

**MINUTES
REGULAR COUNCIL MEETING
TUESDAY, AUGUST 18, 2009
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 August 18, 2009 at 6:30 P.M. in the City Municipal building with the following present:

COUNCIL: Mayor Harold Thompson, Mayor Pro Tem Keith Henderson, Councilmembers Tommie L. Hill, Robert Garner, Ricky Todd Harris, Orangelow Ruff and Andy Bailey.

CITY ATTORNEY: Billy Whitney

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

NEWS MEDIA: Charles Warner – Union Times and Steve Ramsey – WBCU.

OTHERS: Robert Gary, Monte Lancaster, Kathy L. Stepp, James Stepp, Jack Kelly, Linda Kelly, Marsha J. Hathcock, Debbie Woodard, Ralph Lawson, Earle Ralph, M.V. Blackwell, Margaret C. Pope, Margaret C. McGee, Sue Keith, Olivia Faye Henderson, David Langley, Bobby Lee Crosby and Auvis Cole.

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. July 21, 2009 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.

B. Presentation- Proposed Union Arts Center – Margaret Pope & David Langley

Attorney Margaret Pope of Pope Zeigler, LLC gave a presentation on the proposed Union Arts Center. She states that the Boogaloo group has come to City Council and asked to have a place where they could permanently have their productions. They are in a building now that is not suitable for their productions. They believe that those productions will attract many visitors to the community. Ms. Pope states that the City's architect, Langley & Associates, has designed a plan for the Arts Center. The plan is to completely tear the building down and reconstruct back on the property. There is money earmarked in City's budget for the demolition of the building. Langley & Associates prepared two sets of schematics. It appears that the best plan of action is to proceed with the construction of a building with approximately 10,000 to 12,000 square feet of space which will cost approximately \$2,000,000. Ms. Pope discussed the proposed plan for financing construction of the Arts Center which includes the following sources of funds: the Teritex building that was donated to Boogaloo for use as an Arts Center, the issuance of a tax increment finance bond (TIF Bond) in the amount of approximately \$1,000,000 to be repaid with the \$100,000 of revenue from the City's TIF district (Ms. Pope discussed in detail) and \$900,000 remains from the insurance settlement received when the high school burned. Attorney Pope has discussed the TIF Bond with potential purchasers.

Architect David Langley discussed the proposed Arts Center building. The building will encompass a theater of approximately 4,500 square feet, a lobby area suitable for gallery displays and receptions, office space, dressing rooms and other space needed for theater productions, including parking.

Ms. Pope states that if City Council is ready to move forward with the Arts Center project, they have 45 days to secure a fixed interest rate from a lender. She will need direction from Council on how to proceed.

MOTION by Councilmember Henderson to authorize Ms. Pope to secure a fixed interest rate for TIF Bond regarding the proposed Union Arts Center.

SECOND by Councilmember Bailey.

CARRIED UNANIMOUSLY.

C. Presentation-Breeze Play Update – Robert Gary

Mr. Robert Gary addressed City Council regarding an update on BreezePlay - smart panels for residential homes. The panels are ready to be installed in customer's home. Presently twelve customers have signed up for BreezePlay.

4. **BUSINESS**

A. DISCUSSION/MOTION – AGREEMENT TO PURCHASE ONLINE PAYMENT FOR UTILITY BILLING MODULE FOR UTILITY DEPT.

Finance Director Walker Gallman discussed an agreement to purchase online payment for utility billing module. His recommendation is to approve the agreement which includes purchase of Utility Internet Payments (software & services and approve purchase of QS1 Technical Services (hardware & services).

MOTION by Councilmember Ruff to approve agreement.

SECOND by Councilmember Harris.

CARRIED UNANIMOUSLY.

B. DISCUSSION/MOTION – ADDITIONAL WATER PLANT OPERATOR

The City of Union's Filtration Plant operates 7 days a week and 24 hours each day and has an average throughput of 3.5 mgd. The filtration plant is our after-hours emergency contact number for our customers and serves as the City's dispatcher of our personnel in the event of an emergency. Due to recent turn-over of personnel and retirement, we feel we should add an operator to be trained to work any shift in the event of an operator's absence, along with being put into the rotation schedule. From April 16, 2009 through July 31, 2009, the overtime hours accumulated was 411.75 hours at a cost of \$11,933.94. City staff recommends the addition of a filtration plant operator with a minimum Grade "C" Water Treatment Operator's License.

MOTION by Councilmember Henderson to approve staff recommendation.
SECOND by Councilmember Bailey.
CARRIED UNANIMOUSLY.

C. DISCUSSION/MOTION – ADOPT GREEN COMMUNITIES PROGRAM

The Breezeplay Green Communities Program is designed with the consumer being able to maximize the effects of energy conservation. Along with monitoring and controlling the energy usage, it allows different groups to target specific projects they want to see achieved in their communities and to complete their projects using green technology. The recommendation is to adopt Green Communities Program.

MOTION by Councilmember Garner to adopt Green Communities Program.
SECOND by Councilmember Harris.
CARRIED UNANIMOUSLY.

D. AWARD BID – REMOVAL OF PRE-ENGINEERED METAL BUILDING AT 211 THOMPSON BLVD.

Bids were received at 2 pm on August 11, 2009 for the removal of the pre-engineered metal building at 211 Thompson Blvd. A summary of bids and letter of recommendation from our engineer was presented to City Council. The recommendation is to award bid to Smith Backhoe & Construction Company, the highest bid of \$1,550 to the City of Union.

MOTION by Councilmember Henderson to award bid to Smith Backhoe & Construction Company.
SECOND by Councilmember Ruff.
CARRIED UNANIMOUSLY.

5. **ANNOUNCEMENT BY MAYOR AND COUNCIL:**

Councilmember Henderson states that he has spoke with Representative Mike Anthony about a 4-way stop sign at the new Timken Sports Complex intersection. He also feels that warning lights should be installed at the intersection.

Mayor Thompson states that he has received information from the Highway Department stating that traffic is not heavy enough to warrant a traffic light but they will be putting up a 4-way stop sign.

6. **PUBLIC COMMENT**

None

7. **EXECUTIVE SESSION:** TO DISCUSS LEGAL, CONTRACTUAL AND PERSONNEL MATTERS

MOTION by Councilmember Henderson to go out of regular session into executive session to discuss a personnel 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.

No action taken.

8. **ADJOURNMENT:**

MOTION by Councilmember Harris to adjourn.

SECOND by Councilmember Bailey.

CARRIED UNANIMOUSLY.

Council meeting adjourned at 8:21 P.M.

Gloria J. Rogers, Municipal Clerk

Minutes approved _____ 2009