

**CITY OF DARLINGTON
REGULAR CITY COUNCIL MEETING
SEPTEMBER 5, 2017 – 6:30 PM**

PRESENT AT MEETING:

Mayor Gloria Hines, City Manager, Mr. Howard Garland and Councilpersons: Elaine Reed, John Segars, Carolyn Bruce and John Milling. Also, present: Mrs. Lisa Rock, City Attorney Kevin Etheridge, Fire Chief Pat Cavanaugh, Police Chief Danny Watson, Mr. Alex Gainey, Mr. Lee Andrews, Mr. Kinsaul, Mrs. Betty Jackson, Mrs. Audrey Gore, Mr. Roger Gore, Mr. Francis Parnell, Ms. Evelyn Jett, Mr. Steve Abbott, Mr. Vincent Wilds, Mrs. Dyan Cohen, Mr. Carl Goodson and other visitors.

NEWS REPORTERS

Also present were News Reporters from the News & Press and the Morning News.

PRAYER

Councilman John Milling did the invocation which was followed by the Pledge of Allegiance.

APPROVAL OF MINUTES

Councilwoman Elaine Reed made a motion to approve the minutes of the August 1, 2017. Councilwoman Bruce seconded the motion. All approved the motion.

APPROVAL OF MEETING AGENDA

Upon motion of Councilwoman Bruce, seconded by Councilwoman Reed to approve the meeting agenda. All approved the motion.

REPORT OF STANDING COMMITTEES

A) DARLINGTON DOWNTOWN REVITALIZATION ASSOCIATION – MRS. LISA ROCK

Mrs. Rock said the season for “Bringing Downtown Alive!” Free Concerts concluded on Friday, September 1, 2017. She thanked DDRA Board of

Directors, Pepsi of Florence, The Lions Club, The Rotary Club of Darlington and all City departments that made these events happen. Mrs. Rock said anyone interested in volunteering for next year's events or serving on the concert committee should contact her office. The 2017 Yam Jam Concert is scheduled for Saturday, October 14, 2017 the evening of the Swett Potato Festival from 6:00 PM-9:00PM on the grounds of Palmetto Office Furniture. Music will be provided by Level 10 & Eagle Wing Band. Mrs. Rock gave thanks to Pepsi of Florence, Darlington County and Nicholson Business systems for stepping up to help make this event happen. Tickets for this event will be \$10.00 and they are accepting additional vendors and sponsors. Mrs. Rock said their member/business meetings continue on the last Wednesday of the month at 8:00 AM at Takis Diner. She said breakfast is free for members and \$5.00 for nonmember businesses. Mrs. Rock said any business, civic group, church or individual who would like to be a part of any of the events or projects can contact her office for more information.

B) GREATER DARLINGTON CHAMBER OF COMMERCE –MS. ELIZABETH GAINEY

Ms. Gainey said she hopes everyone had a chance to see the "I Love Darlington" billboard either at the race or on TV. Ms. Gainey said they are grateful to Darlington Raceway for being offered the opportunity to purchase the billboard space and be able to show our community pride. Ms. Gainey said on September 28, 2017 at 6:00 PM on the Square, the Chamber will host a "tailgate party". She said come dressed to support your favorite high school team, college team or pro team. Ms. Gainey said the only admission charge will be for everyone to bring can goods to put in your team's bin and at the end of the event they will see which team has the most support and they will play their fight song. She said this is Darlington High's Homecoming weekend so come support our hometown. Ms. Gainey said this is a free event meant to bring the community together and celebrate our City and have a little fun. The Toast of Darlington will be October 5, 2017 on Oak Street beginning at 6:30 PM.

CITIZENS WISHING TO SPEAK BEFORE COUNCIL

A MS. BONNIE FERGUSON – BACK YARD (BANK PROPERTY)

Ms. Ferguson said she has lived at 114 Columbian Street for 10 years. She said her back yard backs up to the First Palmetto Savings Bank property and they have not taken care of this property in the 10 years she's lived there.

Ms. Ferguson said she's pulled weeds and she she's hired someone twice and paid them over \$100 just to mow. She said she's been over to First Palmetto Bank several times and asked them to please do something, but they don't listen to her. She said she has called their main office branch in Camden and they do not return her calls. Ms. Ferguson said a couple of years ago she went to see a gentleman here at City Hall and he came and looked at the back lot and agreed that the property is in terrible shape but there are no laws or regulations in Darlington that businesses or home owners have to keep their back yards up. She said there are laws and regulations about keeping front yards up. Ms. Ferguson said she told a few days ago by someone at Dedicated Community Bank that they are now seeing homeless people using that lot as a public bathroom. She said something needs to be done because she does not know what to do. Ms. Ferguson said maybe someone from the City will call them and ask them to do something about the back. Ms. Ferguson said they keep the front part of the bank looking great. Ms. Ferguson said they need something done and she is here to ask that they take this seriously and get her some help in getting that lot cleaned up. Mayor Hines asked Mr. Alex Gainey if we have an ordinance in place for the back yard of a business. Mr. Gainey said he talked to a gentleman in Camden previously about it, but he will call him tomorrow and talk with him and see if they can get something done. Mayor Hines told Mr. Gainey to get Ms. Ferguson's information so he could call her and let her know and he said OK.

