

**THE IRMO TOWN COUNCIL WILL HOLD A REGULAR MEETING
ON TUESDAY, JUNE 19, 2018 AT 7:00 P.M. IN THE MUNICIPAL BUILDING,
7300 WOODROW STREET, IRMO, SOUTH CAROLINA 29063**

A G E N D A

- I. Call to Order
- II. Pledge of Allegiance
- III. Invocation
- IV. Reading of the Minutes: June 5, 2018
- V. Report of Standing
 - A. Administrative Briefing
 - B. Code Enforcement Update
- VI. Amendments to the Agenda
- VII. Consideration of Communications
- VIII. Presentation by Citizens (Agenda Items Only)
- IX. **UNFINISHED BUSINESS**
 - A. **THIRD AND FINAL READING** of Ordinance 18-04 to amend the Town Code, Chapter 11 – Rental Property Registration and Regulations (Mayor)
 - B. **THIRD AND FINAL READING** of Ordinance 18-14 to adopt the operating and capital budgets for FY18/19 (Staff)
 - 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)
 - 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)
 - 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)
- X. **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)
 - 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)

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)

XI. Presentation by Citizens

XII. Discussion

A. Discussion on Council Members use of Facebook (Walker)

XIII. Executive Session

(Council may act on items discussed in executive session after returning from the executive session).

XIV. Adjournment

STATE OF SOUTH CAROLINA)
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TOWN OF IRMO)

ORDINANCE NO. 18-04

**AN ORDINANCE AMENDING THE IRMO TOWN CODE, CHAPTER 11 –
RENTAL PROPERTY REGISTRATION AND REGULATIONS;**

**BE IT ORDERED AND ORDAINED BY THE MAYOR AND COUNCIL OF THE
TOWN OF IRMO IN COUNCIL DULY AND LAWFULLY ASSEMBLED, THAT THE
IRMO TOWN CODE IS AMENDED AS FOLLOWS:**

Add to Title : Regulations following Registration

Section 11-10 – License Fee

Delete paragraph (a) and replace with: “The annual license fee shall be \$200.00 for first dwelling and \$100.00 for each additional dwelling. If the license is applied for and granted before leasing / renting of dwelling, then a 50% deduction is applied”

Section 11-12 – Standards for Residential Rental Unit

(9) Parking Spaces Delete and replace with: “Driveways must be paved (concrete, asphalt or contained gravel surface) No more than 2 vehicles are allowed per residential dwelling with a single width driveway. No more than 4 vehicles will be permitted with a double width driveway that has a minimum length of 25 feet”

(10) Grass Height Change 12 inches to 8 inches and add: “All lawns must be properly landscaped with sodded and/or seeded grass lawns and properly maintained (Dead grass must be replaced). 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.”

(16) Siding Extend second sentence by adding: “and must be properly painted with no peeling paint”

(17) Boats / RV Delete and replace with: “Boats, recreational vehicles, 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 3 days for cleaning, washing, loading, unloading or repairing. Recreational vehicles may not be parked in street for more than 36 hours (subject to safety conditions)”

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 people may live in any residential rental dwelling”

(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 and unlivable. It shall be the responsibility of the property owner to ensure 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 issues.

Change the 1-19 to 1-21 must be....

TOWN OF IRMO)
ORDINANCE 18-14
) AN ORDINANCE TO ADOPT THE OPERATING
) AND CAPITAL BUDGETS FOR FY 18/19

WHEREAS, the Town Council of the Town of Irmo, South Carolina, in council duly and lawfully assembled and by the authority thereof enacts this Ordinance to comply with the laws of the State of South Carolina.

NOW, THEREFORE, BE IT ORDERED AND ORDAINED that budgets for the fiscal year commencing on July 1, 2018, through June 30, 2019, in amounts below are hereby established:

EXPENDITURES

I. GENERAL FUND:

A. Operating/Capital Expenses:

Administrative Department	\$ 491,565
Court	\$ 258,075
Legislative Department	\$ 53,135
Non-Departmental	\$ 839,700
Public Safety	\$2,590,092
Public Services Department	\$ 635,727
Sanitation	<u>\$1,090,000</u>

**TOTAL OF ALL OPERATING
GENERAL FUND EXPENDITURES: \$5,958,294**

II. PROPRIETARY FUND:

A. Okra Strut	\$ 107,000
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**TOTAL OPERATING EXPENDITURES OF
ALL FUNDS: \$6,065,294**

