

January 18, 2022

CITY OF CONWAY
CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
TUESDAY, JANUARY 18, 2022 - 4:00 P.M.

PRESENT: Alex Hyman, Mayor Pro Tem

Council Members: Amanda Butler, William Goldfinch, Beth Helms, Justin Jordan, Larry White

Absent: Mayor Barbara Blain-Bellamy

STAFF: Adam Emrick, City Administrator; John Rogers, Deputy Administrator; Mary Catherine Hyman, Deputy Administrator; Jeff Leveille, Technology Services Director; June Wood, Public Information Officer; Allison Hardin, Planning & Development Director; Dale Long, Police Chief ; Wayne Calhoun, Police; Steven Pearce, Police; Reggie Jenerette, Solid Waste Director; Robert Cooper, Building Official; Ashley Smith, Recreation Director; Kent Bitting, Public Utilities Superintendent; Brandon Harrelson, Public Works Director; Lynn Smith, Human Resource Director; Timmy Williams, Grounds & Maintenance and Alicia Shelley, City Clerk

OTHERS: Amy Breault, Hillary Howard, Matt Varnadore, Shannon Jordan, Grey Meredith, Mallory Coffey

CALL TO ORDER: Mayor Pro Tem Hyman called the meeting to order. Josh Tietje of First United Methodist Church gave the invocation and led the Pledge of Allegiance.

The requirements for posting notice of this meeting under South Carolina's Freedom of Information Act (FOIA) were met.

APPROVAL OF AGENDA: **Motion:** Goldfinch made a motion, seconded by White, to approve the January 18, 2022 meeting agenda with the removal of XI. Executive Session. **Vote:** Unanimous. Motion carried.

CONSENT AGENDA:

A. Special Event – Gullah Geechee Community Day – February 26, 2022

B. Adoption of the 2022 Risk Management Resolution

C. Approval of January 3, 2022 Minutes

APPROVAL OF CONSENT AGENDA: **Motion:** White made a motion, seconded by Jordan to approve the January 18, 2022 consent agenda. **Vote:** Unanimous. Motion carried

PUBLIC INPUT:

Grey Meredith thanked Council for their continued support of the Rivertown Reindeer Run, while Shannon Jordan passed out participation medals to City Council.

There was no further public input. **Motion:** Goldfinch made a motion, seconded by Helms, to close public input. **Vote:** Unanimous. Motion carried.

SPECIAL PRESENTATION:

- A. Presentation on SC Kindergarten Readiness Assessment (KRA) by Horry County First Steps.** Amy Breault, Executive Director of the Horry County First Steps made a presentation to Council regarding the Kindergarten Readiness Assessment (KRA). She invited them to participate as a board member to help in educating and connecting with families. She also stated that she would like to expand the Story walk program to Conway in the future. She asked if the City would like to host a town hall meeting in the spring.

White asked if the School district had been involved and supportive. Breault said that the Horry County School District has been very helpful but that this was her first audience in distributing the information regarding the KRA program.

White asked if the City could put some information on the website. Emrick said that the City would be glad to share information on social media.

- B. Presentation to Certify Keep Conway Beautiful as an Affiliate of Keep America Beautiful.** Mallory Coffey, the SC State leader for Palmetto Pride introduced Conway's new staff member, Nevada Mileur as the Litter Control Coordinator and thanked the Keep Conway Beautiful Committee for their hard work. She then presented the City with the Certification of the Keep Conway Beautiful as an affiliate of Keep America Beautiful.

- C. Discussion of Ordinance #ZA2022-02-21(A) amending Article I, Chapter 5 – Redevelopment Enhancement Incentive, of the City of Conway Municipal Code to extend the Redevelopment Enhancement Incentive Program, which provides incentives for development or redevelopment of properties located within the Central Business District (CBD), Core Commercial (CC), commercial properties located on Highway 378 or Highway 701 and the Waccamaw River Districts (WRD-1 and WRD-2) in the City of Conway.** Hyman informed Council that in 2016, City Council expressed a desire to lessen fees and other costs associated with commercial development in certain districts that have struggled with economic development. Currently, the City charges capital recovery fees to businesses opening or changing uses if the number of residential equivalency units (REUs) increases. These fees can run into the tens of thousands of dollars. Additionally, the City charges building permit fees, business license fees, and property taxes. To help with these issues, the Redevelopment Enhancement Incentive Program was created to lessen the burden of opening or expanding a new business endeavor within commercial zoning districts that have shown a need for a boost to help stimulate development or redevelopment. While creating the incentive, City Council considered capital recovery fees, property taxes, and business license fees. After review, City Council concluded that it was in the best interest of the City to start the incentive program by offering only the reimbursement of capital recovery fees. In 2016, the incentive was approved and applied to new or expanding businesses in the Central Business District, Core Commercial, and commercial property fronting Highway 378 (Wright Boulevard) or Highway 701 (Main

Street/4th Avenue). All eligibility is subject to review and approval by the City Administrator. At that time, Council asked that the incentive program expire after three years (unless renewed by Council) to allow the opportunity to be tested to see if it accomplishes the stated goals. In 2019, the program was renewed and Waccamaw River Districts (WRD-1 and WRD-2) were added. Currently, the program is set to expire on March 18, 2022.

