

Regular Meeting  
February 25, 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, David McCuen; Finance Director, Margot Martin; City Attorney, Frankie McClain; Economic Development Director, Kimberly Spears; IT Director, Mark Cunningham; Parks and Recreation Director, Bobby Beville; and Transit Manager, Keith Scott. The invocation was given by Mayor Pro Tem Thompson and respect to the flag was given by Councilman Laughridge.

SWEARING-IN CEREMONY  
Firefighter Jonathan Browning  
Firefighter David Terry  
Firefighter Joseph Topper

Fire Chief, Randy Bratcher said Jonathan Browning began his fire service volunteering with the Sandy Springs Station in 2000. He is currently a volunteer with the Center Rock VFD. Before joining the Anderson Fire Department, Jonathan was employed as the Fire Prevention Office for Anderson County Fire Department.

David Terry began his fire service with Hopewell Volunteer Fire Department and is currently serving with the Williamston Fire Department. In 2010, David received Emergency Medical Technician certification.

Joseph Topper began his fire service in 2012 with the Honea Path Fire Department and Friendship Volunteer Fire Department. There he acquired his Hazardous Material Technician and Emergency Medical Technician certifications. Joseph volunteered extensively with the Anderson Fire Department before being hired.

Chief Bratcher swore-in and pinned each Firefighter.

APPROVAL OF MINUTES

A motion by Councilman Laughridge seconded by Mayor Pro Tem Thompson carried unanimously (9-0) to approve the minutes of February 11, 2019 meeting as presented.

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

City Manager, David McCuen 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.

Economic Development Director, Kimberly Spears said the ordinance limits the eligibility for participation in the Interior Upfit 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 Upfit 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 Upfit 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 has previously been provided by Council for all Business Assistance Programs. This funding will not change.

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

REQUEST CONSIDERATION TO PURCHASE AUDIO EQUIPMENT/RECORDER FOR COURT

City Manager, David McCuen said the staff is requesting approval of \$14,080 to purchase Audio Equipment/Recorder for the Courtroom.

IT Director, Mark Cunningham said current audio equipment does not adequately cover the court room. Equipment must include both prosecution and defense tables and witness stand. Audio equipment currently in use records only at the Judges podium and there are no speakers to amplify what is being said.

The upgrade would also purchase necessary equipment to view body/dash cams and videos in the jury room.

This equipment will be purchased and installed by Sharp Business Systems (SBS). SBS was selected as our preferred vendor for copier/printing/audio visual systems by an RFP process. SBS recently upgraded the A/V equipment in the City Council chambers and this equipment will be compatible with all existing systems used by the City.

New equipment would enable court personnel to access trial footage rapidly and to produce written transcripts for Public Defenders Office, Solicitors Office and citizens.

The equipment will be funded by Courts Annual Budget

A motion by Councilman Harbin seconded by Mayor Pro Tem Thompson carried unanimously (9-0) to approve the purchase of audio equipment/recorder for the courtroom in the amount of \$14,080 from Sharp Business Systems.

**REQUEST CONSIDERATION OF A CONSTRUCTION CONTRACT FOR THE BASKETBALL COURTS AT D.B. WALKER AND GREELEY PARKS**

City Manager, David McCuen said the Recreation Master Plan identified the basketball court at Greeley Park and the single court at D.B. Walker Park as important amenities to each area. Due to the age and condition of the courts, a complete replacement of the courts is needed. The courts are located in 2 Focus Area Neighborhoods (FANs) qualifying them for Community Development funding.

Parks and Recreation Director, Bobby Beville said to be in compliance with federal regulations, the courts were bid separately using the City's website, Anderson Independent Mail and South Carolina Business Opportunities (SCBO). A pre-bid meeting was held on January 8 at each site. Sealed bids were due by January 15. Three bids were submitted and one was disqualified. The bids were:

Company name	Location	Greeley Park bid	D.B. Walker bid
AOS Specialty Contractors	Lexington, SC	\$53,626.97	\$65,095.26
Sterling Structure & Design	Royston, GA	\$49,806.00	\$59,706.00
Extreme Concrete Services	Disqualified	Not a sealed bid	Faxed

The installation of new basketball courts will continue to advance the Recreation Master Plan. The court replacements will enhance the parks and provide an area for youth and adults to play basketball.

