

Public Hearing
FY 2026-2027 Budget Ordinance
May 18, 2026

The Public Hearing was held on this date in the City Hall Council Chambers at 5:40 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Jeff Roberts, Councilmen Newton, Harbin, Steele, Stewart, Pickens, John Roberts, and Council Member Thompson. Also in attendance were City Manager, David McCuen, Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; Finance Director, Tamara Lindley; Planning Director, Maurice McKenzie; City Engineer, Lacrechia Bilbrey; Finance Accounting Manager, Elisabeth Willett; Procurement Manager, Brittney Gamble; and Utilities Director, Scott Banks.

Public Hearing – 2026-2027 Budget

City Manager, David McCuen said that the public hearing provides an opportunity to receive public input ahead of the first reading of the Budget Ordinance and introduced Chief Financial Officer Margot Martin to provide a summary of the proposed budget changes for the upcoming fiscal year.

Mrs. Martin said the total proposed budget across all funds is \$94,234,092, representing an 8.23% increase over the previous fiscal year.

General Fund

The proposed General Fund budget totals \$42,466,830, an increase of 3.55% from the prior fiscal year. Key highlights include:

- Continued Economic Growth: Projected increases in property tax revenue of approximately \$994,000 and business license revenue of approximately \$585,000 reflect sustained economic growth within the City. These revenues help support cost-of-living adjustments, operational needs, and capital investments.
- No Reduction in Services: The proposed budget maintains current service levels to continue meeting the needs and expectations of our residents.
- No Tax Increase: The City's millage rate will remain at 109 mills, continuing the rollback from 116 mills following the 2022 property reassessment.

The proposed budget for Special Revenue Funds totals \$16,718,547, an increase of 8.43%. These funds are legally restricted for specific purposes.

Enterprise Funds: Services are provided to the public for a fee and should fully cover the cost of operations and capital improvements. Users are paying for their consumption not the general taxpayer. Total budget for enterprise funds is \$34,737,020, which is a 14.39% increase from prior year. The increase is primarily due to cash funded projects.

Changes between the public advertisement and the final proposed budget include:

1. Capital Replacement Fund – Increased to \$1,484,000, reflecting a higher transfer from the General Fund to address ongoing cash-funded capital replacement needs and help the City catch up on deferred capital investments.
2. Community Development Fund – Budgeted at \$1,257,297, an increase of 7.95%, reflecting the final HUD allocation and the use of carryover funds.
3. The Water Fund budget increased from the publicly advertised amount to a final proposed total of \$12,123,425. This change reflects higher wholesale water purchase costs associated with the Joint System’s 5.78% O&M rate increase, as well as additional cash-funded capital improvement projects.

Proposed Sanitation Fee Adjustments

The proposed sanitation fee schedule is as follows:

- \$10.50 per cart per month in Fiscal Year 2026–2027
- \$15.50 per cart per month in Fiscal Year 2027–2028

The City remains committed to providing reliable trash and debris collection services for our community. Periodic fee adjustments are necessary to address rising operational costs while maintaining the level and quality of service residents expect and deserve.

For historical context, sanitation fees have increased gradually over time:

- \$2.75 in 2016
- \$4.50 in 2021
- \$5.50 in 2022
- Proposed \$10.50 beginning in Fiscal Year 2026–2027

Even with the proposed adjustment, sanitation fees would cover only approximately 52% of operating costs, with the City’s General Fund continuing to subsidize the remaining 48% of sanitation operations.

O&M Rate and Cost Recovery

The city conducted a cost-of-service analysis to update the City’s O&M rate paid to the City by their sewer partners, Anderson County and Homeland Park, for capacity and flows delivered to the City’s two wastewater treatment plants. This establishes that the rate the partners pay is fair
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and equitable and fully recovers the costs the City incurs. The sewer cost of service analysis determines the portion of the City's revenue requirement that should be recovered from the sewer partners.

