

Regular Meeting  
May 14, 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, Laughridge, Chapman, Harbin and Newton. Councilman Stewart was not present. Also in attendance were City Manager, Linda McConnell, Assistant City Manager, David McCuen; Finance Director, Margot Martin; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; IT Director, Mark Cunningham; Parks and Recreation Director, Bobby Beville; Economic Development Director, Kimberly Spears; and Utilities Director, Jeff Caldwell. The invocation was given Councilman Harbin and respect to the flag was given by Mayor Pro Tem John Roberts.

APPROVAL OF MINUTES

A motion by Councilman Buck Roberts seconded by Councilman Newton carried unanimously (7-0) with Council Member Thompson not present for vote, to approve the minutes of the April 23, 2018 meeting as presented.

Mayor Terence Roberts requested that Item A-1 and B-1 be combined as one item due to same applicant, Anderson University.

Item A-1 - Request consideration of an ordinance to rezone 1226 Springdale Road from R-15, Single-Family Residential to RM-18, Multi-Family Residential.

Item B-1 - Request consideration of an ordinance to rezone 503 College Avenue from R-15, Single-Family Residential to RM-18, Multi-Family Residential.

Anderson University representative, Omar Rashed, presented to Council a letter requesting continuance to review overlaying zoning laws.

Portions of the letter reads as follows:

*The University has applied to rezone the properties to RM-18, Multi-Family Residential (the same zoning classification for all other long-held University properties). The 503 College Avenue house has housed students, but there is no planned use at this time for the 2018-2019 school year. The 1226 Springdale house will be transitioned from housing students, to serve as the Accounting Office, thereby reducing the hours it is used to about 7 to 8 hours per day from the current 24/7 use. The Business Office hours of operation are typically 8:00 a.m. to 4:30 p.m. Monday through Friday, and its function include the controller, accounts payable, accounts receivable and other*

*related accounting functions. As such, user traffic to this office is extremely low and the desk-oriented work of the accountants is very quiet.*

*In the course of recent conversations with Springdale residents, the concept of an "overlay district" has been discussed. Creating such a district could bring assurances and protections to the community, while supporting the University's presence and mission.*

*The "overlay" zoning designation characterizes a type of geographic zoning but its not itself a zoning district with substantive components like setback requirements and permitted uses. Overlay districts are placed over an existing zoning district (similar to the Historic Boulevard District), hence the term "overlay," and may impose additional restrictions on uses in the district or permit uses that may otherwise be disallowed in the underlying district or to also make more restrictions. With an overlay, the specified geographic area could have additional restrictions- by way of input and coordination between residents, the City, and the University – to restrict certain activities in the defined geographic area.*

*The University requests a continuation of its application for re-zoning of 1226 Springdale Avenue and 503 College Avenue for up to such time within the next 90 to 150 days so the City may have ample time to research overlay district law, conduct public input-seeking meetings, and develop an overlay district proposal including a defined geographic area and its overlaid restrictions for consideration by City Council.*

No action was taken on items A1 and B1, the items will be continued until a further Council Meeting.

#### REQUEST CONSIDERATION OF ORDINANCE 18-07 TO REVISE SECTION 42-62 OF THE ANDERSON CITY CODE AS IT RELATES TO OUTSIDE STORAGE, ACCUMULATIONS AND NUISANCES

City Manager, Linda McConnell said it is sometimes necessary to refine the City Code in order to maintain its effectiveness and efficiency because of changes in technology, laws and other factors. This request is to amend Section 42-62 as it relates to outdoor storage of certain items. The City of Anderson utilizes the International Property Maintenance Code, which is a part of the International Code Council's (ICC) building code. These regulations have been adopted by the City Council and are commonplace throughout the country.

Planning Director, Maurice McKenzie said the Property Maintenance Code primarily provides provisions for enforcing safe and sanitary conditions on the exterior of properties, which includes overgrown weeds, accumulation of garbage, rodent harborage, abandoned vehicles, etc. However, it does not always address some issues associated with aesthetics and exterior appearances of properties, such as the accumulation of household items, machinery, etc. There are instances when some properties become unsightly and disconcerting for neighbors, but the

laws are limited for enforcement. Therefore, staff noted issues throughout the City that may warrant attention and researched various rules in other communities. After the study was complete, the following new language was drafted:

Sec. 42-62 Accumulations prohibited and declared nuisance.

- (a) The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Abandoned motor vehicle* means a vehicle that is in a state of disrepair and incapable of being moved under its own power or has no up-to-date inspection sticker or license tag.

