



CAMDEN CITY COUNCIL

WORK SESSION MINUTES

Tuesday, December 9, 2014

4:00 P.M.

Council Chambers-City Hall

PRESENT

Mayor Anthony P. Scully
Mayor Pro-Tem Laurel M. Parks
Councilmember Alfred Mae Drakeford
Councilmember Jeffrey R. Graham
Councilmember Deborah H. Davis

City Clerk Brenda Davis
City Manager Mel Pearson
Finance Director Debra Courtney (absent)
Chronicle-Independent Editor Martin Cahn
and interested citizens

CALL TO ORDER

Mayor Anthony P. Scully called the Camden City Council Work Session to order at 4:00 p.m.

WELCOME – City Manager Mel Pearson welcomed Council to the December 9, 2014, Camden City Council Work Session.

BUILDING CODE EFFECTIVENESS GRADING SCHEDULE RESULTS – Mel Pearson

City Manager Mel Pearson presented information on the City of Camden Building Code Effectiveness Grading Schedule Results analyzed by representatives of the Insurance Services Office, Inc. (ISO). The analysis of the building codes adopted by the City and efforts put forth to properly enforce the City's building codes resulted in a grading classification of 3 for 1 and 2 family residential property and 2 for commercial and industrial property.

For additional information please refer to letter dated November 7, 2014 **RE:** Building Code Effectiveness Grading Schedule Results- Camden, Kershaw County, SC.

ZONING ORDINANCE UPDATE – Shawn Putnam

City Planner, Shawn Putnam updated Council on the process to complete the work on updating the Zoning Ordinance. The update will remove conflicts present in the ordinance, make the ordinance easier to use, make some requirements more flexible, incorporate some design standards from the Smartcode, and incorporate some new zoning techniques. Mr. Putnam said staff along with a consultant and the Planning Commission is working on the changes and changes should be completed by the December 16, 2014, Planning Commission meeting date. A public hearing is scheduled tentatively for January 20, 2015 and staff is anticipating on reviewing changes to the ordinance at several upcoming Work Sessions in February and/or March before Council's first reading of the ordinance.



For additional information please refer to memo dated December 4, 2014 **RE:** Zoning Ordinance Update.

COMMERCE ALLEY UPDATE – Mel Pearson and Tom Couch

Public Works Director Tom Couch provided a brief update on the progress of the Commerce Alley project. Mr. Couch announced that the majority of the project is complete with the remainder of the project to be completed in January 2015.

WAYFINDING UPDATE – Wade Luther

Economic Development Director Wade Luther updated Council on the Wayfinding Sign Master Plan. SkyDesign of Atlanta is in the process of developing a sign location plan, design drawings, phasing plan and cost estimate for sign development. Mr. Luther noted that the project team is currently in Phase II which is Design Development. Designs are being presented to the Project Team for consideration and cultivated for Council’s consideration/approval at an upcoming Council meeting in February 2015.

RHAME ARENA UPDATE – WADE LUTHER

Economic Development Director, Wade Luther updated Council on the plans for Rhame Arena’s Renovations. Mr. Luther noted that renovations will include replacement of the roof, reconfiguration of the bathrooms, connecting sanitary sewer service, upgrading the concession area with the addition of heating/cooling and sprinkler systems. Conference space and office space will also be added; the conference space will accommodate approximately 40 people and will come equip with A/V equipment. Other changes will include expanded interior storage, paving the east side parking area and expanding recreation uses by installing a walking track, maintaining the basketball court and potentially installing two volleyball courts. The project is scheduled to be completed September 26, 2015.

Staff is requesting Council to authorize the execution of the contract with Bobbitt Design-Build for the renovation of Rhame Arena. Council will consider approving a contract between Bobbitt Design-Build and the City of Camden for the renovation of Rhame Arena at their regular scheduled December 9th meeting.

Representatives from Bobbitt Design-Build of Columbia and LTC Associates were in attendance.

For additional information on the project and contract, please refer to memo dated September 18, 2014 **RE:** Rhame Arena and the attached Design/Build Contract.

PUBLIC WORKS/UTILITIES UPDATES – Tom Couch

Public Works Director Tom Couch gave a brief update on the following Public Works projects: Commercial recycling trailer, annual electric underground replacement, installation



of underground on Market Street and Little Street, demolition of old lime silo at the water treatment plant and the Waste Water Treatment Plant lagoon close-out.

ELECTRIC RATE COMPARISON

City Manager Mel Pearson presented Council with a review of the current electric rate comparison of South Carolina’s Municipal Electric Systems. The City of Camden currently rates the third least expensive provider for distributing utilities.

HAZELWOOD CLEANERS BUILDING STATUS REPORT – Mel Pearson

The demolition of 529 East DeKalb Street will begin approximately December 15, 2014 and work will be completed February 2015.

For additional information please refer to Memo dated November 26, 2014 **RE:** Demolition of 529 East DeKalb Street Camden, SC (Hazelwood Cleaners)

OTHER BUSINESS

Councilmember Drakeford presented information on the Marketplace Fairness Act and urged everyone to support the Act by calling or emailing Congress. The Marketplace Fairness Act would require online businesses to collect online sales taxes and remit them back to the City as required.

Councilmember Parks suggest staff research the Bailey Bill Tax incentive for historic restoration projects. Staff has already done some research and will present information to council at an upcoming work session.

Anthony P. Scully, Mayor

Attest:

Brenda Davis, City Clerk