Recommended Annual Sewer O&M Rate and Cost Recovery

	FY 2026	FY 2027	FY 2028	FY 2029
	(Current)*			
Sewer O&M Rate per 1,000	\$4.97	\$5.47	\$5.68	\$5.90
Sewer O&M Rate Increase		10.10%	3.90%	3.90%
Percentage Cost Recovery	91.00%	100.00%	100.00%	100.00%

The Mayor asked for any public comments – no one in the audience had comments.

Regular Meeting
May 18, 2026

The Regular Meeting of City Council was held on this date in the City Hall Council Chambers at 6:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Jeff Roberts, Councilmen Newton, Harbin, Steele, Stewart, Pickens, John Roberts, and Council Member Thompson. Also in attendance were City Manager, David McCuen, Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; Finance Director, Tamara Lindley; Planning Director, Maurice McKenzie; City Engineer, Lacreia Bilbrey; Finance Accounting Manager, Elisabeth Willett; Procurement Manager, Brittney Gamble; and Utilities Director, Scott Banks.

The invocation was given by Councilman Matt Harbin, with respect to the flag given by Councilman John Roberts.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman Steele carried unanimously (9-0) to approve the minutes of April 27, 2026, meeting as presented.

REQUEST CONSIDERATION OF ORDINANCE 26-07 AUTHORIZING A PERPETUAL
EASEMENT AGREEMENT ON CITY PROPERTY ADJACENT TO PROPERTY AT 215,
217, AND 219 SOUTH MAIN STREET

Assistant City Manager Andrew Strickland said that ST Real Estate Holdings LLC is the owner of real property located at 215, 217 and 219 South Main Street. ST Real Estate Holdings LLC intends to develop the property and in order to obtain State Historic Preservation Tax Credits they are required to be granted an easement which will allow the windows to be replaced according to historic preservation guidelines. The City of Anderson agrees that a nobuild permanent easement is necessary to ensure fire separation, light and air, and building code compliance. The City will benefit by the restoration of the property into a productive asset for our community and downtown area.

Councilman Stewart asked if this easement was for fire code reasons; Mr. Strickland explained that it will allow the applicant to meet the requirements for the State Historic Building Tax Credit.

A motion by Councilman Harbin seconded by Councilman Pickens carried unanimously (9-0) to approve on second reading Ordinance 26-07 to authorize a Perpetual Easement Agreement on City property adjacent to property at 215, 217, and 219 South Main Street.

REQUEST CONSIDERATION OF AN ORDINANCE TO REZONE 1502 AND 1504 EAST GREENVILLE STREET FROM NC, NEIGHBORHOOD COMMERCIAL TO GC, GENERAL COMMERCIAL

Planning Director Maurice McKenzie said that the applicant seeks a rezoning of two lots to construct a car wash. The current NC, Neighborhood Commercial zoning encourages lower intensity retail and office uses and does not allow car washes. The requested GC, General Commercial zoning permits higher intensity commercial, retail, and service activities, including car washes. The two lots when combined total approximately 1.1 acres. The commercial zoning along the East Greenville Street corridor is mostly NC. However, GC zoning exists in the general area of the proposed rezoning at two locations – one currently and one formerly larger shopping center developments. The Anderson Pavilion (Publix) has internal vehicular circulation serving the shopping center and outparcels and totals approximately 17 acres. The former Windsor Place Shopping Center is now being converted into medical offices and because of its transition in use, the more intensive GC zoning is no longer necessary. Therefore, reducing the zoning intensity on the shopping center and outparcels is being considered as part of the zoning ordinance/map revision that is in progress to better match the East Greenville Street zoning pattern.

While the Comprehensive Plan supports commercial development, the zoning patterns and scale of development along the East Greenville Street corridor favor lower intensity uses, particularly between McLees and Cornelia Roads where the subject lots are located. The Planning Commission considered this request at their April 7th meeting and recommended denial to rezone 1502 and 1504 East Greenville Street from NC, Neighborhood Commercial to GC, General Commercial.

