

**MINUTES OF
REGULAR CITY COUNCIL MEETING
LORIS CITY HALL – COUNCIL CHAMBERS
MONDAY, JULY 7, 2025 – 6:00 P.M.**

PRESENT:	MAYOR	MICHAEL E. SUGGS
	COUNCIL	ANDREA L. COLEMAN JOAN S. GAUSE KELLI D. GERALD LEWIS C. HARDEE, JR. CARROLL D. PADGETT, JR. TONYA F. SYKES
PRESENT:	INTERIM ADMINISTRATOR	ANGEL R. NEIGHBOURS
PRESENT:	ATTORNEY	JOHN C. ZILINSKY

CALL TO ORDER:

The council meeting was called to order by Mayor Suggs at 6:00 pm on Monday, July 7, 2025.

INVOCATION:

The invocation was given by Councilman Padgett.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Suggs.

ROLL CALL

The roll was called by Planning and Zoning Director Meredith Holmes.

Mayor Suggs informed Council that an item had been inadvertently left off of the meeting agenda. That item is to receive the report from the City's Planning Commission regarding a rezoning request for approximately 18.8 acres near Broad Street and Meadow Street (Parcel No. 186-00-00-0023 – Request No. PC-202401-003). Because the item requires no action from City Council, it can be added by a majority vote of Council. A motion was made by Councilwoman Gause, seconded by Councilwoman Gerald, to add this item to the agenda. Mayor Suggs and all members voted favorably. Motion passed. The item will be added to the end of the business portion of the agenda and will be item "H".

APPROVAL OF MINUTES:

A. MAY 5, 2025 – REGULAR COUNCIL MEETING

The Minutes of the May 5, 2025, Regular City Council Meeting were presented for approval. A motion was made by Councilman Padgett, seconded by Councilwoman Sykes, to approve the Minutes of the May 5, 2025, Regular City Council Meeting. Mayor Suggs and all members voted favorably. Motion passed.

B. JUNE 26, 2025 – BUDGET HEARING

The Minutes of the June 26, 2025, Budget Hearing were presented for approval. A motion was made by Councilwoman Gerald, seconded by Councilwoman Coleman, to approve the Minutes of the June 26, 2025, Budget Hearing. Mayor Suggs and all members voted favorably. Motion passed.

C. JUNE 26, 2025 – SPECIAL COUNCIL MEETING

The Minutes of the June 26, 2025, Special Council Meeting were presented for approval. A motion was made by Councilwoman Gause, seconded by Councilwoman Sykes, to approve the Minutes of the June 26, 2025, Special Council Meeting. Mayor Suggs and all members voted favorably. Motion passed.

COMMUNICATIONS:

A. MAYOR'S REPORT:

Mayor Suggs reported that he had several positive comments regarding the lighted old glory patriotic display exhibited by the city for the first time this year to celebrate the July 4th holiday.

June was a very busy month at City Hall as the 2025-2026 fiscal year budget was finalized with second reading being held on June 26th. Operations under the new budget began July 1st.

On June 13th, Mayor Suggs attended the State Firefighters Association meeting in Myrtle Beach. Loris was recognized as a Fire Safe Community for the year 2024. This was possible due to the efforts of our firefighters to promote fire safety through educational programs, the free installation of smoke and carbon monoxide detectors and meeting other standards. This is the department's first Fire Safe Community Award and the department is working to achieve this again in 2025.

The City was notified that the fire department received a grant from the United States Department of the Interior for a slip-on skid unit that will be mounted on one of the department's brush trucks. The skid unit holds all of the equipment necessary for fighting brush fires.

Mayor Suggs reminded Council that the Horry County League of Cities will meet Thursday, July 24th in Loris at 6:00 pm. He urged all councilmembers to attend.

Loris Chamber of Commerce Executive Director Samantha Norris was not present at the council meeting.

B. ADMINISTRATOR'S REPORT:

Interim Administrator Angel Neighbours reported that the demolition and clean-up of the former site of Loris High School is almost complete and a final walk through with the contractor will be done this month. Also, Phase 1 of the sewer line replacement project is almost complete. The first phase addressed the main sewer line from Meeting Street to Bayboro Street. Phase 2 will begin soon and will replace the main sewer line on the South side of the city.

C. COMMITTEE REPORTS:

There were no committee meetings scheduled during June due to the hearings and special meetings held to complete the budget.

D. DEPARTMENT HEAD'S REPORTS:

Mayor Suggs advised that written reports were prepared by each department and provided in the council meeting packet.

