

**MINUTES
REGULAR COUNCIL MEETING
TUESDAY, FEBRUARY 13, 2018
6:30 P.M.**

{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

The regular meeting of City Council was held on February 13, 2018 at 6:30 P.M. in the City Municipal Building with the following present:

COUNCIL: Mayor Harold Thompson, Mayor Pro Tem Robert Garner, Councilmembers Tommy Anthony, Vicki C. Morgan, Ricky Todd Harris, Pamela Sloss and Sonja J. Craig.

CITY ATTORNEY: Absent

DEPARTMENTAL STAFF: Gloria Rogers, Municipal Clerk/Personnel Director; Laura Hembree – Finance Director; Joe Nichols – Utility Director; Adam Harris – Assistant Utility Director; Perry Harmon – Public Service Director; Leroy Edwards – Maintenance Shop Director; Sam White – Public Safety Director and Rebecca Lance – Accounting Supervisor.

NEWS MEDIA: Mike Stevens – WBCU Radio and Graham Williams – Union County News.

OTHERS: Tim Teague, David Lance, Elise Ashby, Katherine Pendergrass, Curtiss Hunter, Mickey Gist, Jami Trammell, Gregory Edmonds and Amy Belue.

1. CALL TO ORDER

Mayor Thompson called the meeting to order. He 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. MINUTES

A. January 16, 2018

Regular City Council Meeting

MOTION by Councilmember Harris to approve minutes.

SECOND by Mayor Pro Tem Garner.

CARRIED UNANIMOUSLY.

3. COMMUNICATIONS

A. Monthly Reports

MOTION by Councilmember Harris to accept monthly reports.

SECOND by Mayor Pro Tem Garner.

CARRIED UNANIMOUSLY.

B. Ag & Art Tour & Farmer's Market -

Elise Ashby

Elise Ashby thanked everyone for their support of the Ag & Art Tour over the last few years. She states that since 2015 when Union County Tourism Director Curtiss Hunter brought the idea to the County, when Libby Oliver chaired the event and designed their quilt pattern, the Tour in Union has grown greatly. Last year the Ag & Art Tour had 1,400 people from 33 different zip codes who visited the six farm sites that participated. This year there will be at least six sites excluding the farmer's market. The tentative dates for the Ag & Art Tour are June 23 & 24, 2018. They will partner with Kershaw and Fairfield Counties. There will be at least 13 counties participating in Ag & Art Tour this year. The Farmer's Market has a new board and has changed its name to "The Union County Farm & Kraft Market" so that the Artisans who are very much interested in selling at the market can participate. Ms. Ashby states that as of March, the market will accept SNAP so that residents that have EBT cards and SNAP benefits will be able to purchase fruits, vegetables, meats, eggs and other items at the market. She further states that anything they can purchase in the grocery store with their SNAP benefits, they can now purchase at the market. The great thing about purchasing from the market is that they are getting local fresh healthy foods that are grown in Union. The Farmer's Market is working with the Union County Recreation Department to provide transportation for the residents that live in the outlying areas to come to the market. Also the Farmer's Market has registered for Healthy Bucks which is a State Program where if you spend at least \$5 dollars, you will get an additional \$5 dollars so people will be able to double their purchasing power at the market. On March 13th, the State is providing the WIC and senior voucher certification for the farmers so any farmers that are interested in accepting WIC or senior vouchers; they will have to go to this training certification on the 13th. Also she states that if the Ag & Art Tour decides to have a dinner this year, it will be held June 21, 2018.

C. Stadium Commission -

Jerry Brannon

Jerry Brannon of the Union County Stadium Commission addressed council. Mr. Brannon gave a power point presentation regarding the Union County Stadium. He states that the Stadium Commission has been planning to update the stadium for a number of years, prior to the wall falling at the stadium. They now have an agreement with the School Board and the County. The County has decided to invest 1.3 million dollars in the stadium. The School Board had agreed to reimburse the County about half the money over a five year period in the form of additional rent they already pay on the stadium. There have been several meetings with the School Board and their number one priority for the stadium is to improve the accessibility in meeting the ADA code to make it safe; the second priority is to build a field house and anything else they can do to enhance the appearance of the stadium to make Union County proud. Mr. Brannon also states that they went through an RFP process because they cannot design a stadium; they have to figure out what's wrong with it, how they can fix it and how they can get what they need to add into the existing facility. He further states that the normal step when you come down in the stands is usually a seven inch maximum. There is a thirteen inch step down at the stadium. They plan on coming in and putting in ADA steps and widening the isles and taking out one seat on every side of the aisle. They will have to seal the entire stadium as far as cracks in the stadium. They have chosen Monty Kingsmore and his group to do the stadium project, along Langley & Associates Architects and DePaul Engineer. They all have local ties to Union County; therefore he feels they have an interest to make sure it is done right. Mr. Brannon states that they are excited with what they have come up with so far. The upgrade of the stadium will also include providing accessible restrooms