B) MS. PHYLLIS HIXSON – BANK PROPERTY

Ms. Hixson said she lives next door to Ms. Ferguson at 118 Columbian Street and when she first moved there seven years ago the bank mowed up to her property including the back of Ms. Ferguson's property and the big open lot that's a part of their property. She said since then they have backed up to where they just do Ms. Peggy Sheffield's. Ms. Hixson said she has three trees that's a big problem for her because she has a two-story garage and a shed and one pecan tree is laying on the roof and it's causing mold on her roof. She said the other two trees that are growing over her shed and if a storm comes the right way it will take her whole shed out. She said she has asked repeatedly for something to be done. Ms. Hixson said she has talked with former Inspector Mr. Lee Bass, Mr. Henry Chapman and she said she has talked with our current Inspector Mr. Alex Gainey. She told Mr. Garland she thinks she has spoken to him about it and Mr. Garland said, "Two years ago". Ms. Hixson said it's getting worse and she's getting no help. Mayor Hines asked if the tree is on the bank's property and Ms.

Hixson said, “Yes, all the trees are on the bank’s property”. Ms. Ferguson said she went to Mr. Gainey’s office and gave them a copy of when she had her lot surveyed when she purchased her property to prove that everything is on the bank’s property. Mr. Garland said we have some influence with the bank and we have a considerable amount of money in the accounts there. He said we can talk with them and let them know this is an important issue not just for us, but for the people that live back there. Mayor Hines asked Mr. Garland if we will talk with them tomorrow and Mr. Garland said he will talk with the local city executive tomorrow. Ms. Hixson said there are a lot of people that go back there with to-go containers and eat their food and leave their messes and this causes the palmetto bugs and other things. She said she finally resorted to having “mosquito free yard” come out to try and keep some of this down. She said there’s so much rotted wood back there. She said Building Official Mr. Alex Gainey came and saw all of the rotted trees in back. Ms. Hixson said more than once the trees literally came through her yard and sheared the trees in her yard and all the bank people tells her is they are going to come take care of that. She said her husband will soon be eighty-three years old and he has to get out there cut it down and haul it to the front. Mayor Hines told Ms. Hixson that Mr. Garland will check on this for her and also get back with her on it as well to let her know whether it’s done.

MS. LINDSEY BYRD – SOUP KITCHEN UPDATE

Ms. Byrd said January of last year was when they first started talking about getting the Soup Kitchen together and May of last year is when they started. Ms. Byrd said since it started they have given out around 9,000 to go boxes of food. She thanked the City for their help. Ms. Byrd presented Chief Cavanaugh and Chief Watson a plaque for all of their help since the Soup Kitchen started and for their continued support. Ms. Byrd said the Police Department bought them tables and tents because the ones they had were broken. She said the guys from the Fire Department come out every Saturday morning and deliver their supplies to them and they come back and pick it for them. Ms. Byrd asked Mr. Garland if there was any update on the building. Mr. Garland said the contractor started on the roof last week. Ms. Byrd asked Mr. Garland how long does he think it will be. Mr. Garland said weather permitting the roof should be finished within the next two weeks and then we have to remediate the mold inside the building. Ms. Byrd asked how long will that take. Mr. Garland said we’ll have to see because it could be three weeks and it could be six weeks and with the Hurricane coming he can’t give a definite answer. (Ms. Byrd had a picture taken with Chief

Cavanaugh and Chief Watson) Councilwoman Reed said it's been a great thing for the residents in Ward 2. She said attendance has grown from around 30 people on the first day to approximately 100-200 people every Saturday. Councilwoman Reed said since she represents that area every chance she gets she tries to come by. Councilwoman Reed said she truly want to thank them from the bottom of her heart because this may be the only meal that the children in that area may get on the weekend. Mayor Hines said the soup Kitchen is a great thing and they also have people delivering meals to Washington Square Apartments every Saturday morning which the residents look forward to.

MS. DORIS DAVIS – BRIDGE & ROAD

Ms. Davis lives at 315 N. Main Street and she said she hopes that they can widen the bridge without bothering any of the property. She said her side of the property is not as bad as it is on the other side. She said the lot beside her that she talked with Mr. Garland about really needs cleaning up. Mr. Garland said he's been in contact with the owner of the property and they said they will clean it up the weekend of the 16th. Councilman Milling asked Mr. Garland if the City has anything to do with the decision of how much property the Highway Department takes. Mr. Garland said he put in his management report what staff's thought were on them taking people's front yards. Mr. Garland said staff is opposed to this and they should fix the bridge but don't take people's front yard. Mr. Garland said for us, it doesn't make any sense other than shifting the road for the sake of shifting the road. Mr. Garland said the drawings the neighbors have shown them, they won't hardly have any front yard.

