

MINUTES
Town of Lexington
Executive Session and
COUNCIL WORK SESSION
October 15, 2007

Town Council held a Special Meeting preceded by an Executive Session (see separate minutes) and followed by a Council Work Session. Attending the meetings was Mayor Randy Halfacre, Mayor Pro-Tem Hazel Leggett-Tyndall, Council Members Richard Thompson, Kathy Maness, Ted Stambolitis, Danny Frazier and Todd Shevchik. Also present for portions of the Executive Session were Town Administrator Jim Duckett, Municipal Attorney Brad Cunningham and Assistant Town Administrator Britt Poole, Chief of Police Terrence Green and Municipal Clerk Becky Hildebrand. Others attending the Work Session were Director of Utilities Allen Lutz, Parks, Streets and Sanitation Director Dan Walker, Assistant Finance Director Laraine Wieder, and Events and Media Coordinator Laura McMickens.

One (1) citizen was present and two (2) reporters from the news media.

CALL TO ORDER: Mayor Pro-Tem Tyndall called the Work Session to order at 8:04 after a motion was made by Councilmember Maness. The motion was seconded by Councilmember Shevchik and unanimously carried by all those present.

ADDITIONS/DELETIONS: None.

BUSINESS ITEMS: (For Discussion and Recommendation for Council Meeting on November 5, 2007.)

1. **Highway #378 and 12/14 Mile Creek Sewer Updates – Director of Utilities and Engineering Allen Lutz:** With the additional capacity, the Town of Lexington is working towards purchasing from the City of Cayce, we need to do upgrades on both ends of our system to handle the flows. A 15-year plan has been worked on, and the Town is at the point to move forward with the first 5-year portion to insure our ability to flow the additional sewer. Council’s approval was requested to place the item on November 5, 2007 Council Agenda to approve moving forward with the design for the expansion using the firms that are currently assisting.

A motion was made by Councilmember Frazier and seconded by Councilmember Maness to approve placing the item on Council’s November 5, 2007 agenda. The motion was unanimously carried by all those present.

2. **Wildlife Pond – Director of Utilities and Engineering Allen Lutz:** Several years back, SCE&G gave the Town of Lexington Wildlife Pond to maintain as a water source. The Town no longer needs this water source and staff requested Council’s approval to give the property back to SCE&G or to the Wildlife Federation. The

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Wildlife Federation uses the property and pond for club activities. If the Town keeps the pond, the Town will need to spend approximately \$200,000 to get the dam up to State standards.

The consensus of Council was to have the Municipal Attorney approach SCE&G about returning the pond to them or to the Wildlife Federation since there was no benefit to the Town to keep the pond. Municipal Attorney Cunningham stated that the return of property would have to be accomplished by Ordinance.

3. **Zoning Ordinance Amendment Regarding IND Uses – Assistant Town Administrator Britt Poole:** Earlier in October, Town Council adopted a new Zoning Ordinance. Since that time, a business owner applied for a zoning permit to allow him to operate an automotive repair service on a parcel that is zoned IND (Industrial). This use is currently not allowed on parcels that are zoned IND. Town Council may want to amend the Zoning Ordinance to add the following uses to those that are allowed on parcels with IND zoning:

- Detention centers
- Essential services
- Military installations
- Transportation, servicing (extensive)

A motion was made by Councilmember Frazier and seconded by Councilmember Stambolitis to place the item on Council's November 5, 2007 agenda for First Reading, and the item would also go to the Planning Commission prior to Final Reading. The motion was unanimously carried.

4. **Zoning Ordinance Amendments Regarding "IDD" and "RDD" Terminology – Assistant Town Administrator Britt Poole:** In September, Town Council adopted a new Zoning Ordinance that replaced the former zoning districts with new categories. However, other ordinances such as the Sign Ordinance and the Landscaping and Tree Ordinance continue to refer to the outdated zoning districts. Town Council may want to add some language to the Zoning Ordinance that explains the following:

- References to PRD or the Protected Residential District in other ordinances mean PR (Protected Residential), or PR2 (Protected Residential 2).
- References to IDD or the Intense Development District in other ordinances mean GC (General Commercial) or IND (Industrial).
- References to RDD or the Restricted Development District in other ordinances mean HDR (High Density Residential), LC (Limited Commercial), NC (Neighborhood Commercial), or OC (Office Commercial).

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A motion was made by Councilmember Shevchik and seconded by Councilmember Thompson to place the request on Council's November 5, 2007 agenda. Mayor Pro-Tem Tyndall requested to see a list of the allowable uses in "NC" (Neighborhood Commercial) prior to the next meeting. The motion was unanimously carried.

5. **Emergency Procurements – Assistant Finance Director Laraine Wieder:** A summary of emergency purchases from the third quarter of 2007 was provided to Council as information.

Council accepted the summary and attachments as information and directed that the summary be recorded in the Council Work Session minutes.

6. **Golden Hills Special Purpose Tax District Funds – Director of Parks, Streets and Sanitation Dan Walker:** The Town is collecting funds to maintain the roads in Golden Hills through the Special Purpose Tax District. With scheduled repairs to be made over the next two years, there will be a shortage of funds to cover the estimated repairs. (Cost estimate attached.)

The item was provided as information for Council. Town Administrator Duckett confirmed that State law limits raising SPTD fees by no more than 5% a year and that amount would not help the shortfall as stated in the estimate. Councilmember Shevchik stated that he asked for this item to be addressed so Council could be proactive and determine the status of several other issues in Golden Hills so all the issues can be resolved. Mayor Halfacre stated that he would like to discuss Councilmember Shevchik's suggestions.

7. **Eli Mack, Sr. Room Video Technology Improvements – Assistant Town Administrator Britt Poole:** Town Council previously requested an estimate on improvements to the Eli Mack, Sr. Room in order to facilitate recording and broadcasting Work Session meetings.

Capital Improvements	\$30,000.00
Additional Annual Labor	\$ 2,500.00
Supplies	\$ 500.00
TOTAL	\$33,000.00

Provided as information. Mr. Poole recommended an additional \$10,000.00 to add a video screen to make the room more usable. No action taken.

8. **Sponsorship for 2008 Excellence in Education Banquet – Councilmember Kathy Maness:** Councilmember Maness referred Council to a letter they received this week from Ms. Connie McFarland, Executive Director for Lexington County School District One Educational Foundation, requesting a \$1,000.00 sponsorship for the Excellence in Education Banquet to be held on February 26, 2008 at the Radisson

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Hotel. The banquet is held each year to honor the top 10% of high school seniors from the four area high schools. (Copy attached.)

A motion was made by Councilmember Maness and seconded by Councilmember Stambolitis to place the request on Council's November 5, 2007 Council agenda. Councilmember Maness confirmed that this contribution is a line item on Council's 2007-08 budget. Mayor Halfacre recused himself from the vote since the event is a joint effort with the Lexington Chamber of Commerce of which he is President. The motion was carried with a vote of six (6) in favor and one (1) recused (Halfacre).

STAFF/COUNCIL COMMENTS: None.

PUBLIC COMMENTS: None.

QUESTIONS FROM THE MEDIA: None.

ADJOURNMENT: There being no other business, a motion was made by Councilmember Shevchik and seconded by Councilmember Maness to adjourn Council's Work Session. The motion was unanimously carried.

The Council Work Session was adjourned at 8:17 p.m.

Respectfully submitted,

Becky P. Hildebrand
Municipal Clerk

APPROVED:

T. Randall Halfacre
Mayor