

**CITY OF ANDERSON
COUNCIL AGENDA
February 11, 2019
6:00 PM**

INVOCATION: Councilman Jeff Roberts

RESPECTS TO FLAG: Councilman Tony Stewart

SPECIAL RECOGNITION: Linda Pruitt McConnell – City Manager

Approval of Minutes of January 28, 2019

A. OLD BUSINESS:

None

B. NEW BUSINESS:

1. Request consideration of paving resolutions to Anderson County, the Anderson County Transportation Committee, and the South Carolina Department of Transportation.
2. Request consideration of an ordinance to amend Section 2-585 of the City Code regarding façade and sign grants.
3. Request consideration of an Economic Development Incentive Agreement between the City of Anderson and Project Freedom.
4. Request consideration of Employment Agreement for City Manager.

C. ADMINISTRATIVE BRIEFING:

1. Upcoming Events

D. EXECUTIVE SESSION:

1. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body pursuant to Section 30-4-70(a)(5) for Project Freedom.
2. Discussion of negotiations incident to proposed contractual arrangements regarding infrastructure reimbursement agreement with Liberty Oak, LP et al. pursuant to Section 30-4-70(a)(2).
3. Discussion of personnel matters pursuant to Section 30-4-70(a)(1).

Regular Meeting
January 28, 2019

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, John Roberts, Newton and Jeff Roberts. 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; IT Director, Mark Cunningham; and Planning Director, Maurice McKenzie. The invocation was given by Councilman Newton and respect to the flag was given by Councilman Chapman.

SPECIAL RECOGNITIONS
Police Department – Medal of Valor
Officer Jarred Davis
Officer Zachery Lucas

Police Chief, Jim Stewart said on November 27, 2018 at approximately 1:43 pm while on patrol Officer Jarred Davis noticed a large amount of smoke coming from Friendship Court Apartments. As he approached, he noticed building eight had a large amount of fire and smoke coming from the downstairs apartment. Central Dispatch was notified and advised that the Fire Department was en route. Officer Davis was notified by bystanders that people were inside, and upon entering was immediately able to assist three people from the building. He continued to clear the apartment complex, at which time he located a woman and her infant in an upstairs apartment. Officer Davis covered the infant and carried it to safety. After checking the baby for injuries, he returned to the building to retrieve the mother, who was attempting to assist an elderly woman in escaping from the fire. Officer Zachery Lucas arrived on scene, at which time they were able to safely remove both women, and reunite the mother and infant. Officer Lucas and Officer Davis at that time confirmed that everyone had been removed from the apartment building. The Fire Department arrived on scene along with EMS, who ensured the wellbeing of everyone involved.

Police Detention Promotions
Corporal Donna Evans
Corporal Raylyn Haggan
Corporal Robert Sickler

Police Chief, Jim Stewart said Corporal Donna Evans began her career in law enforcement in August of 2016 as a City of Anderson Detention Officer, and completed her Class II certification at the SC Criminal Justice Academy in October 2016. She received her Associates of Science Degree in Criminal Justice from Forrest College in March of 2017.

Corporal Raylyn Haggan has been employed in the Anderson City Detention Center since May of 2015. She is a graduate of Forrest College criminal justice program, and currently works as an officer for Detention Team 1.

Corporal Robert Sickler is originally from Long Island, New York, and has been a South Carolina resident since 1990. Corporal Sickler has a degree in welding from Tri-County Technical college and a certificate in private security. He began work with the Anderson City Detention Facility in May of 2016 and received his Class II certification in September 2016.

Chief Stewart swore-in each Corporal.

APPROVAL OF MINUTES

A motion by Councilman John Roberts seconded by Councilman Newton carried unanimously (9-0) to approve the minutes of January 14, 2019 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 19-03 TO REZONE .39 ACRES ON TERRY AVENUE LOCATED DIRECTLY BEHIND 2503 NORTH MAIN STREET FROM R-10, SINGLE-FAMILY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL

City Manager, Linda McConnell said the applicant requests to rezone the subject property in order to market it for commercial use. A storage building has been on the property for many years, and it served an adjacent office building fronting on Main Street that has since been demolished (Anderson Skin and Cancer Clinic). Although the property is zoned for residential use, it has served a commercial purpose as a non-conforming use. The adjacent parcel that is now vacant is in the same ownership and is zoned NC, Neighborhood Commercial. Therefore, NC is requested for consistency purposes.

