

**MINUTES  
COUNCIL WORKSHOP  
WEDNESDAY, OCTOBER 6, 2010  
4:00 P.M.**

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{Summary minutes of City Council meeting. Audio tapes of the meeting are on file and are included by reference as part of this meeting. An agenda of this meeting has been either mailed or made available to persons, organizations and local news media as per their request. The agenda gives the date, time and place of the meeting as well as the order of business. This disclosure is in compliance with the South Carolina Code of Laws of 1976, Section 30-4-80 (e).}

A council workshop was held on October 6, 2010 at 4:00 P.M. in the City Municipal building with the following present:

**COUNCIL:** Mayor Harold Thompson, Mayor Pro Tem Henderson, Councilmembers Tommie L. Hill, Robert Garner, Ricky Todd Harris, Orangelow Ruff and Andy Bailey.

**CITY ATTORNEY:** Billy Whitney was absent.

**DEPARTMENTAL STAFF:** Gloria Rogers, Municipal Clerk/Personnel Director; Sam White, - Public Safety Director; Joe Nichols – Utility Director; Walker Gallman – Finance Director; Laura Hembree – Accounting Supervisor, Perry Harmon – Public Service Director. Mike Petrie - Maintenance Shop Director was absent.

**NEWS MEDIA:** Graham Williams – Union County News and Steve Ramsey – WBCU.

**OTHERS:** Auvis Cole, Andrena Powell-Baker and Larry Robinson.

**1. CALL TO ORDER**

Mayor Thompson called the meeting to order. Mayor Pro Tem Henderson gave the invocation. The Pledge of Allegiance to the flag was given by all present. The roll was called by Municipal Clerk Gloria Rogers.

**2. COMMUNICATONS**

**A. UPDATE – UNION COUNTY TOURISM – AUVIS COLE**

Auvis Cole, Union County Tourism Director, addressed City Council. He gave an update of how tourism has grown in Union County. Their new branding logo for Union County is “Easy to See – Hard to Forget” and the website name is “experienceunioncounty.com”. Motorsports and the recreational side of Union are highly emphasized on the website.

**3. BUSINESS**

**A. ORDINANCE – 2<sup>ND</sup> READING – AMEND LOCAL PREFERENCE OPTION ORDINANCE**

The local preference ordinance has been in place for several years. During that time many changes have been brought to light concerning this ordinance. Staff feels at this time that the ordinance needs to be amended to clean up any misunderstanding to comply with Federal and State requirements. City Council passed 1<sup>st</sup> reading of the ordinance at its September regular meeting.

**MOTION** by Councilmember Bailey to pass 2<sup>nd</sup> reading of the Local Preference Option Ordinance.

**SECOND** by Councilmember Ruff.

**DISCUSSION:** Mayor Pro Tem Henderson feels that the 3% advantage for local contractors and businesses need to move up to a 5% advantage because of the \$10,000 cap. He feels that there are bids now that are close in range and he would hate to see a bid go to an out-of-town contractor meaning that taxpayer's dollars would be going to another county.

**CARRIED 6 TO 1.**

**FOR:** Thompson, Hill, Garner, Harris, Ruff and Bailey.

**OPPOSE:** Henderson

B. AWARD BID – DEMOLITION AT 510 S. PINCKNEY STREET

A total of 5 bids were received on August 20, 2010 for demolition of 510 S. Pinckney Street house. A copy of the bid tabulation sheet was presented to City Council. On September 21, 2010 the demolition of 510 S. Pinckney Street was awarded to Ferguson Grading. On September 24, 2010 Ferguson Grading withdrew his bid. In doing so, staff recommends that we award to the next lowest bidder.

**MOTION** by Councilmember Garner to award bid to CGD Developers, Inc., Gaffney, SC in the amount of \$4,150.

**SECOND** by Councilmember Harris.

**CARRIED 6 TO 1.**

**FOR:** Thompson, Hill, Garner, Harris, Ruff and Bailey.

**OPPOSE:** Henderson

C. AWARD BID – DEMOLITION AT 107 OAK STREET

A total of 5 bids were received on August 20, 2010 for demolition of 107 Oak Street house. A copy of bid tabulation sheet was presented to City Council. On September 21, 2010 the demolition of 107 Oak Street was awarded to Ferguson Grading. On September 24, 2010 Ferguson Grading withdrew his bid. In doing so, staff recommends that we award to the next lowest bidder.

**MOTION** by Councilmember Henderson to award bid to Smith Backhoe and Construction.

**SECOND** by Councilmember Bailey.

**CARRIED UNANIMOUSLY.**

D. DISCUSSION/MOTION – COST OF SERVICE STUDY

Utility Director Joe Nichols states that the last Water/Sewer Service study occurred in 1997. Mr. Nichols and Finance Director Walker Gallman are recommending a rate service study at a cost of \$35,000. These funds are already budgeted and the City will use the same consultants as in 1997. The proposed scope of work is intended to develop a review and evaluation of the City's existing user rates and charges associated with the water and wastewater utility systems.