The basketball courts will be funded with existing funding within the Community Development budget.

Staff reviewed the bids and recommends awarding the Greeley Park and D.B. Walker basketball courts redevelopment projects to Sterling Structure & Design (Royston, GA) in the amount of \$109,512.

A motion by Councilman Jeff Roberts seconded by Councilman Laughridge carried unanimously (9-0) to approve a construction contract with Sterling Structure & Design in the amount of \$109,512 for the Greeley Park and D.B. Walker basketball courts redevelopment projects.

#### REQUEST CONSIDERATION TO PURCHASE A BUS AND A VEHICLE FOR THE TRANSIT DEPARTMENT

City Manager, David McCuen said the Transit Department requests approval to purchase one new CNG (Compressed Natural Gas) bus, 35 ft. low floor for regular service routes and one new Ford Transit Van for route deviation & ADA support.

Transit Manager, Keith Scott said the City Transit system has eight buses in its fleet. An Invitation for Bid was put out in June 2015 with Creative Bus Sales/El Dorado National being the only bidder. The City had five options to purchase over the next five years or through 2020. This purchase is part of the City's bus replacement plan. The 35 ft. CNG bus will replace a 2001 Chance Coach Trolley bus that has met its FTA useful life of twelve years and has 298,000 miles which will be added to the City fleet. The Ford Transit Van will be purchased off State Contract from Palmetto Bus Sales which will be added for route support and has a wheelchair lift for our ADA passengers.

By replacing one bus that has met its useful life, maintenance cost will be reduced. The City of Anderson is the only system in the SC to operate CNG transit buses. Fuel costs will also be reduced by using natural gas. Natural gas fuel will be available at the Piedmont Natural Gas CNG station on 28 By-Pass. The Ford Transit Van will add route support and support for ADA passengers along narrow streets where buses are unable to go.

The total cost of these vehicles is \$552,857. Cost breakout of grant funds is below.

	<u>FTA</u>	<u>SCDOT</u>	<u>Total Cost</u>
CNG Bus	\$416,888	\$73,569	\$490,457
Transit Van	\$49,920	\$12,480	\$62,400
Total	\$466,808	\$86,049	\$552,857

There will be no local cost to the City. All FTA & SCDOT grant funds have been approved and are available for use.

Staff recommends approval to purchase a 35 ft. CNG bus from Creative Bus Sales and a Ford Transit Van from Palmetto Bus Sales.

Councilman Stewart asked City Manager, David McCuen to talk to Rusty Burns from Anderson County to work together with the City to provide the Transit Transfer Station at McCant's conducive to inclement weather.

A motion by Councilman Laughridge seconded by Mayor Pro Tem Thompson carried unanimously (9-0) to approve the purchase of 35 ft. CNG bus from Creative Bus Sales and a Ford Transit Van from Palmetto Bus Sales in the amount of \$552,857 to be funded by FTA and SCODT grants with no cost to the City.

## ADMINISTRATIVE BRIEFING

City Manager, David McCuen ask Mayor Pro Tem Thompson to present to Council about the Church Street Heritage Animation Screenings.

Mayor Pro Tem Thompson said as part of the Church Street Heritage Project, our team worked with Clemson University Professor, David Donar to create an animated film illustrating the history of Church Street through the decades.

This film has been selected to be shown at 2 prominent film festivals in March:

- Clemson University's Southern Margins Short Film Festival will feature the film on Friday, March 1<sup>st</sup> at 7:00 pm in the Watt Center Auditorium on campus, followed by a panel discussion. This screening presents short films from across the globe.
- It will also be shown at the very prestigious Ann Arbor Film Festival in Michigan on March 27<sup>th</sup> as part of the program which features films from 20 countries designed to engage audiences with remarkable cinematic experiences.

We congratulate Professor Donar and the entire Church Street team on the honor of being included in these international events and we are proud of the recognition this brings our project and the City of Anderson.

## UPCOMING EVENTS

City Manager, David McCuen reminded Council of the following upcoming events and all meetings in February and March 2019.

