

**TOWN OF IRMO
PUBLIC HEARING &
REGULAR COUNCIL MEETING
December 20, 2022**

The Irmo Town Council held a public hearing and a regular meeting on Tuesday, December 20, 2022 in the Municipal Building. Council Members in attendance were Mayor Walker, Mayor Pro Tem Danielson, Councilmen Busch, Sickinger, and Councilwoman Waldman. Others present were Mr. Courtney Dennis, Town Administrator; Police Chief Bobby Dale; Mrs. Renee Caviness, Finance Director & Municipal Clerk; Mrs. Mia Wilkins, Director of Economic Development & Communications; Mr. Whitt Cline, Public Services Director, and Mr. Will Edwards, Town Attorney.

The agenda was published and posted on Friday, December 16, 2022 to meet FOIA requirements.

PUBLIC HEARING

Mayor Walker called the public hearing to order at 7:00 p.m. and asked if anyone was present to speak on Ordinance 22-37 to Annex TMS# R03303-01-03 located at 1194 Dutch Fork Road into the Town of Irmo

No one spoke; therefore, Mayor Walker closed the public hearing at 7:00 p.m.

REGULAR MEETING

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

READING OF THE MINUTES:

Mr. Sickinger made a motion to approve the November 15, 2022 minutes, and Mr. Busch seconded it. The vote for approval was unanimous.

Mr. Sickinger made a motion to approve the November 29, 2022 minutes and Mr. Busch seconded it. The vote for approval was unanimous.

REPORT OF STANDING:

A. Administrative Briefing – Mr. Dennis previously furnished a written briefing to Town Council and had no additional information for Council.

B. Mr. Sickinger welcomed the following new businesses to the Town of Irmo:

Quality Assured Processing, LLC. – 407 Lord Howe Rd.

Green Dynasty, LLC. – 121 Dean Crest Rd.

Bobby White Insurance & Financial Services – 2900 Dreher Shoals Rd.

Snips Vintage, LLC. – 236 Dyers Hall Rd.

MSN Management – 1 Wellness Blvd.

AMENDMENTS TO THE AGENDA: None

12/20/2022

Council Meeting Minutes

CONSIDERATION OF COMMUNICATIONS:

A. Mayor Walker and Council awarded the December 2022 Small Business of the Month to Liberty Tax.

B. Community Connections:

1. Dr. Waldman stated that applications for School District Five Choice and Magnet Programs are now available until the end of January 2023 for the 2023-2024 School Year.
2. Dr. Waldman announced that there are two upcoming events: There is a Blood Drive at Harbison Community Center on December 28, 2022 from 11:00 a.m. to 3:00 p.m. and stated that there will be an Irmo Chili Cook-Off/Car Show on January 28, 2023 at Community Park of Irmo from 11:00 a.m. – 3:00 p.m.

C. Mr. Sickinger explained that the National League of Cities invited Council to attend an event to learn about their City Inclusive Entrepreneurship (CIE) program initiative to help tech startups to address technical issues facing the town and local businesses. It is a great opportunity for tech startups to get their foot in the door with local government. He stated that this project is in the planning stages, and he will be working with Mrs. Wilkins on the project. More details will be forthcoming.

D. Mayor Walker recognized the Students from H.E. Corley Elementary as the December 2022 Artists of the Month and stated that their artwork is on display in the lobby of Town Hall.

PRESENTATIONS BY CITIZENS:

Ms. Phyllis Hawkins - Okra Strut Commission – addressed Council on item “E” under New Business

UNFINISHED BUSINESS:

A. SECOND AND FINAL READING OF ORDINANCE OF ORDINANCE 22-37 TO ANNEX RICHLAND COUNTY TAX PARCEL# R03303-01-03 AT 1194 DUTCH FORK ROAD NOW OR FORMERLY OWNED BY SAVAGE REALTY AND DEVELOPMENT, INC. (STAFF):

Mr. Sickinger made a motion for approval and Mr. Busch seconded it. Mayor Walker called upon Mrs. Caviness for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

***OUT OF ORDER: EXECUTIVE SESSION:** Mayor Walker stated that he would like to go into Executive Session at this time before Council proceeds to New Business. He made a motion to suspend Robert’s Rules of Order and go into “Executive Session” now to receive legal advice items “1”, “2”, and “3” as listed under Executive Session. Mr. Danielson seconded the motion and it passed unanimously; therefore, the Mayor, Council, Mr. Dennis, and Mr. Edwards went into executive session at 7:17 p.m. Mayor Walker called the meeting back to order at 7:48 p.m. and stated that no votes were taken.

