

Regular Meeting  
August 28, 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 Roberts, Council Members Chapman, Thompson, Buck Roberts, Stewart, Laughridge, Harbin and Newton. Also in attendance were City Manager, Linda McConnell; Assistant City Manager, David McCuen; Finance Director, Peggy Maxwell; City Attorney, Frankie McClain; Police Chief, Jim Stewart; Utilities Director, Jeff Caldwell and Fire Chief, Randy Bratcher. The invocation was given by Mayor Roberts with respects to the flag by Councilman Buck Roberts.

APPROVAL OF MINUTES

A motion by Councilman Stewart seconded by Councilman Laughridge carried unanimously (9-0) to approve the minutes of the August 14, 2017 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 17-08 AMENDING THE 2016-2017 BUDGET

City Manager, Linda McConnell said the Finance Department is requesting consideration of an ordinance amending the 2016-2017 Annual Budget by increasing the General Fund budget \$1,908,341.

The City Council adopted the 2016-2017 Annual Budget by Ordinance 16-10 on June 27, 2016. During the year, the general fund received unbudgeted revenue for the police (e-share) and council approved financing for fire equipment and council chamber audio/visual equipment. Council also approved budgeted contingency funds for the 2016 Compensation Plan.

The amendments allow the budget and audit to more accurately reflect revenue received and expenditures made that were unknown when the budget was originally adopted. Therefore, comparisons between budget and actual are more meaningful.

City Council approved this ordinance on first reading at their August 14, 2017 meeting.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (9-0) to approve Ordinance 17-08 amending the 2016-2017 Annual Budget by increasing the General Fund budget \$1,908,341 on Second Reading.

REQUEST CONSIDERATION OF APPOINTMENT TO THE ACCOMMODATIONS TAX (ATAX)  
ADVISORY COMMITTEE

City Manager, Linda McConnell said the ATAX Advisory Committee is composed of 7 members who represent various industry sectors. Three of the 7 members have terms that have expired.

Larry Linnette has served as a hospitality/restaurant representative. His term has expired. The City is grateful to him for his service. He is not seeking re-appointment. Shelton Pace is the owner and manager of Firehouse Subs of Anderson and has expressed interest and willingness to serve.

John Doolittle's term has expired, and he, too, serves as a hospitality/restaurant representative. He is willing to continue to serve another term.

Vickie Culler's term has expired. She serves as a representative from the cultural sector and is willing to continue to serve another term.

The other four members that serve on this Committee are Rebekah Peurifoy (hospitality/hotel), Cindy Suttles (hospitality/hotel), and Summer Fredette (at-large/restaurant), and Chris Glenn (at-large/restaurant).

The staff recommends appointments/reappointments as indicated above with terms through December 31, 2020.

A motion by Councilman Harbin seconded by Mayor Pro-Tem Roberts carried unanimously (9-0) to approve appointment of Shelton Pace and reappointment of John Doolittle and Vickie Culler to the Accommodations Tax Advisory Committee with terms expiring December 31, 2020.

REQUEST CONSIDERATION OF POLICE DEPARTMENT APPLICATION FOR JUSTICE ASSISTANCE  
GRANT (JAG) PROGRAM REGARDING STREET LEVEL CRIMINAL APPREHENSION PROGRAM

Police Chief, Jim Stewart said the City of Anderson Police Department is applying for \$20,763 in direct funding from the Justice Assistance Grant (JAG) Program for the purpose of hiring sworn officers to work overtime to practice pro-active law enforcement activities in Anderson, South Carolina. The name of the program is the Street Level Criminal Apprehension Program. This is the same program we have been funding with grant money since 1997. One of the grant requirements is obtaining authority from Council to submit an application.

The primary goal of the Street Level Criminal Apprehension Program is to reduce the violent crime rate in the City of Anderson through saturated patrols of high crime areas. The program allows the department to take a proactive stance toward violent crime control by concentrating

resources in areas that the crime rate and crime trends indicate that law enforcement is most needed.

This grant program does not require a match. The \$20,763 will be applied toward the cost of overtime for sworn officers and non-sworn support personnel. The overtime to be funded by this program will be solely for street level criminal apprehension operations

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried unanimously (9-0) to approve an application for the Justice Assistance Grant (JAG) Program regarding Street Level Criminal Apprehension Program. The grant is \$20,763, with no required match for the City.

