

February 5, 2024

CITY OF CONWAY
CITY COUNCIL MEETING
CONWAY CITY HALL
229 MAIN STREET, CONWAY
MONDAY, FEBRUARY 5, 2024 - 4:00 P.M.

PRESENT: Mayor Barbara Jo Blain-Bellamy, Mayor Pro Tem Larry White, Amanda Butler, William Goldfinch, Julie Hardwick, Beth Helms, Justin Jordan.

STAFF: Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy City Administrator; John Rogers, Deputy City Administrator; June Wood, Public Information Officer; Jeff Leveille, Technology Services Director; Allison Williams, Finance Director; Timmy Williams, Hospitality & Beautification Director; Reggie Jenerette, Solid Waste Director; Lynn Smith, Human Resource Director; Rock Rabon, Fleet Maintenance Director; Jessica Hucks, Planning and Development Director; Le Hendrick, Fire Chief; Ashley Smith, Recreation Director; James Friday, Public Utilities Director; Dale Long, Police Chief; Ted Dudley, Public Utilities Deputy Director; Robert Cooper, Construction Services Director; Brandon Harrelson, Public Works Director; Kym Wilkerson, Deputy Planning and Development Director; Jasmin Waites Parker, City Attorney; and Alicia Shelley, City Clerk.

OTHERS: Mark LaScola, Hampton Shuping Jr, Hillary Howard, and Amber Shubrick. There were approximately 40 others in attendance.

CALL TO ORDER: Mayor Blain-Bellamy called the meeting to order. Rev. Robert Bannon, Kingston Presbyterian 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: White made a motion, seconded by Butler, to **approve** the February 5, 2024 meeting agenda. Vote: Unanimous. Motion carried.

CONSENT AGENDA:

- A. Final Reading of Ordinance #ZA2024-02-05 (C), to annex approximately 8.96 acres of property located at/near the intersection of Mill Pond Road and Highway 501 (Church Street) (PIN 338-10-01-0015), and rezone from the Horry County Highway Commercial (HC) to the City of Conway Highway Commercial (HC) and Conservation Preservation (CP) zoning districts.**
- B. Final Reading of Ordinance #2024-02-05 (D) amending the Business License Ordinance to update the Class Schedule in accordance with the Business License Standardization Act (2020 ACT No. 176).**
- C. Special Event – Groovin’ on the Green – May 3, 10, 17, 24, and 31, 2024**
- D. Special Event – Gullah Geechee Community Day – February 24, 2024**

- E. Approval of Memorandum of Understanding with Georgetown County Sheriff's Office**
- F. Declare that the State of Emergency relative to the January 2024 severe weather event has ended**
- G. Approval of January 16, 2024 Council Meeting Minutes**

APPROVAL OF CONSENT AGENDA: **Motion:** Goldfinch made a motion, seconded by Jordan to **approve** the February 5, 2024 consent agenda. **Vote:** Unanimous. Motion carried.

PUBLIC INPUT:

- Mark LaScola spoke to Council regarding his water bill charges.
- Cheryl Moore Adamson invited everyone to attend the Horry County Museum event on February 10 titled "A Visual Retrospective of the Whittemore Racepath Community."
- Hampton Shuping thanked the city for sidewalk maintenance and spoke regarding the possibility of a recreation area with a large open space.

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

SPECIAL PRESENTATION:

- A. Presentation of Longevity Awards – January 2024 – 5 Years: David Fassbender, Police** – Emrick and Hardwick presented the longevity awards.
- B. Report on Activities of the Mayor's Youth Advisory Council** – Hernandez, Youth Mayor updated Council on the activities that the Youth Advisory Council has been working on. Hernandez thanked Council and Deputy Administrator Rogers for their support of the Youth Council. Hernandez stated that the Busking Ordinance change has allowed more performing arts from Conway High School students. Hernandez said that the Youth Council would like to see a mural depicting the bridge, river, or a boat.

Goldfinch told the students that he appreciated them stepping up and serving.

