

**Minutes
EPD Committee
June 4, 2018
6:00 PM
1st committee meeting**

Members present were Chairman Taft Matney, Committee members Terry Merritt and Scott Crosby. Community Development Director Van Broad, Economic Development Planner David Dyrhaug, and Interim City Administrator Bryan Turner were also present.

1. Call to order- Chairman Matney
2. Public comment
3. Reading and approval of minutes- March 5, 2018- Councilman Crosby made a motion to accept the minutes with Councilman Merritt seconding. The vote was unanimous (3-0).
4. Reports or communications from city officers
 - a. Budget Review- Van said MCIP funding has put the department's budget way over. He does not have a report without those numbers. Councilman Merritt said there are some significant charges towards the MCIP money in the 650 and 656 accounts. He asked if those charges would be ongoing. Van said we pay ourselves back. Anything left goes to the developer. David and Van met with Brad Love to talk about disbursement of revenue. This Friday the auditors are coming and this issue will be discussed then as well.

Councilman Merritt said there is an \$18,874 charge in both accounts. Councilman Merritt observed that this change had been credited and debited in one account and moved to another account. We are currently paying the expenses out of the general fund. Councilman Merritt asked if the \$18,000 would be an ongoing charge. Van said most of the \$18,874 is the work Brad Love did to establish the multi-county park plus the intergovernmental agreement between the City and the County. Van said he has details if Councilman Merritt would like it.

Goodwyn Mills Cawood will begin to charge us for some infrastructure costs for storm water and grading. Those expenses will be coming soon.

Councilman Merritt then asked about the line that has 2000%. Van said that is the utility tax credit that went to MP Husky. It went into the general fund even though there is an offset accounting. It was really a \$50,000 wash because it came in and then went back out.

- b. Department report- Projects update- There is a lot of opportunity in the City. Staff is working hard on city center and will bring something to council soon.

The \$125,000 grant from Parks Recreation and Tourism was received and the City matched with \$40,000. The department will raise additional funds as well. With fire safety and electrical code issues and the fact contractors are throwing ridiculous numbers at projects because they are so busy, a \$400,000 was bid at \$1.3 million. Van said we will go back to talk with SC PRT and discuss rebidding the project or what else we need to do. There are fire safety suppression and electrical concerns. One meter was pulled and the building still had full power. The auditorium had lights but no HVAC. If a fireman pulls the meter and thinks the power is out, but it is not, that is dangerous. There are some issues to talk about before this item comes before council. The fire suppression for the entire building including sprinkling everything is quoted at \$96,000. Only one air conditioning unit is functioning in the auditorium. He hopes that this may be addressed in the cultural center renovation. HVAC quotes came in about \$87,000. Staff is going to look at this project and bring back some numbers for consideration.

Councilman Merritt said we are basically stymied until the building comes up to code. We cannot start on smaller projects at the Cultural Center. Chairman Matney said it is a depression-era building that is an oil soaked tinder box. Councilman Merritt said it burned in 1937. Van said Chief Stewart and Kim Hamel have both been very helpful in going over the codes.

David gave an update on the Fowler Circle sidewalk project. DOT had apparently experienced cost overruns on the project. This project pre-dated David, so he had to go in and learn about it. The project was estimated at \$325,000. GPATS awarded \$260,000 and the City put in \$65,000. In 2013, this \$65,000 was remitted to DOT to start the project. The invoice that was received earlier this year was for \$25,000, which represented the expenses over budget. David said there was some notification of cost overruns. GPATS did approve some additional money toward the project subject to an additional match by the City. DOT did not know about the additional money. David sent the information to DOT and is waiting on a revised invoice for 20% of the \$25,000 or about \$4993.00. It is in DOT's court now and we are waiting to hear back. This amount has not been budgeted and will be brought back to council.

David advised committee about 11 annexations currently in discussion. Two of them have had first reading- Lakewood Drive and Monroe Drive. These properties are all over the City. Some are out near West Butler Road going up to Fork Shoals Road, Adams Mill Road, Baldwin Road and East Standing Springs Road. This represents over 500 acres that we are discussing. There are a few that would need an executive session for legal advice. Fork Shoals has questions about the annexation method. East Standing Springs has questions about contiguity and Tanner Road has a zoning related question.

Councilman Crosby asked if he could get an updated map of the City. David said he would email it to council.

Councilman Merritt asked if there were any new business developing across from Brookfield that is public knowledge? Van asked if that is behind Arbys. Councilman Merritt said it may be a new tenant around Ashby Park and Restaurant Depot. Carol said it is Palmetto Physical Therapy. Van said some development just happens. A lot of times staff is asked to help them through the process of permitting. Councilman Merritt said he would like to know more about the new developments. Van said we will work on that.

5. Unfinished business- None
6. New business- None
7. Public comment

Councilman Black talked about the electrical at the cultural center. There are two different feeds. One came from the 1967 wing. Van said there is a new panel in Keira's office. 5 air conditioners were replaced a few years ago. Two of them were in the auditorium. One was for the chamber, one for the Rotary Club and one in the hall. Van said the two in the auditorium are 5 ton units. It has been recommended that we replace those with two 10 ton units. Van got bids for that and now we are languishing in the process. The new electrical work for the outside, the ducts go to a very old panel in the kitchen. We did put in for a \$40,000 USDA grant. Van met with another foundation next week and the CEO invited the City to put in for \$50,000- 70,000 for the cultural center.

Councilman Black asked if we still had the boiler room downstairs. Could we get rid of it? Van said yes.

8. Committee concerns- Councilman Merritt said during the Lions Club dedication for Blair Tidmarsh, an AED was donated. It is in Keira's office. He asked that it

be found and tested to see if it still works. Chief Stewart said he would help with that.

9. Adjournment- Chairman Matney adjourned the meeting.

Respectfully Submitted,

Cindy Miller

Municipal Clerk

NOTICE: A majority or quorum of City Council may attend a committee meeting.