

**CITY OF ANDERSON
COUNCIL AGENDA
March 13, 2023
6:00 PM**

INVOCATION: Council Member Beatrice Thompson

RESPECTS TO FLAG: Council Member Rick Laughridge

PROCLAMATION: Anderson University

Approval of Minutes of February 27, 2023

A. OLD BUSINESS:

1. Request second reading of Ordinance 23-02 providing for the determination that a city alley abutting Daniel Street is surplus property of the City of Anderson and authorizing the Mayor and/or City Manager to execute a deed or other documents necessary to close the alley and convey ownership to abutting property owners upon their agreement or pursuant to the Procurement Code.

B. NEW BUSINESS:

1. Request consideration of a resolution to provide certification as provided by Section 12-65-60 of the South Carolina Textiles Communities Revitalization Act for that certain property located at 520 Fair Street.
2. Request consideration of a resolution authorizing the execution and delivery of the South Carolina Statewide Mutual Aid Agreement for Emergency and Disaster Response/Recovery.

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, Anderson University's annual A Day takes place on Thursday, March 30, 2023; and

WHEREAS, A Day is a fundraising effort that provides the support necessary to foster the academic achievements of AU students, further the professional development of AU's world-class faculty, and accelerate AU's growing campus programs and initiatives; and

WHEREAS, A Day is an opportunity for people everywhere to come together in support of Anderson University; 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 and desires that alumni, friends, and citizens of our city will support the cause by joining the festivities, thereby strengthening the bonds of our community.

NOW THEREFORE, I, Terence V. Roberts, Mayor of the City of Anderson, along with my fellow members of City Council, do proclaim March 30, 2023 as

Anderson University Day

in the City of Anderson and encourage the community to share their support of AU on social media, wear their black and gold, and demonstrate that this community is True to AU.

Signed this 30th day of March, 2023

Terence V. Roberts, Mayor

Council Work Session
February 27, 2023

The Work Session of City Council was held this date in City Hall Council Chambers at 5:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Harbin, Council Members Thompson, Newton, Stewart, Laughridge, Martinez, and Jeff Roberts. Councilman John Roberts was not present. Also, in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; and Planning Director, Maurice McKenzie.

Administrative Briefing and Discussion – Redistricting data with SC Revenue & Fiscal Affairs Staff

There was no action taken.

Regular Meeting
February 27, 2023

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 Harbin, Council Members Thompson, Newton, Stewart, Laughridge, Martinez, and Jeff Roberts. Councilman John Roberts was not present. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; and Planning Director, Maurice McKenzie. The invocation was given by Councilman Jeff Roberts and respect to the flag was given by Councilman Tony Stewart.

City Attorney, Frankie McClain introduced Rame Campbell, City's new Prosecutor to City Council.

PROCLAMATION
Black History Month – February

Proclamation

WHEREAS, it was journalist, author and historian, Dr. Cater G. Woodson, the "father of Black history," who first set out in 1926 to designate a time to promote and educate people about Black history and culture; and

WHEREAS, Dr. Woodson's goal from the very beginning was to make the celebration of Black history in the field of history a serious area of study. The idea was to really focus and broaden the nation's consciousness; and

WHEREAS, the second week of February was selected to coincide with the birthdays of Abraham Lincoln and Fredrick Douglass, two giants in history; as the week to study Black history because of his belief that the history of Black Americans was American history. Dr. Woodson's concept was later expanded into Black History Month; and

WHEREAS, during Black History Month, it provides an opportunity for all Americans to reflect on the rich history and achievements of people of African descent. We recognize African Americans for their bravery, courage, talent, paving the way, inventions and legacies that have shaped and contributed to the progress of our communities, nation, and world; and

WHEREAS, as this month comes to an end, let's keep Black history, Black experiences, Black stories, Black dreams, and the legacy of those we have celebrated continue to shine; and

WHEREAS, the City of Anderson recognizes the importance of Black history and the many contributions of African Americans to American life and culture as we know it.

