

**MINUTES
WESTMINSTER CITY COUNCIL
Special Called Meeting
Friday, July 18, 2025**

The City Council of the City of Westminster met in a special called meeting on Friday, July 18, 2025, at 11:00 am at Westminster City Hall with Mayor Brian Ramey presiding. Those in attendance were:

Brian Ramey	Adam Dunn
Jimmy Powell	Dale Glymph

City Administrator, Kevin Bronson
Assistant City Administrator, Reagan Osbon
City Clerk, Kiley Carter
Police Chief, Fred Miller
Utility Director, Scott Parris
Recreation Director, Herb Poole
Members of the public and press

Notice of the meeting and the agenda was posted on a window at Westminster City Hall and at westminstersc.org twenty-four hours prior to the meeting and all persons, organizations and local media requesting notification and the agenda were notified by email.

Call to Order

Mayor Ramey called the meeting to order at 11:00 am.

Certification of Quorum

Kiley Carter certified a quorum.

Invocation and Pledge of Allegiance

Mayor Ramey led the Council in the invocation and the Pledge of Allegiance.

Public Comments

No public comments.

Comments from the Mayor and Council

No comments from mayor and council.

Routine Business

None.

Old Business

None.

New Business

1. Consideration of **Bid Award to AMW Construction of Central, SC in the base bid amount of \$541, 614.00, plus \$3,000 for Alternate 1 to extend the roof overhang from 2 feet to 3 feet, plus \$500 for Alternate 2 to install two sliding windows in lieu of fixed windows for a total contract award of \$545,114.**

Three proposals were provided to the RFP for the Concession stand/bathroom/picnic shelter. Two of the proposals were deemed Nonresponsive because neither included all the information required in the RFP. Harold Knight Builders of Westminster provided a cost proposal of \$584,196.66; however, it did not include the documentation required in the RFP. Bliss Products and Services, Inc. provided a cost proposal of \$592,527.25; however, it did not include the documentation required in the RFP.

Therefore, the only responsive bidder is AMW Construction.

- a. Mr. Bronson explained that Mammoth's bid came in over \$1 million. Through consultation with City Council and the Recreation Committee, it was decided to bid this out locally with the original plans. There are 3 things that were removed from the original solicitation: Installation of water, sewer, and electric. The city will be taking care of these.
- b. Mr. Bronson went over each bid and explained what was or was not included in these from each bidder.
- c. When the current solicitation went out there were 3 alternatives included:
 - a. Alternate #1- Extend the roof overhang from 2 feet to 3 feet,
 - b. Alternate #2- Install sliding windows in lieu of fixed windows on side of the building,
 - c. Alternate #3- Install 8 foot wide roll up door with air curtain.

Staff recommends that you include alternate 1 (+\$3,000) and alternate 2 (+\$500)

- d. Alternate #3 is not recommended due to open air inside the concession stand as outside.

- e. There were 4 value & engineering (VE) options
- a. Bond savings if performance and payout bonds are not required (-\$15,140)
 - b. Vinyl windows in lieu of aluminum-clad (-\$2,110)
 - c. Owner furnishes but contractor installs door hardware (-\$15,225)
 - d. Simplified plumbing fixtures and change of piping to PEX/PVC (-\$30,060)
- f. There was discussion about how many windows would be on the side during multiple games going on. There will be 2 sliding windows under the covered area and if alternate #2 is approved there will be 2 on the side.
- g. There was discussion about the VE options.
- a. Vinyl windows vs. aluminum- Mr. Bronson stated that he does not have a preference due to not having window expertise. It was agreed that vinyl windows would be fine.
 - b. Owner furnishes, but contractor installs hardware- Mr. Dunne explained what this was (door hardware, mirror, hand dryers, partitions). Mr. Bronson stated that he would like to have the contractor install these so that we are not installing anything post construction.
 - c. Simplified plumbing fixtures and change of piping to PEX/PVC- Mr. Dunn stated that this could have something to do with wall mounted toilets and flush valves. The toilets were going in as wall mounted instead of floor mounted. If so, extra support for these wall-mounted toilets would be good. Mr. Parris stated that there is a 2-inch meter on our side going in so there will be plenty of pressure for flush valves. Floor-mounted toilets are recommended by city council rather than wall mounted due to maintenance. Mayor Ramey recommends going with this option. Mr. Bronson would like to look into this for more clarification before making a decision to avoid a change order.

Upon a motion by Mr. Dunn and seconded by Mr. Powell the *motion to approve consideration of bid award to AMC construction in the base amount of \$541,614 plus \$3,000 for alternate #1 plus \$500 for alternate #2 for an amount of \$545,114. Also include a deduction of \$2,110 to change from aluminum to vinyl windows* passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph		Yes
Powell	Second	Yes
Reese		Absent
May		Absent
Dunn	Motion	Yes
Snipes		Absent

2. **Consideration of Law Enforcement Assistance and Support Agreement**

Entities with law enforcement officers within the state of South Carolina may adopt mutual aid agreements to allow for officers from one entity to provide law enforcement assistance to the other entity. The governing body of each entity must approve these agreements.

The Clemson University Police Department has requested an updated agreement due to a change in staff. The language of this agreement is substantially the same as the other mutual aid agreements previously passed by the City Council.

- a. Mr. Bronson explained that this was something that needs updated with each new police chief.

Upon a motion by Mr. Glymph and seconded by Mr. Dunn, the *motion to approve the Consideration of Law Enforcement Assistance and Support Agreement* passed unanimously.

Member	Motion	Vote
Ramey		Yes
Glymph	Motion	Yes
Powell		Yes
Reese		Absent
May		Absent
Dunn	Second	Yes
Snipes		Absent


Executive Session

None.

Adjourn

Upon a motion by Mr. Glymph and seconded by Mr. Dunn, the *motion to adjourn the meeting at 11:18 pm* passed unanimously.

(Minutes submitted by Kiley Carter)

 8-12-25

Mayor Brian Ramey

Date