This lot is a double-frontage lot, with access to both Terry Avenue and Edgewood Avenue. Surrounding properties are zoned, R-10, Single-Family, NP, Neighborhood Professional and NC, Neighborhood Commercial. Nearby land uses include a mixture of residential, commercial, and a fire station.

The City Council approved this request on first reading at the January 14th meeting and the Planning Commission also unanimously recommended approval.

A motion by Councilman Laughridge seconded by Mayor Pro Tem Thompson carried unanimously (9-0) to approve Ordinance 19-03 to rezone .39 acres on Terry Avenue located directly behind 2503 North Main Street from R-10, Single-Family Residential to NC, Neighborhood Commercial on Second Reading.

REQUEST CONSIDERATION OF RESOLUTION 19-01 TO RE-AFFIRM THE CITY'S COMMITMENT
TOWARDS THE PREVENTION AND CONTROL OF ACCIDENTAL LOSS

City Manager, Linda McConnell said on December 2014, the Mayor and City Council passed a resolution re- establishing a Safety Program Policy which was re-affirmed on February 13, 2017. The purpose for passing this resolution was to set forth the City's commitment towards the prevention and control of accidental loss, as well as assigning City employees with specific responsibilities as outlined by the Safety Program Policy. The program is currently in place; however, Risk Management Services (City's insurer) recommends that their members' governing bodies adopt a similar policy or statement to re-affirm their commitment to safety each every two years.

The benefit of the Safety Program is to provide a safe place to live and work for the citizens and employees of the City of Anderson, and potentially realize a premium savings as a result of compliance with insurers' Risk Self-Assessment guidelines. A favorable loss history and compliance with the insurer's Risk Self-Assessment guidelines will result in a significant savings in Workers' Compensation premiums.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (9-0) to approve Resolution 19-01 to re-affirm the City's commitment towards the prevention and control of accidental loss.

REQUEST CONSIDERATION TO PURCHASE EQUIPMENT FOR CITY NETWORK

IT Director, Mark Cunningham said the IT Department requests to purchase new Dell Equallogic SAN (Storage Area Network) and APC UPS (Universal Power Supply) that will replace existing equipment that has reached End of Life (EOL).

Our existing Dell Equallogic SAN is approximately six years old and reached EOL July 2018. This hardware provides storage for all City servers and also stores local backups for some cloud-based data. This purchase will also support 10G speeds which is a current standard for all our networking equipment. Since this device went EOL, we can no longer purchase replacement hard drives from Dell. We have been able to procure drives (more than 5 purchased in the last 6 months @ around \$400 each) from the secondary market but this availability could end at any time.

Our existing APC UPS is approximately 10 years old and reached EOL last year. This UPS provides surge protection and emergency battery backup for the City's networking equipment. This UPS consists of several large batteries that must be replaced occasionally. When this device reached EOL we can no longer purchase a support agreement from APC which would replace those

batteries free of charge. This is a critical piece of hardware to prevent damage to our expensive networking equipment and is a key piece of our Disaster Recovery Plan.

Our current/preferred software provider, Immedion (formerly Integral Solutions Group) has assisted in the procurement of this purchase based on our current requirements. The City of Anderson and Immedion are also under a three-year, RFP contract.

The purchase of this equipment will improve the performance and security of the entire City network.

This purchase will be funded by Fund balance from General Fund.

The IT Division recommends purchasing this hardware (SAN \$30,357.02 and UPS \$14,679.30) from Immedion for a total of \$45,036.32.

A motion by Councilman Chapman seconded by Councilman Laughridge carried unanimously (9-0) to approve equipment for City network from Immedion in the amount of \$45,036.32.

REQUEST CONSIDERATION OF CONSTRUCTION SERVICES FOR THE CITY HALL AND MUNICIPAL BUSINESS CENTER BUILDINGS

City Manager, Linda McConnell said City Hall and Municipal Business Center's roof and/or building envelope systems are in need of rehabilitation. Both City Hall and the MBC have experienced roof and/or building envelope deteriorations that have caused water intrusion issues. Due to the complexity of these projects, a plan of action was agreed upon by the City Council. The first step in the process of rehabilitation has been completed with the selection of DP3 Architects in November, 2017 to perform preliminary engineering, construction preparation and administration of the project.

Planning Director, Maurice McKenzie said the next step in the process is to select a qualified firm to perform the roof and envelope renovations through the Construction Management at Risk (CMAR) method of the construction process. The CMAR method ensures a collaborative working relationship between the City, DP3 and the selected firm throughout the construction process. This can result in a higher quality of construction, more cost-certainty throughout the project, improved communication, and a timelier completion date.

