

**MINUTES
REGULAR COUNCIL MEETING
TUESDAY, AUGUST 18, 2015
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 (e).}

The regular meeting of City Council was held on Tuesday, August 18, 2015 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, Yates Giles, Ricky Todd Harris, Pamela Sloss and Jim Wilson.

CITY ATTORNEY: Larry Flynn

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

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

OTHERS: Beth Hyder, Cheryl Morris, Nancy Timer, Carolyn Edwards, Matt Montgomery, Curtiss Hunter, Diane Beard, Cheryl H. Morris, Vicki Taylor, Jimmie Taylor, Joann Parris, John Parris, George Bruce, Robby Moody, Torance Inman, Melody Porter, C.R. Robbins, Stephen Stone, Jerry Crawford, Roger Wade and others.

1. CALL TO ORDER

Mayor Thompson called the meeting to order. Councilmember Giles 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. July 21, 2015 Regular Council Meeting

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

3. COMMUNICATIONS

A. Monthly Reports

MOTION by Councilmember Harris to approve monthly reports.
SECOND by Councilmember Sloss.
CARRIED UNANIMOUSLY.

B. 1. Union County Dog Club - Beth Hyder

Beth Hyder of the Union County Dog Club addressed council. The group is requesting assistance with developing a Dog Park. They are requesting 1/2 to 1-1/2 acres of land. This area will need to be enclosed with a 6 ft. fence, provide a shady area and have lights for dogs. These dogs will be trained to be used as therapy dogs. Therapy dogs are used in hospitals, nursing home facilities and schools. Mayor Thompson states that he will put a member of City Council to work with group.

4. **BUSINESS**

A. DISCUSSION/MOTION – MAIN STREET JUNCTION – DESIGN SERVICES CONTRACT

Robby Moody, Senior Planner of CRPC, states that the Main Street Junction committee solicited bids for design-build services for renovations to 107 East Main Street and construction of an outdoor event space at the former Teritex site. The design-build approach was used for two important reasons. First, to ensure that the decisions made during the design phase are seamlessly implemented during the construction phase. Second, a team-based approach that includes the contractor from the beginning will help reduce potential conflicts and costly change-orders. A pre-bid meeting and building walk-through on May 21 and 11 firms were represented. The firms were briefed on the vision for the building and vacant lot, the importance of having a multi-disciplinary team, the project schedule and given a \$1.2 million dollar budget. The deadline to submit proposals was June 19 and two firms submitted proposals with preliminary budgets: Kingsmore Construction at \$1,700,000 and The Montgomery Company at \$1,199,995. Both firms and their respective team members presented their proposals to the committee on July 14. After careful and earnest consideration the committee selected The Montgomery Company as the firm for the project. The design phase will occur during August and September and a final design and construction budget will be presented to City Council for approval. The recommendation is to authorize Mayor Thompson to enter services not to exceed \$1,199,995 and if change orders are needed, said amount will be brought before council for approval. Next, Matt Montgomery of the Montgomery Company addressed council. He shared the design plans for Main Street Junction. He discussed building improvements stating that the design is focused on bringing back the essence of the building from when it was originally built. Mr. Montgomery displayed images of the proposed detailed design during a power point presentation. The 1st floor intended use will be for weddings and rehearsal dinners, class/family reunions; meeting and conference room. The 2nd floor intended use will be for board room and meeting space; offices for Tourism Board or others and studio space for local artist. Images from archives will be used on the walls to show the history of Union. He also discussed a park space area with a large lawn (plantings & shrubby) for outdoor gatherings as an extension of Main St. Junction. Councilmember Harris asked if there would be restrooms outside. He feels that this is a necessity for outdoor events. Mr. Montgomery states that the design does not include restrooms outside in the park area due to budget restraints; however this is something that can be taken under consideration for future plans. He states that the design for restroom does meet and exceed requirements inside building (restrooms on both floors). Councilmembers briefly discussed the project with questions for Mr. Montgomery. City Attorney Larry Flynn discussed the recommendation and states that council may go into executive session to discuss project if they so desire. Council continued discussion in open session.

