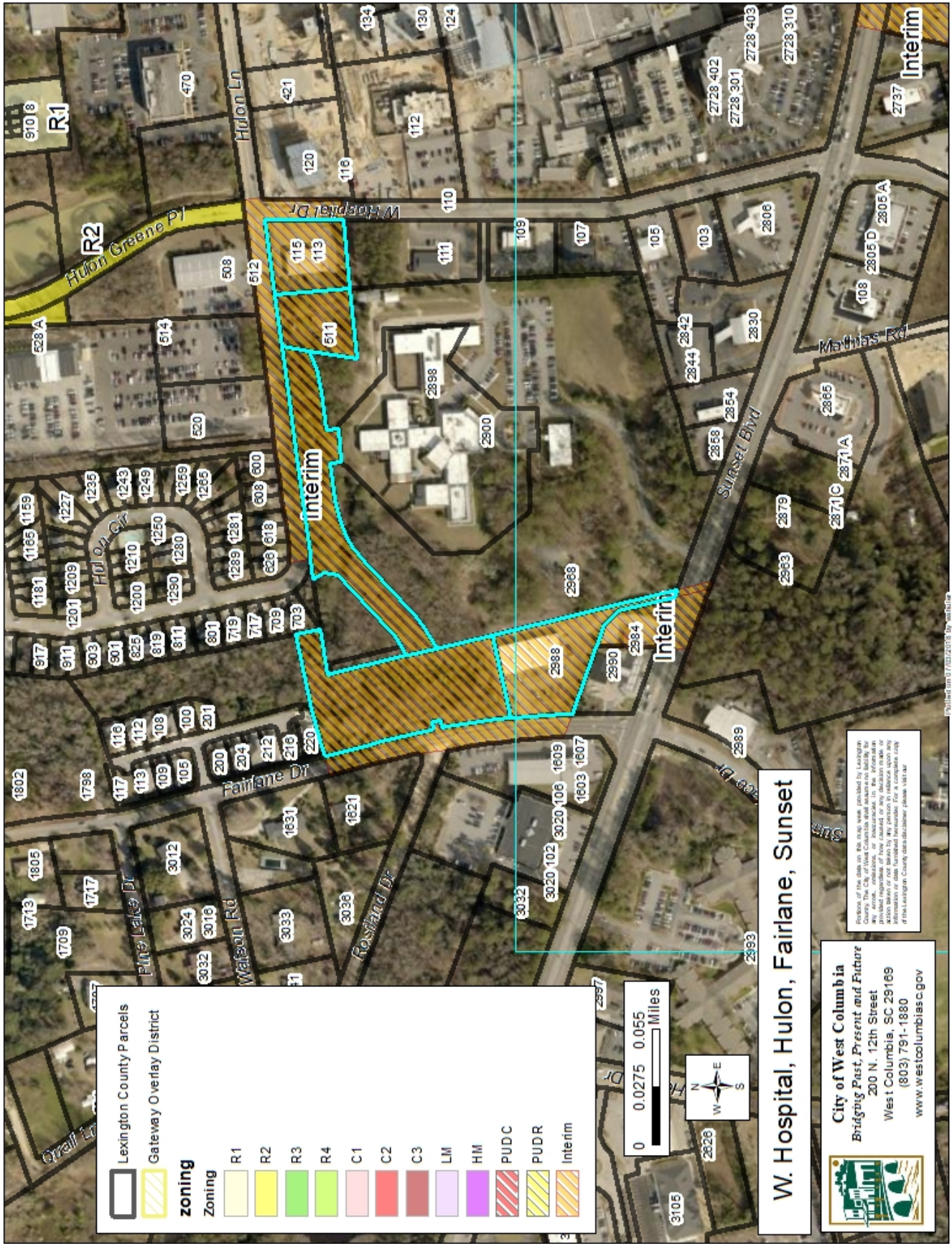
Road Frontage: W. Hospital Drive: a 2-lane collector road. There is no traffic count station on the road.
Hulon Lane: a 2-lane collector road. There is no traffic count station on the road.
Fairlane Drive: a 2-lane collector road. There is no traffic count station on the road.
Sunset Blvd: a 5-lane arterial. There is no adjacent traffic count station.