White recommended that the ordinance to be approved by city council instead of just the city administrator. Emrick said yes, but that is was originally streamlined that way to remove any politics.

Goldfinch asked for clarification on the program. Hyman said that if a developer wants to develop property, whether it be redevelopment or new development, that through this incentive program they could be reimbursed for the capital recovery fees.

Hyman stated that this would come back to Council at their next meeting for public hearing and first reading.

D. Request to rezone approximately 182.22 acres of property located along Highway 378 (PIN# 369-00-00-0044) from Low/Medium Density Residential (R1) to Light Industrial (LI). Hardin informed Council that this property was annexed and zoned R1 in July 2021 with the intent to be used for a single-family residential development. Since that time, the property owner had had another opportunity present and has filed to rezone this property to Light Industrial (LI). At the time of the July rezoning, this parcel was identified on the City's Future Land Use Map as Industrial. This rezoning request, if approved, would restore the zoning of the district to consistency with the Future Land Use Map from prior to the July rezoning.

White asked if this would affect the neighboring property values. Hardin said that the property values depend on the market sales at the time. She then said that it was approved for a large subdivision was would produce daily increased traffic and that this use would have a less impact on traffic.

Hardin stated that this rezoning would come back to Council at their next meeting for public hearing and first reading.

FIRST READING:

First reading of Ordinance #ZA2022-02-07 to rezone 1.01 acres of property located at 2908 4th Ave (PIN 368-08-03-0006) from City of Conway Low-Density Residential District (R1) to Jamestown Baptist Planned Development (PD). Hardin informed Council that the rezoning application was submitted by Jamestown Baptist Church on request from staff. The property in question, 2908 4th Ave, is owned by Jamestown Baptist, which is located next door at 2916 4th Ave. In 2016, Jamestown Baptist Church applied for and received approval of a rezoning request to create a Planned Development district for a new church site containing 10.4 acres. The proposed two-phased planned development included a new church campus with passive and active

recreation facilities and future institutional facilities, such as a sanctuary, fellowship hall, classrooms, etc. The area currently subject to rezoning had a single-family residential structure on site until recently, and County tax maps showed the property as a separate tax parcel. While researching the property for a demolition permit, however, City staff discovered that the parcel line was just for assessment purposes, not an actual division of property. The City's policy is that zoning lines follow actual property boundaries. Once staff determined that the map line shown between 2908 4th Ave (the house) and 2916 4th Ave (the church site) was not a property boundary, staff requested the rezoning petition from the church to extend the Planned Development zoning to the full boundary. Planning Commission unanimously recommended approval at their November 30, 2021 meeting.

Motion: Goldfinch made a motion, seconded by Jordan, to approve first reading of this request.
Vote: Unanimous. Motion carried.

CONSIDERATION

- A. Consideration of a Special Event - Miranda Family Reunion – July 2, 2022.** Rogers informed Council that the Miranda's would like to have a family gathering at 400 Sycamore Street with approximately 50 people in attendance. There will be dinner and dancing, and a DJ that will play music from 7:00 p.m. to 11:30 p.m. Rogers said that it needs Council's approval to exempt this party from the noise ordinance, which limits loud music after 9:00 p.m.

White had concerns that the neighbors were not notified and wanted to make certain that they were aware.

Motion: Goldfinch made a motion, seconded by Jordan, to approve the special event permit for the Miranda Family Reunion. **Vote:** Voting for the request were Helms, Hyman, Goldfinch, Jordan, and Butler. Voting against was White. Motion carried.

- B. Consideration of a Special Event - Waccamaw Sportsmen's Expo – March 25-26, 2022.** Howard presented a request from Conway Downtown Alive in partnership with Waccamaw Outfitters to host the Waccamaw Sportsmen's Expo on March 25 and 26. There will be a National DockDogs competition, outdoor vendors, a fishing tournament, dog trials, reptiles on the move program, chef demonstration and music. CDA anticipates approximately 3,200 participants and 40 vendors.

Motion: White made a motion, seconded by Goldfinch, to approve the special event permit for the Waccamaw Sportsmen's Expo. **Vote:** Unanimous. Motion carried.

- C. Consideration of a name for new subdivision on Church Street / Highway 501 – "Collins Walk."** Hardin informed Council that the proposed townhome development is currently being reviewed by the Technical Review Committee. Plans call for the development to have 161 townhomes (fee-simple lots), located on Church Street / Hwy 501. The applicant, Thomas & Hutton (engineer), is requesting to name this development

“Collins Walk” upon final recording of the plat for subdivision of the property (PIN 337-03-03-0008).

Motion: White made a motion, seconded by Butler, to approve Collins Walk as the name of the proposed development. **Vote:** Unanimous. Motion carried.