MOTION by Councilmember Sloss to approve recommendation authorizing Mayor Thompson to enter into contract negotiations with The Montgomery Company for design-build services for \$1,199,995 and if change order is needed, the said amount will be brought before council for approval.

SECOND by Mayor Pro Tem Garner.

AMENDMENT TO MOTION by Councilmember Sloss to approve recommendation authorizing Mayor Thompson to enter into contract negotiations with The Montgomery Company for design-build services for \$1,199,995 and if change order is needed, amount exceeding \$30,000 be brought before council for approval.

SECOND TO AMENDMENT Mayor Pro Tem Garner

FOR: Thompson, Anthony, Garner, Sloss, Wilson

OPPOSE: Giles, Harris

CARRIED 5 to 2

B. DISCUSSION/MOTION – UNION COUNTY COON HUNTERS ASSOCIATION

Mayor Thompson states that the Union County Coon Hunters Association met in the City of Union’s Council Chambers on June 16th to provide details to council and interested attendees about the UKA and the Southeastern Treeing Walking Days. Steven Stone, spokesman for the local coon hunters explained the economic impact of hosting this event. He also asked for a donation from the Hospitality and Accommodations Tax for \$17,500. On July 25th the Union County Tourism Commission and Union County Coon Hunters Association met with a group from the United Kennel Club and voted to bring the Southeastern Treeing Walker Days to Union in February of 2016. The three day event has attracted over 15,000 people from across the United States when held in its previous location of Salisbury, NC. After several months of hard work from the Union County Tourism Commission and the County Coon Hunter s Association, representatives from the UKC signed a five-year agreement to hold this “economy boosting” event in Union County. Staff recommendation is to donate \$17,500 from the Hospitality & Accommodations Tax Fund to the Tourism Commission to be disbursed to the Coon Hunter Venue.

MOTION by Councilmember Wilson to approve staff recommendation to donate \$17,500 from the Hospitality & Accommodations Tax Fund to the Tourism Commission to be disbursed to the Coon Hunter Venue.

SECOND by Mayor Pro Tem Garner.

CARRIED UNANIMOUSLY.

C. BUSINESS – DISCUSSION/MOTION

Mayor Thompson asked Chamber of Commerce Director Torance Inman to address council regarding funding “Ten at the Top”. Mr. Inman states those “Ten at the Top” benefits Upstate Cities and Counties by coordinating regular Upstate Elected Officials Meeting, develop and coordinate the Elevate Upstate Community Vibrancy Grants Program; create templates for how communities can develop initiatives to grow local vibrancy, coordinate the development of the Regional Comprehensive Plan and support local events & activities through the Upstate Information Hub. City staff recommendation is to support “Ten at the Top” at the \$1,000 level.

MOTION by Mayor Pro Tem Garner to accept recommendation.

SECOND by Councilmember Sloss.

FOR: Thompson, Garner, Harris, Sloss, Wilson

OPPOSE: Anthony, Giles

CARRIED 5 to 2

D. DISCUSSION – DISCUSS PROPERTY TAX REASSESSMENT & FY
2015-2016 TAX LEVY MILLAGE RATE

Finance Director Walker Gallman addressed council. The General Tax millage rate, due to reassessment will not be set until the reassessment is complete. The base tax millage rate is 84.17 mills once the surcharge of 8.33 mills are removed.

5. **ANNOUNCEMENT BY MAYOR & COUNCIL**

Mayor Thompson asked Torance Inman to briefly discuss the Community Vibrancy Committee.

Councilmember Giles mentioned the safety bands that were given to department heads and supervisors. He is asking for their help in encouraging employees, as well as themselves to wear safety bands.

6. **ADJOURNMENT**

MOTION by Councilmember Wilson
SECOND by Councilmember Giles.
CARRIED UNANIMOUSLY.

Council meeting adjourned at 7:25 P.M.

Minutes approved _____ 2015