

**MINUTES  
REGULAR COUNCIL MEETING  
TUESDAY, JULY 17, 2018  
6:30 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

The regular meeting of City Council was held on July 17, 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 Morgan, Ricky T. Harris, Pamela Sloss and Sonja Craig

**CITY ATTORNEY:** C.D. Rhodes

**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

**OTHERS:** Elise Ashby, Amy Belue, Brenda Keith, Patricia Dallassandro, Toccoa Switzer, Brianna Clarke, Katrina Valliere, Pete Berry, Harriett Berry, Jami Trammell, Katherine Pendergrass, Rick Smith, Floyd Jones, Jamie Lawson, Stephanie Kitchens and Kendell Austin

**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. June 5, 2018                      Special Council Meeting/Workshop
- B. June 5, 2018                      Regular Council Meeting

**MOTION** by Councilmember Harris to approve minutes.  
**SECOND** by Councilmember Sloss.  
**CARRIED UNANIMOUSLY.**

- C. June 28, 2018                      Special City Council Meeting

**MOTION** by Councilmember Harris to approve minutes.  
**SECOND** by Councilmember Anthony.  
**CARRIED UNANIMOUSLY.**



**B. ORDINANCE – 1ST READING – REQUEST TO APPROVE ECONOMIC DEVELOPMENT INCENTIVES FOR 101 W. MAIN STREET APARTMENTS**

Robby Moody, Senior Planner of the Planning Department presented 1<sup>st</sup> reading of of an ordinance request to approve Economic Development Incentives for 101 W. Main Street Apartments. The estimated private investment is approximately \$400,000 and based on the fees to date, they are eligible for a maximum rebate of \$6,422.50. The business license has not been issued for the leasing portion of the project yet. Councilmember Anthony asked if the property has received its certificate of occupancy. Mr. Moody states that it has not and the funds would not be disbursed until the CO has been issued. Councilmember Morgan states that she thought that the City had to wait until the CO is issued before 1<sup>st</sup> reading is passed. She further states that she wants to make sure everyone is treated the same because University Commons Apartments had to wait until they got their CO before 1<sup>st</sup> reading of the ordinance. Attorney C.D. Rhodes states that the way the ordinance is written the incentive is not actually paid until the CO has been issued but it is perfectly proper to pass these incentives to adopt an ordinance to authorize incentives for projects before they are complete. Councilmember Sloss states that the City would not ask for reimbursement until the CO is issued; this is an ordinance just to pass the incentives. Councilmember Harris asked if this is the way the City would handle incentive in the future; approve an incentive before CO is issued. Mayor Thompson states that incentives will not be received until CO is presented. Mr. Moody states that the ordinance had to be changed, which happen in May and staff was working through the process for Economic Development. Lastly he states that it is up to council to decide if they want to set a policy to not have 1<sup>st</sup> reading until the end of the project.

**MOTION** by Councilmember Sloss to pass 1<sup>st</sup> reading to approve Economic Development Incentives for 101 W. Main Street.

**SECOND** by Councilmember Craig.

**CARRIED UNANIMOUSLY.**

**C. DISCUSSION/MOTION – WBCU & HOLCOMBE FUNERAL HOME UNION COUNTY PEP RALLY**

Mayor Thompson states that AM-1460 and Holcombe Funeral Home host a Union County Pep Rally to celebrate a new school year with live entertainment, free food, T-shirts and give a-ways. The event will be held at the Union County Fair Grounds on Thursday, August 9, 2018 from 5:00PM to 8:00 PM. They are requesting a sponsorship of one of the two levels: Full Service Menu at a cost of \$1,000 and the Appetizer Menu in the amount of \$850.00. Ads must be used by November 10, 2018. The recommendation is to sponsor Union County Pep Rally in the amount of \$500.00

**MOTION** by Mayor Pro Tem Garner to accept the recommendation

**SECOND** by Councilmember Sloss

**CARRIED UNANIMOUSLY.**

**D. DISCUSSION/MOTION – UNION COUNTY PONYTAILS – STATE CHAMPIONS – FUNDING**

Mayor Thompson states that the Union County 12u Ponytails Division Dixie Girls Softball Team won the South Carolina State Championship Tournament in Bluffton, S.C., 11-0. The Union County All-stars will now become Team South Carolina as they will represent the Palmetto State in the Dixie Softball World Series that will be held in Alexandria, Louisiana, Friday, July 27 – August 2. To offset the cost of travel expense, lodging and food, “Team South Carolina” is

requesting a monetary donation. Staff recommends that we make a monetary donation to “Team South Carolina” to aid in their travel, lodging and food expenses to the World Series in Louisiana. A representative spoke on behalf of the team and coaches who were in attendance.

**MOTION** by Councilmember Morgan to fund “Team South Carolina” in the amount of \$1,500 out of the line fund.

**SECOND** by Councilmember Sloss

**CARRIED UNANIMOUSLY.**

E. DISCUSSION/MOTION – SMITHSONIAN EXHIBIT – “CROSSROADS, CHANGING RURAL AMERICA”

Mayor Thompson states that at the June City Council Meeting Judy Burke Bynum with South Carolina Humanities addresses Council in regards to the Smithsonian Exhibit coming to Union in September. Ms. Bynum states that SC Humanities is a very small state-wide non for profit agency that provides money for exhibits, programming and technical assistance throughout the state. The exhibit, called “Crossroads, Changing Rural America” focuses on rural communities, and Union County is the Kick-off for a tour of six small communities in South Carolina. Choosing the 6 communities is a very competitive process and Union was chosen out of a very tough field. Ms. Bynum requested that council consider financial support in the amount of \$2,500 for the exhibit. The funding will be used to help with rental of the exhibit, the cost to transport to the next location and also State-wide promotion. This exhibit is shown at no cost to the public and there will be special events and activities planned by the Planning Committee here in Union. Funding for the “Crossroads, Changing Rural America” exhibit will require a motion from council.