- C. Discussion of a request to rezone approximately 0.43 acres of property located at 1904 Rose Hill Rd (PIN 338-16-03-0005) from the Medium-Density (R-2) district to the Highway Commercial (HC) district, and to amend the City's Future Land Use Map of the Comprehensive Plan.** Hucks stated that the applicants are requesting to rezone the property at 1904 Rose Hill Drive from the medium-density residential (R-2) district to the Highway Commercial (HC) district. Last year, the adjacent parcels with frontage on Grainger Road and Highway 378 were rezoned to Highway Commercial as well. The applicant's agents have stated that the purpose for seeking the rezoning is to develop a "Parkers Kitchen" on the site, and would combine this parcel with the other parcels that were already rezoned to HC. The future land use map of the city's

comprehensive plan identifies the property as medium-density residential, and therefore a future land use map amendment is also being processed, which has been scheduled for a public hearing at the February 19 Council meeting, the same time in which first reading of the rezoning request will be considered. Planning Commission held the public hearing on the rezoning request and the first of the 2 required public hearings on the future land use map amendment at their February 2 meeting, and recommended approval of the requests. Hucks said again, both the rezoning request and future land use map amendment will be on the next council agenda for first reading.

D. Discussion of a request to annex approximately 11.53 acres of property located at the corner of Gardner Lacy Rd and the corner of Hwy 501 & Conbraco Circle (PIN 399-00-00-0403), and rezone from the Horry County Highway Commercial (HC) district to the City of Conway Highway Commercial (HC) district. Hucks stated that the applicant has submitted an annexation and rezoning request for the subject property, currently zoned Horry County Highway Commercial. With the exception of signage for the MB National Golf Course, and possibly an old entrance way to the golf course, which is likely still in use as a cut through to Highway 501, the property is vacant. Across Gardner Lacy Road, there is property currently in the city limits, zoned Light Industrial (LI). The parcel abuts property in the county's jurisdiction, zoned Horry County Limited Industrial and Horry County Highway Commercial. Adjacent uses are institutional or industrial-related uses, with the close proximity of Carolina Forest High School and the old Conbraco plant, which is now Aalberts Integrated Piping Systems, as well as several industrial or manufacturing uses along Gardner Lacy Road. Along Highway 501 there is an existing gas station and another parcel with a structure that once contained a vape shop that is adjacent to the subject property. The city's future land use map identifies the parcel as Highway Commercial as well. Planning Commission held the required public hearing at the February 1 meeting and recommended approval of the requested zoning of HC upon annexation. This request is scheduled for first reading at the February 19 Council meeting.

FIRST READING:

First Reading of Ordinance #ZA2024-02-19 to annex approximately 0.51 acres located at 3310 Betty Street (PIN 369-12-02-0034), and rezone from the Horry County Residential (SF 20), no mobile homes allowed, District to the City of Conway Low/Medium Residential (R-1) District. Hucks stated that this annexation petition was submitted last month as a requirement to connect to city utilities. There is an existing single-family structure on the property. Restrictive covenants were recorded for the property in 1987. The city's future land use map identifies the property as low/medium density residential (R-1), and several properties adjacent to this one has been annexed over the last few years. Hucks said that staff recommends approval of first reading of the request.

White asked if letters had been sent to residents in this area requesting annexation. Hucks said no.

Motion: White made a motion, seconded by Blain-Bellamy, to **approve** first reading of Ordinance #ZA2024-02-19. **Vote:** Unanimous. Motion carried.

CONSIDERATION:

- A. Consideration of the non-exclusive Franchise Agreement between the City of Conway and Antonio Knight, D.B.A. Peel Scooters, Ordinance #ZA2023-02-20, to end the pilot program status.** Hucks stated that in February of 2023, Council approved a franchise agreement for Peel Scooters, as a 6-month pilot program. The franchise agreement included city properties located at Collins Park, Riverwalk Park, Kingston Park, the Town Green, Conway Downtown Alive offices at the corner of 5th and Main, the parking lot across from City Hall and the parking lot adjacent to the Riverwalk. In August of last year, the agreement came back to council for consideration, at the end of the first 6-month pilot program. At that time, staff had received complaints of the scooters being left in regular parking spaces, on public sidewalks, or on other properties that were not included as part of the franchise agreement. The applicant stated during the August meeting that the scooters were picked up each evening and brought back to the approved locations each morning. Council also discussed possible time restrictions on when the scooters could be rented. Ultimately, Council voted to extend the pilot program status of the franchise agreement for another 6 months, and that 6 months has now expired and is back up for consideration to remove the pilot program status.

