

City Hall/Municipal Business Center Project Update Meeting  
April 8, 2019

The project meeting with City Council was held this date in City Hall Council Chambers at 5:30 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Thompson, Council Members Chapman, Laughridge, Stewart, Harbin, Newton, John Roberts, and Jeff Roberts. Also in attendance were City Manager, David McCuen; Finance Director, Margot Martin; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; and Utilities Director, Jeff Caldwell.

City Council heard a presentation on proposed building systems for the Municipal Business Center. Three options for design were given by DP3 Architects, Mike Pry and Mike Taylor. No action was taken.

Regular Meeting  
April 8, 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, Laughridge, Stewart, Harbin, Newton, John Roberts, and Jeff Roberts. Also in attendance were City Manager, David McCuen; Finance Director, Margot Martin; City Attorney, Frankie McClain; Police Chief, Jim Stewart; Community Development Director, Erica Craft; and Utilities Director, Jeff Caldwell. The invocation was given by Mayor Terence Roberts and respect to the flag was given by Councilman Jeff Roberts.

SPECIAL RECOGNITION  
Sergeant Jan Deblaey

Police Chief, Jim Stewart said Jan Deblaey began his law enforcement career with the Greenwood Police Department in 2007. In 2010, he was employed by the Anderson Police Department. In 2011, he joined the SWAT Team and in 2012 he became a K-9 Handler. In 2013, he was transferred to the Narcotic/Vice Division and Task Force Officer with the ATF (Alcohol, Tobacco and Firearms). In 2017, he became the commanding officer of the SWAT Team. Sergeant Deblaey's new assignment is being promoted to the rank of Detective Sergeant in the Criminal Investigative Division.

Chief Stewart swore-in Sergeant Jan Deblaey.

PROCLAMATIONS  
Fair Housing Month – April

# *Proclamation*

**WHEREAS**, the month of April is recognized throughout these United States of America as Fair Housing Month; and

**WHEREAS**, Title VIII of the Civil Rights Act of 1968, as amended, set forth a national policy of fair housing without regard to race, color, national origin, religion, sex, familial status or disability; and

**WHEREAS**, housing is a critical component of family and community health and stability; and

**WHEREAS**, both State and Federal offices of the Department of Housing and Urban Development continue their efforts to promote and educate as many citizens as possible about every person's right to enjoy equal opportunities in housing insuring that all Americans have the opportunity to achieve the American Dream of homeownership; and

**WHEREAS**, the City of Anderson continues to affirmatively further fair housing for its citizens.

**NOW, THEREFORE**, I, Terence V. Roberts, Mayor of City of Anderson, South Carolina, along with my fellow council members of City Council, do hereby proclaim April 2019 to be

## **FAIR HOUSING MONTH**

in the City of Anderson, SC for the significance of fair housing to our way of life and encourage all citizens to observe and support both the letter and spirit of the Fair Housing Law as an expression of the individual rights guaranteed by the United States Constitution and the Constitution of the State of South Carolina

Signed this 8<sup>th</sup> day of April, 2019

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Mayor Terence V. Roberts



National Community Development Week – April 22-26

## *Proclamation*

**WHEREAS**, the week of April 22 – April 26, 2019 has been designated as National Community Development Week by the National Community Development Association to celebrate the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program; and

**WHEREAS**, the CDBG Program provides annual funding and flexibility to local communities to provide decent, safe and affordable housing, a suitable living environment, and economic opportunities to low- and moderate-income people; and

**WHEREAS**, the HOME Program provides funding to local communities to create decent, safe, and affordable housing opportunities for low-income persons. Nationally, over one million units of affordable housing have been completed using HOME funds; and

**WHEREAS**, the following activities have been funded: owner occupied housing rehabilitation assistance, homeownership assistance to first time home buyers, public services including the promotion of fair housing, in addition to economic development by providing loans to small businesses and microenterprises.

**NOW, THEREFORE BE IT RESOLVED**, that the City of Anderson designates the week of April 22 – April 26, 2019 as National Community Development Week in support of these two valuable programs that have made tremendous contributions to the viability of the housing stock, infrastructure, public services, and economic vitality of our community.

**BE IT FURTHER RESOLVED**, that our community urges Congress and the Administration to recognize the outstanding work being done locally and nationally by CDBG and HOME by supporting increased funding for both programs in FY 2019.

Signed this 8<sup>th</sup> day of April 2019.

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Terence V. Roberts, Mayor

Community Development Director, Erica Craft invited the Anderson Community to the Fair Housing Workshop on April 25, 2019 and a CDBG Celebration on April 26, 2019, both in the Municipal Business Center.

