

March 15, 2021

CITY COUNCIL MEETING
CONWAY SPORTS & FITNESS CENTER
1515 MILL POND ROAD
MONDAY, MARCH 15, 2021 - 4:00 PM

PRESENT: Mayor Barbara Blain-Bellamy, Jean Timbes, Mayor Pro Tem; Council Members: William Goldfinch, Shane Hubbard, Larry White, Alex Hyman, and Justin Jordan

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy Administrator/Planning & Development Director; John Rogers, Deputy Administrator/ Grants & Special Projects Director; Jeff Leveille, Technology Services Director; Brooke Holden, Public Information Officer; Ashley Smith, Recreation Directors, Le Hendrick, Fire Chief; Reggie Jenerette, Sanitation Director; Ricky Steele, Sanitation Department, Braxton Fleming, Public Works Superintendent; Shon Doctor, Public Works Department, and Barbara Tessier, City Clerk

OTHERS: Reverend Wallace Evans, Jr.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Reverend Wallace Evans, Jr., of A Father's Place, 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: Hyman made a motion, seconded by White, to approve the March 15, 2021 meeting agenda. **Vote:** Unanimous. Motion carried.

- A. Adopting the Horry County All-Hazard Mitigation Plan**
- B. Approval of a bid to purchase four Police Department patrol-rated vehicles (budgeted)**
- C. Final Reading of Ordinance #ZA2021-02-15 (A) An ordinance to annex approximately 4.23 acres of property located at the Corner of Cox Ferry Road and Highway 501 (TMS 151-00-01-007 | PIN 383-01-04-0053) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).**
- D. Approval of road dedication for Coastal Point West (Hyman)**
- E. Approval of Elmhurst PH 4C Letter of Credit**
- F. Authorization of duty weapon to be placed into surplus status**
- G. Approval of engine replacement for Vac Truck STW-16**

H. Approval of February 15, 2021 and March 4th & 5th, 2021 Minutes

Motion: Timbes made a motion, seconded by Jordan, to approve the March 15, 2021 meeting consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT

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

SPECIAL PRESENTATION

A. **Employee of the month – Public Works Sector for February** –Ricky Steele, Sanitation Department, and Shon Doctor, Public Works Department, were presented with their awards

B. **Discussion on request to rezone approximately 7.93 acres of property located at 2451 East Highway 501 (PIN 383-11-03-0004) and approximately 5.02 acres of property located at 2431 East Highway 501 (PIN 383-11-04-0025) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Planned Development (PD).** M. Hyman informed Council that this was a request from Ekklesia Church. The packet contained the proposed PD plan. M. Hyman noted that there were a few minor changes that had to be made prior to this request having its Public Hearing and First Reading.

Goldfinch asked what additional impact this annexation would create. M. Hyman responded that there would not be much additional impact. Hyman asked about curb cuts and M. Hyman noted the plan was to use existing curb cuts. White asked about Miller Motte to which M. Hyman commented that the church would lease the building to the school for now.

Staff will bring this forward for Public Hearing and First Reading.

C. **Discussion on request to rezone approximately 1.43 acres of property located at 2644 Oak Street, 2652 Oak Street and 2507 Cultra Road (PINS: 325-15-03-0033, 325-15-02-0019 and 325-15-02-0020) from City of Conway Medium Density Residential (R2) to Neighborhood Commercial (NC); and request to rezone approximately 2.44 acres of property located at Cultra/Oak Streets (PIN: 325-00-00-0012) from City of Conway Neighborhood Commercial (NC) to Medium Density Residential (R2).** M. Hyman informed Council that in February the Planning Commission recommended to approve the rezoning of 0.95 acres of property located at 2644 and 2652 Oak Street from Medium Density (R2) to Neighborhood Commercial (NC). However, since that meeting, staff received an additional request to rezone approximately 0.48 acres of property located at 2507 Cultra Road from Medium Density (R2) to Neighborhood Commercial. All of the parcels are proposed to be combined with the adjacent property for a residential

subdivision.

