



**Work Session Minutes
Landrum City Council
Tuesday, December 13, 2022
5:15 p.m.**

IN ACCORDANCE WITH THE SOUTH CAROLINA CODE OF LAWS, SECTION 30-4-80, THE TIME, DATE AND LOCATION OF THE MEETING WAS POSTED AT CITY HALL, ON THE CITY WEBSITE AND THE CITY FACEBOOK PAGE, THE MEDIA WAS DULY NOTIFIED.

Meeting started at 5:20p.m.

Members present, Mayor Bob Briggs, Council Members, Johnny Carruth, Billy Inman, Daniel Prince, Shannon Dotson, Joyce Whiteside and Tammy Cox.

Members Absent: None

1. New Housing Report 2020-2022

City Administrator Rich Caplan presented the council with a list of building permits for new construction of single-family homes. There were 11 permits in 2020, 20 permits in 2021 and 10 permits issued in 2022.

2. Discussion of Condemnation for home on property located at 211 Camelia Circle

The home located at this address burned 3 years ago. The owners have failed to clean up the property after multiple requests by the City. The City has received multiple complaints from neighbors due to health and safety concerns. The City Ordinance Officer has issued a ticket to the owner. The owner has been given multiple courtesy Landrum Municipal Court extensions. Landrum Municipal Judge John Rollins stated that the Municipal court has done everything that it can do in reference to these ongoing matters and has advised the City to seek counsel to progress any further with the demolition process.

3. Discussion of Proposed Annexation of 20101 Asheville Highway @ Sunset Road (David Swain)

The new owner plans to utilize the building as an office for his construction business. Adjacent properties on Asheville Highway are zoned C-2. The proposed use is consistent with C-2 zoning. It is recommended that the council approve this annexation and zone the parcel C-2 in conformance with both the neighboring parcels and consistent with the owner's intended use.

4. Discussion of Bids for the Landrum Rail & History Museum Platform

The City advertised on the State of South Carolina Business Opportunities web site and noticed 26 contractors to bid on the revised Landrum Railcar Museum Platform. See attached Memo from Rich Caplan for the four lowest qualified bidders. MADCO Contracting was the low bidder. It is recommended that the City Council authorize the City Administrator to execute the contract with MADCO.

The Mayor announced that the City is still looking for a person to fulfill a spot on the Planning Commission Board. Several members of the PC Board have spoken to people that might be interested in serving on a City board. Council Member Shannon Dotson started a discussion on In-Home Daycare centers. A residence of Landrum approached him and stated that they were going through all the legal steps required by the State of South Carolina to obtain licensing for their in-home daycare. The State requires that the owner get a letter from the City of Landrum stating that it is approved for them to operate this facility inside the City. The City of Landrum Zoning Code is not clear on the smaller in-home facilities. The Zoning Code states that Day Care centers have a larger square footage

requirement of property. Since this is a home-based business instead of a free standing/commercial day care center, it was discussed that this type of facility does not have to provide the same property square footage as the commercial centers. The City Administrator Rich Caplan will need the Council's approval to write a letter of approval to authorize the City limit residence in- home daycare within the residential zoned area. The City attorney Larry Flynn was also contacted. The council was in agreement that the in-home childcare should be allowed if the owner complied with all State of South Carolina rules and regulations and DHEC regulations.

City Administrator Rich Caplan discussed with council that the Train depot had been rented 232 times in 2022 and that the rentals have increased. He also discussed the possibility of future event rentals at the Farmers Market Pavilion.

Work Session adjourned 6:07p.m.



Attest: Rita H. Bruce, ABL

City Clerk / Treasurer

Approval Date: January 10, 2023



December 8, 2022

To: Landrum Mayor & City Council

From: Rich Caplan, City Administrator

Re: Rail and History Museum Sidewalk and Platform Improvements Contract (Work Session item 4)

The City duly advertised on the State of South Carolina Business Opportunities web site and otherwise noticed 26 contractors to bid on the revised Landrum Museum Platform. The city received four qualified bids on Tuesday, December 6, 2022, for the proposed exterior improvements to the Landrum Rail & History Museum.

The qualified bidders and the bids were as follows:

- MADCO Contracting, Lexington, SC \$100,743.62
- Hoke Enterprises, Spartanburg \$158,680.00
- Satchel Construction, Greenville \$220,328.00
- Cely Construction, Spartanburg \$230,525.00

MADCO Contracting was the apparent low bidder.

MADCO provided a list of previous clients including 8 municipalities in South Carolina. Architect John Walters and I each made several calls to prior clients of MADCO and received excellent feedback from each of the references especially with reference to the responsiveness and lack of changes.

The City anticipated and budgeted for a price in the vicinity of \$120,000 paid for with a combination of the State of South Carolina grant and city match.

Recommended:

Therefore, **it is recommended that the City Council authorize the City Administrator to execute a contract with MADCO Construction in an amount of \$100,743.62.**