MR. DAVID EADS – BRIDGE & ROAD

Mr. Eads said they will have "Thanksgiving on the Square" the Tuesday before Thanksgiving (November 21, 2017) for the turkey giveaway. Mr. Eads said as far as the bridge, it affects The City, the County, the School District, Mr. Flowers, an abandoned office building several properties including his. Mr. Eads said he was told Friday that the project would stop at Caroline Circle which is where the brick wall starts so it basically it affects his property and he's not really in favor of it. Mr. Eads said he asked them why they are going in that direction. He said they are going to put a 5' sidewalk, he thinks on both sides and a 5' drainage. Mr. Eads said he told them if they are going to do that, then go ahead to S. Main and take care of that project while we can do that. He said if the State is going to put in drainage, let's do it where we need it. Mr. Eads said from the drawing he

saw they are going to take part of the Library, part of Psillos Park, and a little bit on the school side. He said he thinks this will affect the plans are with the walking trail. Mr. Eads said if they can show him where it's really beneficial, he wouldn't be so opposed to it because he doesn't want to lose all that land. Mr. Eads said he was told they would be raising the bridge which is something different from what he heard. Councilman Milling asked if she indicated if there was any willingness on their part to change the scope of their work. Mr. Eads said he asked her as she was leaving if she would be opposed to just widening the bridge and leave everything as is and she said she could ask. Mr. Garland said that was concerning the staff because unusually with a bridge project SC DOT has some type of public hearing where neighbors can express their views. Mr. Eads said if you've been down N. Main Street his first house at 322 N. Main it's pretty much taken the whole front yard. He said they are swinging it to stay away from the Bristow side because it would be a lot more expensive to move all that stuff. He said the Bristow's on the other side will be affected because that is where they are talking about doing the park. Mr. Eads said that's what he knows about it right now. He said the lady told him they would do appraisals on everything and the project itself would be mid to late next year starting. Mr. Eads said his first talks with her were they were going to take the project all the way to Blue Street and the City is supposed to put sidewalks in and AT&T has been putting in cables and we'll have to tear everything back up. Mr. Garland said SCDOT approved for Verizon to put in fiber optic cable in June right through that area and no one in the local SCDOT office knew about the bridge project. Mayor Hines asked Mr. Garland what can we do to help because no one wants to lose all their yard. Mr. Garland said he talked with several neighbors about this and if we have to we will go to Senator Malloy and ask him to kill the taking of those people's front yards. He said our concern is not the bridge or how wide the bridge is going to be, but on those people losing their front yards. Mr. Eads said as a City they might get a concrete answer on how far they really are going to go. Mr. Eads asked Mr. Garland if they are opposing the Psillos Park and Mr. Garland said that is on tonight's agenda. Mr. Garland said something else that is a concern is they want us to let SCDOT Engineer's do all of the engineering and bill us for it. Mr. Garland said they told him that on the phone and haven't given him that in writing, but he told him he didn't think we'd be doing that.

MRS. DYAN COHEN – PUBLIC TRANSIT

Mrs. Cohen said she and Ms. Judy Alexander would like to express their thanks to Mayor and Council for their support for public transit in Darlington. Ms. Alexander said as our representative and a member of the PDRTA Board she took the opportunity to ride the DART bus and to see how the route is working out and get the feelings of the citizens that are using the service. Ms. Alexander said she was very impressed and they are pleased with the services because they are able to get to their jobs, doctor's appointments and our Walmart. Ms. Alexander thanked Mayor and Council for supporting the PDRTA and she extended her appreciation for all that they do. Mrs. Cohen said she, Ms. Alexander and Mr. James Jackson rode on the commuter bus leaving from Bi-Lo and took it to Florence, SC and it was really good to see people that were on their way to work. She said there were a couple of people that got on the bus to come back to Darlington to work. She said the part that really touched her the most was the young people that had backpacks that was using public transit to get to TEC. Mrs. Cohen thanked Mayor and Council for their support of public transit in Darlington.

UNFINISHED BUSINESS

A) SECOND READING ON ORDINANCE 2017-27 (410 PEARL STREET – 165-02-02-022) PROPERTY SALE \$100,000 TO GENESIS HEALTHCARE

Mr. Milling said Genesis HealthCare is a client so he recused himself from voting on this agenda item. (Mr. Milling signed Conflict of Interest form). **Councilwoman Reed made a motion to approve second reading on ordinance 2017-27 (410 Pearl Street 165-02-02-022) property sale \$100,000 to Genesis Healthcare. Councilwoman Bruce seconded the motion. All approved the motion.**