White asked M. Hyman what would be permitted in Neighborhood Commercial. M. Hyman did not have a list at hand, but noted that it would be less than was allowed in Highway Commercial. More so being businesses that one would walk to from a neighborhood. White asked why the parcels at Spivey could not have been zoned Neighborhood Commercial. M. Hyman replied that the property owner had existing Highway Commercial parcels that he was trying to combine with several other parcels, and that Neighborhood Commercial would have been spot zoning, which is not permitted.

Staff will bring this forward for Public Hearing and First Reading.

- D. Discussion on request to rezone approximately 8.29 acres of property located along Medlen Parkway (PINS: 338-08-01-0001 and 338-08-01-0002) from City of Conway Highway Commercial (HC) to City of Conway High Density Residential (R3).** M. Hyman informed Council that this request was to rezone two parcels of approximately 8.29 acres of property to combined them for the construction of townhomes.

White asked M. Hyman if staff had any input to what applicants requested. M. Hyman replied that staff does talk to applicants to explain what is permitted in the various zoning districts. White asked why there was no conceptual plan for the Spivey rezoning. M. Hyman commented that although the Medlen rezoning request included a conceptual plan, they were not required for the rezoning of properties.

Staff will bring this forward for Public Hearing and First Reading.

- E. Discussion on request to rezone approximately 0.11 of an acre of property located at 1619 Church Street (a portion of PIN 338-10-03-0014) and request to rezone from Horry County Highway Commercial (HC) to City of Conway Highway Commercial (HC).** M. Hyman informed Council that the request was to annex and rezone this property to allow for combination with the adjacent parcels for a new commercial development. Council had no input.

Staff will bring this forward for Public Hearing and First Reading.

- F. Discussion on request to rezone approximately 1.06 acres of property located at the corner of Pine Street and Thirteenth Avenue (PIN: 338-14-01-0026) from City of Conway Professional (P) to Medium Density Residential (R2).** M. Hyman informed Council that in February 2019, this parcel and an adjacent parcel were brought before the Planning Commission for rezoning. Planning Commission recommended approval, however, the applicant withdrew the request in March 2019. Since that time, a professional office building is being built on the adjacent piece. This is now a new request for rezoning of just the 1.06-acre parcel. Council had no input.

Staff will bring this forward for Public Hearing and First Reading.

FIRST READING

First reading of an Ordinance to annex approximately 0.18 acres of property located at 719 University Forest Circle (TMS 138-26-01-027 | PIN 366-15-04-0004) and request to rezone from Horry County Residential (SF10) to City of Conway Low/Medium Density Residential District (R-1). M. Hyman informed Council that due to a change in ownership, this request was being made to allow a single-family home on the property to tie into City services. The property is contiguous to the City limits.

Staff recommends denial of this request because there are no other parcels on this street that are within the City. The Technical Review Committee also recommends denial of this request. Blain-Bellamy asked M. Hyman if it were not for the requirement for contiguous parcels to annex, would this property owner have annexed on their own accord. M. Hyman replied that they would not have asked for annexation.

Motion: Hyman made a motion, seconded by Jordan, to deny the annexation request. **Vote:** Unanimous. Motion carried.

CONSIDERATION

A. Consideration to purchase a replacement vehicle for the Fire Department. Hendricks advised Council that the Fire Department is replacing a staff vehicle that will be used for the Shift Commander. The replacement is budgeted, and will replace a 2007 Chevrolet Impala. A bid packet was sent out on January 29, 2021 to five vendors. Two bids were submitted by the deadline of February 15, 2021. The pricing includes tax and an add-on option for a heavy duty winch. The budgeted amount for this vehicle is \$30,000. Conway Ford submitted a price of \$34,622 and Palmetto Chevrolet submitted a price of \$41,288.

The addition funds required for this purchase will be covered in other operational accounts.

Motion: Goldfinch made a motion, seconded by Hyman, to approve the purchase of the replacement vehicle from Conway Ford for the Fire Department. **Vote:** Unanimous. Motion carried.

B. Consideration of extending Ordinance #2021-02-01 (D) an Ordinance Requiring Face Coverings or Masks to be Worn in Public in the City of Conway During the COVID-19 Public Health Emergency and Recovery with Ordinance #2021-03-15 (A). Emrick addressed Council noting that the current mask ordinance was set to expire and the request was to extend it another month to get it back in line with the City's State of Emergency Ordinance.

