



UNION CITY COUNCIL AGENDA

Mayor- Harold Thompson

District #1- Jackie Earls

District #2- Robert Garner

District #3- Gloria Rogers

District #4- Ricky T. Harris

District #5- Pam Sloss

District #6- Monty Cooke

Regular City Council Meeting Minutes

March 17, 2026, 6:30 P.M.

101 Sharpe Ave.

THE MEETING MAY BE VIEWED ELECTRONICALLY ON OUR CITY OF UNION FACEBOOK PAGE.

{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).}

1. MEETING CALLED TO ORDER BY MAYOR HAROLD THOMPSON

Due to Mayor Harold Thompson being at a conference- Mayor Pro Tem Garner called the meeting to order.

2. INVOCATION – MAYOR THOMPSON

Councilmember Rogers led us in the invocation.

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES:

a. February 17th, 2026

Regular City Council Meeting Minutes

Motion by Councilmember Harris to approve February 17, 2026, Regular City Council Meeting Minutes.

Second by Councilmember Sloss.

Carried Unanimously.

5. CITY COUNCIL TO RECEIVE COMMUNICATION MONTHLY REPORTS:

a. MONTHLY REPORTS

Human Resources Director	Dena Lancaster
Public Service Department	Dwayne Hardy
Public Safety Department	Robbie McGee
Planning Department	Kathy Teague
Maintenance Shop	Leroy Edwards
Utility Department	Lance Davis
Finance Department	Laura Hembree

Motion by Councilmember Rogers to accept the monthly reports as information.

Second by Councilmember Sloss.

Carried Unanimously.

6. ANNIVERSARIES

William J. Browning	Firefighter	11 Years
Dustin T. Grady	Heavy Equipment Operator	7 Years
Jason S. Smith	Water/Sewer Constr. Maint. Supervisor	9 Years

A round of applause was given for all for their service.

7. COUNCIL TO CONSIDER 2nd READING/ORDINANCE OF 2026 IPMC ADOPTION

Building Official Heath Gregory presented- Thank you, Mayor Pro Tem, City Council. Good evening. This is an ordinance with the property maintenance code, 2024 edition.

Like we said before, this allows us to enforce code enforcement with overgrowth and vehicles, substandard structures, and et cetera. This allows us to be able to enforce the code enforcement that is needed to clean up property.

Motion by Councilmember Rogers to adopt the most recent updates to the IPMC.

Second by Councilmember Earls.

Carried Unanimously.

8. COUNCIL TO CONSIDER RESOLUTION FOR WILLOW LANE DRAINAGE FUNDING

City Administrator Joe Nichols presented- Thank you. We're going after a grant to do some stormwater basin repairs on the Willow Lane area.

The estimated cost for this project is \$1,012,625. The resolution that we have to manage is \$101,263. It also includes any additional funding needed.

Resolution is to be adopted and approved by the Mayor and Council.

Motion by Councilmember Rogers

PREPARED BY: JOE NICHOLS – CITY ADMINISTRATOR

9. COUNCIL TO CONSIDER 2nd READING AND ORDINANCE FOR 106 BISON STREET

CRCOG Marty Little presented- This is a request to rezone property located at 106 Bison Street from A2 Commercial to R6 Residential. Bison Street is a small street off of the Duncan Bypass that serves about seven lots, the majority of which are residential already. The Planning Commission considered this item at their meeting last month.

While they still had concerns about spot forming, they thought that there was a compelling government interest in making some use of the property since it is too small. They felt for commercial purposes and since the predominant land use on the street is residential, the residential would be in line with the existing development pattern. They recommended approval of R6.

Motion by Councilmember Sloss to pass second reading on the ordinance for 106 Bison Street to be changed to R6.

Second by Councilmember Rogers.

Carried Unanimously.

10. COUNCIL TO CONSIDER APPROVAL OF 2026 UNION COMMUNITY NEEDS ASSESSMENT LIST

All right, thank you. We held a needs assessment public hearing on Tuesday, February 17, 630. Council, we went over a number of community needs, and we revised the list to meet this fall.

This has to be adopted by Mayor and Council. Number one was continued water source, groundwater infrastructure improvements throughout the region. Number two, continued revitalization efforts in the outside of the Union, including additional streetscape sidewalk improvements, building renovations, façade, farmer's market, and beach protection projects.