NOW THEREFORE, I, Terence V. Roberts, Mayor of the City of Anderson, along with my fellow members of City Council, in meeting duly assembled, do hereby proclaim the month of February 2023 as **Black History Month** in the City of Anderson and encourage citizens of this community to recognize the unique heritage and contributions of African Americans to the cultural life of our city, state, nation and world.

Proclaimed this 27th day of February, 2023

Terence V. Roberts, Mayor

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Council Member Thompson carried unanimously (8-0) to approve the minutes of the February 13, 2023 meeting as presented.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO R-5, SINGLE-FAMILY RESIDENTIAL, APPROXIMATELY 0.76 ACRES LOCATED AT 1920 AND 1922 EAST CALHOUN STREET AND 402 SIMPSON ROAD

Planning Director, Maurice McKenzie said the subject property was recently subdivided into three lots and building permits were issued by Anderson County for the construction of three single-family residential dwellings. Since this property is located within the City's sewer service area, the applicant signed the sewer service/annexation agreement to receive service. This requires annexation upon being contiguous to the City limits. Since this property is already contiguous, the annexation process can begin. This property is also in Fire Station 3 service area.

The proposed zoning of R-5, Single-Family Residential conforms to the newly created lots, which range in size from approximately 8,000 square feet to just over 14,000 square feet.

Councilman Stewart said since the lots are located tightly on the lots, would there be any setback guidelines to conform to. Mr. McKenzie said since the building permit was issued by Anderson County the applicant will have to follow Anderson County's building guidelines instead of the City's. Councilman Stewart also expressed his concern of the intersection located near the lots. He stated the intersection is extremely busy and dangerous at times.

Councilman Martinez said that a traffic study needs to be performed on this intersection. City Manager, David McCuen commented that ANATS has this intersection on its list of improvements.

A motion by Councilman Martinez seconded by Councilman Newton carried unanimously (8-0) to approve a referral to the Planning Commission a petition to annex and zone to R-5, Single-Family Residential, approximately 0.76 acres located at 1920 and 1922 East Calhoun Street and 402 Simpson Road.

REQUEST CONSIDERATION OF AN ORDINANCE PROVIDING FOR THE DETERMINATION THAT A CITY ALLEY ABUTTING DANIEL STREET IS SURPLUS PROPERTY OF THE CITY OF ANDERSON AND AUTHORIZING THE MAYOR AND/OR CITY MANAGER TO EXECUTE A DEED OR OTHER DOCUMENTS NECESSARY TO CLOSE THE ALLEY AND CONVEY OWNERSHIP TO ABUTTING PROPERTY OWNERS UPON THEIR AGREEMENT OR PURSUANT TO THE PROCUREMENT CODE

City Attorney, Frankie McClain said the City of Anderson was conveyed title to a piece of property ten feet wide designated as TMS# 123-25-10-008 by a quitclaim deed dated May 24, 1976. The above property is described as abutting a ten feet alley which runs across the property of Reece B. Yon Family Trust (TMS# 123-25-10-007). The City of Anderson has no need for either property now or in the foreseeable future. The best interest of the citizens will be served by closing the

alley on the Reece Yon property and abandoning the ten foot strip so that the property may be properly developed.

This will provide economic development of the property and have minimal cost to the General Fund.

A motion by Mayor Pro Tem Harbin seconded by Councilman Laughridge carried unanimously (8-0) to approve an Ordinance providing for the determination that a City alley abutting Daniel Street is surplus property of the City of Anderson and authorizing the Mayor and/or City Manager to execute a deed or other documents necessary to close the alley and convey ownership of abutting property owner, Reese Yon, upon their agreement or pursuant to the Procurement Code on First Reading.

Before adjourning the meeting, Mayor Terence Roberts introduced Leadership Anderson Class #38 in attendance. Class member and City of Anderson Captain, Carla Roberson shared with Council the class project with Foothills Child Advocacy Center that will be renamed First Light at a ribbon cutting on February 28, 2023.