and concession facilities. Also there is a lot of congestion at the top of the stands during high school Friday night football; they will try to alleviate this and also construct a multi-use fieldhouse. The fieldhouse will be built on the Fairground side so they can utilize this facility more than seven days a year. Mr. Brannon presented a rendering of the stadium which is their vision right now. He also discussed upgrading the beautification of the overall stadium.

Mayor Thompson states that the City will hold a workshop with the County. The County is asking the City to participate financially in the stadium project; however there have not been any commitments; everything is preliminary now. The Mayor thanked Mr. Brannon for his presentation.

4. **BUSINESS**

A. DISCUSSION/MOTION – TAKE FROM TABLE – MOSQUITO CONTROL CONTRACT

Mayor Thompson states that at the last regular City Council Meeting the Mosquito Control Contract was tabled. The Mayor asked for a motion to remove it from the table and bring it back to the agenda.

MOTION by Mayor Pro Tem Garner to take from the table and place the Mosquito Control Contract on tonight's agenda.

SECOND by Councilmember Harris.

CARRIED UNANIMOUSLY.

B. DISCUSSION/MOTION – MOSQUITO CONTROL CONTRACT

Mayor Thompson states that there are were questions that council had at the last meeting regarding mosquito control. Mr. Tim Teague of Gregory Pest Solutions came to speak tonight to council about the Mosquito Control Contract and to answer any questions. Councilmember Anthony asked how will the briquettes stay attached in the storm drain if there is a big rain; could they be washed down the pipe and end up in one location. Mr. Teague states that they will not be attached but with the weight of them, they are designed to stay in the lowest point in the pan. And as they lighten up, they will put briquettes out for a second time. He states there is really no way to attach them. Mr. Teague states that he has brought a new agreement. They will add 5% per 100 to account for loss. They will put out 2000 briquettes over the course of the agreement. Even if some of the briquettes are washed out, they will still go to the lowest point to where they will still be in a standing body of water which will still produce the larvicide where mosquitos will be multiplying. Councilmember Harris asked Mr. Teague if they would be spraying. Mr. Teague states that they will do the spraying treatment at night between 7 pm and 8 pm all night long up to 6:00 am in the morning. However, they do not go out on a Friday nights because everyone is usually out that night doing different things. He states that they can schedule around the City's time and also around special events the town may have. Mayor Thompson asked if there is any special treatment for densely populated areas. Mr. Teague states that they will be going into those areas as well and wherever that 98 miles of road take them. He states that other than the storm drain treatments and the night fogging, there is no other special treatment. They will spray once a month. Councilmember Morgan asked how effective would the process be if they didn't do the briquettes. Mr. Teague states that

with the briquettes you are going to get more control because you are stopping the mosquitos before they get to where they can bite. The fogging only last six hours and after it's gone, a mosquito can hatch out and then they can start biting. The larvicide is really going to be the one that actually stops them from multiplying. Councilmember Harris asked Mr. Teague to clarify whether they were going to spray once every two weeks. Mr. Teague states that it is once a month but they can split it up for two nights but the total is 98 miles per month. The larvicide briquettes are 90 day briquettes so basically they will go in the storm drains and then roughly 90 days later they will put in the second batch and that's going to last the City through the seven month season. Councilmember Morgan states that we have not had a west Nile case death in Union so far, so she thinks it is very important to be pro-active. Mayor Pro Tem Garner is also concerned about the briquettes because he states there are some areas in Union that actually don't have catch boxes or things for drain. The briquettes could just run to a low point and down a hill or gully. Again Mr. Teague states that the briquettes will go to that low point and when the water comes in on the next rain and puddles in that particular area, then it's going to work in that area. Mayor Thompson states that a recommendation from City Council is in order to move forward with the Mosquito Control Service Agreement.

MOTION by Councilmember Morgan to accept recommendation to move forward with the Mosquito Control Service Agreement.

SECOND by Councilmember Harris.

CARRIED UNANIMOUSLY.