Number three was to make street sidewalk improvements throughout the city, including resurfacing, final repair of the ADA compliance to other roadway safety, and improvements identified in the walkable Union investment plan at the city of Union sidewalk master plan. Number four was to partner with Union County to seek funding to complete the Brownsfield site assessments and cleanup. Five was to promote a project that could enhance the quality of life for the city of Union, such as improvements to expansion of parks, recreation, and health care facilities, and cultural facilities.

This included James Moore Park, Foster Park, and YMCA. Number six, seek funds for additional police and fire services and fire trucks in the city due to increased residential growth. Number seven is continued activity to support economic development in order to create jobs for low- to moderate-income persons.

Number eight, increase affordable daycare options for all residents, especially low- to moderate-income residents. Number nine is increased available housing options for residents, including workforce housing, affordable housing, options for low- to moderate-income, disabled, and elderly citizens. Number 10 is to seek ways to end up neighborhood improvements in the low- to moderate-income neighborhoods.

Number 11, implement a gateway and beautification plan. Number 12 is to demolish dilapidated housing in the city of Union. And number 13 is to promote fair housing opportunities for all citizens.

You've heard the list of 2026 Union needs assessments.

Motion by Councilmember Sloss to approve the 2026 Union Needs Assessment.

Second by Councilmember Rogers.

Carried Unanimously.

11. ANNOUNCEMENTS BY MAYOR AND COUNCIL

No announcements at this time.

12. CITY ADMINISTRATOR UPDATE

PREPARED BY: JOE NICHOLS – CITY ADMINISTRATOR

It is St. Patrick's Day, so we can make that announcement. I didn't get pinched, but I did wear some green.

A couple of things. We finally received the final drawings of the amphitheater. Our next steps is to set a pre-bid meeting date and to set the bid date. Pretty much all the drawings are complete. The bid documents, the specs. We're trying to get that out and get that bid. It's been a while coming, and we had the electrical kind of deal, so we finally got the electrical drawings. I think you heard that it's one of our priority to demo a bunch of structures in the city. I think we've got, I think it's April 12th? 15 are out for bid, and it's April 7th. And, let's see. Most of the projects are going very well that we're involved in. We did meet on the Brownsfield cleanup next steps for the Buffalo Mill property. That was a meeting we had this week. You heard about trying to get the stormwater basin cleaned up down on the area down near the Housing Authority, which that project is a big project. It's worth over a million dollars. Let me go ahead, and I want to make an announcement tonight. It's kind of hard and kind of fun, because I've been here for a little while, and y'all know that. I started in 2005 as a Utility Director, and enjoyed it. Then we went through a lot of ups and downs and a lot of accomplishments, but in 2018 I became City Administrator. I said we had a lot of opportunities in 2018 until now. Sometimes these were difficult, and sometimes they were fun. But they wasn't always fun. So, my contract calls for a 90-day notice. I'm a little bit early. My effective date would be June 30, 2026 would be my retirement. I want to thank the City, all the employees, Mayor and Council. Everybody's been great. I've enjoyed my time here, and I will send out a formal email stipulating my time, my final date, and my request to stay on the PMPA Board. So, thank y'all.

13. PUBLIC COMMENT

THE FLOOR IS NOW OPEN FOR PUBLIC COMMENTS. CITIZENS OF UNION OR OTHERS WHO HAVE REGISTERED FOR TIME WITH THE CLERK CAN NOW ADDRESS COUNCIL FOR ANY MATTERS ON TONIGHT'S AGENDA OR OTHER MATTERS YOU WISH TO BRING BEFORE THE COUNCIL. SPEAKERS ARE ALLOWED UP TO 3 MINUTES AND POSSIBLY LONGER IF THAT SPEAKER IS RECOGNIZED IN ADVANCE AS REPRESENTING A LARGER GROUP WITH SIMILAR CONCERNS. TO PRESERVE THE DECORUM OF THIS PUBLIC MEETING, AND TO ALLOW ADEQUATE TIME FOR DISCUSSION AMONG THE ELECTED MEMBERSHIP OF CITY COUNCIL, THIS WILL BE THE ONLY TIME WE WILL RECEIVE UNSOLICITED COMMENTS TONIGHT FROM THE PUBLIC.

