

CHAPIN TOWN COUNCIL RESCHEDULED REGULAR MEETING MINUTES

Tuesday, August 23, 2016
6:00 P.M.

Town Council Chambers
157 NW Columbia Ave, Chapin

Members Present: Mayor Skip Wilson, Mayor Pro Tempore Mike Clonts, Member Robbie Frick, Member Kay Hollis, and Member Gregg White.

Members Absent: None.

Staff Present: Communications Director Karen Owens, Finance Director Laura Culler, Utilities Director Andy Metts, Sanitary Engineer Dan Lambert, Zoning Administrator Chris Clauson, Police Chief Seth Zeigler, and Town Clerk Julie Hammond.

Guests: Liesha Huffstetler, Kay Gordon, and Kim Murphy.

A meeting of the Chapin Town Council was held at Chapin Town Hall on August 23, 2016 at 6:00 p.m.

Call to Order: Mayor Wilson called the meeting to order at 6:15 p.m. and determined there was a quorum. The Mayor offered the prayer and led with the Pledge of Allegiance. He acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met. The Mayor welcomed new staff members Laura Culler, Finance Director and Julie Hammond, Town Clerk.

Minutes: Council reviewed the minutes of July 19, 2016 and August 4, 2016. Council Member Frick moved to approve the minutes as presented. Council Member White seconded the motion. All were in favor, motion carried.

Public Comment: Mayor Wilson opened the floor to public comment relating to agenda items.

Stan Shealy asked if Council would be making a decision on items discussed in executive session. The Mayor indicated that it would depend on the discussion during executive session if any action would be taken after reconvening the regular Council meeting.

Kay Gordon inquired about the rate increase for sewer/water users inside and outside of Chapin with the proposal of a new Wastewater Treatment Plant. Director Metts indicated that both users inside and outside of Chapin would have an estimated increase of \$4 to \$6 per month on their bill that could be effective anywhere between 12 and 24 months if the proposed Wastewater Treatment Plant were to move forward.

Ms. Gordon also asked if there were plans to expand the customer base. The Mayor explained that taps have already been oversold on the existing capacity of the Town.

Kim Murphy reviewed the survey and wondered how the Town came up with the citizens wanting water and sewer upgrades as their second priority. She also wanted to know why current water/sewer users were paying for upgrades that should be the responsibility of the developer wanting the subdivision.

Lastly, Ms. Murphy wanted to know if there was a vote on the Wastewater Treatment Plant tonight would there be a second vote.

Mayor Wilson explained that the survey was done electronically and represented the opinions of citizens and people/business' located in the 29036 zip code. Secondly, speaking from experience, people wanting to buy a home would probably prefer a sewer system as opposed to a septic tank. The Mayor explained that the Wastewater Treatment Plant was in the discussion stage.

Liesha Huffstetler was concerned about irresponsible growth in the Town of Chapin. She stated that the survey suggested that people wanted growth when in fact there is a traffic issue. Ms. Huffstetler asked why Director Metts kept approving subdivisions and overselling taps, this would only create more traffic.

Mayor Wilson explained the Town does not deny people that want to live here; the schools are among the best around. The Town has actually sold less taps in the last two years than in the past; 250 in the last two years compared to 168 per year in prior years.

Mayor's Comments: The Mayor reported that the Community Prayer Walk was very successful last weekend and Eagle Fest would be next weekend. The Labor Day Festival starts on September 3rd with activities running through the 5th. The proposed Peaks at Chapin Apartment Complex was not approved and Chapin Crossing should be opening the third week in September. Council would be working diligently on budget planning for the next few months.

REPORTS

Financial Report: Director Culler was excused from reporting due to the fact that it was her second day on the job.

Police Report: Chief Zeigler reported that the Police Department was operating at minimal staffing. Calls for service were the same as last year, collisions were roughly eight to twelve per month, and the majority of speeding was on Chapin Rd and Columbia Ave. They were accepting applications until Friday for the Citizen's Academy.

Utility Report: Director Metts reported an incident last Sunday night, July 31st, at the 2nd largest sewer pump station on Old Bush River Rd and Murray Lindler Rd. Both pumps experienced failure and the utility staff worked through the night to install a by-pass emergency pump. They were able to contain the waste and repaired one of the pumps the next day. A second temporary pump was installed and repair parts for the other pump would arrive in about 12 weeks. The cause was unknown but could have been a surge in power or a lightning strike.

The sewer system at the Technology Park is complete and consists of a gravity collection system which will flow into a regional pump station. The Town will own, operate, and maintain the system when it becomes operational. Users will be charged at the out-of-town rate since the park is not annexed into the Town.

Zoning Report: Administrator Clauson reported on Zoning Permits, Sign Permits, and Special Projects. He indicated that Publix had requested a Temporary Certificate of Occupancy to train staff and stock shelves; the County said that would not be necessary.

Mayor Pro Tempore Clonts inquired about the kind of landscaping that would be put in. Until shops were put in, they would need to landscape the entire site with a buffer around it and as buildings were added the landscape would be addressed. Council Member White confirmed that replacement of dead trees would have to be done at Chapin Crossing.

Administrator Clauson was working on the Hazard Mitigation Grant and the deadline is September 1, 2016.

The Central Midlands Council of Governments had selected the Lexington Ave Sidewalk Extension in May on a local level and will be voting on it Thursday, August 25th, at the state level. The Department of Transportation was selected to conduct the engineering and project management of the extension and hopefully it would be up and running by 2017.

The Fairhaven Subdivision Developer was scheduled for a supplemental proceeding on September 13, 2016 to ask about his assets.

