



**CHAPIN TOWN COUNCIL
SPECIAL CALLED MEETING**

**Tuesday, May 17, 2018
3:00 p.m.**

**Town Hall – Council Chambers
157 NW Columbia Ave, Chapin**

Members Present: Mayor David W. Knight, Mayor Pro Tempore Mike Clonts, Member Preston Baines, Member Kay Hollis, and Member Al Koon

Members Absent: None

Staff Present: Finance Director Laura Culler, Utilities Director Andy Metts, Sanitary Sewer Engineer Dan Lambert, and Town Clerk Julie Hammond

Guests: Town Attorney Lisa Lee Smith and Liesha Huffstetler

Call to Order: Mayor Knight called the meeting to order at 3:05 p.m., determined there was a quorum, and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Items of Discussion

Floodplain Ordinances Discussion: Town Attorney Lisa Smith indicated the driving factor of adopting the Floodplain Ordinances was an update of the Federal Emergency Management Agency flood insurance study materials (flood maps) for Lexington County and incorporated areas. In order to participate in the National Flood Insurance Program, which allows the availability of flood insurance coverage to citizens in the community on a voluntary basis, the Town was required to adopt the new study materials.

Along with adopting the new maps, adopting the update to the Lexington County Flood Damage Prevention Ordinance was necessary. Town Attorney Smith would provide Council with Lexington County contact information for further information. Council Member Koon suggested providing a summary of what the ordinances do for our residents.

Revenue Options Discussion: Discussion of Item 3 d. Revenue Options was moved up on the agenda. Finance Director Culler indicated that there was a shortfall in business license revenue of \$143,000. An estimated \$45,000 (current businesses filing late and new businesses) should still be received by the end of the year and is included in the shortfall.

However, there were some saved expenses of \$64,000 in salaries of vacant positions in Planning & Zoning and Communications/Economic Development; \$30,000 from the Recreational Trails Grant that was not pursued; and \$40,000 from the Fairhaven Lawsuit Settlement. The Town will recover its shortfall this year but if trends continue other revenue sources will need to be pursued.

Discussion of possible revenue options included:

1. Increasing SCE&G and MCEC Electric Franchise Fees from 3% to 5% \$96,677;
2. Increasing Millage (2017/2018 allowance) \$ 4,300;
3. Increasing Millage (3-year lookback) \$16,800;

4. Hospitality Tax \$332,200;
5. Annexation;
6. Business License Collection Assistance (Data Max).

Act #388 regarding a special exception for capital projects under a general obligation bond to be paid through millage (property tax) and placed in reserves was discussed.

Projects through a Hospitality Tax would allow the Town to re-invest in itself and draw people to the community. The tax is paid by visitors/residents alike through prepared meals and beverages.

Opportunities for annexation would be addressed when the new Director of Planning & Zoning was on board.

Further research of Data Max for assistance in collection of business licenses would be conducted.

A budget work session would be held in July with possible 1st Reading in August/2nd Reading September for the 2019 Municipal Budget.

Screaming Eagles Project Discussion: A joint venture with Screaming Eagles and the Town of Chapin regarding the old School District property was discussed. The Screaming Eagles are interested in the ball fields and class rooms but they are probably not in a position to take on the theatre. Council Member Baines would follow-up with Patrick Bowers of the Screaming Eagles.

June 5, 2018 Town Council Agenda Items Discussion: Items on the June 5, 2018 Town Council Agenda included:

1. Reports
2. Floodplain Ordinances Public Hearing/2nd Reading

Discussion of Chapin Town Code 2.206 Agenda commenced. Mayor Knight indicated that all Council Members have the right to place items on the agenda. An ordinance to amend the current code would be reviewed in the near future.

Public Comment: Mayor Knight opened a public comment from Liesha Huffstetler. Her comments included:

1. Arbor Day Committee in charge of beautification for the Town so the Town incurs no expense;
2. Citizens decide if they want an amenity in Town – they can pay for it;
3. S-48 Project beautification be discussed after the project is complete;
4. Possible false inflation of business license fees due to construction of Publix. Base budget on a no-growth base line.

S-48 Road Widening Project Discussion: Mayor Knight brought forth the discussion of the S-48 Road Widening and I-26 Interchange. He had spoken with business owners near the interstate and others who were unaware of access to their business being altered due to the projects. Council Members viewed the project maps and discussed possible options. Utility Director Metts suggested a meeting with Zack Haney of Mead & Hunt and Jeff McNesby of Lexington County.

Adjournment: The meeting was adjourned at 5:05 p.m.

COUNCIL APPROVED: June 5, 2018