

Regular Meeting  
November 26, 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 Thompson, Council Members Chapman, Stewart, Laughridge, Harbin, Newton and Jeff Roberts. Councilmen John Roberts was not present. Also in attendance were City Manager, Linda McConnell; Assistant City Manager, David McCuen; Finance Director, Margot Martin; Economic Development Director, Kimberly Spears; Police Chief, Jim Stewart; and Utilities Director, Jeff Caldwell. The invocation was given by Councilman Stewart and respect to the flag was given by Mayor Pro Tem Thompson.

Council Members and Staff sang "Happy Birthday" to Mayor Terence Roberts.

APPROVAL OF MINUTES

A motion by Mayor Pro Tem Thompson seconded by Councilman Jeff Roberts carried unanimously (8-0) to approve the minutes of November 13, 2018 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 18-18 AUTHORIZING THE EXECUTION OF A DEED  
TO CONVEY REAL ESTATE LOCATED ON MCCULLY STREET IN THE CITY OF ANDERSON

City Manager, Linda McConnell said the City currently owns certain real property located on McCully Street in the City of Anderson, State of South Carolina, consisting of three lots identified as Anderson County Tax Map Numbers 124-21-06-010, 124-21-08-019 and 124-21-08-018.

Upon the acquisition of the property, the Developer plans to construct a minimum of three single family residences within a period of five years.

The City of Anderson has previously selected Nehemiah Community Revitalization Corporation to develop McCully Street as a Community Stabilization Area.

Nehemiah Community Revitalization Corporation completed 10 single family homes on McCully Street in 2012 which resulted in a tremendous improvement to the area.

Nehemiah Community Revitalization Corporation has applied for additional funds through the Affordable Housing Program.

The Development of the additional lots will contribute significantly to improvement of McCully Street.

A motion by Mayor Pro Tem Thompson seconded by Councilman Laughridge carried unanimously (8-0) to approve Ordinance 18-18 authorizing the execution of deed to convey real estate located on McCully Street in the City of Anderson on Second Reading.

**REQUEST SECOND READING OF ORDINANCE 18-19 APPROVING AN ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF ANDERSON AND LABTECH DIAGNOSTICS**

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

Revenues resulting from the proposed development are estimated to exceed \$300,000.00 in a five-year period plus a significant financial impact from an increase in 80 jobs. Along with a \$2.5 million investment to the development.

In return for the proposed development by the developer, the City will pay a grant in the total amount of \$345,000.00 payable over five years.

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

A motion by Councilman Chapman seconded by Councilman Jeff Roberts carried unanimously (8-0) to approve Ordinance 18-19 approving an Economic Development Agreement between the City of Anderson and LabTech Diagnostics in the amount of \$345,000 payable over five years on Second Reading.

**REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE 1501 WEST WHITNER FROM R-5, SINGLE-FAMILY TO GC, GENERAL COMMERCIAL**

City Manager, Linda McConnell said the applicant requests to rezone the subject property in order to market it for commercial use. There are no current plans for the property. The building on the site is a commercial-style structure and has been in existence for many years. It has been zoned for residential use for some time, so during a period in which it was occupied, the business(s) operated as non-conforming.

The Planning Commission will consider this request at their December 4<sup>th</sup> meeting.

A motion by Mayor Pro Tem Thompson seconded by Councilman Laughridge carried unanimously (8-0) to approve a referral to the Planning Commission a petition to rezone 1501 West Whitner Street from R-5, Single Family to GC, General Commercial.

REQUEST CONSIDERATION TO PURCHASE MOBILE SCANNERS FOR THE POLICE DEPARTMENT

Police Chief, Jim Stewart said beginning January 1, 2018, the state of South Carolina has required all state law enforcement agencies to begin implementing the entering of electronic traffic tickets, also called e-ticketing, from the patrol car. In order to facilitate e-ticketing, the implemented tablets and wifi hotspots will utilize mobile printers for all patrol and traffic vehicles in use by the Anderson Police Department. The department has implemented the e-ticket program with the traffic division and is now ready to implement this with patrol. The department requests the purchase of fifty Honeywell Vuquest scanners to be placed in patrol vehicles. The state contract is with Howard Technology Solutions, Laurel, MS in the amount of \$15,194.