*Burned building* means a building that has been partly burned and left open and is a safety hazard to the general public and unsightly to the neighborhood.

*Junk pile* means an accumulation of refuse, broken items and equipment, and discarded matter.

*Household goods* means goods and products used within households. They are the tangible and moveable personal property placed in the living rooms, dining rooms, kitchens, bathrooms, recreation rooms, hallways, attics, basements, and other rooms of a house.

*Front yards* mean a yard extending between the street line and the main building. Corner lots and double-frontage lots are considered to have two (2) front yards.

*Secondary front yards* mean those front yards on corner or double-frontage lots in which the front of the house does not face.

- (b) It shall be unlawful for the owner, tenant or person in charge of any real property in the city to permit or cause the accumulation or presence of any rubbish, rubble, trash, litter, bricks, concrete, scrap lumber, old refrigerators, washing machines, clothes dryers, stoves, abandoned vehicles, torn down or burned building or other similar unsightly material. Any such accumulations or presence of such materials or junk piles are hereby declared to be a nuisance.
- (c) In addition to the above, any accumulation of personal property, including but not limited to, household goods, boxes, machinery, parts or furniture not designed for outdoor use is prohibited in front yards. Landscaping materials and building materials (without a building permit) are also prohibited in front yards. The only exemption for items in Section (c) is when they are hidden by a sight-obscuring fence or wall (6 feet in height) in secondary front yards.

This minor addition to the existing guidelines will offer the City's Code Enforcement Officers and

the court system more rules to better address various concerns throughout the City, while working to improve the community's appearance.

A motion by Council Member Thompson seconded by Mayor Pro Tem John Roberts carried unanimously (8-0) to approve Ordinance 18-07 to revise Section 42-62 of the Anderson City Code as it relates to outside storage, accumulations and nuisances on the First Reading.

#### REQUEST CONSIDERATION TO PURCHASE SQL SERVER SOFTWARE

IT Director, Mark Cunningham said our existing SQL server is running SQL 2008 R2 software and is approximately eight years old. This application provides database services for several software applications that are used by multiple departments such as finance, public works, information technology, water and wastewater. This purchase will also increase the performance of city applications that utilize the SQL database software while providing optimal performance as our reliance and use of these services have increased. As we have updated various applications, the performance of our existing SQL database application has decreased. Also new applications are not supported on this old software version. Our current/preferred software provider, Integral Solutions Group (ISG) has assisted in the procurement of this purchase based on our current requirements. The City of Anderson and ISG are also under a three-year, RFP contract.

The purchase of this software will improve the performance of several software applications and will allow new applications to be compatible.

This purchase will be funded 64% by the General Fund and 36% by the Water Fund.

The IT Division recommends purchasing the SQL server software from Integral Solutions Group for \$12,900.

A motion by Councilman Chapman seconded by Councilman Laughridge carried unanimously (8-0) to approve to purchase of SQL server software from Integral Solutions Group in the amount of \$12,900.

#### REQUEST CONSIDERATION TO PURCHASE A PHONE SYSTEM

City Manager, Linda McConnell said the IT Department requests to purchase a new telephone system to replace our existing NEC telephone system which is reaching End of Life (EOL) on July 1, 2018.

IT Director, Mark Cunningham said our existing telephone system from NEC will reach EOL on July 1, 2018. When the EOL date is reached, we won't be able to receive service or obtain

replacement parts for this equipment. As the system has aged, we have experienced increased maintenance issues. If we are not on a new phone system by July 1 and a hardware failure occurs, we could be without phone service for up to 6 weeks while a new system is installed.

We have been using this system since 2002. Over the past several months we have evaluated several systems to determine the best fit for the City moving forward. We looked at two on-premise telephone systems (NEC and Cisco) and two hosted solutions (AT&T and Spirit). After reviewing those 4 proposals, the IT staff believes the hosted solution from AT&T will best fit the needs of the City moving forward. The AT&T proposal includes increasing our internet bandwidth from 100M to 250M to provide network bandwidth for a combined use of the phone system and the City's network needs, while eliminating current hard line voice circuits.