C. DISCUSSION/MOTION – BUILDING ACQUISITION

Mayor Thompson states that the City of Union was approached by Art Sutton, the owner of 113 East Main Street to take ownership of the property as is at no cost to the City of Union. The City had asbestos and lead-based paint assessment report done on January 25, 2018 by S & ME, Inc. and received that report on February 2, 2018 on the building. The report was reviewed by staff and found favorable. An assessment of the roof has been scheduled and was not available at the writing of this request. The Mayor states that this morning he received the report information but due to the full asbestos report being so lengthy, he chose not to e-mail the report to council but it is available in his office for review. Next Utility Director Joe Nichols addressed council regarding the report. He states that the report was very detailed and the asbestos was mainly in the tile floor and a little bit was located in the dry wall in the basement hallway, on the first floor which is approximately 1400 square feet, beige 9-inch floor tile and associated black mastic located in the basement and the 3rd floor restroom - approximately 500 square feet; white mastic on metal HVAC duct located in the basement – approximately 150 LF. Mr. Nichols states that he asked S & ME, Inc. to give the City a base price of what it would cost for the asbestos removal and he received an e-mail stating a cost around \$15,000 and a second contactor gave a cost at about \$8,000 to \$10,000. That is the removal and also the disposing of it in the landfill. He only has one roof quote but still has a couple of more people to come to look at the roof. The price for the roof quote is \$26,850; however, there is a concern because of the leaks over the years that have happen. Cost by the square foot is \$5.50 but he doesn't know how much of that has to be repaired. Mayor Thompson states that the City's major concern right now is the storage space for tables and chairs for the Main Street Junction because during certain events they have to be moved to another location and in some situations, they are being sat outside. That's the reason the City is looking closely at this property. Councilmember Harris states that he has concerns about the acquisition of this property and spending \$70,000 to \$80,000 of tax payer's dollars and not really knowing the exact amount. Councilmember Morgan asked if \$80,000 is the maximum amount. Utility Director Joe Nichols states that \$26,000 and \$30,000 plus \$15,000 would be the max. That is the abatement but does not

include the cleaning up that's needed but the City can use some of their personnel to clean up the inside of the building. Mr. Nichols states that if the City gets a plan for the building, there may be grants available to do work on the building similar to work done on the Main Street Junction, if it is used for anything other than for storage purposes. Councilmember Morgan states that we need some spec buildings on Main Street and this could be the start of one. Mr. Nichols states that if it is presented as a spec building, then the City could go to the State and get some funding. Mayor Thompson states that there is a time restraint for acquisition of the building. Councilmember Anthony states that since the building is tied to the Main Street Junction; it can be used for storage and the Main Street Junction desperately needs that right now. He also feels that it is a good thing for Main Street Junction. Amy Belue, Main Street Facility Manager addressed council regarding the acquisition of the building. She thinks that the building would be a great asset to the Main Street Junction especially since the City does not have to pay anything for the building. Next she discussed events at the Main Street Junction. She states that there are only nine free Saturdays left for rental the rest of the year. Ms. Belue states this would be a good investment to have building as a spec building as Councilmember Morgan stated and also to be able to move other events there. She thinks it can be a money maker in the long run. She also states that this weekend she will have one of the largest weddings that the Main Street Junction has ever had and all the chairs will be set up but all the tables on the carts will have to be wheeled outside or wherever they can set them because the wedding will be inside and it will be set up as an auditorium, and then they are going to convert that space to the reception area after the wedding has taken place. The problem is where to put the tables and it's supposed to rain that day. She states it would be so nice to have that building next door just to move tables and chairs from one space to the other. The brides that are renting the Main Street Junction will tell others about the set-up of the Main Street Junction and this will help business to grow. She sees it as a huge asset. Councilmember Morgan states that one of her goals as a councilmember is to try to revitalize downtown and she thinks that the Main Street Junction is a start. Ms. Belue states that the setup of the building couldn't be more perfect with the downstairs and the mezzanine and the upstairs. She states there could possibly be a restaurant in the mezzanine and the upstairs could be a banquet hall. She believes the return is there. She added that when you go up the freight stairs on the right side of Main Street Junction, there is an access door to the building next door that goes right into the third floor. She again reiterated that for the City to not have to pay anything for the building would be a good investment and even though the max would be \$80,000 to up fit the building; she believes the return is there. She states that she hasn't even started a Marketing Campaign yet but is working with Marketing Company now to launch a campaign in the next couple of months. The people that are renting the Main Street Junction now are by word of mouth and by social media. She feels that once she launch this campaign, it's going to be more people calling so she would love to have the building next door to the Main Street Junction to be a stepping stone. Councilmember Harris asked, as of now, how long has the Main Street Junction been there and is it standing on its own. Ms. Belue states that from her understanding it has been there a little over a year. It is not standing on its own right now because the revenue is not there but she sees it growing. She states the year- to- date information is on the monthly report for the Main Street Junction in the council packet. Mayor Thompson and Councilmember Anthony feel it is a great asset. Staff recommendation is to receive property as is.