Hucks stated that the applicant can elaborate on the improvements or adjustments that have been made since the pilot program was extended last year, but one thing that staff was informed of is that there is now a requirement to send a picture of the scooter being placed back in an approved location when the user is done with it or they are subject to a \$5 fee.

There was much discussion between Council and Knight regarding the scooters being left at unapproved locations, picture of the scooter being placed back in the proper location, tampering with scooters, hours of operation, age demographics, and speed of the scooters in certain areas.

Motion: Goldfinch made a motion, seconded by Helms, to end the pilot program status and review the franchise agreement as needed in the future. **Vote:** Blain-Bellamy, Goldfinch, Hardwick, Helms and White voted yes. Butler and Jordan voted no. Motion carried with a 5-2 vote.

- B. Consideration of Recommendation on Selection of Engineering Firm to Design and Develop Water Ground Storage Tank** – Dudley stated that updated estimates were recently received and due to the cost, staff has requested to defer this consideration to a later date.

Motion: Blain-Bellamy made a motion, seconded by White, to **defer** this issue to a later date. **Vote:** Unanimous. Motion carried.

- C. Consideration of Demolition of Remaining Structure on the Whittemore Elementary Site** – Hyman said that there is one remaining structure on the Whittemore Elementary School site and this was the addition to the original building that was built in 1961. Hyman said that in September 2023, City Council created the Whittemore Task Force. The Whittemore Task Force has met 6 times from October 2023-January 2024, with more meetings planned in the coming months. During that time, they have focused on the stated

goals and objectives, discussed future plans for the site and community, and toured the existing remaining building. At the January 24, 2024 meeting, the Task Force recommended demolition of the existing remaining building on the site, and requested that the bricks be saved for potential re-use if possible.

Motion: Blain-Bellamy made a motion to follow the recommendation of the committee and authorize staff to move forward with the remaining building being removed from the site and the brick saved for potential re-use.

Adamson stated that she did not think that this would come up before the committee made their final recommendation for the entire site. She said that there was also some discussion about taking apart the building, like what Alan Todd does, and not just demolishing.

Blain-Bellamy said that we are speaking as that was a firm belief, and that was the case. If that is not the case, is there anything to be lost by waiting until such time as a firm recommendation from that group comes forward.

Helms stated that at the committee meeting she made the motion to tear down the building and salvage the bricks, and she thought everyone voted for it. Helms said that she doesn't have a problem with waiting, but that the committee did vote to tear it down and salvage the bricks.

Goldfinch said that the meeting that he watched, it was unanimously voted to remove the building.

White seconded the motion **Vote:** Unanimous. Motion carried.

CITY ADMINISTRATOR'S REPORT:

Emrick informed Council of the following:

- First, he started with some very impressive data from a sport you may not expect to provide it. The new disc golf course at Smith Jones Park has been open for less than a year. During that time 429 unique players have played the course and used the on-line app to record their scores. Several players have played dozens of rounds of disc golf with one player recording 121 rounds. Players from 27 different states visited the course, logging nearly 8 million steps in the process. 29 players played their first ever round of disc golf at Smith Jones. As we consider what people who live here and people who are visiting here want us to offer as amenities, we need to make sure we consider things like disc golf which provide an alternative to traditional team sports.
- Home Legislative Action Day is tomorrow and Emrick said that he knows that some of Council is attending. For the public, this is an opportunity for our local elected officials to visit and speak with our state elected officials in Columbia. There is also an update from the Municipal Association on pending matters at the State Legislature that may affect cities and towns.
- Emrick said that it is one of his favorite times of the year. The Budget Retreat is approaching and staff is working diligently on getting that ready for Council.