The police department budget will fund the scanners.

A motion by Councilman Laughridge seconded by Councilman Harbin carried unanimously (8-0) to approve the purchase of fifty Honeywell Vuquest mobile scanners from Howard Technology Solutions in the amount of \$15,194.

REQUEST CONSIDERATION OF RESOLUTION 18-08 PROVIDING CERTIFICATION AS PROVIDED BY THE SOUTH CAROLINA ABANDONED BUILDING REVITALIZATION ACT OF 2013 (S.C. CODE SECTION 12-67-109 ET SEQ.) FOR THE BUILDING AT 129 EAST WHITNER STREET

City Manager, Linda McConnell said the South Carolina Abandoned Buildings Revitalization Act (the "Act") was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina.

The Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities.

Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local real property taxes.

Grey Building, LLC (the "Taxpayer" is the owner and developer of certain real property known as 129 E. Whitner Street, Anderson, SC, which property is further identified on Anderson County Tax Maps as Tax Map No. 123-30-03-006 (the "Property"). The taxpayer intends to develop the Property as commercial space and has requested that the City, by way of binding resolution, certify that the Building Site is abandoned as defined by Section 12-67-120.

The City will benefit by the restoration of an abandoned building into a productive asset for our community and downtown area.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (8-0) to approve Resolution 18-08 providing certification as provided by the South Carolina Abandoned Buildings Revitalization Act of 2013 (S.C. Code Section 12-67-109 et seq.) for the building at 129 East Whitner Street.

**REQUEST CONSIDERATION OF A CONTRACT WITH AMERICAN TANK MAINTENANCE FOR A TANK MAINTENANCE AND ASSET MANAGEMENT PROGRAM**

Utilities Director, Jeff Caldwell said the Water System Master Plan includes a Tank Maintenance Program for the City's seven elevated water storage tanks. This program involves tank painting (inside and out), regular washouts of each tank, an annual inspection of each tank and any repairs due to acts of vandalism to the tank, fencing, and/or safety hatches. The City started the process by issuing an RFP for Tank Maintenance Services on May 15, 2018. In this proposal, the City laid out a proposed schedule for each tank, including painting and washouts. The City specifically required Tnemec paint as well as the thickness and proper pre-finish preparation. The City received 4 responses to the RFP on June 29, 2018. Each proposal was evaluated on cost and scored based on 23 individual criteria.

<b>Proposals Received</b>	<b>Price</b>	<b>Location</b>	<b>Points</b>
American Tank Maintenance	\$1,629,842	Warthen, GA	159
Suez	\$1,928,610	Atlanta, GA	755**
Southern Corrosion	\$2,084,872	Roanoke Rapids, NC	88
Tank Pro	\$2,498,203	Tuscaloosa, AL	190

\*\*The point system included the number of employees for each company, which one is a larger company with 600 employees.

After reviewing each proposal, the City narrowed the research to American Tank Maintenance and Suez (formerly known as Utilities Services) based on price and the evaluation points system. The City called references for the two proposers. While both were given good reviews, American Tank Maintenance stood out.

The cost of the proposals was very front-end loaded due to the proposed schedule and paint specifications. This would not meet our budget and only provided a one-year warranty on each painting. The City began negotiations with American Tank Maintenance to consider a contract that would deliver a similar product but be more advantageous to the City from an annual budget and warranty standpoint placing all the responsibility for all coatings and any acts of vandalism for the duration of the contract.

The Staff has a plan that shows the negotiated schedule and annual cost for the program and each tank. All red blocks indicate a painting activity, blue blocks indicate a washout inspection, and white blocks indicate a visual inspection only.