MOTION by Councilmember Sloss to accept the recommendation.

SECOND by Councilmember Anthony.

CARRIED UNANIMOUSLY.

D. DISCUSSION/MOTION – WATER TOWER LEASE AGREEMENT

Mayor Thompson states that on February 18, 2008 an agreement was entered between The City of Union and WBCU Radio to lease a portion of certain space on the water tower located at 200 Sonoco Road as shown on tax map of the County of Union as Tax Parcel #46-0-0-217 together with a parcel of land sufficient for the installation of the Lessees' equipment (Antenna Tower) to broadcast their FM FREQUENCY (WBCU FM 103.5) The term of the original agreement is 4 years with 1 automatic extension (5 year term). Staff recommendation is to enter into a new agreement with WBCU Radio FM 103.5.

MOTION by Mayor Pro Tem Garner to accept recommendation.
SECOND by Councilmember Morgan.
CARRIED UNANIMOSLY.

E. **DISCUSSION/MOTION – BUDGET WORKSHOP SESSION DATES -
APRIL 10, 11 & 12, 2018 – 5:00 PM**

Mayor Thompson states that the proposed 2018-2019 Annual Budget Work Session has been tentatively set for April 10, 11 & 12, 2018 with sessions beginning at 5:00 p.m. Staff recommends council to approve April 10, 11 & 12 as dates for the 2018-2019 Annual Budget Work Session.

MOTION by Councilmember Anthony to accept recommendation.
SECOND by Councilmember Harris.
CARRIED UNANIMOUSLY.

5. **PUBLIC COMMENT**

Gregory Edmonds of 202 3rd Avenue addressed City Council regarding his electric bill. Mr. Edmonds states that he moved to Union over a year ago and that he wants someone to explain to him why his utility bill jumped so high between December and January. He states that he has been told that it is high because he is running his heat but he states he does not believe this. Mr. Edmonds states that when he first moved to Union, he did not run any heat. He states that he used a little portable heater and his bill was still high. He also states that bill he recently received is almost \$800 and he is the only one that lives in the house. Mr. Edmonds feels that he is not getting charged correctly for his utility bill.

Mayor Thompson states that he has looked at Mr. Edmonds water usage and it has been going up; there may be a leak. Also he states that his usage started to increase during the month of November. Also he has tried to get assistance with his utility bill and could not. The Mayor states that he will call agencies, Carolina Community Actions and Salvation Army, tomorrow to see what the issue is as far as them assisting Mr. Edmonds.

Curtiss Hunter, Union County Tourism Commission Director addressed council. She states that it was brought up in the County Council Meeting tonight regarding pot holes and things that happen on the highway. She states that if there is a problem on the state highway, there is a website – www.scdot.org. Anyone can go on the website and fill out a form on what you see and where it's located as far as problems on the state highways. Also she announced that on April 10, 2018 there is a County Council Meeting.

6. **ANNOUNCEMENT BY MAYOR & COUNCIL**

Mayor Thompson announced that he has a binder with the projects since November 2017 that our code enforcers have been working on such as cleaning up, picking up trash and a few other things in the City.

7. **EXECUTIVE SESSION** – DISCUSS CONTRACTUAL MATTER –
TIMKEN RENTAL AGREEMENT

MOTION by Councilmember Sloss to go out of regular session into executive session to discuss a contractual matter regarding Timken Rental Agreement.

SECOND by Councilmember Craig.

CARRIED UNANIMOUSLY.

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

SECOND by Mayor Pro Tem Garner.

CARRIED UNANIMOUSLY.

No action taken.

8. **ADJOURNMENT**

MOTION by Mayor Pro Tem Garner to adjourn.

SECOND by Councilmember Sloss.

CARRIED UNANIMOUSLY.

Meeting adjourned at 7:51 P.M.

Gloria J. Rogers, Municipal Clerk

Minutes approved _____ 2018