

Regular Meeting
October 9, 2017

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

APPROVAL OF MINUTES

A motion by Councilman Chapman seconded by Councilman Newton carried unanimously (8-0) to approve the minutes of the September 25, 2017 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 17-09 REGARDING THE SALE OF CITY OWNED
PROPERTY LOCATED AT 129 EAST WHITNER STREET

City Manager, Linda McConnell said the City of Anderson agreed to enter into a contract to sell 129 East Whitner Street to Peach Properties, Inc. for the sum of \$260,000.

Pursuant to the Procurement Code for the City of Anderson, the City of Anderson publicly advertised for requests for proposals to purchase the lot and building at 129 East Whitner Street. Based upon the proposals received the City Council has agreed to sell the property to Peach Properties, Inc. for the sum of \$260,000. The contract provides that the City of Anderson will retain a first right of refusal for a period of 20 years.

The sale of the property will benefit the City of Anderson because the intended use as a Groucho's restaurant will enhance the activity base of the Central Business District in a way that meets a desired niche for downtown. In addition, the property will be returned to the tax books.

Councilman Chapman questioned why the sale agreement did not include a requirement that the site be a restaurant and why Peach Properties had up to two years to complete the project.

A motion by Council Member Thompson seconded by Councilman Newton carried (7-1) with Councilman Chapman opposed to approve Ordinance 17-09 regarding the sale of City owned property located at 129 East Whitner Street in the amount of \$260,000 to Peach Properties, Inc. on Second Reading.

REQUEST CONSIDERATION OF A RESOLUTION AUTHORIZING AN INFRASTRUCTURE
REIMBURSEMENT AGREEMENT WITH TETRA INVESTMENT, LLC AT STONEBRIDGE AT RANKINS
LAKE SUBDIVISION

Councilman Chapman recused himself from voting based upon his connection to the project and left the room before the item was presented.

City Manager, Linda McConnell said in 2004, approximately 44 acres of land located off East Calhoun Street was annexed into the City for the development of a single-family residential subdivision. Stonebridge at Rankins Lake consists of approximately 125 lots and is being developed in two phases and Phase I is under construction. Phase I consists of 62 lots--37 houses are complete and 6 are currently under construction.

A factor in the developer's interest in annexing into the City was because of the Infrastructure Reimbursement program that was created in 1996. At the time of annexation, authorization to participate in this program was granted by the City Council. This program, which is now suspended, was created as an annexation incentive allowing a developer to recoup up to 100% of the public infrastructure costs over a 10-year period. Public infrastructure typically includes streets, storm sewers, and water and sewer lines that are accepted by the City as public improvements, and these costs are reviewed by the City Engineer for accuracy.

The developer's participation in this program is based upon receiving reimbursements by utilizing a maximum of 45% of the amount of the real property tax revenues collected on the property annually. Since the reimbursement is based upon the amount of taxes generated from the property, participants typically wait until a significant portion of the property is developed before receiving the first payment. The representative of this development wishes to begin receiving the first of his annual reimbursement payments in 2018. In order to finalize this process, City Council must approve by Resolution the specifics of the Infrastructure Reimbursement Agreement, which includes the maximum amount to be reimbursed, timeframe of the agreement and rate of reimbursement.

The details of this will be addressed during Executive Session.

ADMINISTRATIVE BRIEFING

QUARTERLY REPORTS

City Manager, Linda McConnell asked Council to review the Quarterly Progress Report included in the Council Packet.

UPCOMING EVENTS

City Manager, Linda McConnell, reminded Council of the following upcoming events and all meetings in October 2017.

October 12TH – Anderson County Municipal Association Meeting

October 17th – Westside Community Coalition

EXECUTIVE SESSION

A motion by Councilman Buck Roberts seconded by Councilman Laughridge carried (7-0) to move into Executive Session to discuss Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements regarding infrastructure reimbursement agreement with Tetra Investments, LLC for Stonebridge at Rankins Lake Subdivision.

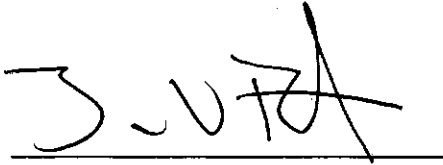
A motion by Councilman Buck Roberts seconded by Council Member Thompson carried unanimously (7-0) to move out of Executive Session.

Mayor Terence Roberts said Council discussed the proposed agreement and asked the City Attorney, Frankie McClain and staff to follow up with additional information at an upcoming meeting.

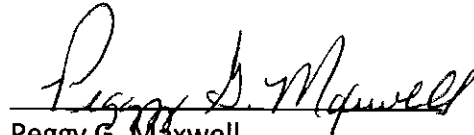
ADJOURNMENT

A motion by Councilman Harbin seconded by Councilman Buck Roberts carried unanimously (7-0) to adjourn.

ATTEST:

Handwritten signature of Terence V. Roberts in black ink, consisting of stylized initials and a surname, positioned above a horizontal line.

Terence V. Roberts
Mayor

Handwritten signature of Peggy G. Maxwell in black ink, written in a cursive style, positioned above a horizontal line.

Peggy G. Maxwell
City Clerk Treasurer