Discussion followed with Goldfinch voicing agreement if this was the last time it would be approved. Blain-Bellamy noted that things were moving forward, but was not ready to allow the mask ordinance to expire.

Council discussed Governor McMaster's March 5, 2021 scaling back the COVID-19 emergency orders by removing the mask mandate for South Carolina restaurant and government buildings. Some Council members were concerned that removing the mask ordinance for restaurants might cause confusion for retail establishments. It was also noted that not everyone had the opportunity to get the first vaccination yet.

Motion: White made a motion, seconded by Blain-Bellamy, to approve the extension of the mask ordinance until April 6, 2021. **Vote:** White, Blain-Bellamy, Timbes, Hyman, and Goldfinch voted in favor. Hubbard and Jordan voted nay. Motion carried.

- C. Consideration of a name for new subdivision on Country Club Drive – “Riverwood at Sherwood Forest”.** M. Hyman advised Council that this proposed subdivision was currently being reviewed by the TRC. Plans call for the subdivision to have a total of 152 single-family lots and will be located on Country Club Drive. The applicant is requesting to name this subdivision Riverwood at Sherwood Forest upon final recording of the plat for subdivision of the property.

Section 10.3.18 of the City of Conway Unified Development Ordinance (UDO), all subdivision names must be reviewed and adopted by Conway City Council.

Staff recommends the approval Riverwood at Sherwood Forest as the name of the new subdivision on Country Club drive as requested by the applicant.

Motion: Goldfinch made a motion, seconded by Blain-Bellamy, to approve the new subdivision name. **Vote:** Unanimous. Motion carried.

- D. Consideration of a bid package for new Marina Lift Station.** Friday advised Council that Public Utilities was requesting to send out a bid package for a new marina pump station. The City has a FEMA grant in the amount of \$228,027 for mitigation and replacement. The estimate is \$975,908. The department has budgeted \$750,000 to replace the Sherwood lift station that could be used to cover the shortfall.

Friday informed Council that the marina pump station and the Sherwood pump stations were the two oldest in the City. Because there was grant money for the marina, it made sense to do the marina pump station first.

Friday was asked how many bids might be submitted. Friday commented that it would depend on how busy the vendors were.

Emrick asked Rogers to talk about the FEMA grant. Rogers noted that the FEMA grant was for a certain number of projects that had been damaged in the parks and recreation facility and being adjacent to the park, this could be considered a park project and not a sewer project. This would be the last project on the list FEMA had provided with a scope of work that must be completed. When finished, there will be money left to spend on other projects.

Motion: Goldfinch made a motion, seconded by Timbes, to approve the sending out of a bid package. **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR'S REPORT

- Council has not met, except for budget retreat, since February 15th. It is amazing how much can change in a short time. We are on the upward swing of flooding, with a projected crest of 12.2'. The crest actually came at 15.61', making this the 6th worst flood in the history of Conway. It was also the worst flooding in the City's history that was not associated with a tropical system.
- On Thursday, March 18th from 2 to 4 p.m., the Police Department will host a drop-in to celebrate Selena Small's retirement. It will be held at the Sports & Fitness Center.
- More rain is expected this week on Tuesday and Thursday. The National Weather Center is predicting as much as an inch on Tuesday, however no additional flood risk is anticipated. On Thursday, there is a high risk of wind, hail, and lightning predicted.
- Details are coming in concerning the local government funds included in the stimulus package that was approved last week. They are fairly substantial, but there has been no confirmation of the exact dollar amount. The impact to the budget will need to be discussed moving forward, given that budget retreat was last week, but we shall not complain about an infusion of funds.
- The GIS Department has mapped all traffic accidents since 2017 and developed a Hot Spot map. The area between 16th Avenue and Mill Pond Road continues to be the most dangerous in the City, and not Cox Ferry as perceived. This is due to the volume of traffic, the number of curb cuts, and the continuous center turn lane.
- Thank you to John Rogers for completing the application and interview with the Municipal Association and earning us an achievement award for public service for the opening of three customized playgrounds in the last calendar year. Those are Lady Bug Park, the rebuild of Sherwood Park, and the paddlewheel playground at Riverfront Park. The Riverfront Park equipment was designed to withstand flooding and it has been tested and proven. The playground was featured in the Playcore catalog for customized play structures.
- An Easter surprise, akin to the pumpkin trees, but on a smaller scale, is going to be found at Kingston Park and will be Eggs-celent!