1. **CODE ENFORCEMENT & PLANNING** – Planning and Zoning Director Meredith Holmes stated that, in addition to her written report, she wanted to inform Council that the department has been working on a proposed stormwater ordinance, which is being reviewed by City Attorney John Zilinsky and should soon be ready for review by the appropriate council committee.
2. **FIRE** – Chief Jerry Hardee informed Council that the bid placed in the amount of \$33,000.00 for the purchase of the used aerial truck from Upper Macungie Township in Pennsylvania had been accepted. The next step is to have the truck inspected by an independent third-party inspector from Consolidated Fleet Services. If the truck passes the aerial certification test, Chief Hardee will travel to Pennsylvania to inspect the truck and, if it is suitable for our department, will finalize the purchase. Also, notice was received from the U.S Department of the Interior regarding the grant award for the brush truck skid unit. The City will have to go through the required bidding process for the unit, and it is hoped the unit can be purchased by September.

Mayor Suggs congratulated Chief Hardee and the department for achieving the Fire Safe Community Designation for 2024.

3. **POLICE** – No additions to the written report.
4. **PUBLIC WORKS** – No additions to the written report.

5. RECREATION – No additions to the written report.

BUSINESS:

A. SECOND READING OF ORDINANCE 06-25: AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF ORDINANCES: CHAPTER 14, ELECTIONS—SECTION 14-5, C AND D.

Planning and Zoning Director, Meredith Holmes, read Ordinance 06-25 by title only. A motion was made by Councilman Hardee, seconded by Councilwoman Gause, to approve on second reading Ordinance 06-25. Mayor Suggs and all members voted favorably. Motion passed.

B. DISCUSSION OF POSSIBLE PURCHASE OF MANLIFT AERIAL WORK PLATFORM.

Mayor Suggs explained that from time to time an aerial work platform has to be used by the City, and for several years the City has rented one as needed. Interim Administrator Neighbours explained to Council a way the City could possibly purchase a lift and save money in the long run by avoiding the expensive rental costs. A used lift can be purchased for approximately \$24,408.00. A similar, brand-new lift would cost the City in excess of \$80,000.00. After speaking with the City's independent auditor, it has been determined that because the lift will be used primarily during the holiday season decorating the downtown that one-half of the cost can be paid from hospitality funds and the remaining half from the general fund.

Councilman Padgett stated that he thought it would be to the City's advantage to own a lift and have it available as needed and asked if the used lift was certified. Administrator Neighbors state that the used lift would be sold by an equipment rental company and such companies have regular maintenance and maintain certifications on the equipment. A motion was made by Councilman Padgett, seconded by Councilman Hardee, to approve the purchase of the used aerial work platform for the price of \$24,408.00 with half of the funds coming from the Hospitality Tax account and half from the City's General Fund. Mayor Suggs and all members voted favorably. Motion passed.

C. DISCUSSION OF PROPOSED CONTRACT WITH ENTERPRISE FLEET MANAGEMENT.

City Attorney John Zilinsky stated that language in the proposed contract regarding indemnification must be clarified because the City cannot contract regarding liability due to the coverage requirements of the state insurance reserve fund. He asked that the discussion of the proposed contract with Enterprise Fleet Management to be deferred so that further discussions can be held with the company. No councilmember expressed an objection to deferring the matter. Therefore, the agenda item was deferred to allow Attorney Zilinsky an opportunity to further negotiate with Enterprise Fleet Management.

D. CONSIDER ACCEPTANCE OF DEED OF CONVEYANCE FROM D.R. HORTON FOR MEADOW WALK – PHASE 1 PUMP STATION AND UTILITY INFRASTRUCTURE.

Attorney Zilinsky informed Council that the installation of the utility infrastructure has been completed in Phase 1 of the Meadow Walk Subdivision on Highway 45. Upon completion, the utility infrastructure and easements are supposed to be turned over to the City. By accepting the deed from the developer, D.R. Horton, the infrastructure and easements become property of the City. Mayor Suggs stated that it was standard practice for municipalities to accept the utility systems following installation by a developer and final inspection. Attorney Zilinsky confirmed that to be correct. A motion was made by Councilman Hardee, seconded by Councilwoman Coleman, to accept the deed of conveyance from D.R. Horton, Inc. Mayor Suggs and all members voted favorably. Motion passed.

E. CONSIDER REQUEST BY D.R. HORTON FOR REDUCTION OF IMPROVEMENT GUARANTEE FOR MEADOW WALK – PHASE 1.

Attorney Zilinsky explained that by installing and conveying the infrastructure in Phase 1 of the Meadow Walk Subdivision to the City, D.R. Horton, Inc. had fulfilled their obligation under the improvement guarantee for Phase 1, and it would be proper for Council to authorize the reduction of the Letter of Guarantee. The original amount of the guarantee was \$2,392,001.25 and the remaining guarantee, if the reduction is granted, will be \$244,822.69. A motion was made by Councilwoman Gerald, seconded by Councilman Padgett, to approve the reduction of the improvement guarantee for Meadow Walk Phase 1. Mayor Suggs and all members voted favorably. Motion passed.

