



Regular Council Meeting
231 East Hayne Street
Tuesday, April 26, 2022
5:30 p.m.

(These minutes are subject to approval at the regular May 2022 meeting)

City Council met on this date with the following council members: Dickard, Kelley, Norman, Arnold, Sloan, Durham, and Mayor Gist in attendance. City Manager Lee Bailey, City Attorney Terry Clark and City Clerk Bekki Phillips were also present. Notice of the meeting was sent to the media days prior to the meeting and posted on the bulletin board at City Hall in advance of the meeting according to the Freedom of Information Act.

- I. **Call to Order-** The meeting was called to order by Mayor Gist at 5:31 p.m.
 - II. **Approval of Minutes-**
A motion was made by Councilwoman Sloan to accept the minutes from the Regular Council Meeting and Public Hearing on March 29th, 2022, as well as the Public Hearing Meeting March 29th, 2022, minutes as written. A second was made by Councilman Durham. The vote passed unanimously.
 - III. **Approval of the Amended Agenda of the April 26th, 2022, City Council Meeting** A motion was made by Councilman Durham to accept the agenda as written. A second was made by Councilwoman Sloan. The vote passed unanimously.
 - IV. **Old Business-**
- A. **Second Reading of Ordinance 22-012 to Amend Article III, Section II, pertaining to a Conditional Use Permit as Defined by the City of Woodruff Zoning Ordinance and Other Matters Related Thereto. Presenter: Lee Bailey, City Manager.** Mr. Bailey stated that the current ordinance is outdated. While in the process of updating the ordinance, they found language in the current ordinance that did not meet state law. Mr. Bailey reassured Mayor and council that they had never had an issue with this but wanted to resolve it moving forward with the ordinance. Mr. Bailey stated that this ordinance is just changing some definitions to get the city in compliance with state law. Mr. Bailey stated no changes since first reading. A motion was given by Councilwoman Norman to accept the second reading of ordinance 22-012 as written. A second was given by Councilman Dickard. The vote passed unanimously.
 - B. **Second Reading of Ordinance 22-013 to Establish a Development Impact Fee Program & Capital Improvement Plan for the City of Woodruff and Other Matters Related Thereto. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this is a capital improvement/development impact fee. Mr. Bailey stated that they have been working for over 5 months to develop this plan. Mr. Bailey stated that there have been no changes since first reading. Mr. Bailey mentioned that the City is to expect to triple in population in the next 5 years and this plan is to help provide for that growth. This will allow us to charge during the building permit fee process a fee to help with our capital improvements for recreational purposes and police department improvements. The fees are as follows. A single Family home permit will cost \$4,668 and is broken down to \$3,499 to parks and recreation and \$ 1,169 to the police department. A motion was given by Councilwoman Sloan to accept the second reading of ordinance 22-013 as written. A second was given by Councilman Durham. The vote passed unanimously.
 - C. **Second Reading of Ordinance 22-017 to Annex a Tract of Land Containing 52.57 Acres Located on Cavins Road, Parcel Number 4-26-00-203.00. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this is the property

located near the Woodruff leisure center. Mr. Bailey stated that there has been no change since the first reading. Mr. Bailey stated that the developer is ready to proceed. A motion was given by Councilwoman Sloan to accept the second reading of ordinance 22-017 as written. A second was given by Councilman Durham. The vote passed unanimously.

- D. **Second Reading of Ordinance 22-018 to Zone a Tract of Land Containing 52.57 Acres Located on Cavins Road R-2B Cluster Development, Parcel Number 4-26-00-203.00. Presenter Alyson Smith; Planning Director.** Mrs. Smith stated that this property is the above-mentioned property that Mr. Bailey reference in item E. Mrs. Smith Stated that the property owner is requesting it to be zoned R-2B and that planning commission has met and approved the request. A motion was given by Councilwoman Sloan to accept the second reading of ordinance 22-018 as written. A second was given by Councilman Arnold. The vote passed unanimously.
- E. **Second Reading of Ordinance 22-014 to ReZone a Parcel of Land, Tax Map Number 4-25-00-062.00 & 4-25-00-062.02 Located at 6810 HWY 101 and 51 SJ Workman Rd Containing 291 Acres to "I-2" Heavy Industrial. Lee Bailey, City Manager.** Mr. Bailey stated this property had been annexed into the City and zoned AG back in 2016 at the request of the owners. The owners are now requesting that the property be rezoned to I-2 Heavy Industrial. Mr. Bailey stated no changes since first reading. A motion was given by Councilman Arnold to accept the second reading of ordinance 22-014 as written. A second was given by Councilman Durham. The vote passed unanimously.
- F. **Second Reading of Ordinance 22-015 to ReZone a Parcel of Land Tax Map Number 4-25-00-069.00 Located on Hwy 101 Containing 23.67 Acres to "I-2" Heavy Industrial. Presenter: Lee Bailey, City Manager.** Mr. Bailey stated that this request has come from the landowner and has requested that the property be rezoned from I-1 to I-2. Mr. Bailey stated that there are no changes since the first reading. Mr. Bailey stated that this zoning is in line with the city's vision for future growth, based on the future land use map. A motion was given by Councilwoman Kelley to accept the second reading of ordinance 22-015 as written. A second was given by Councilwoman Sloan. The vote passed unanimously.