Elise Ashby- Executive Director of the Robinhood Group- We manage the Farmer's Market, Farmer's Market Fresh Pack. We have community gardens. By the way, the first week of April is National Community Garden Week. I'm sure all of you have received the calendar of events that we will have for that week. So, please, please, please, try to make it out to any of the seven gardens we have across the county. Love to tell you all about them. You got to be there. So. And let's see what else. We have the commercial kitchen coming. It's still slow. Weather is killing us. We've had snow. We've had rain. We've had cold. Still a little bit. But we're going to get it there sooner or later. Let's see. What else do we have? And, well, once we get the kitchen, we will get our wholesale license for fru-ge-ley. And then we will be making fru-ge-ley. The only frozen treat made with fruits and vegetables. And we will be able to sell it in stores. Yay. Now, the reason I'm here, the box at the farmer's market, as Joe mentioned, all of the items in the needs assessment. Number two is the farmer's market. There are a couple others about jobs and about economic development and about beautification. And that box is a health hazard. It is a liability. It is a detriment to the community. As Joe pointed out, last month, we did put a lock on the water spigot because that was one of the things I had asked for last month. So we put a lock on the water spigot because the homeless people had been going by and leaving the water on. That was a couple weeks ago, maybe this week. I drove by and there were people, again, sleeping on the stalls and on the tables and on the benches and on the steps. I guess kind of waiting for people to come and drop food off. The box really does not need to be at the farmer's market. We have enough churches in town. We have enough places that provide food and food pantries for people. The library has a pantry. The church right down the street has a pantry. The church on the other side has a pantry. There just does not need to be a box or food at the farmer's market. We provide enough service, enough food for people at the farmer's market. Without having that box there, I would really, truly, truly appreciate if you all would remove it. And I will come here next month and ask again. Thank you.

David Gioia- 411 Foster St.- I always have a couple of subjects. Let's see. The first one is you watch a lot of YouTube videos, probably if you're into car stuff. You watch the car, classic cars, road tests and all that. You know, a lot of different names out there. Jay Leno's garage, Harry's garage. This one here, I don't know where I got it from. Probably a car, but not necessarily. And anyway, if you have a VPN, sometimes if you turn it on in an Asian country, you'll find some unusual products that you won't find as often advertised if you have it in the United States. So you can do that or just leave it off. If you have a VPN, just leave it off or turn it on. Yeah, just experiment.

PREPARED BY: JOE NICHOLS – CITY ADMINISTRATOR

Now, if you want to change the type of commercials you see, and you can skip them too, of course, most of the time, but if one comes up that you like or if you want to try to change and experiment, just jump around with a VPN if you have one and watch a video. Not all videos are able to be shown in the country you pick. So then the United States, if you see the video at all.

And then sometimes a commercial shows up that's worthwhile to your interest. So this one here, again, graphene is just an amazing product. You make non-flammable batteries, stuff like that.

So more and more research done on graphene. And this surprised me too. Even houses, some structured houses have graphene in them. Peachloft.com. Now, there could be different websites, different businesses that sell this, but it's a graphene type of car polish and coating. And they use some kind of car or fender that looks like it was rubbed with fine sandpaper. It's all dull and scratched up.

And it's graphene coating. They put it right on it, and it made it shine more than any Rolls Royce I've ever seen in my life. You know what I mean? Just one wipe because the particles are 100 times smaller than the average car coating.

So graphene is just an amazing, unusually versatile material. You can use it for batteries. You can use it for polish. You can use it for structures. It's apparently 200 times stronger than steel and 6 times lighter than steel. So it's pretty amazing stuff.

It's a car polish. I think, you know, it really treats a lot of people. And it's pretty popular.

So apparently, it might even be in stores now. I don't think it checks into local stores. But car polish usually gets picked up fast, you know.

But anyway, just look for graphene car polish. And there's another type of polish, too, that has the competition with the graphene. So, but anyway, the graphene is easier to remember.

Thank you.

14. MOTION TO ADJOURN MEETING

Motion by Councilmember Rogers to adjourn meeting.
Second by Councilmember Harris.
Carried Unanimously.

Meeting adjourned at **6:50PM**.

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