In December 2018, a Request for Qualifications (RFQ) was issued and advertised in both the Anderson Independent-Mail and SCBO for a CMAR firm to perform services in connection with the roof and envelope renovations to City Hall and the Municipal Business Center. A mandatory pre-submittal conference was also held in December. On January 4, 2019, two (2) qualification packages were received.

C.E. Bourne and Company, Inc./Uldrick Builders, LLC – Greenwood, SC
Marsh/Bell Construction Company – Easley, SC

A selection committee consisting of the Assistant City Manager, Planning and Development Director and Building Maintenance Director evaluated each firm and graded them on five (5) criteria as outlined in the RFQ. Resulting from the evaluation, C.E. Bourne and Company, Inc./Uldrick Builders, LLC were ranked the highest. On January 17th, City staff and DP3 met with them to review the project scope in more detail and learn more about their partnership prior to making a recommendation to the City Council. This meeting also allowed staff to gauge the potential working relationship between the design firm (DP3), the CMAR firm and City staff.

The benefit derived from this project will be in the form of a reduction of and/or elimination of damaging water intrusion issues.

The contract will be paid by the General Fund balance appropriation as budgeted.

The staff recommends the selection of C.E. Bourne and Company/Uldrick Builders, LLC as the Construction Manager at Risk. Upon approval, the City will enter into negotiations regarding the project and required services. Following negotiations, the contract will be brought back to the City Council for final authorization.

A motion by Councilman Jeff Roberts seconded by Mayor Pro Tem Thompson carried unanimously (9-0) to approve construction services with C.E. Bourne and Company/Uldrick Builders, LLC. The contract will be brought back to City Council for final authorization.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

City Manager, Linda McConnell reminded Council of the following upcoming events and all meetings in January and February 2019.

January 29th – Chamber Annual Meeting

February 14th – Anderson County Municipal Association Meeting

Mayor Terence Roberts recognized Troop #96 that is currently working on receiving their Eagle Scout Merit Badges.

EXECUTIVE SESSION

A motion by Councilman John Roberts seconded by Councilman Harbin carried unanimously (9-0) to move into Executive Session for discussion of personnel matters pursuant to Section 30-4-70(a)(1).

A motion by Councilman Laughridge seconded by Councilman Stewart carried unanimously (9-0) to move out of Executive Session.

ADJOURNMENT

A motion by Councilman Newton seconded by Councilman Chapman carried unanimously (9-0) to adjourn.

ATTEST:

Terence V. Roberts
Mayor

Margot B. Martin
City Clerk Treasurer

Date: February 11, 2019

Agenda Item No: B-1

City of Anderson
Council Agenda

Title/Description: New Business

Request consideration of paving resolutions to Anderson County, the Anderson County Transportation Committee, and the South Carolina Department of Transportation.

Executive Summary:

Background: On an annual basis, the City Council submits repaving priority resolutions to the Anderson County Council, the Anderson County Transportation Committee (ACTC), and the South Carolina Department of Transportation (SCDOT). The City has always anticipated that the resolutions provide direction for the specified agencies when they develop paving plans. Staff will continue to work with the funding agencies in 2019 to secure funding for new street resurfacings.

The staff continued its process of grading every road on our state list and all local streets inside the City in order to establish a tiered priority system. Evaluations were based on SCDOT's weighted ranking system -- pavement condition (50%), average daily traffic (20%), economic/ community impact (10%), and population affected (20%). Attached are the top streets listed in a tiered order of need, along with the draft resolutions. Staff maintains a database of streets where conditions warrant evaluation, which includes over 200 local streets and approximately 90 state-maintained streets. However, it is only necessary to submit the top ranked streets for funding consideration on an annual basis.

Benefit: To provide Anderson County, the ACTC, and the SCDOT direction regarding the best interest of City residents who pay local and state taxes.

Funding: N/A

Recommendation: N/A

Action Requested:

_____ Ordinance 1st Reading

_____ Information Only

_____ Ordinance 2nd Reading

_____ General Approval

_____ X Resolutions

_____ Referral

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON, SOUTH CAROLINA RECOMMENDING TO ANDERSON COUNTY THE REPAVING OF CERTAIN STREETS OR PORTIONS OF STREETS WITHIN THE CORPORATE LIMITS.