Mayor Pro Tem Henderson feels that the City should follow the rate study when complete.

Finance Director Walker Gallman states that the study will also include looking at fees.

**MOTION** by Councilmember Henderson to approve Water/Sewer Cost of Service Study.

**SECOND** by Councilmember Garner.  
**CARRIED UNANIMOUSLY.**

E. DISCUSSION – FIRE TRUCK

Chief White gave an update on the fire truck study. The Fire Truck Committee met a few weeks ago to discuss the purchase of a fire truck. They discussed an aerial fire truck that would need to have a pump on it. The pump is what makes the water go through the truck and is discharged into the fire. The Chief talked with Mr. Slagle of Slagle Company. Mr. Slagle states that an aerial truck could be purchased without a pump. It would be about a \$30,000 difference without the pump. Fire Commander Larry Robinson talked with the Pierce Company (they demonstrated their fire truck at Union High School for the City). The Pierce Company estimates a savings of \$30,000 to \$40,000 if fire truck is purchased without a pump. Both companies state that however, it would take two trucks to make that truck workable for the \$30,000 to \$40,000 savings. Also the committee discussed going from Classification 3 ISO to a Classification 5 ISO. A lower classification is better. There will be no change in insurance premiums for the City of Union but an increase in insurance premium for homeowners. The Fire Truck Committee feels that there is a need for a fire truck but don't see the need to purchase new equipment as in the past. This is a question now of how the fire truck would be paid for. Regardless of what piece of equipment is purchased, it would be over \$500,000. A platform truck would cost \$800,000 to \$1,000,000. There is also a possibility that the City could contact other fire districts to see if there is any interest in sharing the use and purchase of a fire truck.

F. DISCUSSION– OLD SIMS JR. HIGH SCHOOL PROPERTY

Utility Director Joe Nichols discussed the old Sims Jr. High School Property. He is proposing that the Warehouse/Public Service Department, Utility Department and the City Shop be at one central location. The funds have been in the budget for the last 6 years for a facility. There is not enough room to house the departments. Storage space is an issue also. Mr. Nichols is asking City Council to allow him to go out for request for proposal to firms to conduct a concept study to get cost for the departments to relocate to the Sims 20-acre site and to see if the facility is feasible to house the departments. The Mayor states that an initial meeting has been held with Dr. Woodall and she is receptive to the proposal. The Sims High School Alumni Committee request that the history is preserved by displaying trophies and memorabilia and there be a meeting space at the far end of the building for the Sims High School Alumni Committee.

**MOTION** by Mayor Pro Tem to allow the Utility Director to move forward with the study regarding the old Sims Jr. High School property.  
**SECOND** by Councilmember Bailey.  
**CARRIED UNANIMOUSLY.**

G. DISCUSSION – PERFORMING ARTS CENTER

Development Board Director Andrea Powell-Baker addressed City Council. She states that the Core Committee that the Mayor put together is not calling the new proposed facility a performing arts center but rather calling it a multi-purpose meeting and event facility because it is not just designed to be performing arts center. Mr. Powell-Baker states that her involvement is two fold. One being the economic impact of the facility and two being she is a citizen and taxpayer of Union County. She commends the City of Union for coming up with the project as a result of the Charrette process. The Mayor and the Tourism Director contacted her to see if she would be willing to help

come up with a Board to help manage the project and the facility. Ms. Powell-Baker is recommending four things: a Board needs to be established, a feasibility study needs to be done and a “buzz campaign” to demonstrate support, not just in the Union County, but outside areas as well and a working budget be established for the Board, funding raiser projects, etc. The number one recommendation is to get the Board established and in place and allow them to bring back recommendations to City Council.

4. **ANNOUNCEMENTS BY MAYOR & COUNCIL**

Mayor Pro Tem Henderson states that the City needs to have a policy in place when a contractor withdraws a bid on project. Staff will put a policy in place for this such as presenting all pertinent documents when bid is submitted.

5. **EXECUTIVE SESSION** – TO DISCUSS LEGAL, CONTRACTUAL, AND PERSONNEL MATTERS

**MOTION** by Councilmember Harris to go out of regular session into executive session to discuss a contractual matter.

**SECOND** by Councilmember Bailey.

**CARRIED UNANIMOUSLY.**

**MOTION** by Councilmember Bailey to go out of executive session back into regular session.

**SECOND** by Councilmember Harris.

**CARRIED UNANIMOUSLY.**

No action taken.

6. **ADJOURNMENT:**

**MOTION** by Councilmember Bailey to adjourn.

**SECOND** by Councilmember Hill.

**CARRIED UNANIMOUSLY.**

Council meeting adjourned at 5:45 P.M.

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Gloria J. Rogers, Municipal Clerk

Minutes approved \_\_\_\_\_ 2010