

TOWN OF IRMO REGULAR COUNCIL MEETING

June 19, 2018

The Irmo Town Council held a regular meeting on Tuesday, June 19, 2018 in the Municipal Building. Council members present were Mayor King, Councilmen Pouliot, Waites, Walker and Councilwoman Condom. Others present were Mr. Robert Brown, Town Administrator; Chief Don Perry; Mr. Eric Hale, Town Attorney; and Mrs. Renee Caviness, Clerk/Treasurer. Mr. Al Dozier, *The New Irmo News*, was also present.

REGULAR MEETING

Mayor King called the regular meeting to order at 7:00 p.m. and Mr. Waites led the Pledge of Allegiance and gave the Invocation.

READING OF THE MINUTES:

Mr. Pouliot made a motion to approve the June 5, 2018 minutes and Mr. Waites seconded the motion. Mayor King made a motion to remove "*Microphones and/or cell phones must be turned off or left outside of executive session chamber*" and replace with "*Any exemption to this rule must be by a 2/3 majority vote in public before entering into the executive session*" in the second paragraph on item "E" under Unfinished Business. Mr. Waites seconded it and the vote for approval was 4 to 1 with Mr. Walker voting in opposition.

REPORT OF STANDING:

- A. Administrative Briefing – The Administrator furnished a written briefing to Council that was included in their packets for the meeting.
- B. Code Enforcement Update – Chief Perry gave a brief presentation on the recent Code Enforcement activities within town. He also announced that the Annual National Night Out will be August 7, 2017 from 6-9 p.m. at the Community Park of Irmo.

AMENDMENTS TO THE AGENDA:

A. Mayor King made a motion add item "B. Discussion of Water Meters" under Discussion and Mr. Waites seconded it. Mr. Walker stated that this item is not an emergency and should be put on the next agenda to give Council an opportunity to research before discussing the topic. The vote for approval was 3 to 2 with Mr. Walker and Mrs. Condom voting opposition.

CONSIDERATION OF COMMUNICATIONS:

A. Mr. Waites shared an article, *Top Ten Residential Code Violation Concerns in the City of Columbia*, published in The Columbia Star. Then he stated that all the issues in the article are concerns that Irmo Council is addressing.

B. Mayor King stated that he read that Apple is working on a program that would help 911 on the next generation of iPhones.

PRESENTATION BY CITIZENS (AGENDA ITEMS ONLY):

A. Mr. Lindley Hummel – 112 London Pride Road, addressed Council on items “A, B and C” under New Business

UNFINISHED BUSINESS

A. THIRD AND FINAL READING OF ORDINANCE 18-04 TO AMEND THE TOWN CODE, CHAPTER 11 – RENTAL PROPERTY REGISTRATION AND REGULATIONS (MAYOR):

Mr. Waites made a motion to approve Ordinance 18-04 and Mr. Pouliot seconded it. Mr. Waites made a motion to amend to add the following sentence at the end of the paragraph under Section 11-1 Definitions: “The total occupancy will not exceed 10 people; exceptions can be granted by the Town Administrator (must be submitted in writing).” Mrs. Condom seconded it and the vote for approval was 4 to 1 with Mr. Walker voting in opposition.

Mr. Waites made a motion to amend to change both references of “30-day grace period” to: “15-day abatement periods” under Section 11-9 – Offenses and Mr. Pouliot seconded it and the vote for approval was 4 to 1 with Mr. Walker voting in opposition

Mr. Waites made a motion to amend under Section 11-10 – License Fee to amend as follows:

- Add to paragraph (a) after ...dwelling, “unless renewal license is applied for after the April 15th deadline; or if property is rented prior to obtaining the rental license. If this occurs the total fee (includes penalty) will be \$100.00”
- Add to paragraph (b) after ...waived “for one year...”
- Add paragraph (c) “If the property owner has more than five (5) rental units then he/she is required to obtain a business license from the Town” and Mr. Pouliot seconded it.

The vote for approval was 4 to 1 with Mr. Walker voting in opposition.

Mr. Waites made a motion to amend Section 11-12 – Standards for Residential Rental Unit to add a new sentence at end of paragraph of (9) Parking Spaces, “The parking surface material shall be concrete, asphalt or a contained gravel surface, and no more than four (4) vehicles will be permitted in the front area of the residence” and Mrs. Condom seconded it and the vote for approval was 4 to 1 with Mr. Walker voting in opposition.

