

**MINUTES  
REGULAR COUNCIL MEETING  
TUESDAY, FEBRUARY 21, 2012  
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 (e).}

The regular meeting of City Council was held on Tuesday, February 21, 2012 at 6:30 P.M. in the City Municipal Building with the following present:

**COUNCIL:** Mayor Harold Thompson, Mayor Pro Tem Keith Henderson, Councilmembers Robert Garner, Ricky Todd Harris and Andy Bailey. Councilmember Tommie Hill was absent due to illness in family and Councilmember Orangelow Ruff was absent due to illness.

**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; Mike Petrie – Maintenance Shop Director and Perry Harmon – Public Service Director.

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

**OTHERS:** Robbie Moody, Tim Satterfield, Ben Powles and Ben Loftis.

**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. Minutes**

A. January 17, 2012 Regular Council Meeting

**MOTION** by Councilmember Harris to accept minutes as presented.  
**SECOND** by Councilmember Bailey.  
**CARRIED UNANIMOUSLY.**

**3. Communications**

A. Monthly Reports

**MOTION** by Councilmember Harris to accept monthly reports.  
**SECOND** by Councilmember Garner.  
**CARRIED UNANIMOUSLY.**

4. **BUSINESS**

A. ORDINANCE – 2<sup>ND</sup> **READING** – PURCHASING POLICIES & PROCEDURES

Finance Director Walker Gallman addressed Council. He states that purchasing by the State of South Carolina is governed by the Consolidated Procurement Code in the Title II, Section 35 of the SC Code of Laws (volume 4A). All political subdivisions must adopt ordinance or procedures embodying sound principles of appropriately competitive procurement. A municipality may write its own code. Adopting state procedure is not required. On July 21, 1981, City Council adopted a resolution adopting purchasing procedures for the City. These procedures had been revised over the years with the last revision on August 8, 2008. The only exception to this was an ordinance dated October 6, 2010 to allow local preference to contractors and vendors that operate a business in Union County. After many changes in State law requiring the City to follow certain procurement procedures in advertising, awarding bids and record keeping, staff felt that the purchasing manual should be revised in ordinance form. A copy of the revised Purchasing Manual was presented to City Council for their consideration. City Council passed 1<sup>st</sup> reading at its January regular meeting.

**MOTION** by Councilmember Harris to pass 2nd reading of the ordinance.  
**SECOND** by Councilmember Bailey.  
**CARRIED UNANIMOUSLY.**

B. ORDINANCE – 1<sup>ST</sup> **READING** – TO REZONE 400 EAST MAIN STREET FROM A-4 OFFICE, RESIDENTIAL & INSTITUTIONAL TO A-1 CENTRAL BUSINESS

Robbie Moody addressed Council. This item was previously discussed in a Public Hearing prior to meeting to rezone 400 East Main Street from A-4 Office, Residential & Institutional to A-1 Central Business. Due to the former use of the property located at 400 East Main Street being discontinued and the utilities turned off for more than ninety (90) days the property lost its grandfather use and must conform to the regulations for the A-4 Zone which does not allow a convenient store or supermarket type use. Therefore the owner of the property is requesting that the property be rezoned from A-4 Office, Residential & Institutional to A-1 Central Business which does allow these type uses. The property is adjacent to property which is already zoned A-1 Central Business and it does comply with the regulation requirement for the A-1 Central Business Zone. A copy of the ordinance, rezoning application, rezoning map and public notice was presented to council for 1<sup>st</sup> reading. The Planning Commission met on this after the Public Hearing and made the following recommendation. “The Planning Commission for the City of Union does recommend that City Council approve the request to rezone 400 East Main Street from A-4 Office, Residential & Institutional to A-1 Central Business.