Character of Area: Most of the surrounding property is in the county and zoned ID. The parcels sit at the transition between the medical complex around Lexington Medical Center and the adjacent residential neighborhoods.

Analysis: The recommended zoning is consistent with the city's comprehensive plan which recommends Restricted Commercial.

Public Hearing: Several people spoke at the public hearing. Most were residents of the Quail Hollow neighborhoods and expressed concern about commercial zoning on Fairlane Drive and a possible road connecting Hulon Lane with Fairlane Drive.

Recommendation: The Planning Commission voted unanimously to establish the zoning classification of C-3 (Restricted Commercial) for five parcels totaling 6.72 acres on W. Hospital Drive, Hulon Lane, Fairlane Drive and Sunset Blvd. (TMS# 004597-09-015, 020, 030, 035, 057).



Lexington County Parcels
Gateway Overlay District

zoning

R1	R2	R3	R4	C1	C2	C3	LM	HM	PUD C	PUD R	Interim
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W. Hospital, Hulon, Fairlane, Sunset

City of West Columbia
Bridging Past, Present and Future
200 N. 12th Street
West Columbia, SC 29169
(803) 791-1880
www.westcolumbiasc.gov

This data was compiled by the City of West Columbia and is provided by the City of West Columbia. It is not intended to be used for any other purpose, including, but not limited to, legal, financial, or other professional services. The City of West Columbia is not responsible for any errors or omissions in this data. For a complete copy of the Lexington County data distribution, please visit us at www.lexingtoncountyga.gov.

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PLANNING COMMISSION CASE PC 18-40 AND 18-41

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for two parcels totaling 1.64 acres at 103 and 109 Midlands Ct. (TMS# 004596-01-047, 048).

Analysis:

The parcels were annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the parcel to comply with S.C. law and the City's zoning ordinance.

The parcels are developed with medical office buildings.

Midlands Court is at the transition point where development along Henbet Drive changes from residential to commercial. There are no traffic count stations along Henbet Drive. The parcel is part of a professional office park. The properties to the north and east are in the county and zoned ID. The property to the west is has a zoning designation of C-2.

