

C. Thursday, June 26, 2014

Special Council Meeting

MOTION by Mayor Pro Tem Garner to approve minutes.
SECOND by Councilmember Harris.
CARRIED UNANIMOUSLY.

3. **COMMUNICATIONS**

A. Monthly Reports

MOTION by Councilmember Giles to accept monthly reports.
SECOND by Councilmember Wilson.
CARRIED UNANIMOUSLY.

Mayor Thompson asked for a motion to add item to the agenda as Item D – “ Discussion/Motion - WBCU & Holcombe Funeral Home Union County Pep Rally”

MOTION by Mayor Pro Tem Garner to add item to agenda.
SECOND by Councilmember Harris.
CARRIED UNANIMOUSLY.

4. **BUSINESS**

A. RESOLUTION – EAST ACADEMY STREET

Finance Director Walker Gallman states that on September 10, 1996, the City entered into a lease agreement with Hunter Harris, Jr. and Anna R. Harris to lease the parking lot at East Academy Street for \$160 per month. This lease has been renewed every three years since inception without any increase. Recently, Mr. Harris contacted the City concerning the lease, which expires July 31, 2014. Mr. Harris is handling the estate of his late father and indicated that his mother was interested in selling the property. He indicated that he would accept the value that was assessed by the Union County Tax Assessor plus the City would pay all closing costs and current taxes that would be due. The assessed value of the property is \$13,500 and he estimated the additional cost will be \$1,000 to include surveying. The funding source for this purchase will be the funds available in the Tax Increment District account. The recommendation is to authorize the Mayor to enter into an agreement to purchase property at East Academy Street, Union, SC.

MOTION by Councilmember Wilson to accept recommendation.
SECOND by Councilmember Giles.
RECUSAL by Councilmember Harris due to a conflict of interest.
CARRIED UNANIMOUSLY.

B. DISCUSSION/MOTION – UNION COUNTY PREGNANCY CENTER

Mayor Thompson states that the Union County Pregnancy Center, located at 115 East Main Street, Union is a care center committed to providing women and men with up-to-date information in order to make informed decisions about pregnancy, sexual health, and relationships. Because everyone should have access to this information, all services are free of

charge. All communication is kept strictly confidential to the fullest extent of the law. This facility operates solely on donations, government & United Way funding. Staff recommends that the City make a donation from Council Contingency account in the amount of \$925.00 to the Union County Pregnancy Center for much needed window unit repairs.

MOTION by Councilmember Giles to accept recommendation.
SECOND by Mayor Pro Tem Garner.
CARRIED UNANIMOUSLY.

C. DISCUSSION/MOTION

Bob Love addressed council on the status of the Union Events Center. Mr. Love reviewed the estimated building cost of \$2,529,000 and an equipment cost of \$630,000 which brings the total Union Events Center budget to \$3,159,000. Additional monies have been collected since the last update in the amount of about \$100,000. Mr. Love also reviewed the bid sheet from April 2010 which raises the question of how has inflation impacted their proforma budget of 2.53 million dollars. Architect David Langley recommends that the Events Center receive a take- off bid from one of the original bidders. Mr. Love states that a take- off bid is a revised bid based on the plans that were originally bided to reflect increase in material cost, inflation, labor cost, etc. Mr. Love met with Monty Kingsmore of Kingsmore Construction and asked him to complete a take-off bid. Mr. Kingsmore did this at his own expense. His findings talks about the process that he used. His take- off bid shows an increase of about \$504,000 from the April 2010 bid and a new total base bid of \$2,524,000. Mr. Love asked council for approval to start the formal re-bidding process. Timken will submit for additional funds for the Union Events Center if the Union Events Center gets the re-bids back and break ground before the end of the year. Mr. Love states that a bridge loan is needed to cover the pledges until they are paid. He states that if the City does not bridge the loan, then the building would not be built. City Council discussed the bridge loan with Mr. Love in details. Mayor Thompson asked council how they would like to proceed regarding the bridge loan request from Mr. Love on behalf of the Union Events Center.

MOTION by Councilmember Harris to hold off on a bridge loan until the next meeting so that additional information is obtained.
SECOND by Mayor Pro Tem Garner.
CARRIED UNANIMOUSLY.

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

Mayor Thompson states that WBCU and Holcombe Funeral are having a Pep Rally at Union County Fair Grounds. The Pep Rally is Thursday, August 14, from 5:00 p.m. to 8:00 p.m. They are asking for support on the Pep Rally to provide T-shirts and food for the event. There are two levels of sponsorship. One is the “Full Service Menu” sponsorship at a cost of \$1,000 and the other is the “Appetizer Menu” at a cost of \$800.00.

MOTION by Mayor Pro Tem Garner to donate \$500 to the cost of the Pep Rally.
SECOND by Councilmember Giles.
CARRIED UNANIMOUSLY.

5. **ANNOUNCEMENT BY MAYOR & COUNCIL**

Mayor Thompson announced the Mayor and Council have an invitation to the grand re-opening of the Union Arts Council. Mayor Thompson asked Harold Senn of the Arts Council to elaborate on the event. Mr. Senn states that the Arts Council has re-opened after being shut down for five months due to water damage and remodeling. He states that even though Mayor and City Council were sent invitations, he would like to personally invite them to the grand re-opening which will be held on Thursday, July 17 at 5:30 p.m. Mr. Senn thanked Council for all their support. He also states that they will have special guests at the event. Ken May, Executive Director of the S.C. Arts Council will be in attendance as well as Laura Posey, who is Coordinator through the Arts Commission. He also extended a personal invitation to attendees at the meeting.

Utility Director Joe Nichols gave an update on the status of the hail damage to the City of Union properties. The appraiser has looked at all of the buildings. Mr. Nichols states that City Hall and the Water Plant buildings are leaking every time it rains. The City is currently taking bids on the buildings. Other City buildings roof damage is minor and is not leaking. The adjuster will not have estimates for the buildings until the end of next week. Staff may have to go forward and award bid on the City Hall building and the Water Plant building before the next council meeting in order to avoid additional roof damage and other damage.

6. **EXECUTIVE SESSION: TO DISCUSS LEGAL, PERSONNEL & CONTRACTURAL MATTERS**

MOTION by Mayor Pro Tem Garner to go out of regular session into executive session to discuss a contractual matter.

SECOND by Councilmember Wilson.

CARRIED UNANIMOUSLY.

MOTION by Mayor Pro Tem Garner to go out executive session back into regular session.

SECOND by Councilmember Harris.

CARRIED UNANIMOUSLY.

No action taken.

7. **ADJOURNMENT**

MOTION by Councilmember Harris to adjourn.

SECOND by Councilmember Wilson.

CARRIED UNANIMOUSLY.

Council meeting adjourned at 7:07 P.M.

Gloria J. Rogers, CMC
Municipal Clerk

Minutes approved _____ 2014

