



**MINUTES OF
REGULAR COUNCIL MEETING
AND PUBLIC HEARING
CITY HALL
MONDAY, SEPTEMBER 11,
2023
– 6:00 PM**

PRESENT

MAYOR

TODD M. HARRELSON

COUNCIL

**JOAN GAUSE
LEWIS C. HARDEE, JR.
ANDREA L. COLEMAN
CARROLL D. PADGETT, JR.
MICHAEL E. SUGGS
JAN P. VESCOVI**

CALL TO ORDER:

The meeting was called to order by Mayor Harrelson at 6:00pm on Monday, September 11, 2023.

INVOCATION:

The Invocation was given by Mayor Harrelson.

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Mayor Harrelson.

ROLL CALL:

The roll was called by City Clerk Graham.

PUBLIC HEARING: ORDINANCE 12-23, AN ORDINANCE OF REZONING THAT PORTION OF THE PROPERTY OWNED BY VERNIS INVESTMENTS, LLC AND IDENTIFIED AS PIN: 185-06-01-0011, LOCATED ON THE NORTHERN SIDE OF LORIS LIONS ROAD, PRESENTLY ZONED MIXED-USE ON THE OFFICIAL ZONING MAP TO BE CHANGED TO GENERAL BUSINESS ON THE OFFICIAL ZONING MAP

Administrator Young stated that the Public Hearing was duly published, and no one signed up to comment. Councilwoman Vescovi made a motion to close the public hearing. Seconded by Councilman Padgett. All in favor. Motion passes. The Regular Council Meeting resumed.

PUBLIC AND PRESS:

Tamara (South Bend Street) – Tamara said that she wanted to speak to the council regarding the development in front of her home. During regular rain the yard is flooding to the point that she is concerned that the water will come into her home. The pipe in front of her home is pumping out water from the other side of the road. Tamara provided pictures of the water that gathers around her home. She talked to the county, and they are going to investigate it. It was suggested that she speak to the city council for possible solutions. Mayor Harrelson stated that Jordan identified the area during the storm and will be looking into it.

William (South Bend Street)- William said that he agrees with everything that Tamara stated. He worked for Public Works in his previous home. He believes that a larger pipe is needed. At 2AM during Tropical Storm Idalia his shed floated to his neighbors.

Lynn Grecko (Russ Road)– Ms. Grecko said that she is seeing some progress with the Animal ordinance. She is very thankful. She thanked Mr. Padgett for getting the process started.

MINUTES:

- A. **September 19, 2022- SPECIAL COUNCIL MEETING-** Motion made by Councilman Padgett to approve the minutes. Seconded by Councilwoman Vescovi. All in favor. Motion passes.

MAYOR'S REPORT:

- A. **CHAMBER OF COMMERCE-** Samantha Norris stated that it is a busy time. The Bog-Off pageant is September 30th. The Bog-off is October 21st. Preparations are underway. The
- B. **MCLEOD LORIS HOSPITAL REPORT-** Mayor Harrelson stated that things are moving along. The COVID numbers are not spiking.
- C. **COFFEE WITH THE MAYOR-** Coffee with the Mayor will be held Thursday, September 14th, at 9 A.M. in the Community Room.
- D. **CHRISTMAS** – Mayor Harrelson stated he is looking at several things to enhance Christmas. The city workers are refurbishing stars.
- E. **HURRICANE IDALIA/ FLOOD AREAS-** Mayor Harrelson stated that there were some flood areas. City staff were out all night long assessing the situation. There were a few houses that had water inside. A member of the audience asked if Holly Street was part of the assessed area. She will speak to Jordan Phillips about her area.
- F. **OLD LORIS HIGH SCHOOL-** Mayor Harrelson stated the City will purchase the Old Loris High School property. The state will help with the purchase with 1 million dollars toward the cost. The area will be studied for a retention pond to assist with flooding.
- G. **ROAD PAVING-** Mayor Harrelson stated that he turned in 30 roads to consider for paving. Six roads were approved for paving. The money allotted for this can only be used to improve these roads.