#### REQUEST CONSIDERATION FOR REBUILD OF ROCKY RIVER WASTEWATER TREATMENT PLANT CLEARWELL PUMP

Utilities Director, Jeff Caldwell said the Wastewater Department is planning the repair or replacement of several items related to the operation of the WWTP's for the current fiscal year. At this time, a clearwell pump is the only item that has a formal quote ready for consideration.

#### Rocky River WWTP

Clearwell Pump           \$13,980.98

- This rebuild includes new bearings, seals, shaft, and impeller ring as well as the removal and reinstallation on site.

#### Bids Received

1. IMS	\$13,980.98 (Anderson, SC)
2. EMD	\$21,514.81 (Anderson, SC)
3. United Service	\$22,974.22 (Anderson, SC)

Other planned items for Rocky River include:

- Repair Rotating Biological Contactors
- Replace Influent Pump #1
- Screw Conveyor at Bar Screens
- Belt Conveyor at Belt Press Facility

Planned items for Generostee Creek include:

- Repair Influent Screens

The completion of these items will maintain full treatment capacity, allow efficient operation of all treatment components and allow the plant operators to meet discharge limits.

These purchases will be funded by the wastewater budget.

Staff recommends approval to rebuild the existing Clearwell Pump in the amount of \$13,980.98 by IMS.

A motion by Councilman Chapman seconded by Councilman Laughridge carried unanimously (9-0) to approve the rebuild of the existing Clearwell Pump in the amount of \$13,980.98 by IMS.

#### REQUEST CONSIDERATION TO PURCHASE FIRE DEPARTMENT EQUIPMENT INCLUDING TURNOUT GEAR AND A VEHICLE

Fire Chief, Randy Bratcher said in 2016, the City issued a lease-purchase agreement in the amount of \$1.7 million to procure Fire Department equipment including the replacement of two fire apparatus. To date, a balance of \$80,000 remains that may be used to purchase additional fire department equipment.

##### Fire Turnout Gear

Fire turnout gear is the personal protective equipment (PPE) issued to each firefighter and is worn during structural firefighting, grass fires, vehicle fires, and in rescue operations. According to OSHA and NFPA standards, structural firefighting gear has a maximum ten (10) year life expectancy.

The Fire Department has 62 sets of turnout gear in service, with 23 sets nearing the end of their life expectancy. Thereby, the fire department request the purchase of 25 sets of turnout gear from Anderson Fire and Safety for a cost of \$45,475. Anderson Fire and Safety was the vendor approved in the most recent acquisition of fire equipment.

##### Vehicle Purchase

The Fire Department fleet has a 1999 Dodge Ram ¾ Ton 4x4 pickup with 133,863 miles that is used for towing the fire safety house to schools, churches, and other events in the city for fire education. This truck is also used to deploy additional equipment and personnel to a fire scene and used by the Rescue Team. The vehicle is in need of replacement.

The Fire Department request your approval to purchase a Dodge Ram 2500 (¾ Ton) Crew Cab 4x4 pickup truck for \$27,385 (State Contract) and emergency vehicle equipment package to include lights, sirens, and radios for \$7,140.

This purchase will improve firefighter personal protective equipment (PPE) used daily in firefighter duties and replace and enhance the Fire Department's vehicle fleet.

Utilization of dollars from the remaining 2016 equipment lease-purchase balance.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (9-0) to approve the purchase of Fire Turnout Gear from Anderson Fire and Safety in the amount of \$45,475, a Dodge Ram 2500 ¾ ton Crew Cab 4X4 in the amount of \$27,385 and emergency vehicle equipment package to include lights, sirens, and radios in the amount of \$7,140.

#### REQUEST CONSIDERATION OF PROPOSALS FOR PROPOSED SALE OF 129 EAST WHITNER STREET

City Manager, Linda McConnell said the City of Anderson issued an RFP (Request for Proposals) for the purchase and development of the city-owned property at 129 E. Whitner Street. This property is located adjacent to Carolina Wren Park and located within the City of Anderson's Tax Increment Financing District. The property is a two-story building with a parcel size of 0.07 acres and a building that totals 5,800 sq. ft. The building was renovated in 2013 to include roof repair/replacement, front entry upgrades and interior shell up fit (rough-in plumbing and electrical). The property is located in the Central Business District and subject to review by the Board of Architectural Review for an exterior alteration or new construction.

The City issued the RFP in order to enhance the downtown economy and meet the targeted economic market generators:

- Retail uses identified as complimentary to existing business and a good fit for our downtown.
- Tourism-related business or activity
- Cultural arts activities and associated businesses
- Corporate headquarters
- Research and development
- High technology growth business
- Other uses as may be determined by the City of Anderson which meet certain criteria and are identified more specifically according to the adopted master plans and/or redevelopment plans.