B) ENTERPRISE FLEET PROPOSED VEHICLE LEASE

Mr. Chris Whiteside said their program is a municipal style lease so it's a way to help cycle the City's vehicles. He said the City has approximately thirty-one vehicles that fit into their program and most of them were over 10 years old. Mr. Whiteside said a lot of the vehicles are getting aged and have higher maintenance costs and fuel expenses. He said their program is a way to instead of paying cash to purchase these vehicles is to put them on a five-year lease through Enterprise where we're cycling out our vehicles on a five-year term. He said their goal is to get safer more efficient vehicles for the City while reducing our costs and helping to have someone manage it for us. Mr. Garland told Mr. Whiteside he told the Mayor something before the

meeting started about trying this for one year. Mr. Whiteside said they put together a program and a plan and each vehicle is set up on an individual lease that can be terminated at any time. Mr. Whiteside said it's a five-year lease but it can be terminated at any time. Mayor Hines asked does it have to last for five years. Mr. Whiteside said it does not have to last for five years. He said it's an equity style lease so it's similar to a finance. Instead of financing the vehicle down to zero their open-end lease is financed down to a residual (which is about 20%-30% of the value of the vehicle). He said once you get into that lease you start to build equity in that vehicle so you can get out at any time and they can sell the vehicle on our behalf. Mr. Whiteside said about 40% to 50% of the way through the lease is a break-even point so you can get out of the vehicle with no cost. He said with government incentives and the amount of incentives that are out there on those vehicles you will break even sooner than that. Mr. Whiteside said typically what they see is if we run a vehicle to the end of the lease term we are in a very equitable position where we are getting a large check back for the proceeds from the sale of the vehicle. Mayor Hines asked when do we get the plus where we get money back. Mr. Whiteside said they help sell existing vehicles for us and any of that money that be applied toward new vehicles. He said once we get five years into the lease that's when we would cycle out vehicles and that's when we will start to see that additional money coming back to the City. Mayor Hines asked if something happens to a vehicle before five years what will happen to Kendrick with fixing the cars at the shop. Mr. Garland said Kendrick will still change the oil and if it low on steering fluid he would take care of that. Mr. Garland said we will still deal with our local vendors. Mr. Whiteside said they have a maintenance program that can fix and guarantee our maintenance costs so we still have the ability to use our shop or we have the ability to outsource it to the communities. Councilwoman Bruce said under the leasing with Enterprise will they take care of the preventive maintenance on the vehicles. Mr. Whiteside said they don't do any of the maintenance work, they use our local vendors or maintenance facility. Councilwoman Bruce asked if their program was an additional cost and Mr. Whiteside said the cost is included in their proposal. He said they just manage the maintenance piece for us. He said they have an actual department that will call into the shop prior to us getting service to make sure we're getting the correct work done. He said they log all the records and keep track of all the maintenance that has been done. Councilman Milling asked if we would have the warranties of these vehicles so if something happens we would have them. Mr. Whiteside said, "Yes". Mr. Garland said this does not include vehicles for the Police

Department. Mayor Hines said the lease is just for a year and if we don't like it, we can disband it. Councilwoman Bruce wanted to know what process the Police Department uses for maintenance and recycling. Mr. Garland said they use a USDA Grant. Councilman Milling said he was looking on page 2 of the sheet he was given and happened to look at year 2023 which has an asterisk by it and it has a figure of \$132,413 for lease and he didn't know what that meant vs the fleet budget of \$178,000. Mr. Whiteside said the asterisk is because they when they build this model they project it out with 2017 vehicles; 2018 vehicles prices change slightly and depending on the exact type of vehicles we may want to replace at that time, it may vary slightly. He said the fleet budget figure is what they estimate we are spending right now on our vehicles, so the projections are with cycling out of our older vehicles and cycling in the newer vehicles. Mr. Whiteside said they can fix and lower our maintenance costs to \$11,193 once all of our vehicles are in a lease program with Enterprise. He said the lease costs does go up slightly so we're going to have a higher lease cost, but we're going to lower some of our other costs. Councilman Milling said the sheet listed an average of 8,000 miles and wanted to know if that was what the lease mileage is. Mr. Whiteside said they don't set any type of mileage parameters for the vehicles. He said this is the average of the 31 vehicles. Councilman Milling wanted to know if the cost would increase if we went over 8,000 miles. Mr. Whiteside said the only thing it effects is the maintenance number so if we do the full maintenance program through Enterprise it may go up a few dollars. Mayor Hines asked if those figures were based on the thirty-one vehicle and Mr. Whiteside said, "Yes". Councilman Milling asked Mr. Garland what is the normal mileage for the bigger vehicles. Mr. Garland said it depends on the department. Mr. Garland said Mr. Whiteside asked him for the mileage on all of our vehicles and 8,000 miles was the average of all of the vehicles. Councilwoman Bruce said she thinks there are still a lot of unanswered questions that they may need to work together as a group before they make a decision tonight. **Councilwoman Bruce made a motion to table this so that Council can make some comparison and come back with an answer collectively. Councilwoman Reed seconded the motion. All approved the motion.**