- H. **RECREATION CENTER ON HERITAGE ROAD-** The Mayor stated that the new center on Heritage Road would be studied to include a retention pond to assist with flooding.
- I. **WATSON PARK-** Mayor Harrelson stated that Watson Park has had a lot of work completed. The roof has been redone and cameras have been installed. He would like to see more improvements. He would like to have basketball tournaments at the court.

COMMITTEE REPORTS:

- A. **FINANCE & PERSONNEL COMMITTEE-** Councilwoman Gause stated the committee did not meet.
- B. **PUBLIC SAFETY COMMITTEE** – Councilwoman Vescovi stated they did not meet.
- C. **BUILDING & GROUNDS COMMITTEE** – Councilwoman Coleman stated they did not meet.
- D. **RECREATION COMMITTEE** – Did not meet. They will meet soon.
- E. **PLANNING, ANNEXATION, ECONOMIC DEVELOPMENT COMMITTEE** – Did not meet. Councilman Padgett stated that the WCOG was at the Master Plan Meeting.
- F. **PUBLIC WORKS COMMITTEE** – Councilman Hardee stated that the committee met last week. Bids for the SCIP grant were opened and reviewed. All members reviewed and scored the bids. There will be more on this later in the meeting.

ORDINANCES:

- A. **1st READING-ORDINANCE 12-23, AN ORDINANCE OF REZONING THAT PORTION OF THE PROPERTY OWNED BY VERN'S INVESTMENTS, LLC AND IDENTIFIED AS PIN: 185-06-01-0011, LOCATED ON THE NORTHERN SIDE OF LORIS LIONS ROAD, PRESENTLY ZONED MIXED-USE ON THE OFFICIAL ZONING MAP TO BE CHANGED TO GENERAL BUSINESS ON THE OFFICIAL ZONING MAP-** City Clerk Graham read the ordinance and stated that Mr. Livingston was present for any questions. Mayor Harrelson stated that the area is predominantly residential. Meredith Holmes stated that the current area consists of Loris High School and one residence. Councilman Padgett expressed concerns on the location of the property, on a busy curve. Mr. Livingston stated that the storage building he proposed would be 100 units. He anticipates no more than 5 cars to enter the property daily. He shared plans for the storage facility. Councilman Suggs expressed concerns about spot zoning. Councilman Hardee and Councilwoman Vescovi agreed. A motion was made by Councilwoman Vescovi to refer the request back to Planning Commission for review based on spot zoning concerns. Seconded by Councilman Hardee. All in favor. Motion passes.
- B. **1st READING-ORDINANCE 13-23, REQUEST TO ANNEX 16.42 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF LORIS AS R-2 (MEDIUM-DENSITY RESIDENTIAL) LOCATED ON THE NORTHEAST CORNER OF MAIN STREET & NORTH COX ROAD [PIN: 176-00-00-0030 & 176-09-02-0013]-** Councilman Suggs disqualified himself from voting based on a personal connection to the owners. A motion was made by Councilman Hardee to accept the request to annex. Seconded by Councilwoman Gause. All in favor. Motion passes.

BUSINESS:

- A. **202308-001: REQUEST TO ANNEX 98.85 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF LORIS AS R-1.7 (LOW-DENSITY RESIDENTIAL) LOCATED SOUTH OF LORIS HIGH SCHOOL-** Meredith Holmes provided explanation of the current request. The 98.85 acres is located next to Loris Lions Road and was separated from the larger parcel behind it. Councilwoman Vescovi asked what the lot size and set back rules were for the requested zoning. Vescovi expressed concerns of the impact the development will have on the current flooding issues. Mayor Harrelson said they would have to do their due diligence in addressing the impact. Councilman Padgett asked if the signer of the petition had the authority to sign on behalf of the LLC. Holmes stated that Attorney Moss had the documentation to address this. The request was tabled until Attorney Moss could be consulted.
- B. **202308-002: REQUEST TO ANNEX 0.34 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF LORIS AS R-1.7 (LOW-DENSITY RESIDENTIAL) LOCATED ALONG THE EASTERN SIDE OF NORTH COX ROAD-** Motion made by Councilman Hardee to accept the petition. Seconded by Councilwoman Vescovi. All in favor. Motion passes.
- C. **RFQ FOR ENGINEERING SERVICES RECOMMENDATION APPROVAL– SC INFRASTRUCTURE INVESTMENT PROGRAM (SCIIP)-** Administrator Young stated that the city received three proposals for the engineering of the SCIIP project. The committee met to review the proposals and score each firm. It is the recommendation of the committee to hire Hanna Engineering. A motion was made by Councilman Hardee to accept Hanna Engineering as the firm to provide engineering service. Seconded by Councilwoman Vescovi. All in favor. Motion passes.
- D. **CHRISTMAS DECORATION PURCHASE-** Mayor Harrelson stated that he would like the council to consider the purchase of a new Christmas decoration. He provided pictures of his recommendation for the next purchase. He stated that Hospitality funds could be used for this purpose because the funds had to be used to bring people to town. Councilman Padgett asked if the decision needed to be made at this council meeting. Mayor Harrelson said that the company gets very busy during the fall. Motion to purchase the snowflake turner made by Councilman Hardee. Seconded by Councilwoman Gause. All in favor. Motion passes.
- E. **FY 2018 AUDIT-** Administrator Young stated that he has the 2018 audit. The Personal and Finance Committee will review. There is a considerable difference in audit compared to budget. The 2022 audit is almost complete. The city should be up to date on audits once the 2022 audit is complete.
- F. **SPECIAL EVENTS PERMIT-** The council has not received the Special Events permit from Attorney Moss. The permit will be tabled until Attorney Moss provides his recommendations.

APPOINTMENTS:

- A. **CITY OF LORIS BOARD OF ZONING APPEALS** – 2 OUT OF 5 VACANCIES- *Update to 3 vacancies. Advertise on the web-site and Social media.*
- B. **CITY OF LORIS PLANNING COMMISSION** – 1 OUT OF 7 VACANCIES

DEPARTMENTAL REPORTS:

- A. **PUBLIC WORKS**- Jordan Phillips stated that he would like to thank everyone involved in assisting with the storm. Phillips gave an update on existing grants. Mayor Harrelson thanked Phillips and his team for their hard work during the storm.
- B. **CODE ENFORCEMENT**- Documentation included in Council packet.
- C. **RECREATION DEPARTMENT**- Councilwoman Vescovi stated that Tim Zeltwanger has resigned as the recreation director. Administrator has posted the position on the web-site.
- D. **POLICE DEPARTMENT**- Chief Buley thanked Jordan and his team for their help during the storm. Monthly documentation was included in the council packet.
- E. **FIRE DEPARTMENT**- No Report

EXECUTIVE SESSION:

- A. **DISCUSSION ON CONTRACTUAL MATTERS AND PROPERTY MATTERS**
- B. **PERSONNEL MATTERS**

Motion made by Councilman Padgett to enter Executive Session; Seconded by Councilwoman Gause. All members voted in favor of entering Executive Session.

Motion made by Councilwoman Vescovi to exit Executive Session; Seconded by Councilman Hardee. All members voted in favor of exiting Executive Session.

Mayor Harrelson stated that no action was taken during the Executive Session.

Councilman Padgett made a motion to seek council approval to perform a forensic analysis and accounting for January 1, 2019- Present. His request for the audit is a result of purchases that he believes were made without council knowledge or approval. Councilman Padgett would like to have the preliminary analysis completed by October 30, 2023. Councilwoman Coleman seconded the motion. All in favor. Motion passes.

ADJOURNMENT:

Motion made by Councilman Hardee for adjournment; Seconded by Councilwoman Gause. All members voted in favor. There being no further business, the Council Meeting was adjourned.

ATTEST:

**BRANDY GRAHAM
CITY CLERK**

**TODD HARRELSON
MAYOR**

LORIS COUNCIL MEMBERS

JOAN S. GAUSE

LEWIS C. HARDEE JR.

ANDREA L. COLEMAN

CARROLL D. PADGETT, JR.

MICHAEL E. SUGGS
