

Council Work Session
January 22, 2024

The Work Session of the City Council was held on this date in City Hall Council Chambers at 5:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem John Roberts, Council Members Thompson, Laughridge, Stewart, Jeff Roberts, Harbin, Newton, and Martinez. Also, in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Chief Financial Officer, Margot Martin; City Attorney, Frankie McClain; and Strategic Project Director, Mary Haley Thompson.

Executive Session

A motion by Councilman Newton seconded by Council Member Thompson carried unanimously (8-0) with Councilman Martinez not present for the vote to move into Executive Session:

Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements and extension of services to attract economic development and the receipt of legal advice relating to matters covered by the attorney-client privilege.

Section 30-4-70(a)(2) – Receipt of legal advice relating to potential claims and other matters covered by attorney-client privilege.

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

No action was taken.

Item will be considered as contract to convey real estate located at the corner of Murray Avenue and Franklin Street at tonight's meeting.

Regular Meeting
January 22, 2024

The regular meeting of the City Council was held on this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem John Roberts, Council Members Thompson, Laughridge, Stewart, Jeff Roberts, Harbin, Newton, and Martinez. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Chief Financial Officer, Margot Martin; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; Police Chief, Jim Stewart; Utilities Director, Scott Banks; and Strategic Project Director, Mary Haley Thompson. The invocation was given by Council Member Beatrice Thompson with respect to the flag was given by Councilman Rick Laughridge.

APPROVAL OF MINUTES

A motion by Mayor Pro Tem John Roberts seconded by Councilman Harbin carried unanimously (9-0) to approve the minutes of the January 8, 2024 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 24-01 TO REVISE THE PLANNED DEVELOPMENT DISTRICT (PPD) DOCUMENT FOR KAYFIELD FARMS LOCATED AT THE CORNER OF MIDWAY AND CRESTVIEW ROADS

Planning Director, Maurice McKenzie said in 2021, the City annexed approximately 50 acres known as Kayfield Farms, and zoned the property to PDD, which allows for single-family development. This zoning classification requires a document that contains development specifications for the property, such as lot sizes, density, landscaping, and other requirements, which was approved. Since the time of adoption, the property has been sold and the new developer/builder proposes to amend the PDD document to allow some variation in the way the property is developed. Revising a PDD document follows the same procedure as rezoning, so any major revisions must be considered by the Planning Commission and the City Council. Site work has begun, but no houses are under construction.

The applicant requests to reduce the allowed density from 159 units to 124, which decreases the average density to 2.53 units per acre from 3.24 units. Other proposed revisions that are internal to the development include:

- Development will occur in two phases (previously 4).
- Minimum lot sizes will be increased from 6,500 sq. ft. to 8,500 sq. ft. (the average lot will be 9,750 sq. ft. up from 8,642 sq. ft.).

- Changes to building setbacks include making it consistent for all lots:
 - Minimum front yard setbacks 20' (currently 20' - 30' based on lot size).
 - Minimum rear yard setbacks 15' (currently 10' – 20' based on lot size).
 - Minimum lot widths increased to 65' (currently 43' - 50' based on lot size).
- Language relating to types of breaks at 10 lot intervals were revised.
- Minimum bedrooms were increased to 3-6 (up from 2-4).
- Elimination of vinyl siding as part of the exterior construction.
- Additional options to eliminate vehicle headlights from shining directly onto houses at “T” intersections were added.
- Provisions for the homeowner’s association were revised.

The City Council approved the request on First Reading at their January 8th meeting, and the Planning Commission met on January 2nd, and unanimously recommended approval of the request.

A motion by Councilman Martinez seconded by Councilman Jeff Roberts carried unanimously (9-0) to approve Ordinance 24-01 to revise the Planned Development District (PPD) document for Kayfield Farms located at the corner of Midway and Crestview Roads on Second Reading.

REQUEST CONSIDERATION TO PURCHASE TASERS FOR THE POLICE DEPARTMENT

Police Chief, Jim Stewart said the Police Department respectfully requests the purchase of fifty-nine tasers from Axon Enterprise, Inc. Axon Enterprise, Inc is the sole source provider and there is no competition for this safety equipment. The package will include the taser, live duty magazine for each unit, live cartridges, training cartridges, training suit, evidence.com license, two-day master instructor course, cartridge replacement access program, extended warranty to include the battery pack, handle, and six bay dock.

This will be a new five-year contract with Axon Enterprise, Inc. with payment due July 1, 2024. A deposit is required of \$2,585.13 to secure the five-year lease in FY24. The total purchase of the five-year contract is \$258,515.64.

This purchase will provide a safe and secure environment for uniformed law enforcement officers.

The Patrol Budget from the General Fund will fund the 5-year contract.

Councilman Stewart asked if the Officers would have to be trained with these new tasers and Chief Stewart said yes, they would.

A motion by Councilman Laughridge seconded by Councilman Newton carried unanimously (9-0) to approve the purchase of fifty-nine tasers through a five-year lease with Axon Enterprise, Inc. in the amount of \$258,515.64.

REQUEST CONSIDERATION TO PURCHASE TRUCKS FOR THE PUBLIC WORKS DIVISION

Public Works Director, Ken Mullinax said Council approved the purchases of a F-650 flatbed truck from Dick Smith Ford on 6/28/21, and a F-650 flatbed truck from Alan Jay Automotive Management on 8/14/2023.

The dealership ordered the wrong chassis size on the order placed on 6/28/21, and the truck had to be reordered. Ford Motor Company has since cancelled both truck orders due to supply chain issues, and they are unable to provide their dealerships with an approximate delivery date for their F-650 truck line.