D. Consideration of acceptance of bid to replace Police vehicle. Long informed Council that this bid was to replace a police vehicle that was totaled in a collision on 1/3/2022. Supply chain issues are making police vehicle purchases extend as long as 9 months. Parts scarcity also are extending repair times and adversely affecting quotes as demand has driven up costs. Performance Automotive has several police rated vehicles in stock. A quote for \$34,681.40 was given to make an emergency replacement for P-18. Monies received from the insurance reserve will offset the cost.

Motion: Goldfinch made a motion, seconded by Jordan, to accept the bid to replace the Police vehicle. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR’S REPORT:

Emrick informed Council of the following:

- Covid numbers for the last two weeks have been disturbing. The good news is the majority of cases are minor and are cold like with a headache that persists for several days. There are a few outliers that are much more severe and those are the ones that we are worried about. At this point, we have nine out with positive results or in quarantine for a variety of reasons, meeting the CDC guidelines. This number is down dramatically from last week.
- Last week, we met with all department heads about the budget and their concerns, goals and strategies for the upcoming retreat. As you know, the retreat is 6 weeks away.
- Prior to Christmas, David Crotts talked to you about the Angel Tree that they did in Finance to allow donations to assist customers who were in arrears with their bills. In 2020, this program assisted 32 residents with nearly \$1,700 in past due bills. In 2021, 33 residents were assisted with nearly \$1,900 in past due bills. I want to thank our fine City Staff for this program and all of those generous folks out there who anonymously gave to help others in need.
- We have 397 kids signed up for winter basketball. This is just about the same as last year participating.
- The Conway Chamber of Commerce is hosting Tom Rice for his 2022 Outlook at the Waccamaw Shrine Club on January 25 at 8:30 a.m. If you are interesting in attending, reservations are required through the Chamber.
- The Father Daughter Dance is February 5 from 5 p.m. until 8 p.m. at the Sports and Fitness Center.
- Hometown Legislative Action Day is February 1 in Columbia.
- We dodged a bullet this past weekend with the winter weather, specifically, ice, just missing us. We have a bigger threat of prolonged ice, sleet and/or snow this weekend

beginning with Thursday overnight. If the current forecasts stay where they are, we can expect as much as half an inch of ice, which would be similar to the 2014 ice storm, which caused tremendous damage throughout the City. We are monitoring this storm and I will continue to update you as it plays out. We may need to activate the EOC in advance of this one if things stay as they are now.

DEPARTMENT REPORTS:

Police – Long stated that the Police Department responded to, or initiated 26,444 calls for service in 2021.

- Issued 1392 citations.
- Issued 2103 public contacts or warnings.
- Investigated 1,360 collisions.
- Made 952 custodial arrests.
- Seized 21 firearms.
- Seized approximately 185 grams of heroin, 108 grams of crack cocaine, 145 grams of cocaine, and just under 18 pounds of marijuana.

Long said that the other daily functions that the Police perform such as school crossings, funeral details, escorts, animal complaints, crime scene investigations, victim advocate contacts, evidence custodian, records, school resource officers, and training are not captured in this snapshot.

Long stated that the required mandatory training annually in domestic violence and legal updates, with a required additional 40 hours every 3 years. We average close to 200 hours annually. The investment in training is the single best use of resources to obtain the return of higher trained, motivated, ethical, and capable officers. We train annually on de-escalation, use of force, diversity, ethics, and other topics, while having almost every officer 40 hour certified by NAMI in dealing with the mentally ill.

Long said that the Police Department lost 7 officers last year, with 2 going to the county and 1 to the sheriff. The other four are out of law enforcement. We gained 13 officers for a net gain of six. We currently have two Class 1, and 1 Class 3 vacancy.

Goldfinch asked Long to tell about the Citizens Police Academy. Long said Covid has delayed it the last couple of years but it is a 12-15 class size for 6 weeks to allow citizens to see inside the Police Department at what goes on a daily basis. This program also enables the participant to do a ride along to actually see firsthand behind the wheel.

COUNCIL INPUT:

Butler thanked Ashley and staff for a great MLK event on Saturday. She said that the Conway High School boy's basketball team is doing well and are undefeated in the region. She encouraged everyone to come to a game.

January 18, 2022

Jordan said we were fortunate to have dodged the bullet from the weather last weekend. He encouraged everyone to continue to stay safe, as he has seen the Covid numbers to increase in the schools.

Goldfinch said that he had no idea that much money was raised from the Rivertown Run. He said that was the first 5K he ran with both his boys. He is now looking forward to Under the Lights in 11 months.

White also thanked Ashley and staff for the MLK event. He then said we should partner with DHEC to do Covid testing.

Helms thanked the Police Department for the neighborhood watches. She then gave a kudos to the Sports and Fitness Center for having a Father Daughter dance.

Hyman read an email from Joel of the SCDNR who thanked the City for their support in Wounded Nature-Working Veterans cleanup and commended Reggie and the Solid Waste Department who supplied the dumpster for the event.

ADJOURNMENT: Motion: White made a motion, seconded by Helms, to adjourn the meeting.
Vote: Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this 7 day of February 2022.


Alicia Shelley, City Clerk