This plan is more advantageous to the City since this program spreads out the annual cost for each tank, contractor assumes all risk and liability for the duration of the contract, and each tank receives two paintings except for Whitehall and Fant which will receive additional paintings in year 11 and 12.

After the initial ten-year period, the cost to continue under the maintenance contract is substantially discounted and can be re-bid if desired. The City may cancel the contract at any time but would be responsible for payment of all work performed up to that time.

This project will place the tanks on a schedule for painting, washout, and inspections. This will allow the City to meet the expectations set by SCDHEC and the Safe Drinking Water Act (mandated by the EPA). It will also give a major overhaul to the City's most visible assets and will help provide our customers with the best quality water.

This project will be funded by the Water Operations Tank Maintenance Budget and supported by our current rates.

The Water Operations Department recommends contracting with American Tank Maintenance in the amount of \$2,138,116 according to a 10-year schedule.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (8-0) to approve a contract with American Tank Maintenance in the amount of \$2,138,116 for a Tank Maintenance and Asset Management Program.

Mayor Terence Roberts asked City Manager, Linda McConnell to move into Administrative Briefing.

## ADMINISTRATIVE BRIEFING

### UPCOMING EVENTS

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

November 30<sup>th</sup> – Tree Lighting Festivities

December 2<sup>nd</sup> – Christmas Parade

December 4<sup>th</sup> – Movie Night in Carolina Wren Park – The Polar Express

December 13<sup>th</sup> – Employee Christmas Lunch – Recreation Center

### EXECUTIVE SESSION

A motion by Councilman Laughridge seconded by Mayor Pro Tem Thompson carried (8-0) to move into Executive Session to discuss:

Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual agreements regarding the City Hall and Municipal Business Center capital projects.

Section 30-4-70(a)(2) – Legal advice relating to possible litigation.

A motion by Councilman Stewart seconded by Mayor Pro Tem Thompson carried unanimously (8-0) to move out of Executive Session.

### REQUEST CONSIDERATION OF A CONTRACT WITH DP3 ARCHITECTS FOR THE CITY HALL AND MUNICIPAL BUSINESS CENTER CAPITAL PROJECTS

City Manager, Linda McConnell said City Hall and the Municipal Business Center's roof and/or building envelope systems are in need of rehabilitation. The original City Hall was built in 1898 and has been modified and expanded multiple times over the 120 years. It contains multiple roofing structures, levels, and systems. The Municipal Business Center was constructed in 2008. In November of last year, City Council approved a contract with DP3 Architects for Phase I (architectural/engineering services) of the projects. Phase I included: existing facility conditions investigation and assessment; development of recommendations, order of magnitude cost estimating, and final documentation.

The Phase II work includes design development drawings (including any modifications of engineering systems required by the scope of the roof and building envelope repairs,

construction documents for permitting and implementation, bidding assistance, and construction administration services.

The benefit derived will be to halt/prevent water intrusion and any damaging effects, and preserve the buildings' infrastructure systems including structural, electrical, and HVAC. Collateral benefits include reduction of energy costs, removal of unnecessary equipment, and improved appearance.

Funds required for this contract are included in the 2019 Capital Replacement fund budget.

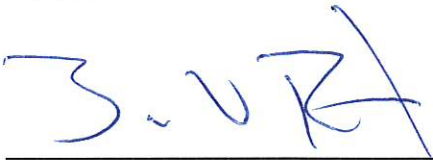
The staff recommends approval of the contract with DP3 for the Phase II work in the amount of \$407,500.

A motion by Councilman Jeff Roberts seconded by Councilman Harbin carried unanimously (8-0) to approve a contract with DP3 for the Phase II work in the amount of \$407,500, along with the Construction Manager at risk method of construction.

#### ADJOURNMENT

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

ATTEST:



Terence V. Roberts  
Mayor



Margot B. Martin  
City Clerk Treasurer