Old Business

Second Reading of the Revised Rental Registration Ordinance: Council Member White moved to approve the Revised Rental Registration Ordinance on its second reading. Mayor Pro Tempore Clonts seconded the motion. The Revised Rental Registration Ordinance passed by majority vote:

Mayor Wilson:	Yes	Mayor Pro Tempore Clonts:	Yes
Council Member Frick:	No	Council Member Hollis:	Yes
Council Member White:	Yes		

Second Reading of Update to Article 2 (Definitions) of the Zoning Ordinance: Council Member Frick moved to approve the update to Article 2 of the Zoning Ordinance on its second reading. Mayor Pro Tempore Clonts seconded the motion. The update to Article 2 of the Zoning Ordinance passed by unanimous vote:

Mayor Wilson:	Yes	Mayor Pro Tempore Clonts:	Yes
Council Member Frick:	Yes	Council Member Hollis:	Yes
Council Member White:	Yes		

Second Reading of Update to Article 5 (District Regulations) of the Zoning Ordinance: Council Member White moved to approve the update to Article 5 of the Zoning Ordinance on its second reading. Council Member Frick seconded the motion. The update to Article 5 of the Zoning Ordinance passed by unanimous vote:

Mayor Wilson:	Yes	Mayor Pro Tempore Clonts:	Yes
Council Member Frick:	Yes	Council Member Hollis:	Yes
Council Member White:	Yes		

Second Reading of Update to Article 10 (Architectural Guidelines) of the Zoning Ordinance: Council Member White moved to approve the update to Article 10 of the Zoning Ordinance on its second reading. Council Member Frick seconded the motion. The update to Article 10 of the Zoning Ordinance passed by unanimous vote:

Mayor Wilson:	Yes	Mayor Pro Tempore Clonts:	Yes
Council Member Frick:	Yes	Council Member Hollis:	Yes
Council Member White:	Yes		

New Business

Proclamation for 9/11 Remembrance: Mayor Wilson read the 9/11 Remembrance Proclamation "Exhibit A." Council Member White moved to accept the 9/11 Remembrance Proclamation. Mayor Pro Tempore Clonts seconded the motion. All were in favor, motion carried.

Preliminary Engineering Report for Wastewater Treatment Plant: Deferred.

Resolution to Pursue Hometown Economic Development Grant: Mayor Wilson read Resolution #08232016, Hometown Economic Development Grant "Exhibit B." Mayor Pro Tempore Clonts moved to approve the Hometown Economic Development Grant Resolution. Council Member Frick seconded the motion. Resolution #08232016, Hometown Economic Development Grant was approved by unanimous vote:

Mayor Wilson:	Yes	Mayor Pro Tempore Clonts:	Yes
Council Member Frick:	Yes	Council Member Hollis:	Yes
Council Member White:	Yes		

First Reading of Update to Article 7 (Landscape Installation Standards and Buffer Yard Requirements) of the Zoning Ordinance: Administrator Clauson presented amendments from the Architectural Review Board and Lil Mood of the Arbor Day Committee on the update to Article 7 (Landscape Installation Standards and Buffer Yard Requirements) of the Zoning Ordinance "Exhibit C." The amendments addressed the caliper of trees at installation, allowance of a bond at 1 ½ times the amount of landscape installation during inclement weather, and buffer requirements that are more adequate for the specified site.

Council Member White moved to approve the first reading of the update to Article 7 of the Zoning Ordinance. Mayor Pro Tempore Clonts seconded the motion. The first reading of Article 7 of the Zoning Ordinance was approved by unanimous vote:

Mayor Wilson:	Yes	Mayor Pro Tempore Clonts:	Yes
Council Member Frick:	Yes	Council Member Hollis:	Yes
Council Member White:	Yes		

Executive Session: Mayor Pro Tempore Clonts moved to enter into Executive Session to discuss the Sewer Agreement – Chapin Place – Phase I under SC Code §30-4-70 (a) (2), the Wastewater Treatment Plant Expansion Project under SC Code §30-4-70 (a) (2), and the Martin-Chapin Parkway under SC Code §30-4-70 (a) (2). Member Frick seconded the motion. The motion to enter Executive Session was approved by unanimous vote:

Mayor Wilson:	Yes	Mayor Pro Tempore Clonts:	Yes
Council Member Frick:	Yes	Council Member Hollis:	Yes
Council Member White:	Yes		

Executive Session was entered into at 6:51 p.m. Council re-entered the regular Town Council Meeting at 9:15 p.m.

Sewer Agreement - Chapin Place – Phase I: Council Member White moved to proceed with entering into a Sewer Agreement for Creekside at Chapin Place. Council Member Frick seconded the motion. The Sewer Agreement for Chapin Place – Phase I was approved by unanimous vote:

Mayor Wilson:	Yes	Mayor Pro Tempore Clonts:	Yes
Council Member Frick:	Yes	Council Member Hollis:	Yes
Council Member White:	Yes		

Martin-Chapin Parkway: Council Member White moved to proceed with the terms and acquisition of 401 Lexington Ave. Council Member Frick seconded the motion. Acquisition of 401 Lexington Ave was approved by majority vote:

Mayor Wilson:	Yes	Mayor Pro Tempore Clonts:	Yes
Council Member Frick:	Yes	Council Member Hollis:	No
Council Member White:	Yes		

Adjournment: Council Member Frick moved to adjourn Town Council. Mayor Pro Tempore Clonts seconded the motion. The meeting was adjourned at 9:16 p.m.

COUNCIL APPROVED: _____

J. Robert "Skip" Wilson, Mayor

ATTEST:

Julie Hammond, Town Clerk