Cost breakdown:

Circuits/Services for on premise telephone system –

100M internet circuit - \$1,700 monthly - \$20,400 annual

2 – PRI voice circuits - \$1,046 monthly - \$12,552 annual

Pinpoint 911 service - \$178 monthly - \$2,136 annual

Long Distance - \$100 monthly - \$1,200 annual

Hardware cost - \$74,561.40 - \$14,912 annual

Annual Maintenance/Support - \$7,500

Annual cost for the first 5 years - \$58,700

New Circuits/Services for hosted telephone system

250M internet circuit - \$2,051 monthly – \$24,612 annually

Hosted voice service from AT&T - \$1,995 monthly - \$23,940 annually

Hardware lease (60 month) - \$1,296 monthly - \$15,552 annually

Annual cost for the first 5 years -\$64,104

The selection of AT&T for hosted voice will upgrade the telephone technology for the entire City as well as improve the available internet bandwidth. A hosted telephone system will eliminate the hardware from our local environment. Maintenance and support of this equipment will shift to AT&T. The only hardware owned by the City will be the telephone handset. All issues will be resolved by our staff working with AT&T support which will eliminate costly service calls by a technician. Since AT&T is also our mobile phone provider, the two systems will work together seamlessly. Small offices that aren't directly connected to our network can also be connected to the telephone system over their internet provider.

This purchase will be funded from the IT Budget.

The IT Division recommends leasing the hardware and implementing a hosted telephone system

with AT&T. This equipment and service procurement is provided through State Contract.

A motion by Councilman Chapman seconded by Council Member Thompson carried unanimously (8-0) to approve the purchase of new telephone system from AT&T with an annual cost of \$64,104 for the first five years.

#### REQUEST CONSIDERATION OF HOSPITALITY FUNDING FOR RECREATION ITEMS

Parks and Recreation Director, Bobby Beville said that the department would like to request recreation items to be funded by the Hospitality Fund.

- **Vehicle Request**

The parks maintenance department is in need of a vehicle. The Fleet Manager has provided a price for a 2019 Chevrolet Silverado, ½ ton, V8 crew cab with a spray-in bed liner. The state contact price is \$26,893 with Love Chevrolet, Columbia, SC. The vehicle will be used by the Parks Maintenance Supervisor.

- **Floor covering**

The Rec Center opened in June 2006. The protective covering for the gym floors needs replaced due to use. The staff has researched the floor coverings and received three bids. Staff recommends purchasing 27 oz. slip resistance, fire retardant, 15-year warranty vinyl cover, 101' x 76' with rack and power winder from Great Mats (Milltown, MI) for \$9,668.

Bids received:

○ Rubber Flooring, Inc.	Mesa, AZ	\$11,336.08
○ Humphrey's Cover Sports	Philadelphia, PA	\$10,156.80
○ Great Mats	Milltown, MI	\$ 9,668.00

The old floor covering will be placed on GovDeals to be sold.

This purchase will provide the department with necessary equipment to provide quality service for our members, rentals and park patrons.

The Hospitality Fund will fund these purchases.

The Hospitality Fund balance at the end of 3/31/2018 was \$2,369,656. The hospitality revenues are continuing to track well and on budget. The final bond payment (\$573,664) on the Carolina Wren Park and Phase II of the Recreation Complex will be paid June 2018.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (8-0) to approve \$36,561 from the Hospitality Fund to purchase a 2019 Chevrolet Silverado from Love Chevrolet for \$26,893 and gym floor covering from Great Mats for \$9,668.

REQUEST CONSIDERATION OF ARNETT MULDROW AND ASSOCIATES FOR THE DOWNTOWN  
DEVELOPMENT MASTER PLAN ("SHOCK THIS BLOCK" GRANT PROJECT)

Economic Development Director, Kimberly Spears said the City of Anderson received a grant award from the Municipal Association of South Carolina for an investment known as "Shock This Block". This limited scope, site specific master plan will have a particular emphasis on opportunities for development of buildings and land, association of public art and creative placemaking, the elimination of blight, the beautification of the City, and the creation of employment opportunities in Downtown Anderson.

As a prerequisite step to moving forward with the grant project, Economic Development Staff issued a Request for Qualifications from urban design and planning consulting firms interested in providing services that would result in the adoption and implementation of a limited scope master plan for downtown Anderson, SC. Qualifications were received by March 15, 2018 from Design Workshop, The LandPlan Group South, Sizemore Group, and Arnett Muldrow & Associates. Arnett Muldrow & Associates and Design Workshop were interviewed April 30, 2018.

Downtown is emerging as a regional destination for residents and tourists and is in need of a Downtown Plan that provides a clear vision and achievable action items to further catalyze investment and development.

Arnett Muldrow and Associates have demonstrated a clear understanding of the project and provided a summary of the team's qualifications and structure, as well as proposed deliverables.

The Municipal Association has awarded \$25,000 via the Hometown Grant program for "Shock this Block" grant project. The City of Anderson approved to match the grant amount on September 25, 2017.

