

**CHAPIN TOWN COUNCIL
PUBLIC HEARING & REGULAR MEETING MINUTES**

**Tuesday, May 17, 2022
6:00 p.m.**

Council Chambers

Members Present: Mayor Al Koon, Council Member Kay Hollis, Mayor Pro Tem Mike Clonts, and Council Member Leland Teal

Members Absent: Council Member Gregg White

Staff Present: Finance Director Laura Culler, Utilities Director Karalyn Miskie, Public Affairs Director Nicholle Burroughs, Police Captain Ryan Galinski, Zoning Administrator (ZA) Kevin Singletary, and Town Clerk Shannon Bowers

Guests: Linda Warren - American Legion Post 193 and Lake Murray Flotilla, U.S. Coast Guard Auxiliary, Ralph Hill – Mt. Horeb Lutheran Church, Guillermo Espinosa – Central Midlands Council of Government.

Call to Order: Mayor Koon called the meeting to order at 5:36 p.m. Mayor Koon then determined there was a quorum and acknowledged the appropriate notifications in compliance with the SC Freedom of Information Act had been met.

Executive Session

Council Member Teal made the motion to enter into executive session to discuss negotiations incident to proposed contractual arrangements for waste removal services for the waste water treatment plant, pursuant to SC Code § 30-4-70 (a)(2). Mayor Pro Tem Clonts seconded the motion. Council entered into executive session at 5:38 p.m.

Mayor Pro Tem Clonts made the motion to enter back into regular session. Council Member Teal seconded the motion. Council entered back into regular session at 6:02 p.m.

Upon returning to regular session, Mayor Koon acknowledged that no decisions were made in executive session that would not already be addressed later on the regular agenda.

Invocation and Pledge

Linda Warren from American Post 193 led the Pledge of Allegiance and Ralph Hill from Mt. Horeb Lutheran Church offered the invocation.

Public Hearings

Mayor Koon opened the public hearings portion of the meeting at 6:07 p.m.

Presentation: Amendment to Articles 2 and 5, sections 201 and 518 of the Zoning Ordinances to include axe throwing venues

Mayor Koon opened up Public Comments. There were no public comments.

Mayor Koon opened up Comments by Town Council. There were no comments by Council.

Presentation: Annexation petition #22-02-14-001 of a 5.14 Acre Tract (TMS 000700-02-017) of land including adjacent and abutting rights-of-way to be zoned General Commercial (GC)

Mayor Koon opened up Public Comments. There were no public comments.

Mayor Koon opened up Comments by Town Council. There were no comments by Council.

Presentation: Annexation petition # 22-03-04-002 of a 5.14 Acre Tract (TMS 000700-01-004) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned General Commercial (GC)

Mayor Koon opened up Public Comments. There were no public comments.

Mayor Koon opened up Comments by Town Council. There were no comments by Council.

Presentation: Annexation petition # 22-03-23-001 of a .75 Acre Tract (TMS 000723-04-002) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned General Commercial (GC)

Mayor Koon opened up Public Comments. There were no public comments.

Mayor Koon opened up Comments by Town Council. There were no comments by Council.

Presentation: Annexation petition # 22-03-28-001 of a 5.08 Acre Tract (TMS 000700-09-12) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Neighborhood Commercial (NC)

Mayor Koon opened up Public Comments. There were no public comments.

Mayor Koon opened up Comments by Town Council. There were no comments by Council.

ZA Singletary gave a brief explanation of the location of each of the properties to be annexed.

Mayor Koon closed the public hearings at 6:11 p.m.

Review and Acceptance of Minutes

Council reviewed the April 19, 2022 Regular Meeting Minutes and May 5, 2022 special called meeting and work session minutes. Mayor Pro Tem Clonts moved to accept the minutes as presented. Council Member Teal seconded the motion. No further discussion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Public Comments Related to Municipal Matters

There were no public comments.

Proclamations

Excellence in Community Service for Rebecca Murphy – Mayor Koon presented a proclamation recognizing Rebecca Murphy for her outstanding work in the community. She is a community member who, along with her daughter Morgan and other community members, have taken on the task of cleaning up the litter in the Chapin community.

