

Regular Meeting
February 12, 2018

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, Stewart, Harbin and Newton. Councilman Laughridge was not present. Also in attendance were City Manager, Linda McConnell; Assistant City Manager, David McCuen; Finance Director, Margot Martin; City Attorney, Frankie McClain; Police Chief, Jim Stewart; Utilities Director, Jeff Caldwell; and Economic Development Manager, Mary Haley Thompson. The invocation was given by Councilman Stewart and respect to the flag was given by Council Member Thompson.

SPECIAL RECOGNITIONS
Lieutenant Steve Dooley

Police Chief, Jim Stewart said Lieutenant Steve Dooley began his Law Enforcement career in 1998 at the Greenville County Detention Center. He became a patrol officer with the Williamston Police Department in 2000. Lieutenant Dooley joined the Anderson City Police Department in 2003, where he was promoted to sergeant in 2013. Lieutenant Dooley has served in Special Operations as well as Internal Affairs, and will be a Lieutenant in the City of Anderson Jail.

Police Chief, Jim Stewart swore-in and pinned Lieutenant Steve Dooley.

APPROVAL OF MINUTES

A motion by Councilman Buck Roberts seconded by Councilman Newton carried unanimously (8-0) to approve the minutes of the January 22, 2018 and February 5, 2018 meetings as presented.

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

City Manager, Linda McConnell said the City Council appoints the members to this board. The board has one position/term to address.

In December 2017, the term of Emily Owen expired. Ms. Owen has expressed interest in continuing to serve on this board. The term for this position is a five-year term expiring December 31, 2022.

The other four board members and terms are:

- Jason Craddock – December, 2018
- Lorin Larason Smith – December, 2019
- Chase Christopher – December, 2020
- Charlie Ervin – December, 2021

A motion by Councilman Stewart seconded by Council Member Thompson carried unanimously (8-0) to reappoint Emily Owen to the Anderson Housing Authority Board of Commissioners to a five-year term expiring December 31, 2022.

**REQUEST CONSIDERATION TO PURCHASE A REPLACEMENT SLUDGE PUMP FOR ROCKY RIVER
WASTEWATER TREATMENT PLANT**

Utilities Director, Jeff Caldwell said the Rocky River WWTP utilizes a sludge dewatering process to prepare solids for land application. This process uses two pumps to convey sludge to an elevated filter press to facilitate the dewatering. The dewatered sludge is then loaded in a truck and dumped on storage beds prior to land application. The pumps are operated in a rotation, but designed so that there is a back-up in case of failure. Both pumps have been in operation since construction of the facility in 1998. After evaluating the failure of one of the pumps, it was determined that replacement was the most cost-effective option.

<u>Bids Received</u>	<u>Cost</u>
Darby Electric (Anderson, SC)	\$11,677.36 (New)
United Services (Anderson, SC)	\$12,691.60 (Rebuild)
Tencarva (Greensboro, NC)	\$18,176.00 (Rebuild)
IMS (Anderson, SC)	No bid

Approval of this purchase will provide full design capacity and back-up for the dewatering operation.

This project will be funded by the Rocky River Equipment repairs budget.

The City Staff recommends approval of this pump purchase in the amount of \$11,677.36 from Darby Electric, this purchase includes a three-year warranty.

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried unanimously (8-0) to approve the purchase of a replacement sludge pump for Rocky River Wastewater Treatment Plant from Darby Electric in the amount of \$11,677.36.

REQUEST CONSIDERATION OF A BUSINESS ASSISTANCE PROGRAM AWARD TO BELLE BEAUTY

Economic Development Manager, Mary Haley Thompson said staff requests consideration of a Business Assistance Program Award to Belle Beauty for façade, design, interior upfit, historic building maintenance, and infrastructure reimbursement. These permanent improvements will facilitate the opening of a new business which will create 7 new jobs. Belle Beauty is located at 109 N. Main Street and will offer a beauty salon and spa to the community. The owner of Belle Beauty is Alan Zirkelbach.

In January 2016, the City Council amended the Economic Development Incentive Ordinance to provide for the establishment of additional programs to assist business development. Per program guidelines any individual award \$10,000 or over must receive City Council's approval.

City Council adopted this program with a philosophy that incentives may provide a financial impact on the decision-making process for economic development prospects. Equally important is the emphasis of a business-friendly environment and "can do" attitude as a manner of conducting municipal business. The total renovations are estimated at \$249,689.57. Their new business meets the eligibility criteria and other factors of consideration as follows:

- Creation of jobs
- Increases revenue to the City
- Serves as catalyst to stimulate other desirable businesses
- Located in the Downtown, Historic and TIF districts
- Satisfies a unique niche in the market place

Agreement specifics:

Interior Up fit Grant Agreement –The total interior up fit costs are \$81,550; applicants may receive up to 50% (\$40,775) of the total costs, up to \$10,000. Scored selection criteria determines the funding level; points are assigned based on this criteria which corresponds to a percentage. Fifty percent of the total costs up to \$10,000 are then multiplied by the percentage. Belle Beauty received an average score of 2.1 with a corresponding percentage of 84%. \$10,000 multiplied by 84% is \$8,400.

Sign & Design Grants – Belle Beauty received the total amount of \$500 for design program grant.

Historic Building Maintenance - The total historic building maintenance costs are \$1,500. Scored selection criteria determines the funding level; points are assigned based on this criteria which corresponds to a percentage. Total costs are then multiplied by the percentage. Belle Beauty received an average score of 2.1 with a corresponding percentage of 84%. \$1,500 multiplied by 84% is \$1,260.