- Our Valentine's Day décor has been very popular. If you haven't been around to get your pictures or your family pictures taken, don't miss the opportunity. The items will be out until the 26th of February. After February, staff will start rolling out spring flowers and landscaping, so no more big holiday stuff until the flags go out for Memorial Day and 4th of July.
- Emrick said that there are two more Movie nights at the Terrace for Valentine's Day. This Friday is 10 Things I Hate About You and on Valentine's Day, come enjoy Valentine's Day, the movie.
- The Recreation Department just held their annual Father Daughter Dance and sold out in record time this year. They sold 500 tickets and made some amazing memories for some dads and their girls.
- The Recreation Department also rolled out a new program today, offering music lessons to children up to four nights per week in string, woodwinds and piano.
- There is no workshop this evening but we do have a couple of Executive Session items.

COUNCIL INPUT:

Helms stated that on Saturday there was the Chocolate Walk, a softball tournament at the Rec, and the Father Daughter Dance. Helms thanked Ashley and his crew, and said that it was a great day.

Goldfinch said that he didn't have anything until Mr. Shuping talked about open space, and said that aside from Conway, two of his favorite cities are New York City and Boston. Goldfinch said that both of those cities have big open spaces where you see people sitting out there, throwing the frisbee, having lunch, and there is no play equipment, it is just an open space. Goldfinch said that Shuping has him thinking and wants to figure something out.

Jordan echoed Helms and said that Saturday night was a hit, and thanked Ashley and his crew on a job well done. Jordan said this is his 11th year at the Father Daughter Dance.

Hardwick said that she was glad to have the Mayor's Youth Council from Conway High School at the meeting today. Hardwick said that she is excited at what the city has going on with so many wonderful things happening. Hardwick said for the first time she is going to the Hometown Legislative Day in Columbia.

Blain-Bellamy mentioned the Father Daughter Dance saying that she has gone for the last several years and just when you know what to expect, Janic, Mikel and Jr. take it up to a new level. Blain-Bellamy also gave credit to the leadership of Smith for the ones that are doing it. Blain-Bellamy said kudos as it is a magnificent opportunity for Dads and Daughters to go out and make those memories. Blain-Bellamy stated that people talked almost as much about the City's Valentine showing as they did Halloween and Christmas, even though this is a start, it will grow. Blain-Bellamy said that Conway is a city of love and thanked staff for making it something that gets displayed.

There was a short break.

EXECUTIVE SESSION: Motion: Goldfinch made a motion, seconded by Helms to enter into Executive Session for the following: A. Consideration of Appointments to Boards, Commissions

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and Committees for the Lakeside Cemetery Committee [pursuant to SC Code §30-4-70(A) (1)]. B. Discussion on Contractual Negotiations Relative to Legal Services [pursuant to SC Code §30-4-70 (A) (2)]. C. Discussion of Employment of City Administrator [pursuant to SC Code §30-4-70 (A)(1)]. **Vote:** Unanimous. Motion carried.

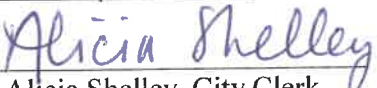
RECONVENE FROM EXECUTIVE SESSION: **Motion:** Blain-Bellamy made a motion, seconded by Jordan to leave Executive Session. **Vote:** Unanimous. Motion carried.

POSSIBLE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION: **Motion:** Goldfinch made a motion, seconded by White to reappoint Deborah Vrooman and Ben Burroughs to the Lakeside Cemetery Committee. **Vote:** Unanimous. Motion carried.

Motion: Goldfinch made a motion, seconded by Jordan to authorize the Administrator to enter into a 6-month prosecutor contract with Fran Humphries, hire David Sligh for other issues, and hire others as needed. **Vote:** Unanimous. Motion carried.

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

APPROVAL OF MINUTES: Minutes approved by City Council this 19 day of February, 2024.


Alicia Shelley, City Clerk