A motion by Councilman Harbin seconded by Mayor Pro Tem John Roberts carried unanimously (8-0) to approve Arnett Muldrow and Associates for the Downtown Development Master Plan ("Shock this Block" grant project).

REQUEST CONSIDERATION OF A CONTRACT EXTENSION FOR THE PUMP STATIONS  
REPLACEMENT PROJECT

City Manager, Linda McConnell said the Utilities Division request consideration of a contract extension with Design South Professionals, Inc. for the replacement of the Mall Road and Wedgewood Drive Pump Stations.

Utilities Director, Jeff Caldwell said in June 2014, the City began to develop several CMOM programs with the goal to eliminate all discharges of untreated wastewater known as Sanitary

Sewer Overflows. One of the first programs was focused on the working order and state of repair of all pump stations. In order to make this certification, each pump station was rated according to its functionality, reliability, and condition. On four (4) of the City's six (6) pump stations, we were able to make this certification. On the two (2) pump stations that did not meet this certification, the City developed a corrective action plan and a schedule of implementation to make the identified remedies.

In September 2015, Council approved Design South to complete final design, bidding, and construction administration to replace these two pump stations. As part of the construction administration, one of the services provided by Design South included a resident project representative to be the City's "eyes and ears" on the construction site. This helps ensure the projects are constructed as designed, meet the City's specifications, and provide documentation for the State Revolving Fund loan as well as the future O&M needs of the City.

Under the original approval, the plan included a 10-month construction schedule and a budget of \$145,000. During the design process, the construction schedule was extended to 14 months to allow adequate construction time for the bidders. Various issues with site access and other change orders on the project have further extended the contract time at least 37 days. Therefore, the new schedule is now over 15 months. Therefore, we are requesting an extension to engineering contract for the resident project representative services to 16 total months (additional 6 months).

Approval of this change will continue the important service to provide a representative on site to address construction issues, provide documentation of construction progress for future operation and maintenance and the comply with funding regulations.

This phase of the project will be funded by the Sewer Administration Professional Services budget.

The Utilities Division requests approval for an extension to the engineering contract with Design South Professionals, Inc. in the amount of \$87,000 for an additional 6 months of resident project representative services.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (8-0) to approve an extension to the engineering contract with Design South Professionals, Inc. in the amount of \$87,000 for an additional 6 months of resident project representative services for the Pump Station Replacements project.



REQUEST CONSIDERATION OF A CONSTRUCTION CONTRACT FOR THE CLUB DRIVE WATERLINE REPLACEMENT PROJECT

City Manager, Linda McConnell said the Utilities Division requests consideration of a construction contract with J&M Construction of Anderson for the Club Drive Area Waterline Replacement project.

Utilities Director, Jeff Caldwell said the Water System Master Plan identified several streets in the Club Drive Area including a portion of Club Drive, Glenwood Street, Laurel Avenue, Starkes Street, and Jackson Street. This project will replace a total of approximately 5,010 LF of 6" and 2" pipe, 78 residential services, and 10 fire hydrants.

Bids Received

J&M Construction (Anderson, SC)	\$476,687
Payne, McGinn & Cummins (Travelers Rest, SC)	\$770,438

The original construction budget for this project was \$520,000; therefore, the low bid is within the original project budget. It is likely that the construction market for area projects resulted in only two bids and the price differential.

This project will eliminate several water quality issues due to old cast iron lines that require weekly flushing and low water pressure issues.

This project will be funded by the Water Operations Special Projects Capital budget.

The staff recommends approval of a construction contract with J&M Construction in the amount of \$476,687.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (8-0) to approve a construction contract with J&M Construction in the amount of \$476,687.

## ADMINISTRATIVE BRIEFING

### UPCOMING EVENTS

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

- May 15<sup>th</sup> – Westside Community Coalition
- May 17<sup>th</sup> – Southeast Anderson Task Force
- May 18<sup>th</sup> – Movie in the Park – CWP
- May 24<sup>th</sup> - Concerned Citizens of Eastside
- May 28<sup>th</sup> – City Offices are closed for Memorial Day

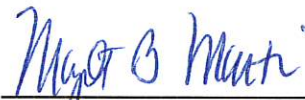
### ADJOURNMENT

A motion by Councilman Buck Roberts seconded by Councilman Newton carried unanimously (8-0) to adjourn.

ATTEST:



Terence V. Roberts  
Mayor



Margot B. Martin  
City Clerk Treasurer