

Regular Meeting  
March 27, 2017

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 Harbin, Council Members Thompson, Chapman, Buck Roberts, Laughridge, Stewart, John Roberts and Newton. Also in attendance were City Manager, Linda McConnell; Assistant City Manager, David McCuen; Assistant Finance Director, Margot Martin; City Attorney, Frankie McClain; Police Chief, Jim Stewart and Economic Development Director, Stephen Taylor. The invocation was given by Councilman Stewart with respects to the flag by Council Member Thompson.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman Laughridge carried unanimously (9-0) to approve the minutes of the March 13, 2017 meeting as presented.

REQUEST SECOND AND THIRD READING OF ORDINANCE 17-01 TO APPROVE THE SOUTH CAROLINA CLEAN WATER REVOLVING FUND LOAN NOT EXCEEDING \$6,300,000 FOR CONSTRUCTION OF THE TWO PUMP STATIONS

City Manager, Linda McConnell said the Utilities Division request second and third reading of Ordinance 17-01 approving the financing for replacement of the Northwest Pump Station (formerly known as Mall Rd) and the Northeast Pump Station (formerly known as Wedgewood).

At the April 11, 2016 City Council meeting, the City Council gave approval to the application for the State Revolving Loan fund (SRF), for potential low interest funding for two sewer pump replacements. City Council approved first reading of this ordinance on March 13, 2017.

The South Carolina Water Quality Revolving Fund Authority provides low interest loan financing for the construction of municipal wastewater facilities from the Clean Water Revolving Loan Fund pursuant to the Federal Safe Drinking Water Act. The current interest rate is 1.8%.

Annual debt service payments are repaid based on the useful life of the asset and can be for twenty years or thirty years. Annual debt service payments will be \$286,008.96 for twenty years and \$183,775.76 for remaining ten years. Debt Service payments include both the principal and interest payments and are expected to begin August 2018. Monies for debt service will be paid with Environmental Protection Act monies.

A motion by Councilman Laughridge seconded by Councilman John Roberts carried unanimously (9-0) to approve Ordinance 17-01 to finance the replacement of two sewer pump stations by borrowing funds from the State Revolving Loan Fund not to exceed \$6,300,000 on Second Reading.

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (9-0) to approve Ordinance 17-01 on Third Reading as stated above.

#### REQUEST SECOND AND THIRD READING OF ORDINANCE 17-02 TO AMEND STATE REVOLVING LOAN FUND AUTHORITY DEBT SERVICE RESERVE FUND REQUIREMENT

City Manager, Linda McConnell said in 2014, the State Authority adopted an amendment that reduced the Debt Service Reserve Fund Requirement necessary to be held under certain circumstances. The proposed ordinance authorizes the City's 2006 and 2006B SRF Loan agreements to be amended so that the required debt service reserve requirement is reduced to \$0 for as long as the City maintains at least "A" ratings from Moody's and Standard and Poor's' for its Water and Sewer System.

Based on the City's current credit ratings of Aa3 (Moody's) and A+ (Standard and Poor's), the City qualifies for this reduction in the Debt Service Reserve fund.

Following the approval of this ordinance and execution of the documents among the City, SRF, and Bank of New York (Trustee), the City will be refunded all of its Debt Service Reserve funds of approximately \$299,098.

A motion by Council Member Thompson seconded by Councilman Newman carried unanimously (9-0) to approve Ordinance 17-02 to amend a loan agreement between the SC Water Quality Revolving Loan Fund Authority and the City of Anderson on Second Reading.

A motion by Councilman Laughridge seconded by Councilman John Roberts carried unanimously (9-0) to approve Ordinance 17-02 on Third Reading as stated above.

#### REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE 312 SAYRE STREET FROM LI, LIGHT INDUSTRIAL TO HI, HEAVY INDUSTRIAL

City Manager, Linda McConnell said the applicant is making several improvements to the former McLees Garage building in order to operate an auto repair/vehicle customizing business. In the future, they plan to incorporate a towing business to the overall operation. In order to operate

a towing business, which involves auto salvage and storing vehicles, a HI, Heavy Industrial zoning classification is required.

The Planning Commission is scheduled to meet on April 4<sup>th</sup>.

A motion by Council Member Thompson seconded by Mayor Pro Tem Harbin carried unanimously (9-0) to refer to the Planning Commission a petition to rezone 312 Sayre Street from LI, Light Industrial to HI, Heavy Industrial.

#### REQUEST CONSIDERATION OF AN ASBESTOS ABATEMENT CONTRACT FOR THE JIM RICE CENTER

City Manager, Linda McConnell said the unoccupied Jim Rice Center building has been assessed for asbestos abatement. A required asbestos study, which provides the criteria for the abatement process, was completed in accordance with DHEC regulations. This study was a part of the bid package used to obtain quotes from qualified asbestos abatement contractors. The scope of services for this project includes project design, abatement, air monitoring and disposal of the asbestos. After following the City's Procurement Code, the following bids were received:

Eastern Environmental, Inc. (Hampstead, NC) - \$27,699

Phillips Recoveries, Inc. (Pelzer, SC) - \$42,064

Asbestos and Demolition, Inc. (Lugoff, SC) - \$68,825

This contract will abate the existing asbestos in order to provide for future site improvements.