National Food Allergy Week – Michele DeVrient Family – As many as 32 million Americans have food allergies; nearly 6 million are children under the age of 18. Nine foods cause the majority of all food allergy reactions in the U.S.: shellfish, fish, milk, eggs, tree nuts, peanuts, soy, wheat, and sesame. The DeVrient family spoke to some of the challenges they have faced with their food allergies including corn products that are now being included in things such as polyester, which can be found in outdoor furniture cushions as an example.. Mayor Koon presented Michele DeVrient and family with the Mayor’s proclamation declaring May 8-14, 2022 National Food Safety Week.

National Safe Boating Week – Linda Warren, Lake Murray Flotilla, U.S. Coast Guard

Auxiliary - On average, 600 people die each year in boating-related accidents in the U.S.; 79 percent of these are fatalities caused by drowning. The vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment or environmental factors. A significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets. Mayor Koon presented the Mayor's Proclamation declaring May 21-27, 2022 as National Safe Boating week to Lake Murray Coast Guard Auxiliary member Linda Warren.

Presentation: All natural hazards risk assessment and mitigation plan for the Central Midlands Region of South Carolina – Guillermo Espinoza, Central Midlands Council of Governments

– Guillermo Espinoza with the Central Midlands Council of Government presented to council the update to the all-natural hazards risk assessment and mitigation plan for the central midlands' region of South Carolina. In order for municipalities to apply for grants through FEMA, an updated plan must be in place. Natural hazards, such as flooding, tornadoes and winter weather, threaten the Central Midlands Region of South Carolina. These natural events endanger the health and safety of residents and property, jeopardize the economic vitality of the region, and imperil environmental quality. Minimizing or neutralizing the impacts of these events before they occur is a cost-effective method of saving lives, protecting property, and fomenting economic development in areas of high-hazard risk and vulnerability. Mr. Espinoza explained the updates made to the plan since 2016. Mr. Espinoza encouraged Council to submit any questions they may have and supported the CMCOG's efforts to promote proactive hazard mitigation plans.

Reports

Communications & Zoning: Director Burroughs provided an update to council on several community items from the written report submitted: May 14 farmers market was a success. It was fully booked since the setup was still spread out from COVID-19 measures and she has received a lot of positive feedback. Director Burroughs will attend the Chapin Chamber Lunch n Learn on May 19 and there is a memorial day ceremony at Town Hall on May 30 sponsored by the Town and American Legion Post 193. The American Legion also is having a dedication ceremony at 9:00 a.m. on Saturday May 21, 2022 to dedicate their newly constructed pavilion. A new restaurant, Bakon, has opened in the Chapin Commons area and there have been several ribbons cuttings for new businesses in Town.

Financial Report: Director Culler reported the general fund revenue YTD as of the end of April 2022 was \$620,296.00 and the expenses YTD as of the end of April 2022 were \$442,849.00. Revenue exceeded expenses by \$177,452. The revenue from Business Licenses as of the end of April was \$306,748.00. The deadline to file for a business license was April 30. Director Culler noted that 45 licenses were applied for through the online portal, and she will be working to contact those businesses that have not yet renewed. The Hospitality Tax fund YTD was \$1,354,184.00 as of the end of April. The ARP fund balance is \$318,421.00 as of the end of April.

The Utility fund Revenue through the end of April was \$2,075,053.00. Expenses YTD \$1,511,581.00 as of the end of April. Revenue exceeded expenses by \$563,472.00.

Police Report: Captain Galinski updated Council on police department activities. There were 35 offenses, 27 tickets, 54 warning citations, 4 arrests, 13 motor vehicle collisions, 93 officer initiated contacts, and 117 calls for service from Lexington County reported. Captain Galinski

noted that officers were out in the community, interacting with the public more and that Officer Williams has passed his field training and is now working full time.

Utilities Report: Mayor Koon prefaced the utility report by announcing that Karalyn Miskie has been promoted to Director of Utilities. Director Miskie provided council with an update on the written report submitted, which included: Utilities has set up a pilot study to test a new product to help in the search for ways to improve maintenance on the system, and bid openings are scheduled for the end of May for the Indian Cove Road project.