REVENUES

I. GENERAL FUND REVENUES

A. Operating revenues	\$4,846,667
B. Sanitation collections	\$1,040,000
C. Appropriation from reserves	\$ 71,627

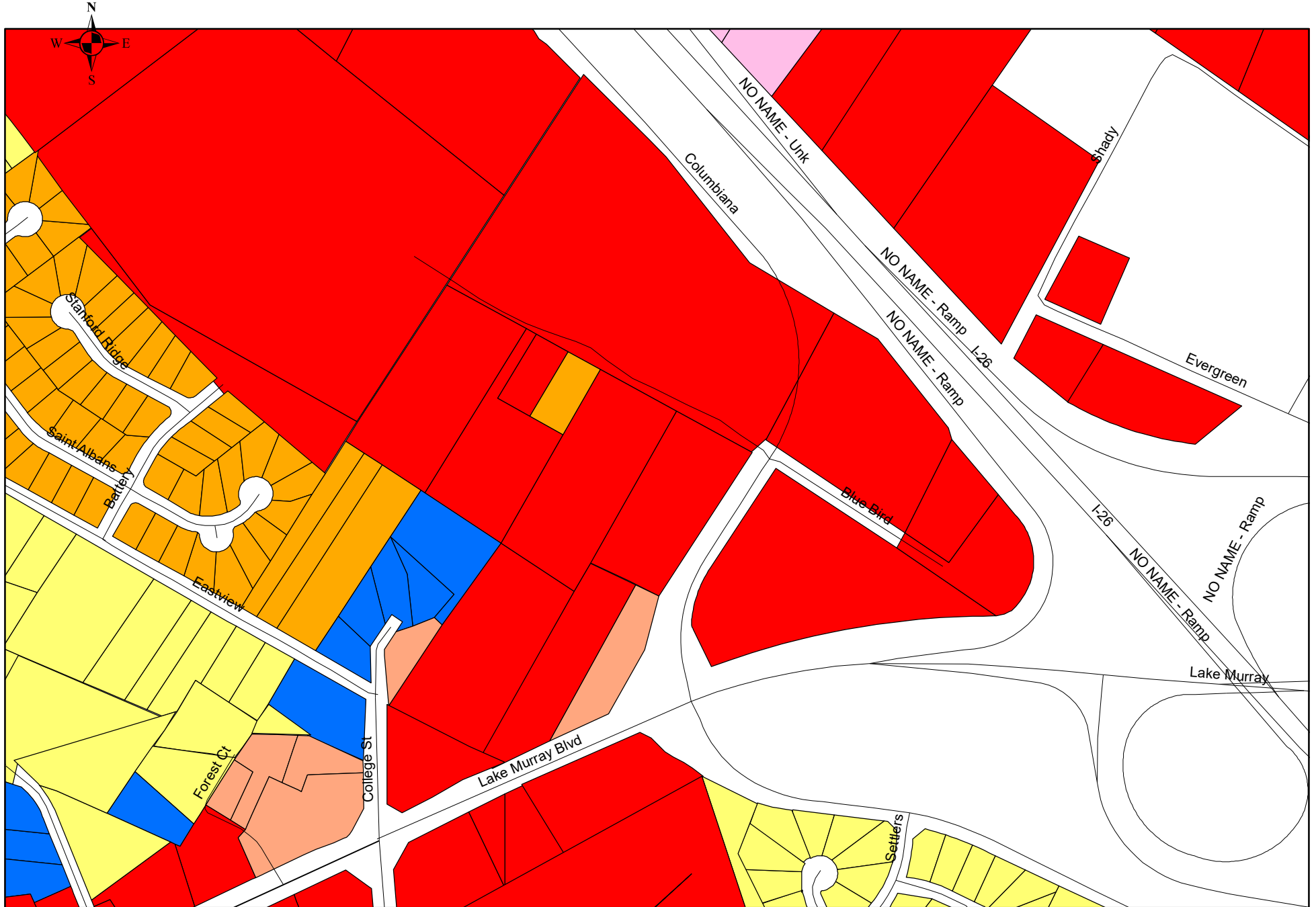
II. PROPRIETARY FUNDS

A. Okra Strut	\$ 107,000
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TOTAL REVENUE ALL FUNDS **\$6,065,294**

TAX LEVY - The tax levy for the fiscal year 2018/2019 shall be 0 millage.

Rezoning Ordinance 18-16



STATE OF SOUTH CAROLINA)
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TOWN OF IRMO)

ORDINANCE NO. 18-17

AN ORDINANCE AMENDING THE IRMO TOWN CODE, CHAPTER 28, STREETS AND SIDEWALKS; ARTICLE III, ADDRESSING AND NUMBERING PROPERTY; DIVISION 2, NUMBERING; SECTION 28-123 – NUMBER LOCATION

BE IT ORDERED AND ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF IRMO IN COUNCIL DULY AND LAWFULLY ASSEMBLED, THAT THE IRMO TOWN CODE IS AMENDED AS FOLLOWS:

Remove the word “must” and replace with “may” in both first and second sentence

DRAFT

STATE OF SOUTH CAROLINA)
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TOWN OF IRMO)

ORDINANCE NO. 18-18

AN ORDINANCE FOR THE SALE AND TRANSFER OF REAL PROPERTY OWNED BY THE TOWN OF IRMO.