NEW BUSINESS

A) MR. FRANCIS PARNEL L – LED STREET LIGHTS

Mr. Parnell did a PowerPoint presentation about LED lights. Mr. Parnell said he got in touch with a Lighting Engineer from Arizona and he asked him if any companies were producing LED's without the blue rich white

light and the engineer sent him the information for the PowerPoint and wanted him to show it to them. Mr. Parnell said the one good thing about LED's is that since they are so directional with the proper shielding you can keep the light on the task area. He said the LED can be wider and it can be controlled unlike a lot of the lights we see at night. Mr. Parnell our eyes are much more sensitive to the blue rich white light. He said if you take a high-density discharge (like the yellow lights we have outside) and put it against an LED with the same number of lumens and it can hurt your eyes five times worse because it's a short-wave length of light which bounce around our eyes much more and create more glare and more pain. He said with all of the LED lights going up now and blue rich white light from TV's, I-pads, computers and outdoors, we are messing our health up a little bit. Mr. Parnell said that's why he posed the question-if anything's better from the lighting manufacturer and that's when the engineer sent him this information for the PowerPoint presentation. He said research shows that we don't need all that blue rich white light. Mr. Parnell said typical outdoor lighting should 3,000 kelvins or less. He said he asked if there were any companies producing 2,700 kelvins or less and one gentleman sent back seven or eight different companies and another gentleman sent back a couple of companies. He said the lighting industry is getting there, but they are not quite where they need to be yet. Mr. Parnell said all of these blue lights at night are so bright and glary that some of the older folks that can normally go out with the yellow sodium type lighting, if you've got to face all of the blue rich white light, you're not going to go out. Mr. Parnell said when he was here last summer he thinks he brought Council information from the American Medical Association where they released an official report on LED's. Mr. Parnell said Mr. Steven Pauley a retired Ears, Nose and Throat Surgeon from Idaho just amended their lighting regulation that nothing can exceed 2,700 kelvins and it's worked out fine. Councilman Segars asked Mr. Parnell if you still get the intensity of light with the 2,700 kelvins to where you can see what you're looking at without hurting your eyes. Mr. Parnell said there's less and less blue in it, yes. Mr. Parnell said he's going to inquire about the 2,400 kelvins to see what he can find out about it. He said he might mention it to one of the Duke Energy engineers to see how they react to it. Mr. Parnell said he will do some more investigation and he'll keep them updated on what he finds out. Mr. Garland said just for the record, Duke Energy told us they are not going to make sodium vapor lights much longer so all we'll have left soon is LED's.

B) NORTH MAIN STREET BRIDGE REPLACEMENT RIGHT-OF-WAY PROPOSAL – MR. GARLAND

Mr. Garland said SCDOT has made us offers on several pieces of property: the first offer is \$9,600 for the Psillos Garden (.19 acres – 8,276 square feet); the second offer is for \$7,700 for an area which was also given by the Psillos family to the City of Darlington (0.318 acres - 13,857 square feet). Mr. Garland said he checked the assessed values and the \$9,600 offer was valued at \$10,000 and the assessed value for the \$7,700 is \$5,000. Mr. Garland said the first thing we have to do is check the original gift of the Psillos family to see if there was any type of rider put on that because we do keep it up as a garden and the area is of historical significance. Mr. Garland told Council to just accept this as information tonight while we look further into this. **Upon motion of Councilwoman Reed, seconded by Councilwoman Bruce to table North Main Street Bridge replacement right-of-way proposal. All approved the motion.**

C) STANLEY GYM/BALDWIN CENTER – ROOF REPLACEMENT/REPAIRS BID APPROVAL – MR. GARLAND

Mr. Garland said we had two companies to bid on the roof replacement/repairs on Stanley Gym/Baldwin Center. The bid opening was held August 8, 2017 at 2:00 PM. The following bids were received: Tecta America from Indian Trail, NC. Their base bid was \$303,865 and their alternate bid was \$108,800 with a total of \$412,665. The other bid came from Gardner Roofing from Hartsville, SC. Their base bid was \$272,800 with an alternate bid of \$93,400 for a total of \$366,200. Mr. Garland recommend accepting the low bid from Gardner Roofing. He said Gardner Roofing also won the bid on the roof repairs for our municipal buildings. **Councilwoman Elaine Reed made a motion to approve the low bid from Gardner Roofing for roof replacement/repairs at Stanley Gym/Baldwin Center. Councilman John Segars seconded the motion. All approved the motion.**