# Proclamation

**WHEREAS**, Anderson University is a selective, comprehensive university offering bachelor's, master's, and doctoral degrees on campus and online. They are ranked as one of the best regional universities in the South by both *US News and World Report* and *The Princeton Review*; and

**WHEREAS**, at the heart of their educational program is an uncompromising commitment to the liberal arts as a means of preparing students with both a breadth and depth of knowledge they need not only to be successful in the career of their choice, but to be successful in all realms of life – in family, community, work, and church; and

**WHEREAS**, April 11, 2019 is Anderson University (AU) third annual **A Day**; and

**WHEREAS**, **A Day** is an exciting 24-hour fundraising drive to support AU students, faculty, and campus programs. It is a day for people everywhere to come together in support of Anderson University – every gift makes a difference and

**WHEREAS**, during **A Day** we will celebrate all the things that make Anderson special and Trojans across the globe will participate in remembering the past, celebrating the present, and impacting the future; and

**WHEREAS**, the City of Anderson wishes Anderson University a very successful **A Day**. Everyone can support the cause by joining the festivities. Partnerships promote unity in a thriving community.

**NOW THEREFORE**, I, Terence V. Roberts, Mayor of the City of Anderson, along with my fellow members of City Council, do proclaim April 11, 2019 as

## Anderson University Day

in the City of Anderson and encourage the community to share their support of AU on social media, **SUPPORT** the cause, **SHINE** in your black and gold, and **SHOW** the world that you are True to AU.

Signed this 8<sup>th</sup> day of April, 2019

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Terence V. Roberts, Mayor

## APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (9-0) to approve the minutes of March 25, 2019 meeting as presented.

### REQUEST CONSIDERATION OF ORDINANCE 19-05 AUTHORIZING THE SALE OF PROPERTY TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR CONSTRUCTION OF A ROUNDABOUT ON WEST MARKET STREET

City Manager, David McCuen said the South Carolina Department of Transportation is in the Right of Way/Permission acquisition phase of the West Market St. at Monroe and Southwood Improvement project in the City of Anderson.

The project will affect two parcels owned by the City of Anderson. SCDOT has offered \$300 for 297 SF (0.01 AC) on Southwood and \$7,500 for 9,550 SF (0.25 ac) on W. Market.

Construction of the roundabout will improve the traffic flow and appearance of the area. The City will retain ownership of a portion of the lot on W. Market St. and will be able to make additional improvements to the area.

A motion by Mayor Pro Tem Thompson seconded by Councilman Laughridge carried unanimously (9-0) to approve Ordinance 19-05 authorizing the sale of property to the South Carolina Department of Transportation for construction of a roundabout on West Market Street on in the amount of \$7,800 on First Reading.

### REQUEST CONSIDERATION TO PURCHASE TWO WASTEWATER TREATMENT PLANT INFLUENT PUMPS

Utilities Director, Jeff Caldwell said the Wastewater Treatment process utilizes influent pumps to handle all flows that enter the treatment plant. Each plant has four (4) to handle the normal flow patterns as well as larger flows due to wet weather events. Recently, one pump at each treatment plant experienced a failure which decreases the overall rated capacity of the of the influent pump station. We received the following bids:

<u>Bids Received</u>	<u>Location</u>	<u>Cost</u>
Heyward, Inc.	Charlotte, NC	\$70,903.00
IMS	Anderson, SC	\$116,751.60
EMD	Anderson, SC	Not Responsive

Heyward, Inc. is the manufacturer's representative, so all quotes require the purchase through them. This is the main reason for difference in these quotes. Following approval, these pumps require 12-14 weeks to build and install.

Approval of this purchase will provide full design capacity for this essential part of the treatment process.

The City currently budgets \$200,000 annually for the repair and replacement of treatment plant equipment. This purchase will be funded by the Rocky River and Generostee Plant Special Projects budget.

Staff recommends approval to purchase these pumps from Heyward, Inc. in the amount of \$70,903.

A motion by Councilman Jeff Roberts seconded by Councilman Chapman carried unanimously (9-0) to approve the purchase of two Wastewater Treatment Plant Influent Pumps for Heyward, Inc. in the amount of \$70,903.

#### REQUEST CONSIDERATION OF A MEDICAL CONTRACT FOR THE DETENTION CENTER

City Manager, David McCuen said the Detention Center houses both male and female detainees for the City of Anderson, the United States Marshall Service, Bureau of Prisons and some sentenced inmates, generally having sentences of less than 3 months. The Detention Center must provide health care for detainees including initial screening, dispensing medications, acute care, etc. with a physician available 24/7.

Police Chief, Jim Stewart said our current contract is with SHP and will expire April 14, 2019. The APD advertised for and accepted Requests for Proposals in January 2019 for a comprehensive health care delivery system. Southern Health Partners (SHP) was the only respondent. SHP is an experienced provider of Detention Medical Services including care for Detention Centers in Anderson County, Greenwood County, Beaufort County, Newberry County, Abbeville County, Aiken County, Laurens County, Pickens County, and more.

