

**MINUTES
PUBLIC HEARING
TUESDAY, MAY 17, 2016
6:00 P.M.**

{Summary minutes of City Council meeting. Audio tapes of the meeting are on file and are included by reference as part of this meeting. An agenda of this meeting has been either mailed or made available to persons, organizations and local news media as per their request. The agenda gives the date, time and place of the meeting as well as the order of business. This disclosure is in compliance with the South Carolina Code of Laws of 1976, Section 30-4-80 (e).}

A public hearing was held on Tuesday, May 17, 2016 at 6:00 P.M. in the City Municipal building with the following present:

COUNCIL: Mayor Harold Thompson, Mayor Pro Tem Robert Garner, Councilmembers Tommy Anthony, Yates Giles, Ricky Todd Harris, Pamela Sloss and Jim Wilson

DEPARTMENTAL STAFF: Gloria Rogers – Municipal Clerk; Finance Director – Walker Gallman; Joe Nichols – Utility Director; Sam White – Public Safety Director; Leroy Edwards – Maintenance Shop Director and Laura Hembree – Accounting Supervisor

CITY ATTORNEY: Larry Flynn

PLANNING COMMISSION: Lynn Eaves, Oscar Gist, Bobby Joe Gibbs and Hutch Hall. Mary Norman was absent.

NEWS MEDIA: Graham Williams – Union County News and Mike Stevens – WBCU Radio

OTHERS: Melanie Lawson, Frank Hart, Curtiss Hunter, Ann Stevens, Princess Edwards, George Bruce, Leroy Worthy, Ray Jones, Jean Harris, Willie Goode, Mildred Tipton, Mary Leonhardt, Christi Savage and others.

1. Call To Order

Mayor Thompson called the meeting to order. He states that he will adjust Item “B” before Item “A” on the agenda in order to hear comments from the general public regarding the Stutts Avenue annexation.

2. Business

A. Hearing To Solicit Public Comments In Connection With The Annexation of Property Located at Stutts Avenue

Mayor Thompson asked Melanie Lawson from the Planning Department to comment on the annexation for Stutts Avenue. Ms. Lawson states that this is 2nd reading and the owners of the property at Stutts Avenue signed a petition to have the property annexed into the city; part of the property is already in the city. They also signed a request to annex and assign a zoning district designation to property. The annexation ordinance states that the property be annexed into the city limits with an R-10 residential zoning classification. The property does comply with the requirements for this zone. The property owners want to divide it into four lots to build four houses. There has been several phone calls regarding the annexation, but no one has expressed opposition.

Mayor Thompson asked if anyone from the public would like to comment on the annexation of property located at Stutts Avenue.

Willie Goode, 100 Longview Height and Stutts Avenue states that she has lived on that street for almost 29 years. Ms. Goode states that they were shocked when someone came in cleaning off the property because they had not been explained about the annexation or rezoning. She would like

for someone to explain the difference. Also she states that this is a quiet neighborhood and they don't want any trouble coming into the area.

Melanie Lawson states that it is already zoned R-10 residential and there is a corner of the lots that is in the county. The property owners want to bring that part into the city so that they can subdivide it into four lots and build four single family dwellings.

Mildred Tipton, 304 Stutts Avenue commented on the annexation. She states that there is a 50 foot right of way from their property to the proposed annexed property. She wants to know what will be built on the property because they have a good neighborhood and that's the reason they want to know.

Attorney Larry Flynn states that as he understood when the property was subdivided there were some streets that were dedicated to the public and so they are basically owned by the public.

Christi Savage, 823 Stebondale Road, Columbia, SC 29203 commented on the annexation. She owns property that is listed as "Off Stutts Avenue", near Munro Street. Ms. Savage wants to know what kind of single family dwellings and if they will be HUD housing or subsidized housing and who will the houses be sold to. She also discussed the notification process on contacting residents regarding annexations in the future.

Mayor Thompson states that proper notification process was followed by the Planning Department.

Mary Leonhardt, 413 Stutts Avenue wanted to know how far the annexation will go.

Melanie Lawson showed Ms. Leonhardt a map of the annexation.

Councilmember Harris asked the concerned residents if they understood what is going on and if they are satisfied with what is going on regarding the annexation.

The residents feel they did not have a voice during the 1st reading of the annexation.

Mayor Thompson states that the rezoning has not passed 2nd reading and when this item comes up on the agenda at tonight's regular meeting, if council so chooses, can table item until the next meeting so that the concerns of the residents are addressed as well as them fully understanding what is going on.

B. Hearing To Solicit Public Comments In Connection With The Proposed Budget Ordinance – Fiscal Year 2016-2017

Mayor Thompson asked Finance Director Walker Gallman to present the FY 2016-2017 budget.

Finance Director Walker Gallman states that the FY 2016/2017 proposed balanced budget totals \$45,155,350 a decrease of less than 1% under last year fiscal year budget totals. The General Fund budgeted expenditures total \$6,127,730, an increase of \$212,580 or 4% over FY 2015/2016. There is a proposed tax millage increase of 2.6 mills for a total of 86.8 mills. The Solid Waste Fund budget for FY 2016/2017 totals \$758,250, a decrease or \$25,980 or 3% under FY 2015-2016. The Utility Fund expenses totals \$37,218,370, an increase of \$933,000 or 3% over last year's budget. Water rates are proposed to increase 2.5% on volume and

wastewater rates will increase by 5%, based on volume of water up to a maximum of 12,000 gallons. Water districts and fire sprinkler rates will not change. The General Fund and Enterprise Funds will be balanced using fund balance and retained earnings accumulated from prior years. The Solid Waste Management fee will remain the same at a monthly fee of \$16. Electric rates will remain the same; however the PPA adjustment will continue to be a factor in computing monthly electric rates as we go forward. Water rates will increase by 2.5% on volume. Wastewater charges will increase by 5%. Natural gas rates will remain the same, with a monthly purchase gas adjustment (PGA) continuing. Capital in the amount of \$183,500 is provided in the general fund. There is no equipment or vehicle request from the Solid Waste Management Department. Capital in the amount of \$454,500 is provided in the Utility Fund (\$312,000 for possibly warehouse property). \$3,440,600 is provided for Utility Infrastructure Improvements. A 2.3% cost of living raise is provided in this year's appropriation for employees. PEBA anticipates that a 0.5 percent increase in employer and employee contribution rates for SCRS and PORS. This increase will be effective July 1, 2016 if approved by the General Assembly. This may cause a budget adjustment.

Mayor Thompson asked if anyone from the public would like to comment on the budget.

No one commented.

3. Adjournment

Public hearing adjourned at 6:28 P.M.

Gloria J. Rogers, Municipal Clerk

Minutes approved _____ 2016