Mr. Waites made a motion to amend Section 11-12 as to add new sentence at end of paragraph of (10) Grass Height, “All lawns must be properly landscaped and maintained. Inspections for compliance will begin with normal rental renewals after January 1, 2019; inspections will also include properties registering for the first time. Inspections will be performed by the zoning administrator or his/her designated representative.” and Mrs. Condom seconded it and the vote for approval failed 1 to 4 with Mayor King, Mr. Waites, Mr. Walker, and Mr. Pouliot voting in opposition.

Therefore, it will read as currently written in Ordinance 18-04 as “(10) Grass Height : “Grass and weed height will not exceed eight inches when measured with the ruler on the ground. All lawns must be properly landscaped and maintained. Inspections for compliance will begin with normal rental renewals after January 1, 2019; inspections will include properties registering for the first time. Inspections will be performed by the Zoning Administrator or his/her designated representative.”

Mr. Waites made a third motion to amend Section 11-12 to add a second sentence to (16) Siding: after ...rot, “or decay and must be properly painted with no peeling paint”. Mr. Pouliot seconded the motion and the vote for approval was unanimous.

Mr. Pouliot made a motion to amend Section 11-12 to delete and replace (17) Boats/RV: with: “Boats, recreational vehicles, motor homes, campers and travel trailers shall not be stored at any residential rental dwelling (exception is back yard). However, these vehicles can be parked on concrete driveway for not more than 2 days for cleaning, washing, loading, unloading or repairing. Recreational vehicles may not be parked in street for more than 24-hours (subject to safety conditions)” and Mr. Waites seconded it. The vote for approval was 4 to 1 with Mr. Walker voting in opposition.

Mr. Waites made a motion to amend Section 11-12 to add, “(20) Occupancy: No more than one-family (which is defined as an individual; or two or more persons related by blood or marriage living together; or a group of individuals, of not more than three persons, not related by blood or marriage but living together as a single housekeeping unit) may live in a rental home zoned for single-family residential. No more than ten (10) people may live in any residential rental dwelling (exceptions may be granted by the Town Administrator)” and Mrs. Condom seconded it. The vote for approval was 4 to 1 with Mr. Walker voting in opposition.

Mr. Waites made a motion to amend Section 11-12 to add, “(21) Utilities: Any occupied residential rental dwelling must at all times have water, sewer and electrical services connected to proper provider or shall be deemed unrentable. It shall be the responsibility of the property owner to ensure that each dwelling has sewer service, and the failure to do so will result in a fine no less than \$1,087.50 along with the requirement to clean up all illicit discharges and hold harmless the Town of Irmo in any health or pollution issues.” Mr. Pouliot seconded it and the vote for approval was 4 to 1 with Mr. Walker voting in opposition.

Mr. Waites made a motion to amend Section 11-12 to change the fine from “\$1,087.50” to “\$500.00” under (21) Utilities and Mr. Pouliot seconded it. The vote for approval was unanimous.

Mr. Walker made a motion to amend the title of Section 11-12 – Standards for Residential Rental Unit to add the words “and Commercial” after Residential. The motion failed due to a lack of a second.

The vote for Ordinance 18-04 as amended was 4 to 1 with Mr. Walker voting in opposition.

B. THIRD AND FINAL READING OF ORDINANCE 18-14 TO ADOPT THE OPERATING AND CAPITAL BUDGETS FOR FY18/19 (STAFF):

Mr. Walker made a motion to approve third and final reading of Ordinance 18-14 and Mr. Waites seconded it. The vote for approval was unanimous.

C. SECOND READING OF ORDINANCE 18-16 TO REZONE RICHLAND COUNTY TMS R03915-01-04 (LOCATED AT 37 BLUEBIRD TRAIL) FROM GENERAL RESIDENTIAL (RG) TO GENERAL COMMERCIAL (CG) (STAFF):

Mr. Waites made a motion to approve and Mrs. Condom seconded it. The vote to approve was unanimous.

D. SECOND READING OF ORDINANCE 18-17 TO AMEND THE IRMO TOWN CODE, CHAPTER 28, STREETS AND SIDEWALKS; ARTICLE III, ADDRESSING AND NUMBERING PROPERTY; DIVISION 2 NUMBERING; SECTION 28-123 – NUMBER LOCATION (MAYOR):

Mr. Walker made a motion to approve and Mr. Waites seconded it. Mr. Waites stated that as written it is unenforceable and believes that it needs to be written so it can be enforced. He mentioned that it makes it easier for emergency services to locate properties when the address is displayed. After a short discussion, the vote to approve was unanimous.