Mayor Roberts invited public input since the applicant and business owners were in attendance. Ashton Hines spoke, along with her business partners BJ Davis and Zeev Josman. Ms. Hines discussed the economic impact of Papa Bears Car Wash in Anderson, including utility expenditures that contribute to the local economy, job creation, and the company's investment in the community.

Mr. Josman addressed several concerns raised during the Planning Commission's denial, including traffic flow and building height. He stated that the applicants are willing to add an additional pay station to improve traffic circulation and minimize congestion. Mr. Josman also emphasized their commitment to maintaining an attractive appearance for the property and continuing to invest in landscaping improvements.

Councilman Newton said that with the current commercial corridor and what is surrounding in that location, in his opinion, the plans are complimentary. He recommended some tree buffers on the south-rear elevation for optics.

Councilman Pickens asked about whether we have restrictions in the zoning code about building height. Mr. McKenzie said the restriction is 35 feet.

Mayor Pro Tem Jeff Roberts stated that the scale of the building is overwhelming for the site and that, even at 35 feet in height, the structure appears larger due to its close proximity to the street,
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and in his opinion, is not compatible with current uses. Additional questions were as follows: Where will employees park? Since land disturbance is greater than an acre, will stormwater retention be required? Are the setback measurements verified to be correct?

Mr. McKenzie responded that the setbacks there are 25 feet from McClees and from E. Greenville Street. As far as land disturbance and detention, impervious surfaces, stormwater, etc, those specifications will have to be submitted as part of full plans. Mr. Josman added that five parking spots will be constructed for employees and there are only 4-5 employees on site at any given time.

Councilman Steele noted that traffic on sidestreets that feed across a four lane highway becomes a significant issue due to congestion.

Councilman Stewart asked whether the long-term zoning trend along E. Greenville Street was expected to remain Neighborhood Commercial or transition toward General Commercial zoning. Mr. McKenzie responded that staff is currently conducting an in-depth review as part of the new zoning map updates and has found that the predominant development and zoning pattern in the area continues to align with Neighborhood Commercial zoning.

Councilman Harbin added that he views traffic as an ongoing issue throughout Anderson and noted that increased traffic is an expected result of growth. He added that he does not have concerns with the proposed car wash at this location and does not believe a development should be penalized solely because of traffic concerns.

Councilman John Roberts said that while he supports Papa Bear's Car Wash and is a customer himself, his primary concern is the traffic impact at the intersection of McLees Road and E. Greenville Street. He added that it is Council's responsibility to be mindful of how commercial development affects traffic conditions in the area.

Council Member Thompson asked whether the developer could continue to work on this in such a way that will address City Council's concerns.

Councilman Steele noted that the council is reviewing this as a rezoning request for the potential permanent future use of the parcel.

A motion by Councilman Pickens seconded by Mayor Pro Tem Jeff Roberts failed (4-5) to deny the rezoning request for 1502 and 1504 E. Greenville Street from NC, Neighborhood Commercial to GC, General Commercial, with Councilmen Pickens, Steele, Stewart, and Mayor Pro Tem voting to deny.

A motion by Councilman Newton seconded by Councilman Harbin carried (5-4) to approve on first reading the request to rezone 1502 and 1504 E. Greenville Street from NC, Neighborhood Commercial to GC, General Commercial with Councilmen Pickens, Steele, Stewart and Mayor Pro Tem Jeff Roberts opposed.

REQUEST CONSIDERATION OF AN ORDINANCE TO REZONE 1200 SOUTH TOWERS STREET FROM LI, LIGHT INDUSTRIAL TO RM-10, MULTI-FAMILY RESIDENTIAL

Planning Director Maurice McKenzie said he applicant seeks to rezone the subject property to bring the existing single-familyhome into zoning compliance and allow the lot to be subdivided for the construction of one additional single-family dwelling. The current zoning of LI, Light Industrial, does not allow single-family homes. The requested RM-10 zoning allows single-family houses on lots that are at least 5,000 square feet in size. The lot is over 16,000 feet, so if rezoned, it can be subdivided. Rezoning the property from LI to RM-10 is considered a downzoning, and it follows a recent shift in the area to residential. In early 2025, an adjacent lot went through the same rezoning process to allow four new homes to be built on the 0.61-acre site. Construction of those is complete.