Lynn Eaves, Chairman  
Bobby J. Gibbs  
Mary Norman

Oscar Gist, Vice Chairman  
Mary Norman

**MOTION** by Councilmember Bailey to pass 1<sup>st</sup> reading of the ordinance to rezone property at 400 East Main Street to A-1 Central Business.  
**SECOND** by Councilmember Harris.  
**CARRIED UNANIMOUSLY.**

C. ORDINANCE – 1<sup>ST</sup> READING – ESTABLISHING CITY OF UNION PLANNING

Robbie Moody, Senior Planner addressed Council. He states that the City of Union Planning Commission was established by City Council in 1959 and has operated continuously since that time. In 1994, the Local Government Comprehensive Planning Act was enacted which repealed all of the previous state statues authorizing planning at the local level. In addition this new law empowered the planning commission with several responsibilities, including the development of a comprehensive plan and making rezoning recommendation. On a technical note, the City Council must reauthorize the planning commission in order to ensure compliance with state law. The proposed ordinance remedies the present situation. A copy of the Ordinance and Chapter 1 – Planning of the Local Government Comprehensive Planning Act Ordinance was presented to Council for 1<sup>st</sup> reading.

**MOTION** by Councilmember Harris to accept recommendation.  
**SECOND** by Councilmember Garner.  
**CARRIED UNANIMOUSLY.**

D. ORDINANCE – 1<sup>ST</sup> READING – ANNEXING 1027 SOUTH DUNCAN BY-PASS

Robbie Moody, Senior Planner addressed Council. The City has requested that the owner of the property located at 1027 South Duncan Bypass submit a petition for annexation to bring his property into the Corporate Limits of the City of Union. The annexation ordinance states that the property be annexed into the corporate limits with an A-2 Highway Commercial zoning classification. The property is adjacent to and it does comply with the regulation requirements for the zone. A copy of the Annexation Ordinance, Petition for Annexation, Annexation Map and Legal Description was presented to Council.

**MOTION** by Councilmember Mayor Pro Tem Henderson to pass 1<sup>st</sup> reading of the ordinance.  
**SECOND** by Councilmember Bailey.  
**CARRIED UNANIMOUSLY.**

E. RESOLUTION – UNION MILL VILLAGE REVITALIZATION PROJECT MATCH – PHASE II

Robbie Moody, Senior Planner addressed Council. The City of Union intends to make an application for Community Development Block Grant funding, Phase II, through the Village Renaissance Program to undertake clearance, water and sewer line upgrades, sidewalk construction and exterior facade improvements, and to improve the overall appearance of the Union Mill Area, and address crime and safety issues. Therefore, the City Council of Union must agree to provide a match of \$72,550 for this project, as well as any additional funds needed to complete the project. The recommendation by staff would be for Council to approve the resolution. Mayor Thompson asked if there was anyone from that area with any questions. There was none.

**MOTION** by Councilmember Harris to approve resolution.  
**SECOND** by Councilmember Garner.  
**CARRIED UNANIMOUSLY**

F. **DISCUSSION/MOTION – ANNUAL CITY BUDGET WORKSHOP DATES**

Mayor Thompson states that the annual Budget Workshop dates have been set for Tuesday, April 17<sup>th</sup>, Wednesday, April 18<sup>th</sup> and Thursday, April 19<sup>th</sup>. The recommendation is for council to approve April 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup>, 2012 as dates for the 2012-2013 Budget Workshop Sessions.

**MOTION** by Councilmember Bailey to accept recommendation.  
**SECOND** by Councilmember Harris  
**CARRIED UNANIMOUSLY.**

5. **EXECUTIVE SESSION – TO DISCUSS A CONTRACTUAL MATTER**

**MOTION** by Councilmember Garner to go out of regular session into executive session to discuss a contractual matter.  
**SECOND** by Councilmember Bailey.  
**CARRIED UNANIMOUSLY.**

**MOTION** by Councilmember Harris to go out of executive session back into regular session.  
**SECOND** by Councilmember Bailey.  
**CARRIED UNANIMOUSLY.**

There was no action taken.

6. **ANNOUNCEMENT BY MAYOR & COUNCIL**

A. Please address the Mayor and Council from the lectern and state your name and address for the record.

Councilmember Bailey states that he has been receiving complaints about trees in the Cherokee Avenue area. He states that this is not his district and he knows that could be a City or State issue but he wants to mention this because there are some really big trees in that area that poses a threat to homeowners if they came down during a storm.

7. **ADJOURNMENT:**

**MOTION** by Councilmember Bailey to adjourn.  
**SECOND** by Councilmember Hill.  
**CARRIED UNANIMOUSLY.**

Council meeting adjourned at 6:57 PM.

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Gloria J. Rogers, Municipal Clerk

Minutes approved \_\_\_\_\_ 2012