Councilman Martinez, as an Anderson University alumni, wanted to congratulate Anderson University on its 20th year anniversary. He is very proud of the progress Anderson University has made over the past 20 years and how this legacy institution continues to enhance our community.

ADJOURNMENT

A motion by Councilman Newton seconded by Council Member Thompson carried unanimously (8-0) to adjourn at 6:30 pm.

Notice of this meeting was posted on the City of Anderson's website and the Anderson Independent Mail newspaper was notified of the meeting at least 24 hours in advance of the meeting in accordance with the S.C. Freedom of Information Act.

ATTEST:

Terence V. Roberts
Mayor

Margot B. Martin
City Clerk Treasurer

Council Meeting 2/27/2023

Date: March 13, 2023

Agenda Item No: A-1

**City of Anderson
Council Agenda**

Title/Description: Old Business

Request 2nd reading of an Ordinance of the Mayor and Council of the City of Anderson providing for the determination that a city alley abutting Daniel Street is surplus property and authorizing the execution of deeds and other necessary documents to close the alley and convey title to the proper parties.

Executive Summary:

Background: The City of Anderson was conveyed title to a piece of property ten feet wide designated as TMS# 123-25-10-008 by a quitclaim deed dated May 24, 1976. The above property is described as abutting a ten feet alley which runs across the property of Reece B. Yon Family Trust (TMS# 123-25-10-007). The City of Anderson has no need for either property now or in the foreseeable future. The best interest of the citizens will be served by closing the alley on the Reece Yon property and abandoning the ten foot strip so that the property may be properly developed.

Benefit: Economic development of the property.

Funding: General fund. Cost will be minimal.

Recommendation: It is recommended that the City Council pass the Ordinance.

Action Requested:

Ordinance 1st Reading

Information Only

Ordinance 2nd Reading

General Approval

Resolution

Other

ORDINANCE NO. 23-02

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON PROVIDING FOR THE DETERMINATION THAT A CITY ALLEY ABUTTING DANIEL STREET IS SURPLUS PROPERTY AND AUTHORIZING THE EXECUTION OF DEEDS AND OTHER NECESSARY DOCUMENTS TO CLOSE THE ALLEY AND CONVEY TITLE TO THE PROPER PARTIES

WHEREAS, the City of Anderson was conveyed title to a piece of property ten feet wide designated as TMS# 123-25-10-008 by a quitclaim deed dated May 24, 1976, and

WHEREAS, the above property is described as abutting a ten feet alley which runs across the property of Reece B. Yon Family Trust (TMS# 123-25-10-007), and

WHEREAS, the City of Anderson has no need for either property now or in the foreseeable future, and

WHEREAS, City Council has determined that the best interest of the citizens will be served by closing the alley on the Yon property and disposing of the 10-foot strip so that the property may be properly developed.

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

1. The ten-foot strip of land designated as TMS# 123-25-10-008 is determined to be surplus property.
2. The alley that runs across the Reece Yon Family Trust Property (TMS# 123-25-10-007) is of no use to the City and shall be closed.
3. The Mayor and/or City Manager are authorized to execute the necessary deeds or process in order to abandon the property and convey title to the proper parties.
4. This ordinance shall take effect immediately upon its adoption by the City Council of the City of Anderson.

Date: March 13, 2023

Agenda Item No: B-1

**City of Anderson
Council Agenda**

Title/Description: New Business

Request consideration of a resolution to provide certification as provided by Section 12-65-60 of the South Carolina Textiles Communities Revitalization Act (S.C. Code Section 12-65-10 Et. Seq.) for that certain property located at 520 Fair Street, Anderson, South Carolina.