February 28<sup>th</sup> – Concerned Citizens of Eastside

February 28<sup>th</sup> – Anderson County Municipal Association Meeting

March 11<sup>th</sup> – Council Meeting

March 12<sup>th</sup> – Seat 6 – Neighborhood Watch Meeting

## EXECUTIVE SESSION

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

Discussion of negotiations incident to proposed contractual arrangements regarding construction services for the City Hall and Municipal Business Center project pursuant to Section 30-4-70(a)(2).

Discussion of negotiations incident to proposed contractual agreements regarding 600 South Main Street pursuant to Section 30-4-70(a)(2).

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).

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

### REQUEST CONSIDERATION OF A PRE-CONSTRUCTION CONTRACT FOR THE CITY HALL AND MUNICIPAL BUSINESS CENTER PROJECT

City Manager, David McCuen said City Hall and Municipal Business Center's roof and/or building envelope systems are in need of rehabilitation. Due to the complexity of these projects, a plan of action was agreed upon by the City Council. Initial steps have been completed with the selection of DP3 Architects in November, 2017 to perform preliminary engineering, construction document preparation and administration of the project.

At the January 28<sup>th</sup> meeting, the City Council selected C.E. Bourne and Company to perform the roof and envelope renovations through the Construction Management at Risk (CMAR) Project Delivery Method. The CMAR method ensures a collaborative working relationship between the City, DP3 and the selected firm throughout the design and construction process. This can result in a higher quality of construction, more cost-certainty throughout the project, improved communication, and a timelier completion date.

Selection of C.E. Bourne and Company by the Council allowed the City to enter into contract negotiations. The first phase of the contract relates to pre-construction Services. During this phase, the contractor will provide various services that are required prior to construction commencing, such as coordination of subcontractors, review of design documents, cost estimating, determining construction costs, etc. Once this phase is complete, a Guaranteed Maximum Price (GMP) for this project will be developed and the next phase of the contract can be established.

The benefit derived from this project will be the opportunity to rehabilitate both City Hall and the Municipal Business Center's roof and/or building envelope systems.

This project will be funded by General Fund balance appropriation as budgeted.

A motion by Mayor Pro Tem Thompson seconded by Councilman Laughridge carried unanimously (9-0) to approve a pre-construction contract with C.E. Bourne and Company in the amount of \$44,000 for City Hall and Municipal Business Center's roof and/or building envelope systems rehabilitation.

REQUEST CONSIDERATION OF A CONTRACT FOR DEMOLITION/SITE RESTORATION AT 600  
SOUTH MAIN STREET

City Manager, David McCuen requests to Council that no action be taken at this time.

REQUEST CONSIDERATION OF A WASTEWATER INFRASTRUCTURE AGREEMENT WITH LIBERTY  
OAK, LP ET. AL.

City Manager, David McCuen said Liberty Oak, LP represents a developer with property in the City of Anderson and the City's Sewer Service Area. Specifically, this property includes approximately 45 acres of undeveloped property along the Beltline Connector (General Commercial/RM-18). Currently, there is no sewer service available and would require the construction of a pump station. The addition of this pump station will facilitate significant economic development, commercial investment, and job creation as well as ultimately provide sewer service to over 100 acres around Clemson Boulevard and the East-West Parkway.

This project will include the mentioned pump station, removal/salvage of an existing pump station, additional gravity lines and manholes, force main, and a standby emergency generator. The estimated project cost is \$632,000.

General approval will allow the developer to move forward with bidding the project to set the actual construction value of the reimbursement.

Reimbursement will be funded by Utilities Funds/Capital Budget.

A motion by Councilman Chapman seconded by Councilman Harbin carried unanimously (9-0) to approve a wastewater infrastructure reimbursement agreement with Liberty Oak, LP et. al. in the amount of \$632,000.

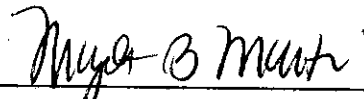
ADJOURNMENT

A motion by Mayor Pro Tem Thompson seconded by Councilman Harbin carried unanimously (9-0) to adjourn.

ATTEST:



Terence V. Roberts  
Mayor



Margot B. Martin  
City Clerk Treasurer