The Hospitality Fund will fund the asbestos abatement contract.

The staff recommends to award the asbestos abatement contract to Eastern Environmental, Inc. in the amount of \$27,699. Although they are located in North Carolina, the contractor holds a valid South Carolina DHEC asbestos abatement license. Upon approval, staff will work with the contractor on the next steps, which includes obtaining a City business license.

Council asked Ted Murrell from Business Maintenance about the difference in the bid prices. Mr. Murrell stated that after speaking with Eastern Environmental, he felt they would provide the services requested efficiently. Council recommended that references given by Eastern Environmental be checked thoroughly.

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (9-0) to approve a contract with Eastern Environmental, Inc. in the amount of \$27,699 for asbestos abatement for the Jim Rice Center.

## REQUEST CONSIDERATION OF MEDICAL CONTRACT RENEWAL FOR THE DETENTION CENTER

City Manager, Linda McConnell said the City of Anderson Detention Center houses both male and female detainees for the City of Anderson, the United States Marshall Service, Bureau of Prisons and some sentenced inmates, generally having sentences of less than 3 months. The average daily population of the jail over the past 12 months has been at or around 99.34, and the average length of stay for city inmates is less than 30 days while a federal prisoner may be longer. The Detention Center must provide health care for detainees including initial screening, dispensing medications, acute care, etc. with a physician available 24/7.

Southern Health Partners is responsible for all medical care for all inmates at the Detention Center, including the purchase of medicines. This responsibility of provider for the medical care of an inmate commences with the commitment of the inmate to the custody of the administration of the Detention Center and ends with the discharge (or temporary release) of the inmate from the custody of the City at the Detention Center.

Inmates held in the Detention Center for other jurisdictions such as other counties or the US Justice Department are included in the count, and the on-site care for these inmates is the responsibility of the Provider for nursing and physician care, any supplies used, and for over-the-counter medications. Other medical costs which can be identified for specific inmates such as prescriptions, x-rays, dental procedures, and all off-site medically related consultations and procedures will be billed back to the originating agency, either by the City, the actual community agency providing the care, or by the Provider.

The contract amount is \$140,739.60 for the second-year period with the ability to extend for a 3<sup>rd</sup> year. The second-year increase is \$2,759.64.

Police Chief, Jim Stewart explained the increase of \$2,759.64 in the second year. Southern Health Partners took into account the increase of cost over the next year in prescriptions and X-rays for example.

The benefit of this contract rests in the total turnkey health care delivery being provided by Southern Health Partners.

Funding for the contract will be from the Detention budget in the General Fund.

A motion by Mayor Pro Tem Harbin seconded by Councilman Buck Roberts carried unanimously (9-0) to approve a medical contract with Southern Health Partners for a second year in the amount of \$140,739.60 for the Detention Center.

## EXECUTIVE SESSION

A motion by Councilman John Roberts seconded by Councilman Buck Roberts carried unanimously (9-0) to move into Executive Session to discuss Economic Development Incentive Agreement regarding Project Federal relating to the proposed location, expansion, or the provision of services encouraging location or expansion of businesses.

A motion by Councilman Laughridge seconded by Councilman Buck Roberts carried unanimously (9-0) to move out of Executive Session.

Economic Development Director, Stephen Taylor said a developer has proposed to redevelop a building at 101 Federal Street for the purposes of a restaurant. One of the primary missions of the City of Anderson is to encourage development and improve the tax base and enhance the livability of the Anderson Area. In particular, this development would occur in Downtown, an area of Council Priority. The development will satisfy a niche market opportunity of specialty food as identified in the retail recommendations by Greenberg Development Services. The retail gap analysis generated in March of 2016 reports a demand for such establishments as residents are spending more for such products than our current local businesses can capture. The development also aligns with economic growth as identified in the City's Redevelopment Plan.

This proposed Economic Development Agreement is based on the capital investment and new revenue generated by this project.

Revenues resulting from the proposed development are estimated to exceed \$70,000.00 in a five-year period.

In return for the proposed development by the developer, the City will pay a grant in the total amount of \$68,500 in five payments over six years.

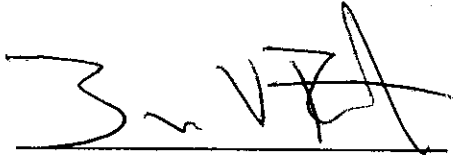
Anticipated revenues indicate that the grant will be a budgeted general fund item.

A motion by Mayor Pro Tem Harbin seconded by Councilman John Roberts carried unanimously (9-0) to approve an Economic Development Incentive Agreement regarding Project Federal in a grant in the amount of \$68,500 in five payments over six years.

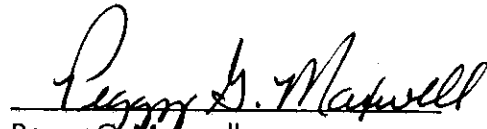
## ADJOURNMENT

A motion by Councilman Stewart seconded by Councilman Buck Roberts carried unanimously (9-0) to adjourn.

ATTEST:

A handwritten signature in black ink, appearing to be 'Terence V. 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