SHP will be responsible for all medical care for all inmates at the Detention Center, including the purchase of medicines. This responsibility of Provider for the medical care of an inmate commences with the commitment of the inmate to the custody of the administration of the Detention Center and ends with the discharge (or temporary release) of the inmate from the custody of the City at the Detention Center.

Inmates held in the Detention Center for other jurisdictions such as other counties or the US Justice Department will be included in the count, and the on-site care for these inmates will be the responsibility of the Provider for nursing and physician care, any supplies used, and for over-the-counter medications. Other medical costs which can be identified for specific inmates such as prescriptions, x-rays, dental procedures, and all off-site medically related consultations and procedures will be billed back to the originating agency, either by the City, the actual community agency providing the care, or by the Provider.

After careful review of the current staffing plan and requirements of the detention center the staff would recommend that the staffing add an additional 2 days of medical care for inmates. Currently Detention Center staff or police officers are required to take inmates to the AnMed Emergency Room for treatment on weekends tying up key personnel sometimes for hours at a time. The current plan is for 5 eight-hour days. The recommended plan is for 7 eight-hour days. This would require an increase in funding for \$24,340.56. The total cost would be \$171,180 for a one-year period with the ability to extend for a second and third year.

The benefit rests in the total turnkey health care delivery being provided by SHP.

Funding for the contract will be from the Detention budget.

A motion by Councilman Harbin seconded by Mayor Pro Tem Thompson carried unanimously (9-0) to approve a medical contract for the Detention Center from Southern Health Partners in the amount of \$171,180, this is an \$24,340.56 increase from the previous contract.

David McCuen said staff would provide Council with additional pricing data for the additional days as requested by Council.

#### REQUEST CONSIDERATION OF A CONTRACT FOR DEMOLITION AT 600 SOUTH MAIN STREET

This item will be discussed after Executive Session.

### ADMINISTRATIVE BRIEFING

#### QUARTERLY REPORTS

City Manager, David McCuen asked Council to review the Quarterly Progress Report included in the Council Packet.

## UPCOMING EVENTS

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

April 9<sup>th</sup> – Seat 6 – Neighborhood Watch

April 11<sup>th</sup> – Anderson County Municipal Association Meeting

April 16<sup>th</sup> – Westside Community Coalition

April 18<sup>th</sup> – Southeast Anderson Task Force

## EXECUTIVE SESSION

A motion by Councilman Laughridge seconded by Councilman Harbin carried unanimously (9-0) to move into Executive Session:

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

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).

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

## REQUEST CONSIDERATION OF A CONTRACT FOR DEMOLITION AT 600 SOUTH MAIN STREET

City Manager, David McCuen said the subject property has been in the ownership of the City since 1984 and previously served as office space for various City departments. The layout, condition and configuration of the building makes it unlikely to rehabilitate, so the City Council determined that demolition is necessary, and the Board of Architectural Review approved this as well.

The Council previously approved a contract with Dean Hunter and Company to remove the asbestos from the building. The abatement process has been completed.

Per the City's RFP that was advertised on March 7, a public bid opening took place on March 20<sup>th</sup> at 10am in the City Hall Council Chambers. Listed below are the contractors and their bids, which includes the cost of demolition and removal of materials:



1. Moats Construction (Anderson, SC)	\$28,000
2. Miller's Construction (Anderson, SC)	\$38,435
3. Phillips Recoveries (Anderson, SC)	\$45,910
4. TKO Demolition (Goose Creek, SC)	\$56,220
5. 4 Seasons Demolition (Wilmington, NC)	\$58,750
6. Complete Demolition Services (Carrollton, GA)	\$92,000

Fund Balance from the General Fund will fund the demolition.

Based on the following factors, the staff has determined that the low bidder is non-responsible:

1. The bid is significantly out of line with the other bids. Removing the highest and lowest bids, the average bid is \$49,828.75. Moats Construction bid is \$28,000.
2. The bidder's previous project with the City (Church Street Heritage Project) resulted in numerous unwarranted delays, exorbitant claims for payment and threatened litigation.
3. It has been reported that two other recent projects by bidder (Bailes Building Demolition and East-West Parkway) had very similar results. The bidder was dismissed from Bailes Building project and litigation in Federal Court is pending. Anderson County had to complete the East-West Parkway project in house after considerable delay.

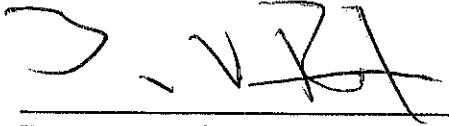
Therefore, the staff recommends awarding the contract to Miller's Construction in the amount of \$38,435.

A motion by Councilman Stewart seconded by Councilman Laughridge carried unanimously (9-0) to approve a contract with Miller's Construction for the demolition of 600 South Main Street in the amount of \$38,435.

#### 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