



City of Camden  
South Carolina

CAMDEN CITY COUNCIL

WORK SESSION MINUTES

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Tuesday, April 10, 2012

4:30 P.M.

Council Chambers-City Hall

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**PRESENT**

Mayor Jeffrey R. Graham  
Councilmember Patrick D. Partin  
Councilmember Walter M. Long  
Mayor Pro-Tem Alfred Mae Drakeford  
Councilmember X. Willard Polk

City Manager W. Kevin Bronson  
Assistant City Manager Mel Pearson  
City Clerk Brenda Davis  
City Attorney Charles Cushman (absent)  
Chronicle-Independent Reporter Martin Cahn  
and interested Citizens

**CALL TO ORDER**

Mayor Jeffrey R. Graham called the Camden City Council Work Session to order at 4:30 p.m.

**WELCOME** –City Manager Kevin Bronson welcomed Council and reminded Council of the Community Shred Day on May 8, 2012 from 2 p.m. to 6:00 p.m. in the parking lot to the left of City Hall and also of the 3<sup>rd</sup> Annual City Slickers Car Show to benefit American Cancer Society Relay for Life.

**CITY HALL CONDITIONS ASSESSMENT –Bronson**

City Manager Kevin Bronson presented Council with an update regarding the City Hall Conditions Assessment Report. The FY 2011/2012 budget included funds for the Conditions Assessment to consider the possibility of adding an elevator in City Hall. During the fall of 2011 the Boudreaux Group, an architectural and interior planning firm from Columbia, completed a Conditions Assessment of City Hall to include not only an assessment of the location of an elevator but also a thorough analysis of the existing conditions of all components of the building. The conditions assessment listed the existing state of: Electrical systems, plumbing systems, HVAC systems, Roof, ADA accessibility, Ingress and egress, and Building layout. The report noted deficiencies in all areas of the interior and exterior layout of the building that are a result of the age of the building and the current building code requirements. As a result, City Manager Kevin Bronson presented to Council the City of Camden and the Boudreaux Group proposed phased plan in repairing and/or renovating City Hall as follow:

Phase 1A: Accessibility and Building Egress would include adding handicap access to south side of building, adding the elevator, adding a new exit from the basement level, modifying the north stairway, addressing fire code compliance issues, providing new handicap accessible restrooms, waterproofing foundation walls and replacing and



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upgrading components of the electrical systems. Total project construction and soft cost for Phase 1A - \$590,900.

Phase 1B: Basement Level would address the fire code compliance issues, provide new handicap accessible restrooms and remodel the basement area to allow for more useable and efficient work areas, conference room(s), and storage areas. Plumbing, HVAC and Electrical upgrades included in Phase 1B construction and soft cost total of \$649,490.

Phase 1C: Second Floor would address the replacement of a new HVAC system with installing two new units and ductwork with total construction and soft cost at \$109,160.

Phase 2: First Floor would address issues with the restrooms and space reconfigurations to include completing restrooms renovations, addressing fire code compliance issues, reconfiguring the east half of the building for better customer flow and office space configuration, replacing ceiling's and upgrading office spaces. Total project construction and soft cost to include upgrading plumbing, HVAC and electrical for Phase 2 - \$514,760.

Phase 3: Roof Replacement would focus on replacing a flat rove over the fire departments, replacing the shingle roof over the pitched middle sections of the main building and optimizing location of condensing units. Total project construction and soft cost for Phase 3 roof replacement - \$318,990

City Manager Kevin Bronson briefed Council on the total cost breakdown of the phased approach which is \$2,183, 300. City Manager Kevin Bronson explained that the three phase plan did not include the Camden Fire Department issues or a landscaping plan.

After City Manager Kevin Bronson presentation, Council was asked to reflect and absorb the information provided by the Boudreaux Group and then choose to give direction to staff to do noting or to proceed.

Councilmember Partin questioned if all the work was done what condition would the building be in to house city government for the next fifty years, where would the money come from to pay for renovations and if the Boudreaux Group have an estimate as to what it would cost per square foot to build a new city hall.

City Manager Kevin Bronson responded by stating the renovations could possibly last another 20 years with funding mechanisms coming from general obligation debt or creating an East DeKalb Street tax incremental financing (TIF) district.



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Councilmember Polk offered his thoughts on this matter which were to reconfigure work space, construct a new facility using the current framework or construct a new facility on a different site.

Upon further discussion, Councilmember Partin asked for an estimate (per square foot) of the cost to construct a new facility. Staff along with the Boudreaux Group will provide Council with an estimate at a later date.

Council voiced some other concerns as City Manager Kevin Bronson explained the alternatives if Council chooses to proceed. Please refer to presentation dated April 10, 2012 **RE:** City of Camden City Hall Conditions Assessment for additional information.

**FISCAL YEAR 2012/2013 BUDGET DISCUSSION – Bronson**

City Manager Kevin Bronson gave an overview of the presentation of the FY 2012/2013 balanced budget presented at the March 28, 2012, Budget Work Session.

There was general discussion including comments from City Manager Kevin Bronson and Assistant City Manager Mel Person regarding this matter.

**OTHER BUSINESS**

Councilmember Drakeford reminded the public of the Monroe Boykin dedication - rescheduled for April 17, 2012 at 11:45 a.m.

Mayor Graham updated Council on the National Park Status and noted that he will be meeting with Historic Camden – Battle of Camden Site to work on the National Park project.

**ADJOURNMENT**

There being no further business, Council, on motion by Councilmember Polk, seconded by Councilmember Drakeford, voted unanimously to adjourn the Work Session 6:00 p.m.

Attest:

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Mayor, Jeffrey R. Graham

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Brenda Davis, City Clerk