Mayor Walker made a motion to authorize the Town Administrator and the Town Attorney to pursue actions on the negotiations with the parameters Council has set in Executive Session. Mr. Sickinger seconded the motion. Mayor Walker called upon Mrs. Caviness for a rollcall vote: Mr. Busch voted "Yes", Mr. Danielson voted "Yes", Mr. Sickinger voted "Yes", Dr. Waldman voted "Yes", and Mayor Walker voted "No". The vote for approval was 4 to 1 with Mayor Walker voting in opposition.

NEW BUSINESS:

A. FIRST READING OF ORDINANCE 22-38 TO ZONE RICHLAND COUNTY TAX PARCEL# R03303-01-03 AT 1194 DUTCH FORK ROAD OWNED BY SAVAGE REALTY AND DEVELOPMENT, INC. AS GENERAL COMMERCIAL (CG) (PLANNING COMMISSION):

Mr. Sickinger made a motion for approval and Mr. Busch seconded it. Mayor Walker called upon Mrs. Caviness for a rollcall vote: Mr. Busch voted "Yes", Mr. Danielson voted "Yes", Mr. Sickinger voted "Yes", Dr. Waldman voted "Yes", and Mayor Walker voted "Yes". The vote for approval was unanimous.

B. APPROVAL OF RESOLUTION 22-07 TO PURCHASE 1.82 ACRES OF PROPERTY NEAR THE IRMO COMMUNITY PARK (DANIELSON):

Mr. Danielson made a motion for approval and Mr. Busch seconded it. Mr. Danielson explained that this is for the project of creating a downtown district for the community. Mayor Walker stated that this property is located near the Community Park of Irmo and explained the Town is looking to purchase additional properties in that area. Mayor Walker called upon Mrs. Caviness for a rollcall vote: Mr. Busch voted "Yes", Mr. Danielson voted "Yes", Mr. Sickinger voted "Yes", Dr. Waldman voted "Yes", and Mayor Walker voted "Yes". The vote for approval was unanimous.

C. APPROVAL OF RESOLUTION 22-08 TO HIRE A REAL ESTATE ACQUISITION FIRM TO ACQUIRE PROPERTY FOR A DOWNTOWN DISTRICT (DANIELSON):

Mr. Danielson made a motion for approval and Mr. Sickinger seconded it. Mr. Danielson stated that this will allow the town to hire a real estate acquisition firm to continue to purchase land on Moseley and around the Community Park of Irmo if possible, to create a downtown area. He further explained that Council plans to reach out to every community property owner to explain the project and inquire if the owners are interested in selling their property to the town for this project. Mr. Sickinger stated that he believes it is a good idea to hire a specialist to help.

Mayor Walker stated that he does not believe Council should hire a real estate acquisition firm to negotiate purchasing twelve (12) potential properties at fair market prices. He stated that he does not agree with the town only paying fair market prices. Mayor Walker believes the landowners need to be part of the project today, tomorrow and in the future. He also stated that he is against using the eminent domain process at any time for any project. He explained that he believes that Council and staff should negotiate with the long-term landowners and not a real estate acquisition business.

Mr. Sickinger reminded Mayor Walker that Council is only voting on Resolution 22-08 which is only about hiring a real estate acquisition firm to help with purchasing properties for the downtown project. He also clarified that this resolution does not mention anything about eminent domain nor is that part of the conversation. He ended by stating that Council needs to discuss and vote on the business of Resolution 22-08 which only involves hiring a real estate acquisition firm.

Mayor Walker called upon Mrs. Caviness for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “No”. The vote for approval was 4 to 1 with Mayor Walker voting in opposition.

D. APPROVAL TO CONTRACT THE PROFESSIONAL SERVICES OF THE POPE FLYNN GROUP AS BOND COUNSEL FOR PREPARATION OF A MASTER BOND ORDINANCE AND THE ISSUANCE OF BONDS (DANIELSON):

Mr. Danielson made a motion to approve, and Mr. Sickinger seconded it. Mr. Danielson explained that this will give the staff authority to engage with Pope Flynn Group to prepare a master bond plan and hopefully secure a bond. The bond will allow the town to purchase land and put in place the infrastructure that is needed for the downtown area. Mayor Walker explained that a bond would put the town in debt for a certain period and confirmed with Mr. Danielson that this debt would cost the town approximately \$30,000 – \$45,000 a year depending on the length of the bond. Mr. Danielson added that the bond will be secured with the hospitality tax income. Mr. Sickinger clarified that Council is only voting to hire the Pope Flynn Group to help the town possibly receive a bond and does not approve the bond. He ended by stating Council would need to vote on the bond at a different time once approved for the bond. Mayor Walker called upon Mrs. Caviness for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

E. APPOINTMENTS TO THE OKRA STRUT COMMISSION – 2 TERMS ARE EXPIRING AND 1 UNEXPIRED TERM TO BE FILLED (STAFF):

Mr. Sickinger explained that there are three open positions on the Irmo Okra Strut Commission and that Mr. Mike Ward and Ms. Phyllis Hawkins have asked to be reappointed. He mentioned that there are two (2) new applicants, which are Ms. Linda Bowers and Ms. Shelvy Ham. Dr. Waldman clarified that Council needs to vote on the two (2) expiring positions and one (1) unexpired term that still has three (3) years and whoever is not appointed to the unexpired term will be considered for a non-voting position which the Okra Strut Commission can approve that type of position. She added that Council only appoints voting members to the commission.