**MOTION** by Councilmember Sloss to fund the Smithsonian Exhibit in the amount of \$2,500 from the Special Event Funds.

**SECOND** by Councilmember Harris.

**CARRIED UNANIMOUSLY.**

F. DISCUSSION – HEALING SPRINGS HEALTH CARE

Katherine Pendergrass addressed council regarding health care needs in Union County. She introduced Jamie Lawson, who previously worked at Wallace Thomson Hospital and Floyd Jones, CEO of Healing Spring Health Center which will be a primary health care facility. Mr. Jones states that it is a pleasure to open a health care facility for the people of Union and the primary health facility plans to open on September 4, 2018 at 128 Medical Science Drive. their operating hours will be 8 AM until 5 PM, Monday – Friday. Healing Springs Health will provide primary health care, diagnostic labs, x-rays, screening, family planning, immunizations, well child, case management and other services to families in the Union County area. Also he states that they want to set aside in their budgetary figures a certain amount of doctor/patient time for individuals who cannot afford health care and they will see those individuals at their cost. Next Jamie Lawson, an RN and a certified diabetes educator and health coach for chronic disease management presented information on the educational services that Healing Springs Health Care will provide to prevent diseases. Healing Springs is asking the City to exempt their health care facility from city taxes for the remaining of 2018 and 2019. Mr. Jones states that this will help the facility to expand to another avenue and provide the much needed additional health care to this community. They will employ twelve people. The Mayor states that he has been looking at this and has turned it over to Robby Moody of the Planning Department to look at it to see if it qualifies for incentives. Robby is running the numbers. Mr. Moody states that he has an opportunity to look back at the ordinance and the numbers and he conferred with Attorney C.D. Rhodes. In the ordinance there is a minimum investment threshold of \$250,000. At this time, even

though the investment is significant on behalf of the clinic, they are not at the minimum threshold to be eligible for the economic development incentive program so that is not an option in this case, unless additional investments are made that would cross that threshold. Mayor Thompson states that the City is not allowed to exempt taxes but is still looking for a way to see what is allowed. Mayor Pro Tem Garner states that council applauds Healing Springs Health Care efforts to come to Union and council will do everything they can to find some avenue to help them. Mayor Thompson reiterated what Mayor Pro Tem Garner stated.

5. **PUBLIC COMMENT**

Brenda Keith, 410 S. Pinckney Street and owner of Union Tree Service states that she wants to bring up a few items regarding her tree service. Ms. Keith states that she has been in business 50 years in Union. Ms. Keith further states that there are three employees that work for the City of Union that does private tree cutting work and she does not think this is right. Also she feels that the employees with tree cutting services needs worker's comp and also liability insurance because it is hard to compete with people that don't have these. Ms. Keith states that the City of Clinton requires worker's comp and liability insurance if they get a business license because it helps to protect the people in their city. Also she feels that when people call the City, employees should not give a referral when asked about a tree cutting service but refer them to the business license department to let them give the names of tree cutting services that have a business license. She feels that the City should not allow employees on the electric crew to have a tree cutting service.

Mayor Thompson states that if a person is on their private time and not at the City and not using City equipment, they can't be stopped from doing business on the side but he also states that a City employee should not be making referrals but send the information to the Planning Department so that they will make a list of all the eligible tree cutting services.

6. **ANNOUNCEMENT BY MAYOR AND COUNCIL**

Councilmember Anthony asked about the status of the awnings on Main Street. Mayor Thompson states the he has talked with three vendors but states what he wants to do first is to get councilmembers to work with him and make sure they meet with the business owners on Main Street to make sure everyone is on the same page. He further states that under the old grant program, it was set up that after so many years, the business owners were supposed to be in charge of their awnings to keep them in good shape but the City never followed up on that. With that being said, Mayor Thompson states that the City needs to draw up an agreement this time to get business owners to sign that they will maintain awnings after a certain period of time. He asked for two volunteers from council to assist in meeting with business owners. Councilmembers Anthony and Morgan volunteered. Also Councilmember Anthony states that they should move on the awnings because USC-Union is growing and the Main Street is looking kind of shabby. Councilmember Anthony also suggest working through Jamie Trammell, Chamber Director in meeting with business owners.

Mayor Pro Tem Garner states that he hopes City Council will go forward with the Dog Park. Mayor Thompson states that he will work on this.

7. **EXECUTIVE SESSION** - PMPA CONTRACT/LEGAL DISCUSSION  
LAND SALE/PROPOSAL FOR NEW  
DEVELOPMENT

**MOTION** by Councilmember Sloss to go out of regular session into executive session to discuss a resolution for a settlement agreement.

**SECOND** by Mayor Pro Tem Garner.

**CARRIED UNANIMOUSLY.**

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

**SECOND** by Councilmember Sloss.

**CARRIED UNANIMOUSLY**

No action taken.

8. **ADJOURNMENT**

**MOTION** by Mayor Pro Tem Garner to adjourn.

**SECOND** by Councilmember Sloss.

**CARRIED UNANIMOUSLY.**

Meeting adjourned at 8:16 P.M.

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Gloria J. Rogers, Municipal Clerk

Minutes approved \_\_\_\_\_ 2018