Department Head Updates:

Le Hendrick – Fire Chief

- Crews helped a woman out of a car sinking in a retention pond earlier today.
- Department is fully staffed, but there will be a retirement in June.

- Highest hot spot call volume in 2019 was on Hwy. 378 at the nursing home and assisted living locations and on 4th Avenue. In 2020, the hot spot was still Hwy. 378. The map shows that the center of the City has hot spots and moving the Public Safety Building to its current location was a good move. The Econolodge has calls for drug overdoses. Hendrick was asked how many overdose calls the department receives and he responded one to two a day on average.
- The department gets approximately 4,000 calls a year or about 10 a day.
- Station 1 receives about 50% of the calls, Station 3 has the lowest, but the calls are increasing.
- Structure fires are down, but medical calls are rising.
- Station 2 should be moved at some point in time.
- The training center has been on hold; the original location would need a water line with a cost of about \$750,000, but there are 3.5 acres in the rear of the shop that can be used for training. It will also need a water line, but the cost will be considerably less. It is really needed for training and for ISO credits.
- The annual spring/summer Emergency Operations drills will be held in April or May.
- The Emergency Operations Plan needs to be updated.

Ashley Smith – Recreation Director

- Sports sign-ups for baseball, softball, and soccer are at 864.
- Received a PARD grant for 2 new bathroom facilities and a press box.
- The Sports & Fitness Center offers 46 classes a week; membership is being maintained.
- Swim pool parties will resume on April 9th.
- Easter Egg Hunt will be handled differently this year. Staff will hand out bags with pre-filled Easter Eggs at a drive-thru event. Some eggs will have tickets for prizes that can be redeemed at a later date.
- Spring Break camp will be held outdoors April 5-9.
- The Sports & Fitness Center was awarded the 2021 fitness center of the year through the Horry Independent annual survey.
- Using buses for field trips through Horry County cost about \$12,000 for an 8-week period. Gary Lee from Mason Temple will supply buses all summer for \$4,000.
- New cameras are up at all fields. Games can be watched on YouTube. They will also be used for security.
- COVID testing is still taking place on-site. Last week 500 vaccines were given. On March 25th and April 2nd vaccines will be given again. Interested person must go to the DHEC website and to sign-up. The City is just a host for DHEC.
- An anonymous sponsor donated \$10,000 to the Sports & Fitness Center for improvements to equipment and to purchase shoes or a glove for kids who want to participate in sports, but does not have the funds to do so.
- Staff will be meeting with CDBG representatives regarding the Smith Jones Pool tomorrow. Emrick said the City was in the process of hiring Civitas, who does a lot of CDBG work, to help with expediting the process.

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COUNCIL INPUT

Hyman was happy to hear that the numbers were up at the Rec Center, and that the budget retreat had allowed them to get a lot accomplished.

Goldfinch commented that the retreat had been good, and he enjoyed the department updates.

Timbes was distressed to learn of the overdose numbers, and that the banners around the City were fading.

White thanked staff for the pavement on Hiland Avenue being fixed, and asked if a mural could be painted on the A Father's Place building which the City owns.

Jordan commented that the budget retreat had been good, and noted that the traffic flow on Main Street was an issue in the evenings.

Blain-Bellamy noted that she had a complaint from a citizen about speeding at the 1500 block of Sixth Avenue, that the retreat had been a good team building exercise, that a report from the Federal Reserve Bank of Richmond reported that South and North Carolina, related to COVID, and the economy, were doing much better than the nation at large with South Carolina better than North Carolina. South Carolina has new home sales, existing home sales, and employment growth in many areas.

ADJOURNMENT

Motion: Goldfinch made a motion, seconded by Hyman, to adjourn the meeting. Vote: Unanimous. Motion carried.

APPROVAL OF MINUTES: Minutes approved by City Council this 0th day of April, 2021.


Barbara A. Tessier, City Clerk