IT APPEARING TO COUNCIL THAT CARTER COMMERCIAL APPRAISALS GROUP HAS APPRAISED THE PROPERTY AT 7418 WOODROW STREET, IRMO, SOUTH CAROLINA, 29063 AS HAVING A VALUE OF \$46,000.00 AND THAT SUCH VALUATION APPEARS TO COUNCIL TO BE FAIR AND REASONABLE VALUATION OF THE SUBJECT PROPERTY; AND,

IT FURTHER APPEARING TO COUNCIL THAT IT IS IN THE BEST INTEREST OF THE CITIZENS OF IRMO, SOUTH CAROLINA THAT SUCH PROPERTY BE SOLD; AND,

IT FURTHER APPEARING TO COUNCIL THAT THE CURRENT TENANT OF 7418 WOODROW STREET, IRMO, SOUTH CAROLINA, 29063 HAS LEASED THE SUBJECT PROPERTY FROM THE TOWN OF IRMO FOR A NUMBER OF YEARS AND IS INTERESTED IN PURCHASING THE SUBJECT PARCEL.

BE IT ORDERED AND ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF IRMO IN COUNCIL DULY AND LAWFULLY ASSEMBLED, THAT THE TOWN ADMINISTRATOR OF THE TOWN OF IRMO IS AUTHORIZED AND DIRECTED TO SIGN ALL DOCUMENTS AND PERFORM ALL ACTS NECESSARY, APPROPRIATE OR CONVINEIENT TO CARRY INTO EFFECT THE SALE OF SAID PARCEL TO MR. GUY CASKEY, IRMO LOCK, FOR THE AMOUNT OF \$46,000.00 AND THE CLERK OF THE TOWN OF IRMO IS AUTHORIZED AND DIRECTED TO ATTEST THE TOWN ADMINISTRATOR'S EXECUTION OF SUCH DOCUMENTS.

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)

ORDINANCE NO. 18-19

AN ORDINANCE TO INCREASE THE FRANCHISE PAYMENTS FROM 3% TO 4% FROM ALL ENTITIES THAT COLLECT AND SUBMIT A FRANCHISE FEE ON BEHALF OF THE TOWN OF IRMO.

Section I: As payment for the right to provide electric and gas services, and any other services as may be permitted under this Franchise Ordinance, in the succeeding calendar year, the Company shall pre-pay into the Treasury of the Town, on the first business day of July each year, beginning with the year 2019, a franchise fee equal to four (4%) percent from gross sales revenue accruing to the Company during the preceding calendar year from all residential and commercial sales of electricity, natural gas, cable service and all wheeling or transportation service to such customers within the corporate limits of the Town, not including sales made under legally authorized special sales programs which allow the Company to reduce prices to meet customers' competitive energy prices. To change the percentage of the revenue on which the franchise fee is calculated, the Town must both (1) amend this Franchise Ordinance by means of an Amendatory Ordinance solely addressed to that purpose, and (2) provide the Company written notice including an attested copy of the Amendatory Ordinance at least ninety (90) days prior to the next franchise fee payment due date. So long as both conditions are met, the increase will apply to the next franchise fee payment due from the Company and the recovery of the higher fee will begin during the calendar year for which the franchise fee applies. In this case the fee will be applied beginning July 1, 2018 with the first payment of the increased amount to the Town no later than July 1, 2019. During the term of this Franchise Ordinance, the percentage of the revenue on which the franchise fee is based shall not exceed the highest percentage paid by the Company to any other town or city under a franchise agreement. Any other revenue accruing to the Company in the municipality may be subject to other fees and/or business license taxes as appropriate."

Section II: In all other aspects, the current ordinance shall remain unchanged and in full force and effect.

Section III: (Severability) If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

Section IV: (Conflicting Ordinances Repealed) All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

STATE OF SOUTH CAROLINA)
)
TOWN OF IRMO)

ORDINANCE NO. 18-21

AN ORDINANCE ESTABLISHING A UNIFORM SERVICE FEE OF \$3.50 ANNUALLY, PER RESIDENCE FOR THE PURPOSE OF MANAGING THE TOWN OF IRMO SOLID WASTE PROGRAM IN ACCORDANCE WITH CHAPTER 26 OF THE TOWN CODE.

WHEREAS, The Town Staff handles administrative duties that includes phone calls, written correspondence, social media messaging, management of the recycle initiatives and roll-cart distribution along with maintenance in support of the solid waste program, and

WHEREAS, the Town in accordance with the South Carolina Title 6, Section 6-1-330 with an effective date of 1997 and amended June 16, 2009 is implementing a uniform service fee of \$3.50 per residence on an annual basis to defray the administrative cost associated with managing the solid waste service contracted for the citizens of the Town. This fee will be coordinated through the auditor of both Lexington and Richland County with the collection through county taxes. This fee will become effective on January 1, 2019.