Executive Summary:

Background: Murray Mill Owner, LLC, a South Carolina limited liability company (the “Taxpayer”) is the owner of that certain historic property commonly referred to as Murray Mill, TMS No. 123-24-02-022, located at 520 Fair Street, Anderson South Carolina (the “Property”), and intends to rehabilitate such property in a manner that qualifies for South Carolina income tax credits under the South Carolina Textiles Communities Revitalization Act, S.C. Code Section 12-65-10 et. seq. (the “Act”). Pursuant to the Act, a taxpayer may apply to the municipality or county in which the textile mill site is located for a certification of the textile mill site made by ordinance or binding resolution of the governing body of the municipality or county. The certification shall include findings that the:

- (1) textile mill site was a textile mill as defined in S.C. Code Section 12-65-20(3);
- (2) textile mill site has been abandoned as defined in S.C. Code Section 12-65-20(1); and
- (3) geographic area of the textile mill site is consistent with S.C. Code Section 12-65-20(4).

The Property is located within the city limits of the City of Anderson, South Carolina (the “City”). The Taxpayer has applied to the City for a certification, by way of binding resolution, of the Property as a textile mill site under the Act in order to encourage investment by potential investors in the redevelopment of the Property. The City has determined that the rehabilitation of the Property will be highly beneficial to the City and the residents and businesses of the community surrounding the Property.

Benefit: Economic development of vacant property near downtown.

Funding: N/A

Recommendation: It is recommended that the City Council pass the Resolution.

Action Requested:

Ordinance 1st Reading

Information Only

Ordinance 2nd Reading

General Approval

Resolution

Other

RESOLUTION NO. 23-02

A RESOLUTION TO PROVIDE CERTIFICATION
AS PROVIDED BY SECTION 12-65-60 OF THE
SOUTH CAROLINA TEXTILES COMMUNITIES
REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.)
FOR THAT CERTAIN PROPERTY LOCATED
AT 520 FAIR STREET, ANDERSON, SOUTH CAROLINA

WHEREAS, Murray Mill Owner, LLC, a South Carolina limited liability company (the “Taxpayer”) is the owner of that certain historic property commonly referred to as Murray Mill, TMS No. 123-24-02-022, located at 520 Fair Street, Anderson South Carolina (the “Property”), and intends to rehabilitate such property in a manner that qualifies for South Carolina income tax credits under the South Carolina Textiles Communities Revitalization Act, S.C. Code Section 12-65-10 et. seq. (the “Act”); and

WHEREAS, pursuant to the Act, a taxpayer may apply to the municipality or county in which the textile mill site is located for a certification of the textile mill site made by ordinance or binding resolution of the governing body of the municipality or county. The certification shall include findings that the:

- (1) textile mill site was a textile mill as defined in S.C. Code Section 12-65-20(3);
- (2) textile mill site has been abandoned as defined in S.C. Code Section 12-65-20(1); and
- (3) geographic area of the textile mill site is consistent with S.C. Code Section 12-65-20(4).

WHEREAS, the Property is located within the city limits of the City of Anderson, South Carolina (the “City”);

WHEREAS, the Taxpayer has applied to the City for a certification, by way of binding resolution, of the Property as a textile mill site under the Act in order to encourage investment by potential investors in the redevelopment of the Property; and

WHEREAS, the City has determined that the rehabilitation of the Property will be highly beneficial to the City and the residents and businesses of the community surrounding the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ANDERSON, SOUTH CAROLINA that the City of Anderson makes the following certifications as requested by the Taxpayer pursuant to the Act:

1. The Property was a textile mill as defined in S.C. Code Section 12-65-20(3).
2. The Property has been abandoned as defined in S.C. Code Section 12-65-20(1).
3. The geographic area of the Property is consistent with the definition of a textile mill site, as defined in S.C. Code Section 12-65-20(4).
4. This resolution shall take effect immediately upon its adoption by the Mayor and Council.

Date: March 13, 2023

Agenda Item No: B-2

**City of Anderson
Council Agenda**

Title/Description: New Business

Request consideration of a Resolution authorizing the execution and delivery of the South Carolina Statewide Mutual Aid Agreement to ensure, that in a time of need, our city is prepared to receive support from other local governments and state agencies or to be able to provide resources, as available, to assist other agencies in need.