Old Business

Ordinance: Amending Article 1 of Chapter 7 of the Chapin Town Code to establish the position of Ministerial Recorder – 2nd reading: Mayor Pro Tem Clonts made the motion to approve 2nd reading amending article 1 of Chapter 7 of the Chapin Town Code to establish the position of Ministerial Recorder. Council Member Teal seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Ordinance: FY 2022 Budget amendment for American Rescue Plan Fund – 2nd reading: Council Member Teal made the motion to approve 2nd reading amending the 2022 FY budget for American Rescue Plan funds. Mayor Pro Tem Clonts seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Zoning Ordinance: Recommendation from Planning Commission Amending Articles 2 and 5, sections 201 and 518 of the Zoning Ordinances to include axe throwing venues – 2nd reading: Mayor Pro Tem Clonts made the motion to approve 2nd reading amending articles 2 and 5, sections 201 and 518 of the Zoning Ordinances to include axe throwing venues. Council Member Teal seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Zoning Ordinance: Recommendation from Planning Commission to approve Annexation petition #22-02-14-001 of a 5.14 Acre Tract (TMS 000700-01-017) of land including adjacent and abutting rights-of-way to be zoned General Commercial (GC) – 2nd reading: Council Member Teal made the motion to approve 2nd reading approving annexation petition 22-02-14-001 of a 5.14-acre tract of land to be zoned general commercial into the Town of Chapin. Mayor Pro Tem Clonts seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Zoning Ordinance: Recommendation from Planning Commission approving Annexation petition # 22-03-04-002 of a 5.14 Acre Tract (TMS 000700-01-004) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned General Commercial (GC) – 2nd reading: Mayor Pro Tem Clonts made the motion to approve 2nd reading approving annexation

petition 22-03-04-002 of a 5.14-acre tract of land to be zoned general commercial into the Town of Chapin. Council Member Teal seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Zoning Ordinance: Recommendation from Planning Commission approving Annexation petition # 22-03-23-001 of a .75 Acre Tract (TMS 000723-04-002) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned General Commercial (GC) – 2nd reading: Council Member Teal made the motion to approve 2nd reading approving annexation petition 22-03-23-001 of a .75-acre tract of land to be zoned general commercial into the Town of Chapin. Mayor Pro Tem Clonts seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Zoning Ordinance: Recommendation from Planning Commission approving Annexation petition # 22-03-28-001 of a 5.08 Acre Tract (TMS 000700-09-12) of Land Including Adjacent and Abutting Rights-of-Way to be Zoned Neighborhood Commercial (NC) – 2nd reading: Mayor Pro Tem Clonts made the motion to approve 2nd reading approving annexation petition 22-03-28-001 of a 5.08-acre tract of land to be zoned neighborhood commercial into the Town of Chapin. Council Member Teal seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Leland Teal:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Kay Hollis:	Yes

New Business
Resolutions:

Appointment of Ministerial Recorder: Mayor Pro Tem Clonts made the motion to approve the resolution appointing Briana Eargle as the ministerial recorder for the Town of Chapin. Council Member Teal seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Adopting the All-natural hazards risk assessment and mitigation plan for the Central Midlands Region of South Carolina: Mayor Pro Tem Clonts made the motion approving the resolution to adopt the all-natural hazards risk assessment and mitigation plan for the Central Midlands Region of South Carolina. Council Member Teal seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Request for Action – Approval of contract for waste management services for waste water treatment plant: Mayor Pro Tem Clonts made the motion to approve the request for action authorizing the mayor to execute a new contract for waste disposal at the waste water treatment

plant with Republic Services. Council Member Teal seconded the motion. Motion passed unanimously.

Mayor Al Koon:	Yes	Council Member Kay Hollis:	Yes
Mayor Pro Tem Mike Clonts:	Yes	Council Member Leland Teal:	Yes

Before adjournment, Mayor Koon acknowledged Tammy Johns, who is a candidate for the House of Representatives seat, currently being vacated by outgoing House member Chip Huggins

Adjournment: Mayor Pro Tem Clonts made a motion to adjourn the meeting. Council Member Teal seconded the motion. Meeting was adjourned at 7:18 p.m.

COUNCIL APPROVED: May 17, 2022