E. FIRST READING OF ORDINANCE 18-18 FOR THE SALE AND TRANSFER OF REAL PROPERTY OWNED BY THE TOWN, LOCATED AT 7418 WOODROW STREET, IRMO, SC IN THE AMOUNT OF \$46,000.00 TO THE OWNERS OF THE IRMO LOCK COMPANY (STAFF):

Mr. Waites made a motion to approve and Mrs. Condom seconded it. Mayor King explained that Irmo Lock is currently renting the property and has requested to purchase the property. Mr. Waites stated the small building was appraised at \$ 46,000 and believes the town should get out of the rental business. Mrs. Condom stated that she believes the offer is a reasonable price for such a small property. Mr. Walker believes that the town should not sell the property due to it being the original jail of the Town of Irmo. The vote to approve was 3 to 2 with Mr. Walker and Mr. Pouliot voting in opposition.

NEW BUSINESS

A. FIRST READING OF ORDINANCE 18-19 TO INCREASE THE FRANCHISE PAYMENTS FROM 3% TO 4% FROM ALL ENTITIES THAT COLLECT FRANCHISE FEES ON BEHALF OF THE TOWN (CONDOM):

Mrs. Condom made a motion to approve and Mr. Waites seconded it. Mrs. Condom explained that the revenue would increase approximately by \$195,000. She explained that expenses such as insurance, court and jail fees have increased. Mr. Waites explained that he would gladly pay a 1% increase of the franchise fee instead of paying millage fees or property taxes. Mayor King explained that to house a prisoner increased from \$41.00 to \$71.00 a day and suggested that the franchise fee increase half of a percent instead of 1%. The vote for first reading of Ordinance 18-19 was 3 to 2 with Mr. Walker & Mayor King voting in opposition.

B. FIRST READING OF ORDINANCE 18-20 TO ESTABLISH A STORMWATER MANAGEMENT UTILITY FEE OF \$8.00 ANNUALLY PER SINGLE-FAMILY RESIDENCE FOR COMPLIANCE WITH FEDERAL AND STATE SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS (MAYOR):

Mr. Waites made a motion to approve and Mayor King seconded it. Mayor King explained that management of the stormwater program is required by the Clean Water Quality Act of 1987. Also, the role of local governments in developing, implementing and funding stormwater programs has increased. The vote to approve was 3 to 2 with Mr. Walker and Mrs. Condom voting in opposition.

C. FIRST READING OF ORDINANCE 18-21 TO ESTABLISH A UNIFORM SERVICE FEE OF \$3.50 ANNUALLY PER SINGLE-FAMILY RESIDENCE TO MANAGE THE TOWN'S SOLID WASTE PROGRAM IN ACCORDANCE WITH CHAPTER 26 OF THE TOWN CODE (MAYOR):

Mayor King made a motion to approve and Mr. Pouliot seconded it. Mayor King explained that there is an increase of administrative duties for managing the Town's garbage contract, recycle initiatives and roll-cart distribution in support of the solid waste program. The vote to approve was 4 to 1 with Mr. Walker voting in opposition.

PRESENTATION BY CITIZENS:

A. Ms. Jada Powell, 212 Boulders Lock Road, addressed Council on behavior during the meeting

B. Ms. Linda Jackson, 250 Garden Brooke Drive, addressed Council on Ordinance 18-04

DISCUSSION:

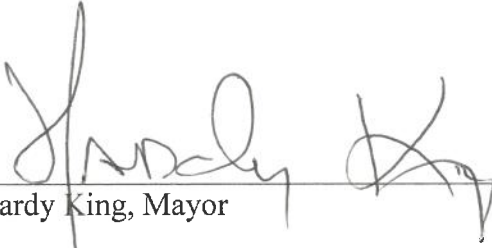
A. Discussion on Council Members use of Facebook (Walker): Mr. Walker explained that when elected members use social media, their posts, likes, or share are a direct reflection on the Town of Irmo as an elected official. Therefore, he urged Council to be mindful when on social media.

***AMENDMENTS TO AGENDA ADDED:**

B. Discussion on Water Meters Policy (Mayor): Mayor King stated that the Arbor Day Committee would like to do a beautification project and water will be required. He also stated that Council should consider creating a water meter policy to direct the staff as to when or if another meter should be added.

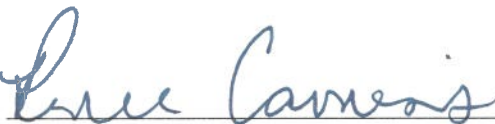
EXECUTIVE SESSION: None

ADJOURNMENT: There being no further business, Mr. Waites made a motion to adjourn and Mr. Pouliot seconded it. The motion was approved unanimously; therefore, the meeting was adjourned at 9:28 p.m.



Hardy King, Mayor

ATTEST:



Renee Caviness, Clerk/Treasurer