WHEREAS, the City of Anderson is a municipality within Anderson County, and

WHEREAS, the City of Anderson is dependent upon Anderson County, the South Carolina Department of Transportation, and the Anderson County Transportation Committee for the maintenance of streets and roadways within the corporate limits, and

WHEREAS, City of Anderson taxpayers are also Anderson County taxpayers, and

WHEREAS, Anderson County has the authority to allocate funds to repave streets or portions of streets, and

WHEREAS, in an effort to be equitable, the City has evaluated the street improvement needs and based upon this evaluation, the following streets have been identified for repaving.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON THAT:

1. The streets being requested for repaving by Anderson County are attached.
2. The criteria used to evaluate the street improvement needs have been applied to each of the streets listed above and such criteria consists of pavement condition (50%), average daily traffic (20%), economic/ community impact (10%), and population affected (20%).
3. This resolution shall take immediately upon its adoption by the Mayor and Council and shall be forwarded to the Anderson County for consideration.

City of Anderson Local Paving List

2019 Tier Ranking	Road Name
1	Glenn St. (local portion)
2	Kingsley Road
3	Canebrake
4	Revere Street
5	McConnell Springs Road
5	W Orr Steet
6	W River Street
6	Simpson Road
7	Berkshire Hill
7	K Street
7	Pruitt Street
7	Rose Hill Street
8	Mildred Road
8	S Prevost Street
8	Sumac Street
8	Churchwell Ave
8	Daniels Ave
8	John Street
9	Armstrong Street
9	B Street
9	Cathcart Street
9	Premiere Court
9	Miracle Mile
9	Perpetual Square Drive

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON, SOUTH CAROLINA RECOMMENDING TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SCDOT) THE REPAVING OF CERTAIN STREETS OR PORTIONS OF STREETS WITHIN THE CORPORATE LIMITS.

WHEREAS, the City of Anderson is a municipality within Anderson County, and

WHEREAS, the City of Anderson is dependent upon Anderson County, the South Carolina Department of Transportation, and the Anderson County Transportation Committee for the maintenance of streets and roadways within the corporate limits, and

WHEREAS, City of Anderson taxpayers are also State of South Carolina taxpayers, and

WHEREAS, the South Carolina Department of Transportation (SCDOT) has the authority to allocate funds to repave streets or portions of streets, and

WHEREAS, in an effort to be equitable, the City has evaluated the street improvement needs and based upon this evaluation, the following streets have been identified for repaving.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON THAT:

1. The streets being requested for repaving by the South Carolina Department of Transportation (SCDOT) are listed in order of need on the attachment:
2. The criteria used to evaluate the street improvement needs have been applied to each of the streets listed above and such criteria consists of pavement condition (50%), average daily traffic (20%), economic/ community impact (10%), and population affected (20%).
3. This resolution shall take immediately upon its adoption by the Mayor and Council and shall be forwarded to the South Carolina Department of Transportation (SCDOT) for consideration.

**City of Anderson State
Paving List**

2019 Tier Rank	Road Name
1	Power St.
2	C Street
3	Victoria Circle
4	Hilltop Dr.
4	Summit Ave
5	Marshall Ave.
5	Rantowles Rd.
6	E. Morris St.
6	North St.
6	Shannon Way
7	Mills St.
8	Ravenel Rd.
9	B Street
9	Spring St.
10	Allenby Rd.
10	G Street
10	Hawthorn Lane
10	W. Reed St.
11	Society St.
11	Springdale Rd.
11	Northampton
11	Wendover Way
11	Westchester Dr.
12	Green St.
13	Tanglewood Dr.
14	A Street
14	Butler
14	Casey St.
14	Comet St.
14	Duncan St.
14	Kennedy St.

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON, SOUTH CAROLINA RECOMMENDING TO THE ANDERSON COUNTY TRANSPORTATION COMMITTEE (ACTC) THE REPAVING OF CERTAIN STREETS OR PORTIONS OF STREETS WITHIN THE CORPORATE LIMITS.

WHEREAS, the City of Anderson is a municipality within Anderson County, and

WHEREAS, the City of Anderson is dependent upon Anderson County, the South Carolina Department of Transportation, and the Anderson County Transportation Committee for the maintenance of streets and roadways within the corporate limits, and

WHEREAS, City of Anderson taxpayers are also State of South Carolina taxpayers, and

WHEREAS, the Anderson County Transportation Committee (ACTC) has the authority to allocate funds to repave streets or portions of streets, and

WHEREAS, in an effort to be equitable, the City has evaluated the street improvement needs and based upon this evaluation, several streets have been identified for repaving.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON THAT:

1. The streets being requested for repaving by the Anderson County Transportation Committee (ACTC) are listed in the two attachments:
2. The criteria used to evaluate the street improvement needs have been applied to each of the streets listed above and such criteria consists of pavement condition (50%), average daily traffic (20%), economic/ community impact (10%), and population affected (20%).
3. This resolution shall take immediately upon its adoption by the Mayor and Council and shall be forwarded to the Anderson County Transportation Committee for consideration.