F. CONSIDER ACCEPTANCE OF IMPROVEMENT GUARANTEE BY D.R. HORTON FOR INFRASTRUCTURE FOR MEADOWWALK – PHASE 2.

Planning and Zoning Director Meredith Holmes explained that the procedure for the improvement guarantee for Meadow Walk Phase 2 as being identical to the procedure used for Phase 1. The Phase 2 infrastructure project is not as large as Phase 1; therefore, the amount of the improvement guarantee will be less. Attorney Zilinsky informed Council that the Phase 2 improvement guarantee will be in the amount of \$565,284.38. A motion was made by Councilman Hardee, seconded by Councilwoman Gause, to accept the improvement guarantee by D.R. Horton, Inc. for Meadow Walk Phase 2. Mayor Suggs and all members voted favorably. Motion passed.

G. RECEIVE PLANNING COMMISSION REPORT: (PC-202504-001) REQUEST TO REZONE APPROXIMATELY 3.8 ACRES FROM R-1.4 (RESIDENTIAL) to C-2 (GENERAL BUSINESS) LOCATED ON THE SOUTHERN SIDE OF MAIN STREET (SC-9) PIN#: 176-09-04-0002 (OWNER WAGDI MITRY)

The Planning Commission presented a written report indicating the Commission recommends approval of the request to rezone the 3.8-acre parcel on the South side of West Main Street to

C-2 (General Business). City Council received the report as information and will schedule a public hearing on the request as required by the City's zoning ordinance.

H. RECEIVE PLANNING COMMISSION REPORT: (PC-202401-003) REQUEST TO REZONE APPROXIMATELY 18.8 ACRES FROM IND (INDUSTRIAL) to PD (PALNNED DEVELOPMENT) LOCATED ON THE SOUTHERN SIDE OF MAIN STREET (SC-9) PIN#: 186-00-00-0023 (AGENT-BOLTON & MENK)

The Planning Commission presented a written report indicating the Commission recommends approval of the request to rezone the 18.8-acre parcel located at the corner of Broad Street and Meadow Street to PD (Planned Development). City Council received the report as information and will schedule a public hearing on the request as required by the City's zoning ordinance.

PUBLIC & PRESS COMMENTS:

Lenell Black of 120 Fox Glen Drive, Loris, expressed concerns about flash flooding and drainage issues. Her concerns centered around a neighbor placing what appeared to be an automobile part in a ditch that acts like a dam and causes drainage issues. She would like the City to work on getting ditches cleaned. Also, she believes that the SCDOT road project on Highway 701 may have contributed to some of the recent drainage problems.

Loretta Smith of 190 Fox Bay Road, Loris, reiterated the concerns of Ms. Black. Ms. Smith stated that new developers need to contribute to finding a solution to the drainage issues. She indicated that she had spoken to both Palmetto Paving and the SCDOT and both of those entities say they have not contributed to the drainage problems.

Mayor Suggs responded, stating that it will take a cooperative effort by the state, county and city to improve drainage in our area.

EXECUTIVE SESSION:

Interim Administrator Neighbours indicated to Council that there was one personnel item that needed to be addressed in executive session. A motion was made by Councilwoman Gerald, seconded by Councilwoman Gause, to enter executive session to discuss a personnel matter. Mayor Suggs and all members voted favorably. Motion passed.

Upon returning from executive session, a motion was made by Councilwoman Gause, seconded by Councilwoman Gerald to exit executive session and reconvene in open session. Mayor Suggs and all members voted favorably. Motion passed.

Mayor Suggs announced that in executive session Council discussed a personnel matter and that no action was taken in executive session.

ADJOURNMENT:

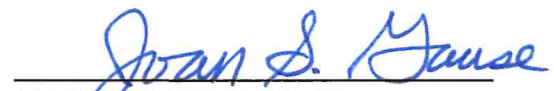
A motion was made by Councilman Hardee, seconded by Councilwoman Coleman to adjourn. Mayor Suggs and all members voted favorably. There being no further business the meeting was adjourned at 7:14 P.M.

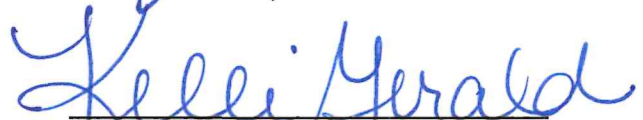
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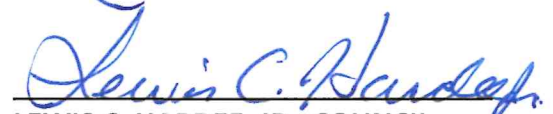

ANGEL R. NEIGHBOURS
INTERIM CITY ADMINISTRATOR


MICHAEL E. SUGGS, MAYOR

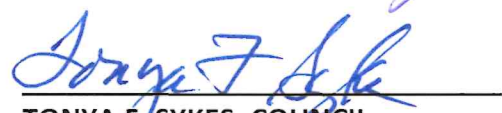

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