Staff obtained quotes from other truck manufacturers, and the quotes for two replacement trucks are listed below.

Dealership	Make	Type Quote	Price for 2 Trucks
Carolina International Trucks, Inc Columbia, SC	International - MV607 SBA	Standard	\$273,651.08
Florence Truck Center, Inc. Florence, SC	Mack - MD642	Sourcewell	\$259,654.00
Shealy Truck Center Duncan, SC	Mack - MD7	SCDOT Contract	\$262,030.20

The purchase of these trucks will continue to provide high value sanitation services.

Funding:	General Fund capital lease proceeds	\$124,100
	General Fund Unrestricted Fund Balance	\$ 5,727
	Capital Replacement fund	<u>\$129,827</u>
	Total funding requested	\$259,654

Staff recommend the purchase of two Mack–MD642 flatbed trucks in the amount of \$259,654 from Florence Truck Center, Inc. The estimated delivery for the two trucks is July 2024.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (9-0) to approve the purchase of two Mack–MD642 flatbed trucks in the amount of \$259,654 from Florence Truck Center, Inc.

REQUEST CONSIDERATION OF ORDINANCE 24-02 TO AMEND SECTION 34-10(C)(7) OF THE CITY OF ANDERSON SEWER USE ORDINANCE

Utilities Director, Scott Banks said we have several industries that are on our pretreatment program. As part of the pretreatment program, we regulate what they discharge to the plants via the Sewer Use Ordinance (SUO). It has specific limits for parameters that industries are required to comply with. From time to time, we have industries request variances for various reasons. We currently have an industry that can have a pH that is slightly higher than the current limits. That is the only parameter that they struggle to meet. In this case the slightly higher pH at the flow levels they have would actually be beneficial to us in that we would not have to add as much chemical for pH adjustment at the plant. As stated above, this would be on a case-by-case basis and could be rescinded at any time it is no longer a benefit to the City.

This Ordinance will assure sustainable growth by pursuing long-term infrastructure projects and maintaining sewer treatment capacity.

A motion by Mayor Pro Tem John Roberts seconded by Councilman Laughridge carried unanimously (9-0) to approve Ordinance 24-02 amending Section 34-10(C)(7) of the Sewer Use Ordinance to allow staff to vary from the standard pretreatment permit language when it is in the best interest of the City and the operation of the Wastewater Treatment Plants on First Reading.

REQUEST CONSIDERATION OF RESOLUTION 24-01 TO AUTHORIZE THE EXECUTION OF A CONTRACT TO CONVEY REAL ESTATE LOCATED AT THE CORNER OF MURRAY AVENUE AND FRANKLIN STREET

Strategic Project Director, Mary Haley Thompson said in 2010, the City of Anderson completed a Neighborhood Revitalization Implementation Plan that established a framework for redevelopment in neighborhoods throughout the City. A City-owned property located at the southwest corner of Franklin Street and Murray Avenue was identified in the plan as an opportunity for large scale infill development that would provide housing and a stronger link between the Westside residential community and downtown.

In March of 2022, staff published a Request for Proposals (RFP) for the purchase and development of the property. The RFP called for highly qualified developers with experience in residential and mixed-use projects to propose a concept that would incorporate forward-thinking approaches to urban design, expand Anderson's housing options, and create a pedestrian oriented transition to downtown.

PDC Land Acquisition, LLC submitted a proposal to purchase the property with a concept that aligns with the City's strategic goals for the site.

The goal of this Resolution is to advance the quality of life, assure sustainable growth, and attract partners by providing the highest level of service to citizens, businesses, and visitors.

The project will advance Anderson's quality of life by revitalizing a major block of the City's urban core. Planned improvements will make this area a safer and more attractive place for residents and improve its connectivity to downtown and other nearby destinations.

The project assures sustainable growth by supporting the rise in demand for housing. The design features 80 new workforce housing units with desired amenities for future tenants.

The project attracts experienced private-sector partners who will make a significant investment in order to provide quality housing options in Anderson.

City Manager, David McCuen said this will be a \$25 million investment.

Councilman Stewart asked if something happens, and Council does not like this concept of development could Council walk away from the agreement or is Council obligated by this Resolution. Ms. Thompson said this will also be passed by Ordinance due to State law. The contract also has several safeguards for the City of Anderson.

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (9-0) to approve Resolution 24-01 to authorize the execution of a contract with PDC Land Acquisition, LLC to convey real estate located at the corner of Murray Avenue and Franklin Street.

Councilman Laughridge announced he will not be seeking re-election for Seat 6. Councilman Laughridge said that over the years being on Council he has seen the City grow, improve, and develop to new heights. He thanked the City Staff, Mayor, and Council for their hard work. He said he was very honored to serve the Citizens of Anderson.

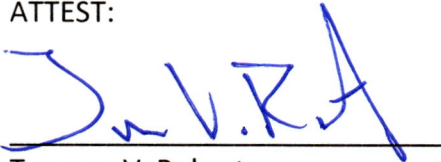
Mayor Terence Roberts recognized the Scouts from Troop 215 in attendance.

ADJOURNMENT

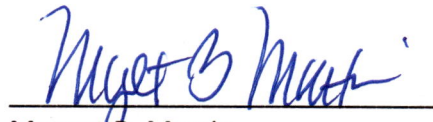
A motion by Councilman Stewart seconded by Councilman Laughridge carried unanimously (9-0) to adjourn at 6:35 pm.

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