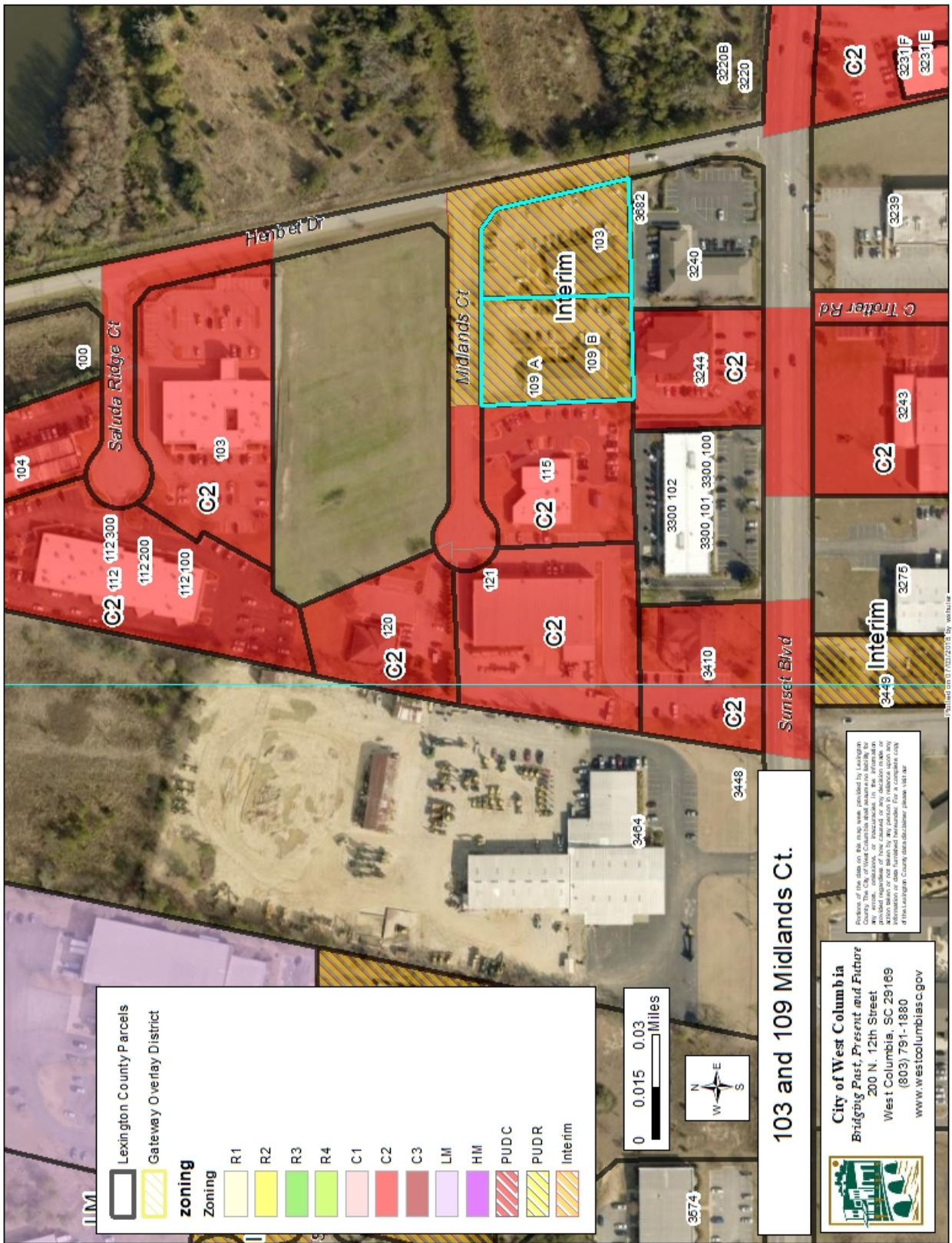
No one spoke at the public hearing

Comprehensive Plan:

The recommended zoning is partially consistent with the city's comprehensive plan which recommends Light Manufacturing.

Recommendation:

The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for two parcels totaling 1.64 acres at 103 and 109 Midlands Ct. (TMS# 004596-01-047, 048).



PLANNING COMMISSION CASE PC 18-42

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.61 acres at 2729 Sunset Blvd. (TMS# 004597-10-069).

Analysis:

The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the parcel to comply with S.C. law and the City's zoning ordinance.

The parcel is developed with an office building.

The parcel is located near the I-26 Interchange, across Sunset Blvd from the Lexington Medical Center. Most of the uses in the area are offices and restaurants.

Sunset Blvd: 5-lane arterial. There is no traffic count station near the property. The closest station (189) had a 2017 AADT of 26,500 trips