Façade – The total façade costs are \$28,000; applicants may receive up to \$5,000 of the total costs with a 50% match requirement. Scored selection criteria determines the funding level; points are assigned based on this criteria which corresponds to a percentage. Belle Beauty received an average score of 2.1 with a corresponding percentage of 84%. \$5,000 multiplied by 84% is \$4,200.

Infrastructure – The Total infrastructure costs are \$1,920. Scored selection criteria determines the funding level; points are assigned based on this criteria which corresponds to a percentage. Belle Beauty received an average score of 2.1 with a corresponding percentage of 84%. \$1,920 multiplied by 84% is \$1,613.

The combined amount totals to \$15,973; the maximum grant amount is \$15,000.

The recommended funding level of \$15,000 will be reimbursed to the applicant upon receipt of paid invoices and project completion.

We anticipate approximately \$100,000 for the Business Assistance Program FY 17-18 per funding formula; this will include \$25,000 allocations per quarter. The \$15,000 grant to Belle Beauty, along with other applications were within the quarterly budget amount.

The Economic Development Committee and staff recommends awarding \$15,000 to Belle Beauty for interior up fit, design, façade, infrastructure, and historic building maintenance facilitating the opening of a new business which will create 7 jobs.

A motion by Councilman Harbin seconded by Mayor Pro Tem John Roberts carried unanimously (8-0) to approve a Business Assistance Program Award in the amount of \$15,000 to Belle Beauty.

REQUEST CONSIDERATION OF AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH JB FERGUSON PROPERTIES, LLC.

City Manager, Linda McConnell said one of the primary missions of the City of Anderson is to encourage development, improve the tax base and enhance the livability of the Anderson Area.

JB Ferguson Properties, LLC will development a property located at 406 – 420 S. Main Street for a mixed-use development that includes retail and restaurant space, office accommodations and apartments. The development will satisfy the demand for residential opportunities, retail expansion and growth, and office space.

The total investment is \$2,094,420.00.

Revenues resulting from the proposed development are estimated to exceed \$340,863.07 in a five-year period. The development will include shops and restaurants, along with 7 residential apartments on the property. The development will create a minimum of 18 jobs.

The City will not pay out more in an incentive agreement than what the City has taken in as revenue and provides minimal risk to the City.

The development satisfies the following eligibility criteria for the Economic Development Incentive Program:

- Designated Area: Downtown TIF
- Retail & Tourism Business Category
- The development exceeds the \$300,000 investment threshold with 50% towards physical improvements

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

Staff requests to move into executive session to discuss the terms of the agreement.

EXECUTIVE SESSION

A motion by Councilman Chapman seconded by Mayor Pro Tem John Roberts carried unanimously (8-0) to move into Executive Session to discuss Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements regarding Economic Development Incentive Agreement with JB Ferguson Properties, LLC.

A motion by Councilman Buck Roberts seconded by Council Member Thompson carried unanimously (8-0) to move out of Executive Session.

A motion by Mayor Pro Tem John Roberts seconded by Councilman Chapman carried unanimously (8-0) to approve an Economic Development Incentive Agreement with JB Ferguson Properties, LLC., in the amount of \$250,000 to be paid over five years.

ADMINISTRATIVE BRIEFING

ON-CALL PROFESSIONAL SERVICES FOR RECREATION

The Recreation Department requested qualifications from interested firms for On-call Professional Services. This request was advertised in the Anderson Independent Mail, the City website and other media accounts. The advertisement asked for interested firms to submit qualifications for professional services on an as-needed basis for Recreation design, project administration and project management services. The scope of services may include, but not be limited to any combination of the following:

Master planning, bikeway/pedestrian walkways plans, cost estimates, public involvement, sediment and erosion control, site evaluation, construction documents and other tasks deemed necessary by the City.

The on-call selection list is for a three (3) year period; which may be extended for no more than two (2) additional years at the discretion of the City Manager for a total of five (5) years. The period may be reduced depending on consultant performance.

The City received three submittals which were reviewed by Recreation Division, Planning and Development Division, the City Manager and Assistant City Manager.

The staff is pleased to submit the following firms for On-call Professional Services for Recreation:

Johnson, Laschober & Associates (JLA) – Mt. Pleasant, SC
The LandPlan Group South – Columbia, SC
Goodwyn, Mills and Cawood (GMC) – Greenville, SC

UPCOMING EVENTS

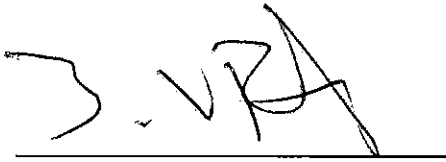
City Manager, Linda McConnell, reminded Council of the following upcoming events and all meetings in February 2018.

February 15th – Southeast Anderson Task Force
February 19th – City Offices are closed for President's Day
February 20th – Westside Community Coalition
February 20th – Seat 2 Neighborhood Watch
February 22nd – Concerned Citizens of Eastside

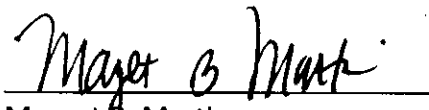
ADJOURNMENT

A motion by Councilman Newton seconded by Mayor Pro Tem John Roberts carried unanimously (8-0) to adjourn.

ATTEST:

Handwritten signature of Terence V. Roberts in black ink, consisting of a stylized 'T' followed by 'VRA'.

Terence V. Roberts
Mayor

Handwritten signature of Margot B. Martin in black ink, written in a cursive style.

Margot B. Martin
City Clerk Treasurer