

City of Anderson
Regular Meeting
February 22, 2016

The regular meeting of City Council was held this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Roberts, Mayor Pro Tem Chapman, Council Members Kirven, Thompson, Laughridge, Stewart, Harbin and John Roberts. Councilman Buck Roberts was not in attendance. Also in attendance were City Manager, Linda McConnell; Assistant City Manager, David McCuen; Finance Director, Peggy Maxwell; City Attorney, Frankie McClain; and Fire Chief, Dale Horne. The invocation was given by Council Member Thompson with respects to the flag by Councilman Laughridge.

SWEARING-IN CEREMONY
Firefighter Casey Robinson

Fire Chief, Dale Horne said Firefighter Casey Robinson is a 2010 graduate of Hart County High School in Hartwell, Georgia. He is a volunteer firefighter with the Hart County Fire Department and has received his Fire Fighter I and II certifications. He has also received certifications in numerous other fire, rescue and medical courses. He has successfully completed his probationary period and is qualified to be sworn in as Anderson City Firefighters.

Chief Horne swore-in Firefighter Casey Robinson and he was pinned by Assistant Fire Chief, Randy Bratcher.

APPROVAL OF MINUTES

A motion by Councilman Laughridge seconded by Councilman John Roberts carried unanimously (8-0) to approve the minutes of the February 8, 2016 meeting as presented.

REQUEST SECOND AND THIRD READING OF ORDINANCE 16-04 AMENDING CHAPTER 58,
SECTION 58-2 OF THE ANDERSON CITY CODE PROVIDING FOR THE QUALIFICATIONS OF
MUNICIPAL JUDGE

City Manager, Linda McConnell said Section 58-2-8 of the City Code was previously amended to allow council to suspend the requirement that the judge be an attorney in order to provide temporary additional judicial support. Council has appointed two judges that are non-lawyers and it appears that the Court will benefit by making permanent the provision allowing for the appointment of non-attorneys. In addition to conducting bond hearings and issuing warrants, the non-lawyer judges are also able to handle bench warrants. This prevents persons from being unnecessarily incarcerated. City Council approved this ordinance on the first reading at their February 8, 2016.

Allowing the appointment of non-lawyers as judges gives the Council greater flexibility in providing the citizens with an efficiently operated Municipal Court.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (8-0) to approve Ordinance 16-04 amending Chapter 58, Section 58-2 of the Anderson City Code providing for the qualifications of Municipal Judge on Second Reading.

A motion by Councilman Stewart seconded by Councilman Laughridge carried unanimously (8-0) to approve Ordinance 16-04 on Third Reading as stated above.

REQUEST CONSIDERATION OF APPOINTMENT TO THE BOARD OF COMMISSIONERS OF THE
ANDERSON HOUSING AUTHORITY

City Manager, Linda McConnell said in December 2015, the term of Chase Christopher expired. Mr. Christopher has expressed interest in continuing to serve on this board. The five year term for this position will expire December 31, 2020.

The other four board members and terms are:

Charlie Ervin – December, 2016

Emily Owen – December, 2017

Jason Craddock – December, 2018

Lorin Larason Smith – December, 2019

A motion by Mayor Pro Tem Chapman seconded by Council Member Thompson carried unanimously (8-0) to reappoint Chase Christopher to the Board of Commissioners of the Anderson Housing Authority with a five year term that expires December 31, 2020.

REQUEST CONSIDERATION OF CONTRACT FOR HOUSING DEMOLITION

City Manager, Linda McConnell said the Neighborhoods and Housing Committee met on December 17th to discuss substandard houses and funding opportunities to demolish these dwellings. A list of 30 houses in need of demolition was shared with the committee. In addition to the deteriorating conditions of each house, selection criteria for the list of 30 included the number of citations issued by the City, neighborhood impact, potential to obtain permission from the property owners to demolish the houses, and opportunities for future reinvestment. It was recommended by the committee to allocate \$100,000 from the General Fund fund balance to demolish as many of the 30 houses as possible.

The staff recently solicited bids for the demolition and removal of the 30 structures. The request required bidders to itemize costs for each property in order to help the City select as many houses as possible to make a greater impact. The bid request was advertised in the newspaper and local demolition contractors were personally contacted. One bid was submitted:

-Miller's Construction Co., LLC - \$132,780 (business located in Anderson County)

The bid package required that the contractor deliver cleared lots that can be easily maintained. The bidder's information includes demolition, debris removal and landfill tipping fees. Asbestos studies and abatement (if needed) are not included in the total.

This housing demolition will remove blighted structures negatively impacting City neighborhoods.

The budget was amended on February 8, 2016 to allocate \$100,000 from fund balance for housing demolition.

Staff recommends the approval of a contract with Miller's Construction not to exceed \$100,000, to demolish as many structures on the list as possible. Upon approval, staff will identify as many houses that can be demolished with the \$100,000 and begin working to obtain consent forms for those properties.