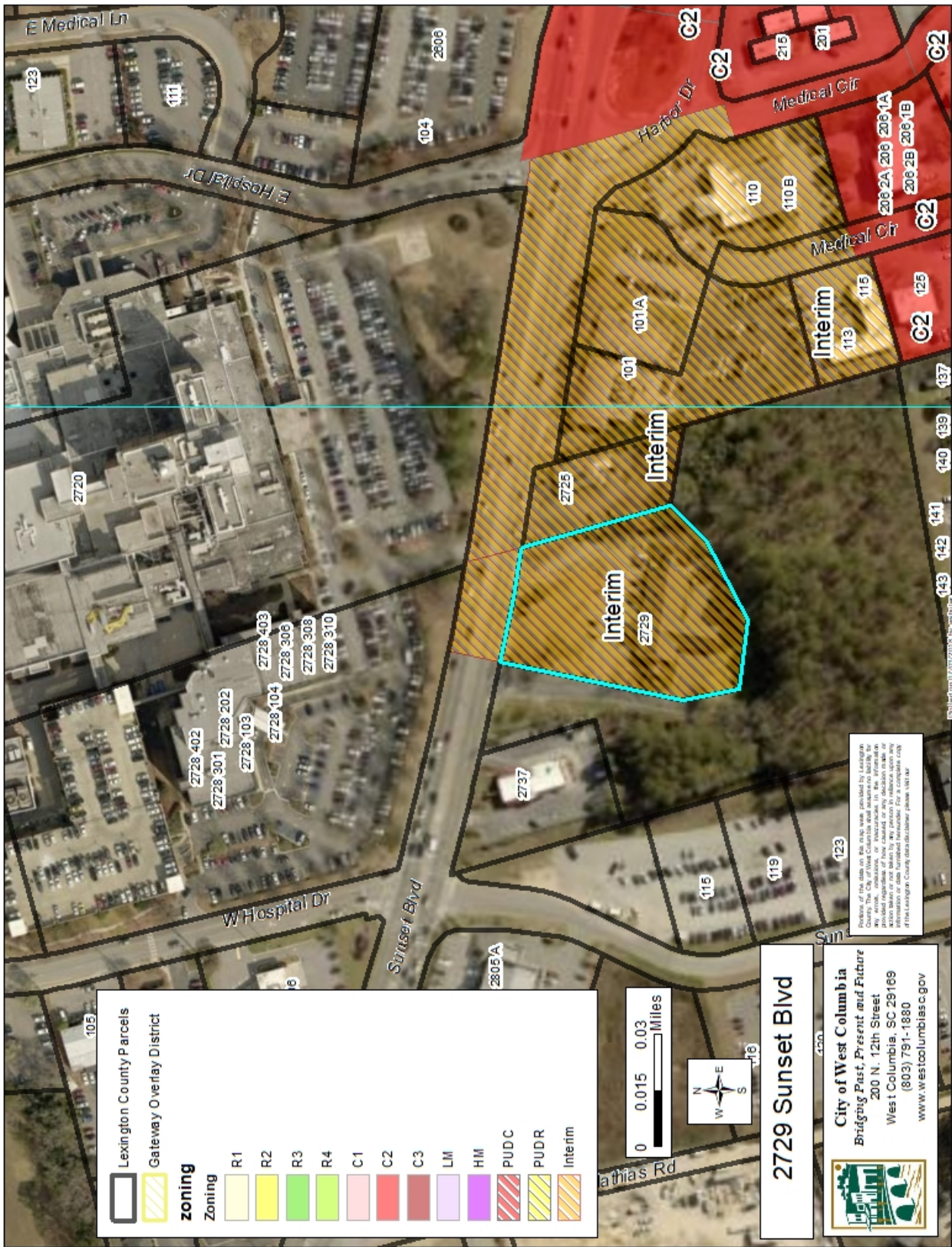
The building supervisor spoke at the public hearing asking about the benefits of being annexed into the city.

Comprehensive Plan:

The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.

Recommendation:

The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.61 acres at 2729 Sunset. (TMS# 004597-10-069).



PLANNING COMMISSION CASE PC 18-43

Consider the Planning Commission's recommendation to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.24 acres at 103 Cromer Road. (TMS# 004596-04-040).

Analysis:

The parcel was annexed into the City of West Columbia on May 21, 2018. A zoning classification must be established for the parcel to comply with S.C. law and the City's zoning ordinance.

The parcel is developed with a place of worship.

The parcel is located near the I-20 Interchange. The Southeastern Freight Lines shipping terminal is across from the parcel.

Cromer Road was re-aligned to create a full intersection with Davega Drive. As a result, the parcel has two frontages, both on Cromer Road. One section of Cromer Road is a 2-lane collector and the other section is a 2-lane local road ending in a cul-de-sac at the parcel. There is a traffic count station where the road splits (station 607) with a 2017 AADT of 8,500 trips

No one spoke at the public hearing

Comprehensive Plan:

The recommended zoning is consistent with the city's comprehensive plan which recommends General Commercial.

Recommendation:

The Planning Commission voted unanimously to establish the zoning classification of C-2 (General Commercial) for one parcel totaling 1.24 acres at 103 Cromer Road. (TMS# 004596-04-040).