Mr. Sickinger made a motion to reappoint Mr. Mike Ward and Ms. Phyllis Hawkins and Dr. Waldman seconded the motion. Mayor Walker called upon Mrs. Caviness for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

Dr. Waldman made a motion to appoint Ms. Linda Bowers and Mayor Walker seconded the motion. Mayor Walker called upon Mrs. Caviness for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was unanimous.

F. APPROVAL TO SUBMIT AN OFFER LETTER FOR POST MODERN JUKEBOX TO PERFORM AT THE 2023 OKRA STRUT NOT TO EXCEED \$30,000 (OKRA STRUT COMMISSION):

Mayor Walker made a motion to approve, and Mr. Sickinger seconded it. Mayor Walker stated that Post Modern Jukebox is a contemporary and modern band. Mr. Danielson stated that he is not inclined to approve money until they payback \$25,000 for the Gun Buyback program. Mayor Walker called upon Mrs. Caviness for a rollcall vote: Mr. Busch voted “Yes”, Mr. Danielson voted “No”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval was 4 to 1 with Mr. Danielson voting in opposition.

G. APPROVAL OF THE 2023 TOWN COUNCIL MEETING CALENDAR (STAFF):

Mayor Walker made a motion to approve, and Mr. Sickinger seconded it. After a brief discussion of the proposed meeting schedule, Dr. Waldman made a motion to move the Irmo Christmas Tree Lighting to Saturday, December 2, 2023.

Mayor Walker made a motion to make the following changes on the 2023 Council Meeting Schedule:

- Move the June 19, 2023 meeting to June 27, 2023 due to the Juneteenth Holiday
- Cancel the November 7, 2023 meeting because that is Election Day
- Change the December 5, 2023 meeting from a workshop to a meeting because three Council members will need to be sworn in on that day.

Mayor Walker called upon Mrs. Caviness for a rollcall vote to vote on the changes to the meeting schedule : Mr. Busch voted “Yes”, Mr. Danielson voted “Yes”, Mr. Sickinger voted “Yes”, Dr. Waldman voted “Yes”, and Mayor Walker voted “Yes”. The vote for approval as amended was unanimous.

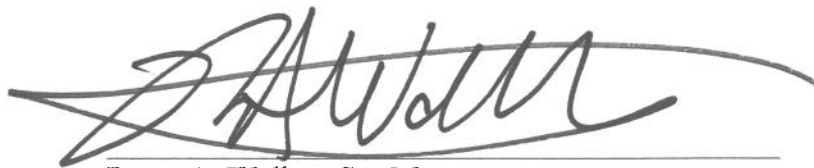
PRESENTATION BY CITIZENS:

Mr. William Bowman - 1404 Murrayview Drive, addressed Council on the Irmo Downtown Project
Mrs. Sheral Bowman - 1404 Murrayview Drive, addressed Council on the Irmo Downtown Project
Mr. Marion Boyd, SR. - 101 Lake Murray Blvd, addressed Council on the Irmo Downtown Project
Ms. Cornelia Bell -7543 Eastview Drive, addressed Council on the Irmo Downtown Project
Mr. Izell Hall - 7468 Church Street, addressed Council on the Irmo Downtown Project
Mr. James Mack - 7473 Eastview Drive, addressed Council on the Irmo Downtown Project
Mr. Ralph Brannon - 1200 Lauren Street, addressed Council on the Irmo Downtown Project
Mr. Larry Haltiwanger - 140 Bultam Drive, addressed Council on the Irmo Downtown Project
Mr. Alvin Hailey – 7575 Eastview Drive, addressed Council on the Irmo Downtown Project

DISCUSSION: None


***OUT OF ORDER:** EXECUTIVE SESSION: See page 2 for more information

ADJOURNMENT: There being no further business, Mr. Sickinger made a motion to adjourn, and Mr. Busch seconded it. The motion was approved unanimously; therefore, the meeting was adjourned at 8:50 p.m.

A handwritten signature in black ink, appearing to read "B.A. Walker", written over a horizontal line.

Barry A. Walker, Sr., Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Renee Caviness", written over a horizontal line.

Renee Caviness, Municipal Clerk