Date: February 11, 2019

Agenda Item No: B-2

**City of Anderson
Council Agenda**

Title/Description: New Business

Request consideration of an ordinance amending Section 2-585 of the Code of the City of Anderson to provide that façade and sign programs are available to businesses that have been in operation at their present location for at least 5 years and to provide that all properties within the City limits are eligible for participation in the Interior Upfit and Maintenance Program.

Executive Summary:

Background:

City Council adopted a Business Development Assistance Ordinance on February 8, 2016 which provided for the addition of Article VIII to Chapter 2 of the City Code. Article VIII establishes programs for use by the Division of Economic Development to encourage private capital investment and reinvestment. The ordinance limits the eligibility for participation in the Interior Up Fit and Maintenance Program to properties in the Downtown District. City Council passed Ordinance 16-11 which was intended to remove the limitation of the Interior Uplift and Maintenance Program to downtown businesses. However, the signed ordinance incorrectly omitted that revision. It has been recommended that this limitation be removed so that all properties within the city limits are eligible for the Interior Up Fit and Maintenance Program. It has also been recommended that the façade and sign program be expanded to include businesses that have been in operation for more than 5 years.

Benefit:

Amending the ordinance will increase opportunities to encourage business development and business retention in the City of Anderson.

Funding:

A budget of \$100,000.00 has previously been provided by Council for all Business Assistance Programs. This funding will not change.

Recommendation:

Staff recommends approval of the ordinance.

Action Requested:

Ordinance 1st Reading

Information Only

Ordinance 2nd

General Approval

Resolution

Other

Ordinance No. _____

AN ORDINANCE OF THE MAYOR
AND COUNCIL FO THE CITY OF
ANDERSON TO AMEND SECTION
2-585 OF THE CODE OF THE CITY
OF ANDERSON.

WHEREAS, ARTICLE VIII of Chapter 2 of the Anderson City Code provides for BUSINESS DEVELOPMENT ASSISTANCE and establishes programs therefore, and

WHEREAS, it is the desire of the City to expand the eligibility provision in order to provide for façade and sign grants to encourage business retention, and

WHEREAS, Council had previously intended to amend the eligibility requirements to remove the limitation of the Interior Upfit and Maintenance Program to downtown properties.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON THAT:

1. Section 2-585 is hereby amended and after amended shall provide as follows:

Sec. 2-585-Eligibility

All programs are offered to properties zoned for commercial or industrial use located within the City limits.

In addition, the façade and sign programs are also available to businesses that have been in operation at their present location for at least 5 years.

2. All ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of the inconsistency or conflict.
3. This ordinance shall take effect immediately upon adoption of the Mayor and Council of the City of Anderson, South Carolina.

Date: February 11, 2019

Agenda Item No: B-3

**City of Anderson
Council Agenda**

Title/Description: New Business

Request consideration of an Economic Development Incentive Agreement between the City of Anderson and Project Freedom.

Background:

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.

A company has requested financial assistance from the City of Anderson in return for a relocation opportunity that will include the redevelopment of an existing building to accommodate a complete operation and 50 new jobs. The estimated cost of development is 2.1 million dollars.

The mission of the City to encourage development will be enhanced by the completion of the project.

The proposed agreement is based on the capital investment and new revenue generated by this project.

Benefit:

Revenues resulting from the proposed development are estimated to exceed \$568,000 in a ten-year period. The development will result in the creation of 50 new jobs and an economic impact of \$4.25 million dollars.

Agreement Terms:

To be discussed in executive session.

Funding:

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

Recommendation:

City Staff recommends that the agreement be approved.

Action Requested:

 X General Approval

Date:
February 11, 2019

Agenda Item No:
B-4

**City of Anderson
Council Agenda**

Title/Description: New Business

Request for consideration of Employment Agreement for City Manager.

Executive Summary:

City Council has announced previously the retirement of City Manager Linda McConnell and will consider the details of filling this position including an employment agreement for the position of City Manager.