D) HOUSING DEMOLITION PRESENTATION – MR ALEX GAINEY

Mr. Gainey did a PowerPoint presentation about the options for the demolition project and the houses. He said right now there are fifty-one residences and three commercial properties on the demolition list. He said originally, they had fifty-nine (fifty-six and three), but a couple of houses have been taken down and a couple of people told him they would tear the houses down or bring them up to code. He said there is one commercial

property that's going to be taken off the list because it's going to be torn down in the next two or three weeks (property on the corner of 401 & US 52-the old gas station). Mr. Gainey said the same contractor is going to be taking down a house at the corner of Broad & Vaughan Streets that was owned by Diamond Hill Plywood. He said his focus right now will be on the residential structures because we can take those down at a lot lesser cost. He said right now we have approximately \$60,000 in the budget for demolition. Mr. Gainey said they are trying to stay out of the greater project criteria through DHEC. Mr. Garland asked Mr. Gainey to explain what that means. Mr. Gainey said when it falls under the greater project you have to have asbestos and lead based paint testing/sampling done and if there is asbestos then you have to have the abatement side of it done before you can ever tear a property down. He said what qualifies as a greater project is: 1) if it falls under a federal grant and 2) If a city/municipality is tearing it down for roads or to build a school, if you tear down two or more properties in a compact City block, that qualifies as a greater project. Mr. Gainey said he strategically placed them around the City so that when we start tearing down houses, we can do it in a manner that we stay out of the greater project. He said if we bid it out the most economical way to do it is whoever wins the bid will tear down the houses that are in that area so that could make us fall under the greater project as well. Councilwoman Reed said, "whoever wins the bid, wouldn't that be their responsibility". Mr. Gainey said, "It would, but you'll see the cost different if we go into a greater project vs staying out of the greater project. He said he has a slide coming up that will explain everything. Mr. Gainey said what's in the best interest of the City, do we want to contract the project out or do we want to complete the project in house. He said the average cost per home is about \$3,245 if you contract it out and it's not in the greater project. Mr. Gainey said if we took down all the residential properties that we have we'd be looking at around \$133,045 and we have \$60,000 in our budget so we'll take down less than half of our properties. This does not include the asbestos sampling which is required if it falls under the greater project. He said if we have to do the asbestos sampling/lead based paint, we are looking at \$1,500 per property for the sampling of both. He said if asbestos is detected on the property then you would have abatement and that would be left up to an abatement contractor and he doesn't have a figure on that. Mr. Gainey said if we fell under the greater project, just to do the sampling, and if we took all of the houses down, we're looking at \$194,545. He said if we bid it out we're looking at taking down approximately 18-20 houses (without asbestos sampling or greater project criteria) or less depending on what the bids come in at. Mayor Hines

asked Mr. Gainey isn't he adding the houses from last year list to this year's housing list because we didn't take down any last year. Mr. Gainey said the original list he had last year was about 15 houses and to come up with a fair list and not just take houses down in one area he started looking at other areas and came up with a list of close to sixty properties. He said if we stuck with the original list it would have fallen under the greater project. Mr. Gainey said if we complete the project in-house because we have a gentleman that works for the City Fire Department full-time and on his days off he is more than happy to run the equipment and tear the houses down. Mr. Gainey said he is allowing one week per house for demolition. He said we are looking at roughly \$500 for labor. Councilwoman Bruce asked Mr. Gainey why wouldn't we be concerned about asbestos and lead based paint if we are going to get somebody to do that. Councilwoman Bruce asked why would we allow a City employee to work off duty and he may be exposing himself to lead paint and asbestos? Mr. Gainey said we can have the sampling done and if we bid it out as long as the contractor is willing to work with us and not do four or five houses in one dense area, then he's all for it. Mr. Gainey said he was Asbestos Inspector for 10 years and he's been in some of the houses on the list and the materials that they look for is asbestos contained material, that's not in most of those houses. Councilwoman Bruce said the reason she asked this question is because she is concerned about what happens down the road if an employee comes later and has a health issue, where's the liability on the City? Mr. Gainey said that's something we'll have to look at. He said he's trying to put together a plan so we can take down as much as we can possibly take down with the money that we have. Councilwoman Bruce said she's all about saving money for the City, but she's not more concerned about saving money vs someone's health if it becomes a problem down the road then we'll end up losing more money if there's an issue. She said she's thinking outside the box. Councilman Milling asked what is the methodology; is a worker going to really be exposed to lead paint and asbestos if they are on a piece of equipment that's knocking things down and picking things up. Councilman Milling said to follow up with what Councilwoman Bruce said, "How do you get exposed to it so that it becomes a danger and would it really be a danger"? Mr. Gainey said the piece of equipment that they looked at has an enclosed cab and it has filtered air. He said if you get a HEPA Filter that filters the air then the asbestos particles will be stopped as long as you keep the cab closed up. He said if it has air conditioning in it, which it does, there would be no reason to open the cab. Mayor Hines asked if there would be one person from the Fire Department to do the demolition of the houses?