The Planning Commission considered this request at their May 5th meeting to rezone 1200 South Towers Street from LI, Light Industrial to RM-10, Multi-Family Residential. and recommended approval. The request is in keeping with the Comprehensive Plan, and it eliminates a non-conforming use. It is also near other properties zoned RM-10

A motion by Councilman Steele seconded by Council Member Thompson carried unanimously (9-0) to approve on first reading an Ordinance to rezone 1200 South Towers Street from LI, Light Industrial to RM-10, Multi-Family Residential.

REQUEST CONSIDERATION OF AN ORDINANCE ADOPTING THE BUDGET FOR FISCAL YEAR 2026-2027

City Manager David McCuen presented details of the nudget for fiscal year 2026-2027. In accordance with the General Statutes of the State of South Carolina, City Council is required to adopt a balanced annual budget ordinance prior to July 1. The proposed FY 2026–2027 budget reflects a collaborative effort between City Council and City departments, demonstrating a shared commitment to advancing strategic priorities, meeting community expectations, and responsibly planning for the year ahead.

The City’s annual budget serves as both a policy framework and a financial plan. It allocates resources in alignment with City Council priorities, supports the delivery of essential public services, and reinforces the City’s commitment to sound fiscal stewardship. While the budget provides a comprehensive 12-month financial outlook, it is developed within the context of the City’s ongoing five year budgeting model.

The proposed budget was reviewed with City Council during the Council retreat and again at the April 27 work session, where City Administration presented key highlights and major considerations for the FY 2026–2027 budget. Council received the complete budget document at

its April 27, 2026 meeting. A public hearing on the proposed budget ordinance was held 5:40 p.m., immediately before this meeting, and there were no comments received from the public.

The budget ordinance is attached, as well as the detailed presentation given by Mr. McCuen for this overall budget of \$94,234,092.

Council Member Thompson asked about Community Development projects related to public park facilities and housing. Mr. McCuen said that this is a major part of our budget, and that CDBG funds are received for the purposing of investing in our neighborhoods through housing rehabilitation and demolition of blight.

Councilman Stewart recommended a renewed focus on public facility projects in terms of walking spaces between neighborhoods and parks. Mr. McCuen recommended that a sidewalk fund be established in the future. Mayor Roberts concurred with the idea.

A motion by Councilman Stewart seconded by Councilman Steele carried unanimously (9-0) to approve Ordinance 26-08 to adopt the budget for fiscal year ending June 30, 2027, for total budget for all funds of \$94,234,092 on first reading.

REQUEST CONSIDERATION OF A CONTRACT FOR MAIN STREET CROSSWALKS

City Engineer Lacreia Bilbrey said that in 2019, the City began the process of replacing the existing Downtown brick-paver crosswalks. Crosswalks at the intersections of John Street, Market Street, Earle Street (partial), Orr Street, Federal Street, Sharpe Street, and Tribble Street. At these intersections, fourteen (14) crosswalk outer band repairs have been completed, and five (5) crosswalks have been replaced by Public Works crews. This project will consist of the repair (13) and replacement (17) of 30 downtown brick-paver and concrete crosswalks with the standard downtown concrete crosswalk design.

The project was advertised for bid using the City's website, Anderson Independent Mail and South Carolina Business Opportunities (SCBO). A mandatory pre-bid meeting was held on April 20, 2026, at the project site and was attended by representatives from three companies. The bid opening was held on April 30, 2026. Two bids were submitted for consideration and are listed below.

Carolina Gold Construction LLC, Columbia, SC	\$240,000
Southern Concrete and Construction Inc, Anderson, SC	\$333,645

A motion by Mayor Pro Tem Jeff Roberts seconded by Councilman Steele carried unanimously (9-0) to approve a contract for Main Street Crosswalks to Carolina Gold Construction LLC in the amount of \$240,000.