V. New Business.

- A. **Resolution 22-004 to Purchase with ARPA Funds Public Safety Radios and Computer Software for the Police Department: Lee Bailey, City Manager.** Mr. Bailey stated that this request is for new radios and computer software. Mr. Bailey stated the computer software will allow better tracking of cases, allow the officers to write warrants, and easier FOIA request reports. The software is about \$30,000 and the radios will cost roughly around \$70,000. A motion was given by Councilwoman Sloan to accept resolution 22-004 as written. A second was given by Councilman Dickard. The vote passed unanimously.
- B. **Acceptance of Petition of Annexation for a Portion of Parcel 4-18-00-062.00 Located at 5922 Hwy 101. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this is at the request of the property owner. This request is to annex a portion of Mr. Roy Garrett land that will become a part of the development on Hwy 101. A motion was given by Councilman Durham to accept Petition for annexation as written. A second was given by Councilwoman Sloan. The vote passed unanimously.
- C. **First Reading of Ordinance 22-019 to Annex into the City of Woodruff a Parcel of Land Containing 16.11 Acres Located at 5922 Hwy 101. Presenter: Lee Bailey; City Manager.** Mr. Bailey stated that this is the property mentioned above. Mr. Bailey stated that is annexation is by the 100 % method. A motion was given by Councilwoman Sloan to accept the first reading of ordinance 22-019 as written. A second was given by Councilman Durham. The vote passed unanimously.
- D. **First Reading of Ordinance 22-020 to Zone a Tract of Land Containing 16.11 Acres Located at 5922 Hwy 101. Presenter: Alyson Smith; Planning Director.** Mrs. Smith stated that this property is the above-mentioned by Mr. Bailey in Item D. Mrs. Smith stated that planning commission had met and approved the zoning request. A motion was given by Councilman Durham to accept the first reading of ordinance 22-020 as written. A second was given by Councilwoman Kelley. The vote passed unanimously.
- E. **Presentation and Overview of the 2022 Main Street Traffic Study. Presenter: Brian Keys; KCI Engineering Firm.** Mr. Brian Keys presented Mayor and council with a PowerPoint slideshow and provided information found by the company's research and any recommendations to be given to help with the flow of traffic downtown.

VI. Business Updates.

- A. The reports were received by council. The Mayor and Council had no comments regarding the reports.
- B. A motion was made by Councilwoman Sloan to accept the financial report as written. A second was made by Councilman Durham. The vote passed unanimously.
 - a. City Manager Lee Bailey gave his city manager updates. Mr. Bailey wanted to inform Mayor and council that the concert series is to start back up in May. Starbucks has broken ground and the carwash is to start soon. Mr. Bailey also mentioned that the City will be getting a new Walgreens coming soon located behind Food Lion.
 - b. A motion was made by Councilwoman Sloan to enter Executive Session. A second was made by Councilman Arnold. The motion passed unanimously. Executive session was entered at 6:44 PM. A motion was made by councilman Durham to exit executive session. A second was made by councilwoman Kelley. A motion was made by councilwoman Sloan to re-enter into regular council meeting. A second was made by councilwoman Kelley. The vote passed unanimously. Regular session was re-entered at 6:52 PM.
- C. **Adjourn-** A motion was made by Councilwoman Sloan to adjourn the meeting. A second was made by Councilwoman Kelley. The vote passed unanimously. The meeting adjourned at 6:52pm.

Attest:



Bekki Phillips
City Clerk