Mr. Gainey said the guy he talked with tears these houses down every day by himself. Mayor Hines asked Mr. Gainey if he has taken into account about our tipping fees when we go to the landfill. Mr. Gainey said the \$700 deposal fee is included in the total. Mayor Hines asked who would take care of the environmental certificate. Mr. Gainey said if we don't get into the greater project we don't have to worry about that. Councilwoman Reed wanted to know what is DHEC's concern when you do more than one house in an area since the person that's taking down the houses is probably not the issue. Mr. Gainey said from what he can gather from DHEC, it's all about the money. Councilwoman Reed said, "So it doesn't affect the environment or the other folk in the area?". Mr. Gainey said he's not going to say it wouldn't in some areas and some properties you're taking down, but with what we're looking at taking down, he doesn't think we're looking at an issue there. Councilwoman Reed asked, "Once asbestos is detected, do they deal with it differently"? Mr. Gainey said, "Yes". Once asbestos is detected then you have an asbestos abatement contractor to come in and abate the asbestos and once they finish then the house can be torn down. Mayor Hines asked how much does that cost? Mr. Gainey said to do an asbestos abatement on the building at Highway & US 52 is \$14,900. Mayor Hines asked if that was in with the City money. Mr. Gainey said we're not tearing this building down. He said the contractor is charging \$15,000 to tear the building down. Mayor Hines said she is talking about if one of the City houses have asbestos (the ones that are on the list) if we do it in house. Mr. Gainey said we haven't had any tested. Mayor Hines said out of the houses that we have, maybe ten have asbestos in them, is that in with the \$1,200. Mr. Gainey said the \$1,200 is just for labor and disposal. He said if you want to have them all tested, we can have them tested. Mayor Hines said wouldn't you have to have them tested and Mr. Gainey said, "We don't have to if it's not a greater project, no ma'am". Mr. Gainey said that's why we're trying to stay out of the greater project criteria. Mayor Hines said when Mr. Talbert came through he had one on Reid Street and one on Edwards Avenue so that wasn't close together but he got into that, so how is that? Mr. Gainey said he can't answer that all he knows is that he talked with Mr. Baxley with DHEC months ago and asked him what do we need to do when we start demolition so that the City doesn't get stopped and he told him that the project was stopped because they didn't file the proper paperwork for a greater project. Mr. Garland said the reason was first DHEC stopped him but he didn't pay the subcontractor. Councilman Segars said typically your asbestos could either be in the siding on the house or it could be insulation on pipes which would be more of a commercial type project. Mr. Gainey

said if we complete the project in house at roughly \$1,200 per house then we can tear down all the houses we have on our list for \$49,200 without anything else coming up. Mr. Gainey said we have a budget right now of \$60,000 and if we did it in house we would have approximately \$10,800 left in the budget to do other things with. He said he's looked at the options of putting a track hoe on a five-year lease. If we put it on a five-year lease it will cost us approximately \$1,500 a month, but once we finish the housing down there's other things we can do with it. Mayor Hines said the information sheet showed the lease costs \$1,707 a month and Mr. Gainey said that price includes insurance, which would be left up to Council if they want it included or not. Mayor Hines said what if something happens to it while we have it and we don't have insurance on it. Mr. Gainey said they do maintenance and they service them. Mr. Garland said we would be responsible for the tires and the changing of the oil, but everything else they would take care of. Mr. Gainey said once the property is taken down or while it's being taken down, if we have an issue with a storm drain, or an issue with a ditch, or need to take down trees, we would be able to use this piece of equipment. He said there's a lot of other things we can do with this piece of equipment. Mr. Gainey said one of the disadvantages to this piece of equipment you've to load it up. He said you could drive it down the road, but you wouldn't want to drive it from the City shop to the Country Club because it doesn't run as fast as a backhoe. Mayor Hines asked what would we put it on to take it to the Country Club? Mr. Gainey said we've got trailer at the City shop and we've got a truck to pull it. Mayor Hines said she thinks the equipment is alright for doing the other jobs, but she thinks the demolition list needs to be bid out. Mr. Gainey said he's looking at it from a cost standpoint. He said if you can tear all your houses down in the City for the budget that we have and keep money in the bank vs bidding it out and taking down 12-15 pieces of properties, to him it's a no brainer. Mr. Gainey said he hopes they are all in it for the same reason – to make Darlington a better place by cleaning it up and giving it curb appeal. Mr. Gainey said he thinks we'll get more bang for our buck if we purchase the equipment and tear the houses down ourselves. Mayor Hines said with taking down all of the houses, we'll have a whole lot of doughnut holes. Mayor Hines said every house that's on the list doesn't have to come down. She said if we could find somebody to come and help save some of the houses. Mr. Gainey said there's a contractor that owns rental property purchased one or two of the houses and is doing that. He said getting somebody to come in and invest in the houses is another story. Councilwoman Reed said this sounds good, but we've got a \$60,000 budget