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (8-0) to approve a contract with Miller's Construction for housing demolition not to exceed \$100,000. Staff will continue to work on the list of houses for demolition.

REQUEST CONSIDERATION OF CONTRACT FOR CHURCH STREET HERITAGE PROJECT

City Manager, Linda McConnell said the Church Street Heritage Project consists of the redevelopment of the existing parking lot located on East Church Street between the back of

the Mellow Mushroom and The Bleckley Inn. The existing parking lot was installed in 1982. Since that time, the condition of the asphalt and curb & gutter has deteriorated due to general wear and overgrowth of the existing oak tree root systems which has buckled and broken many areas of the curb & gutter and asphalt causing water ponding areas, etc. With the success and growth of the yearly fall Fresh Taste event, it has become more important to have an upgraded electrical system and more lighting.

The project concept is to reconfigure the parking lot into a "Pocket Park" which provides a place to commemorate the local black pioneers, business owners and community leaders as well as provides parking. With the addition of various amenities included in the project such as decorative ADA compliant sidewalks, decorative sitting areas, landscaping, an event staging area, cobblestone paver lined drive, cobblestone walking paths, decorative light poles, lighted bollards, accent up-lighting, we believe this project, like the recently completed Carolina Wren Park, will increase the patronage to our local businesses while providing an environment for outdoor events.

Bids were received for this project on December 15, 2015. Three bids were received which are listed in Table #1 below. This bid included the repaving of the existing perimeter parking spaces, milling and repaving of the perimeter drive around the central park area and demolition and reconstruction of existing sidewalks at various locations.

Table #1		
(Bid Date: December 15, 2015)		
Moats Construction	Thrift Brothers Construction	Belk Construction
\$738,217.00	\$788,321.76	\$859,798

After the initial bidding, staff re-evaluated the project and concluded that the project should be divided into two phases. The staff requested that the contractors resubmit revised bids. Two revised bids were received on January 28, 2016. Each bidding contractor submitted separate bids for phase 1 and phase 2 as shown in Table #2.

Table #2			
(Re-Bid Date: January 28, 2016)			
	Moats Construction	Thrift Brothers Construction	Belk Construction
PHASE 1	\$495,639.61	\$514,174.59	No re-submittal
PHASE 2	\$182,311.56	\$243,042.24	

A value engineering analysis of the plans revealed some savings to be achieved by making some minor primarily aesthetic revisions to the plans. These revisions include reducing the number of pole lights, lighted bollards, etc. Staff feels these revisions will have minimal impact on the overall quality of the project; yet these small revisions could save us approximately \$35,336.

The project is scheduled to be completed in 120 days.

The completion of this project will provide a greenspace in our downtown district which commemorates the black pioneers of our community while simultaneously providing an attractive "Pocket Park" that we believe will increase the patronage to our downtown businesses.

This project will be funded by monies obtained from Hospitality and TIF funds.

The City Engineer along with Administration reviewed the bids for compliance with bid requirements. The Staff recommends awarding Phase 1 of the Church Street Heritage Project to Moats Construction, Inc. in the amount of \$495,639.61 while concurrently pursuing a change order for approximately \$35,336 reduction in price identified in the value engineering analysis as mentioned above.

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (8-0) to approve a contract with Moats Construction for Phase 1 of the Church Street Heritage Project in the amount of \$495,639.61, also to pursue a change order for approximately \$35,336 reduction in price identified in the value engineering analysis.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

City Manager, Linda McConnell reminded Council of the following upcoming events and all meetings in February & March 2016.

February 25th – Public Works/Utilities Committee Meeting

February 25th – Concerned Citizens of Eastside

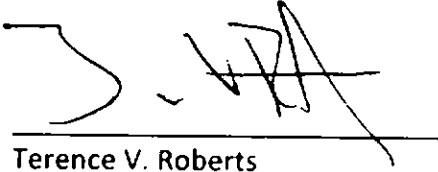
March 10th – Anderson County Municipal Association Meeting

March 12th – Race the Rainbow Fun Run and St. Patrick's Day Parade

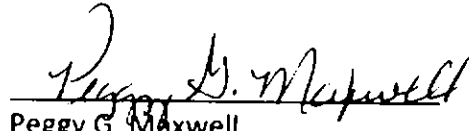
ADJOURNMENT

A motion by Councilman Stewart seconded by Council Member Thompson carried unanimously (8-0) to adjourn.

ATTEST:

A handwritten signature in black ink, appearing to be 'T. Roberts', written over a horizontal line.

Terence V. Roberts
Mayor

A handwritten signature in black ink, appearing to be 'Peggy G. Maxwell', written over a horizontal line.

Peggy G. Maxwell
City Clerk Treasurer