REQUEST CONSIDERATION OF A CONTRACT FOR THE REHABILITATION OF
SEWER LINES

Utilities Director Scott Banks said that as part of the City’s mandated Capacity, Management, Operations and Maintenance (CMOM) program, the City is required to evaluate and remedy issues within its collection system. As part of that process, the City developed a project that includes lining approximately 3,131 feet of 8-inch to 12-inch diameter pipe, pipe bursting approximately 2,304 feet of 6-inch pipe and the rehabilitation of approximately 25 manholes. The City applied for and was awarded a State Rural Infrastructure Grant in the amount of \$1,500,000 dollars in May 2025 to go toward the project.

Champion Cleaning Specialists, Inc, Cincinnati, OH	\$829,916.76
Hinterland Group, LLC, Riviera Beach, FL	\$1,328,454.50
SAK Construction, LLC, O’Fallon, MO	\$1,669,749.00
Atlantic Pipe Services, LLC, Sanford, FL	\$1,998,018.21
Gar-Con, Inc., Pickens, SC	\$2,341,205.00

Staff recommends approval of a contract with Champion Cleaning Specialists, Inc. in the amount of \$829,916.76, along with authorization for up to an additional \$1,195,083.24, for a total project authorization of \$2,025,000. This authorization would allow the City to add additional project scope at the bid unit prices in order to fully utilize the available grant funding of \$1,500,000.00 and the City’s required match of \$525,000.

The additional \$1,195,083.24 represents the remaining unallocated balance after deducting the low bid amount from the total grant and matching construction funds. Because bids came in lower than anticipated, RIA has indicated the City may have the opportunity to expand the scope of the project. While it is uncertain whether the full amount will ultimately be approved for additional work, staff is requesting Council authorize the full grant and matching amount now so the City can maximize the available funding if RIA approves the expanded scope

A motion by Councilman Newton seconded by Council Member Thompson carried unanimously (9-0) to approve a contract for the rehabilitation of sewer lines to Champion Cleaning Specialists, Inc in the amount of \$829,916.76, with authorization for up to an additional \$1,195,083.24 for a total project authorization of \$2,025,000.

REQUEST CONSIDERATION OF A RESOLUTION AUTHORIZING A PROJECT TO BE
CONSIDERED FOR PARTICIPATION IN A SPECIAL TAX ASSESSMENT FOR
REHABILITATED HISTORIC PROPERTIES

Assistant City Manager Andrew Strickland said that in November 2025, City Council adopted guidelines by ordinance to promote the preservation and redevelopment of historic properties by granting special tax assessments to qualifying rehabilitated historic properties. This is made possible because the state enacted the Bailey Bill several years ago, which allows local

governments to “freeze” the pre-rehabilitation assessed value of properties participating in the program for a pre-determined number of years.

The process is as follows, once an application is submitted:

- Resolution by City Council authorizing a project to be considered for participation in the program.
- Preliminary certification by the Board of Architectural Review (BAR) confirming that the project meets design and investment requirements.
- Final certification by the Board of Architectural Review that the completed work meets the approved standards and that the expenditures have been made in accordance with the approved plan.

An application was received to participate in the program, and to qualify, rehabilitation costs must exceed the fair market value of an income-producing property:

Applicant: Talon Holdings, LLC
Property Address: 522 North Main Street
Fair Market Value: \$450,000
Estimated Project Cost: \$600,000

With the project cost being \$600,000, this falls in the \$2,000,000 or less investment category, which allows a 7-year special tax assessment. Once approved, this application will be placed for consideration on the next Board of Architectural Review agenda.


A motion by Councilman Steele seconded by Councilman Harbin carried unanimously (9-0) to approve Resolution 26-05 authorizing Talon Holdings, LLC’s project located at 522 North Main Street to be considered for participation in a special property tax assessment for rehabilitated historic properties.

ADJOURNMENT

A motion by Councilman Steele seconded by Council Member Thompson carried (9-0) to adjourn at 7:45 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

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Margot B. Martin

City Clerk Treasurer