

Regular Meeting
February 11, 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; Planning Director, Maurice McKenzie; and Economic Development Director, Kimberly Spears. The invocation was given by Councilman Jeff Roberts and respect to the flag was given by Councilman Stewart.

SPECIAL RECOGNITIONS

Linda Pruitt McConnell – City Manager
42 years of Service - Retirement

Mayor Terence Roberts thanked Linda for her 42 years of devotion to the City of Anderson and public service.

Mayor Roberts presented Linda McConnell with a Dedication to Service art piece, the traditional City of Anderson blanket and the Key to the City.

Linda McConnell said for 42 years she has loved what she did at the City. She thanked everyone around her over the years for making her the person she is today. She said public service is a calling and an awesome journey.

APPROVAL OF MINUTES

A motion by Councilman Stewart seconded by Councilman Newton carried unanimously (9-0) to approve the minutes of January 28, 2019 meeting as presented.

REQUEST CONSIDERATION OF PAVING RESOLUTIONS TO ANDERSON COUNTY, THE ANDERSON COUNTY TRANSPORTATION COMMITTEE, AND THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION

City Manager, Linda McConnell said 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.

Planning Director, Maurice McKenzie said 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%). Council was provided a list of the top streets 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.

The benefit of these resolutions is to provide Anderson County, the ACTC, and the SCDOT direction regarding the best interest of City residents who pay local and state taxes.

A motion by Councilman Stewart seconded by Councilman John Roberts carried unanimously (9-0) to approve Resolutions to Anderson County, the Anderson County Transportation Committee and South Carolina Department of Transportation.

REQUEST CONSIDERATION OF ORDINANCE 19-04 TO AMEND SECTION 2-585 OF THE CITY CODE REGARDING FAÇADE AND SIGN GRANTS

City Manager, Linda McConnell said 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.

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

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

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (9-0) to approve Ordinance 19-04 to amend Section 2-585 of the City Code regarding façade and sign grants on First Reading.

REQUEST CONSIDERATION OF AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT
BETWEEN THE CITY OF ANDERSON AND PROJECT FREEDOM

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.

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.

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.

City Manager, Linda McConnell requested to discuss this agreement along with the consideration of an Employment Agreement for City Manager in Executive Session.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

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

- February 14th – Anderson County Municipal Association Meeting
- February 18th – City Office will be closed for President's Day
- February 19th – Westside Community Coalition
- February 19th – Seat 2 Neighborhood Watch
- February 21st – Southeast Anderson Task Force
- February 23rd – Community Development Workshop

EXECUTIVE SESSION

A motion by Mayor Pro Tem Thompson seconded by Councilman Harbin carried unanimously (9-0) to move into Executive Session:

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 by the public body pursuant to Section 30-4-70(a)(5).

Discussion of negotiations incident to proposed contractual agreements regarding infrastructure reimbursement agreement with Liberty Oak, LP et al. pursuant to Section 30-4-70(a)(2).

Discussion of personnel matters pursuant to Section 30-4-7(a)(1).

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

REQUEST CONSIDERATION OF AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CITY OF ANDERSON AND PROJECT FREEDOM

City Manager, Linda McConnell said HMR Veterans Services, Inc. has requested financial assistance from the City of Anderson in return for a relocation opportunity that will include the redevelopment of an existing building at 201 N. Main Street to accommodate a complete operation and 50 new jobs. The estimated cost of development is 2.1 million dollars.

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.

The Economic Development Incentive Agreement will be paid to HMR Veteran Service, Inc in the amount of \$100,000 over 5 years in \$20,000 increments.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (9-0) to approve an Economic Development Incentive Agreement with HMR Veteran Services, Inc. paid over 5-years in \$20,000 increments.

REQUEST CONSIDERATION OF EMPLOYMENT AGREEMENT FOR CITY MANAGER

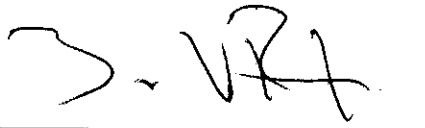
Mayor Terence Roberts announced David McCuen will be the next City Manager of the City of Anderson.

A motion by Councilman Chapman seconded by Councilman John Roberts carried unanimously (9-0) to approve an employment agreement with David McCuen, IV as the next City Manager of the City of Anderson.

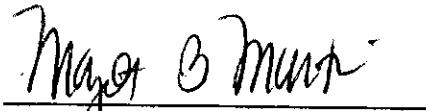
ADJOURNMENT

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

ATTEST:



Terence V. Roberts
Mayor



Margot B. Martin
City Clerk Treasurer