Executive Summary:

Background: The SC Statewide Mutual Aid Agreement is in place to provide direction and details to be able to request, mobilize, deploy, manage, and recover needed resources between municipalities, counties, special tax districts and state agencies quickly and efficiently. The document details the who and how within a local jurisdiction that assistance is to be requested when needed for anticipated/declared disaster or incidents of significance. As the “requestor”, the agreement details the general expectations to host the resources being deployed to their jurisdiction including logistical support, management and oversight, and expense reimbursement considerations. When requested to provide resources, the expectation would be that the City of Anderson would provide those to the level available, with consideration and priority remaining to being able to maintain services here at home.

While mutual aid requests typically focus on public safety resources; public works, IT, housing, and administrative support are all common items needed and can be requested during times of large impact events. The decision to both request resources for support and to deploy resources outside of our city would fall within the established chain of command and policies of the City of Anderson.

Benefit: The direct benefit to the City of Anderson would be that we are ensuring the support of statewide resources would be available to us in the event of natural disaster or other incidents of significance. We would also be in position to deploy the highly trained and equipped team members that exist throughout the City of Anderson team to help our neighbors in their time of need.

Funding: Endorsing and participating in the SC Statewide Mutual Aid Agreement has no direct financial impact requiring funding. However, the expenses associated with requesting and hosting resources as well as the recovery of associated expenses from deployment are detailed within the agreement and managed throughout the incident or event.

Recommendation: Staff recommends that the City of Anderson endorse and become a signee of the SC Statewide Mutual Aid Agreement.

Action Requested:

X Resolution

RESOLUTION NO. _____

AUTHORIZING THE EXECUTION
AND DELIVERY BY THE CITY
OF ANDERSON OF THE STATE
OF SOUTH CAROLINA STATEWIDE
MUTUAL AID AGREEMENT FOR
EMERGENCY AND DISASTER
RESPONSE/RECOVERY.

WHEREAS, the SC Statewide Mutual Aid Agreement is in place to provide direction and details to be able to request, mobilize, deploy, manage, and recover needed resources between municipalities, counties, special tax districts and state agencies quickly and efficiently. The document details the who and how within a local jurisdiction that assistance is to be requested when needed for anticipated/declared disaster or incidents of significance. As the “requestor”, the agreement details the general expectations to host the resources being deployed to their jurisdiction including logistical support, management and oversight, and expense reimbursement considerations. When requested to provide resources, the expectation would be that the City of Anderson would provide those to the level available, with consideration and priority remaining to being able to maintain services here at home; and

WHEREAS, while mutual aid requests typically focus on public safety resources; public works, IT, housing, and administrative support are all common items needed and can be requested during times of large impact events. The decision to both request resources for support and to deploy resources outside of our city would fall within the established chain of command and policies of the City of Anderson; and

WHEREAS, the direct benefit to the City of Anderson would be that we are ensuring the support of statewide resources would be available to us in the event of natural disaster or other incidents of significance. We would also be in position to deploy the highly trained and equipped team members that exist throughout the City of Anderson team to help our neighbors in their time of need; and

WHEREAS, endorsing and participating in the SC Statewide Mutual Aid Agreement has no direct financial impact requiring funding. However, the expenses associated with requesting and hosting resources as well as the recovery of associated expenses from deployment are detailed within the agreement and managed throughout the incident or event; and

WHEREAS, staff recommends that the City of Anderson endorse and become a signee of the SC Statewide Mutual Aid Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ANDERSON, SOUTH CAROLINA, AS FOLLOWS:

SECTION 1. The form, terms and provisions of the Agreement, attached hereto as Exhibit A, are hereby approved and all of the terms, provisions and conditions thereof are hereby

incorporated herein by reference as if the Agreement was set out in this Resolution in its entirety. The City Manager and/or Mayor are hereby authorized, empowered, and directed to execute and deliver the Agreement in the name and on behalf of the City.

SECTION 2. This Resolution shall become effective upon its adoption.

{Execution Page Follows}