and to her it appears to be much easier for us to bid it out. She said to bid it out at this point and get something started because we still got to do a lot to get the inhouse going on. Councilwoman Reed said seems like we've been dealing this for a minute. She said she doesn't have the right understanding because if it he can do it for \$49,000, how come we didn't know that. Mr. Gainey said because you haven't had a Building Official that's done the research in the past. Councilman Milling said he has a hard time spending a bunch of money when we can do it ourselves. Councilman Milling said if we can save a reasonable amount of money and do things ourselves the community will be better off if we do that. Mayor Hines said but we don't know that yet because we don't know whether there's any asbestos is in the houses yet. Councilman Milling said, "Well we don't have to find out whether there's asbestos in house. That's the key to the project the way we're proposing to do it that asbestos is not an issue because he can do it in such a way that it's not a problem. Councilman Milling said it sounds like the individual who will be doing the work is familiar with how to do it and he'll be using equipment that protects him from any environmental hazard, if any exist. Councilman Milling said we don't have the skills and if we go and get everything tested to see whether there are environmental issues that's adds to the cost of what we're doing. He said they will charge you if there is asbestos or not and if there is asbestos there, they will charge us to take it out. If we do it ourselves we're not going to run into that problem and we're going to save thousands of dollars. Councilwoman Reed asked if the bid proposal is going to be the same for this as with anything else and we're only going to be working with this budget. Mr. Gainey said, "Yes". Mayor Hines called to question at 7:58 PM. She said the discussion has gone on too long. Councilwoman Bruce said she's all about saving money and biggest concern was the safety of the employee if he ran into an issue like that. Councilman Segars said we have had discussions for two or three years about these same houses that we want to tear down. He said we've got a person on staff that's qualified to inspect the houses to see whether they are hazard or not and he's identified a way that we can take all of these houses down rather than 1/3 of them this year and then put more money in the budget for 1/3 next year and then a 1/3 the following year, he can take them all down with the budget we have now. Mr. Segars said, "What am I missing here"? **Councilman Milling made a motion that we approve the proposal of taking the houses down ourselves.** Councilman Milling said he would like to get more information about the lease of the track hoe because he would like to see if we can get it less than five years. He said he doesn't want to be tied up in a long-range lease unless the City thinks we can

use that piece of equipment. **Councilman Segars seconded the motion.** Mr. Garland said we will do it in-house but we'll come back at the October meeting with leasing information for track hoe. **All approved the motion except Mayor Hines.**

E) BOARDS/COMMISSION APPOINTMENTS

Mrs. Rock said Mr. Wesley Folsom, Jr. has expressed an interest to serve on the Design Review Board. Upon motion of Councilman Segars, seconded by Councilwoman Bruce to appoint Mr. Wesley Folsom to the Design Review Board, which unanimously carried.

Mrs. Rock said Ms. Roseanne Brasington would like to serve on the Tree Board. **Upon motion of Councilman Segars, seconded by Councilwoman Reed to appoint Ms. Roseanne Brasington to the Tree Board, which unanimously carried.**

Mrs. Rock said Mr. Jay Ervin would like to serve on the Tree Board because he has an interest in planting and maintaining trees. Councilman Milling asked if these people have to live in the City and Mrs. Rock said they are supposed to unless there are some special circumstances to complete a board such as an architect serving on the Design Review Board. Mr. Garland said on the Historical Landmarks Commission. Mayor Hines asked if Mr. Jay Ervin lives in the City. Mr. Garland said his house is outside the City. Councilman Milling said he thinks he will be excellent he just doesn't know the answer to the question. Councilwoman Reed wanted to know if we've done this in the past. Rock said she thinks we have done it in the past for others and especially since he owns property downtown. Mr. Garland said we have done it for specific boards but it has to be a requirement such as an architect or someone who has a specialty that's needed on a board.

Councilwoman Bruce asked if there someone else in the City that wants to be on the Board? Mrs. Rock said even if we fill the seat tonight we'll still have an open seat. Mr. Garland said the Tree Board has not been filled in the last fifteen years, it's just been Mr. Albert James doing most of the leg work. Councilwoman Bruce said it's not like we have a bunch of folks knocking at the door and if Mr. Ervin wants to do it, let him do it. **Upon motion of Councilman Segars, seconded by Councilman Milling to accept Mr. Jay Ervin to serve on the Tree Board, which unanimously carried.**

Councilman Milling said he is delighted to hear the old service station at US 52 & 401 is being taken down. He said the Manager at Bi-Lo has complained to him about the log trucks and other trucks that park behind

there. Councilman Milling said he doesn't know if that is in the City or not. Mrs. Rock said the dirt lot behind the Exxon station is in the City. Councilman Milling said we might want to talk to the owner about this. Councilman Milling asked if we have reached out as a City to the entity out of Charlotte that has bought the old Wellman facility to sort of welcome them to the community to tell them that anything we can provide in the way of information to their employees that might be moving in? Mr. Garland said, "We have not". Councilman Milling said he thinks we need to do that as a good step to tell them we're looking forward to working with them.

REMINDERS

Thursday, September 14, 2017 at 6:00 PM – Special Council Meeting,
Darlington City Council

Tuesday, October 3, 2017 at 6:30 PM-Regular Monthly City Council
Meeting

JOURNMENT

**Upon motion of Councilman Segars, seconded by Councilwoman Reed,
the meeting adjourned at 8:11 PM.**

Mayor

ATTEST:

Clerk & Treasurer