Two proposals were submitted. Both proposals are being reviewed by staff and City Council to assess the economic benefits and costs of each development project, and to determine if the proposals meet the specified economic market generators and the intended goals such as creation of street level activity, compatibility of design, and enhancement of the tax base.

Mayor Roberts asked the audience if anyone would like to speak on behalf of the proposals.

Grace Church members, Cynthia Peterson, James Farmer, Tracey Mock, Casey Morgan and Chris Rivers, spoke and asked City Council to approve the Grace Church proposal. They believe Grace Church would be a great addition to the downtown area and the location would allow the members of the church to dine at the downtown restaurants on Sunday mornings. Grace Church would also be a positive impact on the Anderson community and offer an opportunity to minister into the downtown, and provide a permanent location for the church.

## ADMINISTRATIVE BRIEFING

### EXECUTIVE SESSION

A motion by Councilman Laughridge seconded by Mayor Pro-Tem John Roberts carried unanimously (9-0) to move into Executive Session to discuss Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements and proposed sale of property owned by the City of Anderson located at 129 East Whitner Street.

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

City Manager, Linda McConnell said the recommendation of the staff is to pursue a contract with Peach Properties for the sale of 129 East Whitner Street. The Peach Properties proposal meets the following identified economic development measures:

- Responsive to the criteria in the RFP
- Strengthens, enhances, and expands the tax base
- Provides ongoing revenue from multiple sources
- Provides a destination restaurant as a known franchise, meeting a desired niche in the downtown
- Introduces an outside developer to our market (someone already looking at other properties in the City) for more new development opportunities
- Creates new jobs and street level activity
- Compliments the anticipated vision for the County Square Development site (Bailes site)
- Compatible with Carolina Wren Park and utilizes the property as envisioned
- Meets our sales price without any conditions or special challenges
- Fulfills our financial obligation to our citizens without conditions
- Builds upon what's special and unique about Downtown

Councilman Chapman made a motion to proceed with the Grace Church proposal and that the City Attorney proceed with negotiations that would benefit the City of Anderson and Grace Church. He also stated that other properties are available that could be used by Peach Properties and Groucho's.

Councilman Chapman made the following comments:

City Council considers the following when reviewing a proposal for a downtown business:

How will it impact the tax base and generate fees?

How will it impact current businesses?

How will it impact our citizens?

How much will it cost the City?  
Will it enhance our downtown proper?  
Will it fill a niche?

Positives for Grace Church:

Church has agreed to every City request.  
Church goers will increase revenue by shopping and eating.  
City will receive permit revenue from building renovations  
Church agreed to city asking price for property.  
Church will allow public use of theatre.  
Property is adjacent to large parking lot.  
Church agrees to sign exclusionary agreement relating to alcohol usage.  
Church has agreed to sign first right of refusal.  
Church would bring 600-800 people downtown.  
Church would pass seat charge revenue to City.  
Church agreed to buy theatre from City.

Negatives for Grace Church:

City zoning change to allow church  
Method to collect fee in lieu of tax.

As previously stated, Councilman Chapman made a motion to proceed with the Grace Church proposal to purchase 129 East Whitner Street and that the City Attorney proceed with negotiations that would benefit the City of Anderson and Grace Church. This motion was seconded by Councilman Stewart and failed (4-5) with Councilmembers Chapman, Stewart, Buck Roberts and Mayor Pro Tem John Roberts in favor and Mayor Roberts, Councilmembers Harbin, Thompson, Laughridge and Newton opposed.

A motion by Councilman Laughridge, to proceed with the Peach Properties proposal to buy 129 East Whitner Street, seconded by Councilman Newton carried (6-2) with Mayor Roberts, Mayor Pro-Tem Roberts, Councilmembers Thompson, Laughridge, Harbin and Newton in favor and Councilmembers Chapman and Stewart opposed and Councilman Buck Roberts abstaining.

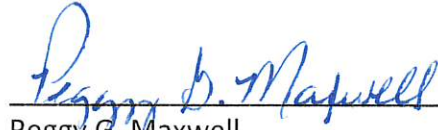
ADJOURNMENT

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (9-0) to adjourn.

ATTEST:



Terence V. Roberts  
Mayor



Peggy G. Maxwell  
City Clerk Treasurer