

Regular Meeting  
October 23, 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, Council Members Thompson, Stewart, Chapman, Laughridge, Harbin and Newton. Mayor Pro Tem John Roberts and Councilman Buck Roberts were not present. Also in attendance were City Manager, Linda McConnell; Assistant City Manager, David McCuen; Assistant Finance Director, Margot Martin; City Attorney, Frankie McClain; and Planning Director, Maurice McKenzie. The invocation and respect to the flag were given by Mayor Terence Roberts.

APPROVAL OF MINUTES

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (7-0) to approve the minutes of the October 9, 2017 meeting as presented.

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

City Manager, Linda McConnell ask Council to continue this item to the November 13, 2017 meeting, so the City Attorney can finalize the agreement.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO GC, GENERAL COMMERCIAL, APPROXIMATELY 1.21 ACRES LOCATED AT 3800 CLEMSON BOULEVARD

City Manager, Linda McConnell said the applicant is in the process of rebuilding a restaurant (Zaxby's) on the subject parcel. Pursuant to the previously recorded Water and/or Sewer Service Agreement and Restrictive Covenant that was signed by the applicant, this property is eligible for annexation.

The annexation of this property will add to the City's tax base.

The Planning Commission will consider this request at their November 7<sup>th</sup> meeting.

Councilman Stewart asked if the City of Anderson will also review the plans for construction and landscaping that were previously approved Anderson County.

Planning Director, Maurice McKenzie said that the plans have been reviewed and approved by Anderson County and that it's not uncommon to accept Anderson County's approval of plans when annexing property.

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (7-0) to approve a referral to the Planning Commission a petition to annex and zone to GC, General Commercial, approximately 1.21 acres located at 3800 Clemson Boulevard.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO R-5, SINGLE-FAMILY RESIDENTIAL, APPROXIMATELY ½ ACRE LOCATED AT 1010 RICH DRIVE

City Manager, Linda McConnell said the applicant wishes to annex the subject property that is adjacent to their house which is located inside the City limits. They wish to have all of their property inside the City for consistency purposes.

The Planning Commission will consider this request at their November 7<sup>th</sup> meeting.

A motion by Council Member Thompson seconded by Councilman Stewart carried unanimously (7-0) to approve a referral to the Planning Commission a petition to annex and zone to R-5, Single-Family Residential, approximately ½ acre located at 1010 Rich Drive.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 56.7 ACRES ON BELK DRIVE

City Manager, Linda McConnell said the applicant wishes to annex the subject property and develop a mixture of single-family residential houses and multi-family units on the land. With the PDD zoning, a document that provides specifics regarding density, lot sizes, open space and other requirements must be created. This is necessary prior to consideration by the Planning Commission. Those details are currently being finalized by the applicant.

The Planning Commission will consider this request at their November 7<sup>th</sup> meeting.

A motion by Councilman Laughridge seconded by Councilman Newton carried unanimously (7-0) to approve a referral to the Planning Commission a petition to annex and zone to PDD, Planned Development District, approximately 56.7 acres on Belk Drive.

**REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE 401 CONCORD ROAD TO R-15, SINGLE FAMILY TO LO, LIMITED OFFICE**

City Manager, Linda McConnell said the applicant wishes to rezone the subject property in order to convert the single-family house into a barbershop. LO, Limited Office is the least intensive zoning classification that allows for such uses.

The Planning Commission will consider this request at their November 7<sup>th</sup> meeting.

A motion by Councilman Stewart seconded by Councilman Chapman carried unanimously (7-0) to approve a referral to the Planning Commission a petition to rezone 401 Concord Road to R-15, Single Family to LO, Limited Office.

**REQUEST CONSIDERATION OF ORDINANCE 17-10 AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES FOR ANDERSON, SOUTH CAROLINA, PROVIDING FOR FLOOD DAMAGE PREVENTION FOR THE CITY OF ANDERSON**

City Manager, Linda McConnell said the Flood Mitigation Program of the South Carolina Department of Natural Resources has recommended that the City of Anderson adopt amendments to the South Carolina Model Flood Damage Prevention Ordinance.

City Attorney, Frankie McClain said the City of Anderson participates in the National Flood Insurance Program. Local governments are assisted by the Flood Mitigation Program of the South Carolina Department of Natural Resources in developing an ordinance that is consistent with current regulations of the National Flood Insurance Program. The City of Anderson adopted the South Carolina Model of the Flood Damage Prevention Ordinance in 2011. Amendments to the ordinance have been edited by staff and reviewed by SCDNR.

This ordinance will assist the City of Anderson in implementing and administering our regulations and further reduce future flood damages in our community. Adoption of the ordinance will insure continued eligibility for participation in the National Flood Insurance Program.

A motion by Councilman Laughridge seconded by Councilman Newton carried unanimously (7-0) to approve Ordinance 17-10 amending Chapter 50 of the Code of Ordinances for Anderson, South Carolina, providing for flood damage prevention for the City of Anderson on First Reading.

REQUEST CONSIDERATION OF BANKING SERVICES CONTRACT FOR CITY OF ANDERSON

Assistant Finance Director, Margot Martin said the City's banking services contract with First Citizen's Bank is up for renewal. The staff solicited banking service proposals in August 2017 to all local banks and had four (4) banks to respond. The banks to respond were First Citizen's, TD Bank, Wells Fargo, and Entegra. The staff evaluated the bids based on a defined set of criteria including fees, earnings credit rate, interest rates, on line security, and other non-financial considerations and narrowed the list to three.

The following is a summary of the fees and rates by Bank:

	<u>Monthly Fees</u>	<u>Earnings Credit Rate</u>	<u>Interest Rate</u>
TD Bank	\$3,513.75	.80%	Tier .35% < \$1.0 Mil .90% > \$1.0 Mil
Wells Fargo	\$4,672.20	.55%	.30%
First Citizen's	\$4,865.30	.50%	.05%

The City staff uses one local bank for a majority of the City's business. This allows the City to earn more interest, pay lower fees, transfer funds, make deposits, etc. in a central location. The staff recommends TD Bank to be the City's bank. They are financially sound, provide great service at a competitive rate and offer all of the banking services, including security fraud protection, that the City needs. TD Bank operates 3 branches in Anderson, including a downtown branch, which is extremely important for the convenience to our employees needing check cashing services. TD Bank is part of an \$293 billion-dollar company.

The City staff recommends awarding the five-year contract to TD Bank for the City's banking services.

A motion by Council Member Thompson seconded by Councilman Chapman carried unanimously (7-0) to award a five-year contract to TD Bank for the City of Anderson's banking services.

## ADMINISTRATIVE BRIEFING

### UPCOMING EVENTS

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

October 26<sup>th</sup> – Concerned Citizens of Eastside

November 5<sup>th</sup> – Veterans Day Parade

November 7<sup>th</sup> – ABC – A Better Community

November 9<sup>th</sup> – Anderson County Municipal Association Meeting

November 10<sup>th</sup> – City Offices are closed for Veteran's day

November 19<sup>th</sup> – Church Street Heritage Park Dedication

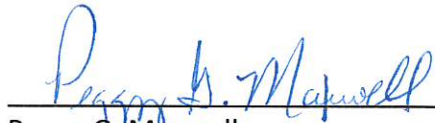
### ADJOURNMENT

A motion by Councilman Newton seconded by Councilman Laughridge carried unanimously (7-0) to adjourn.

ATTEST:



Terence V. Roberts  
Mayor



Peggy G. Maxwell  
City Clerk Treasurer