

Regular Meeting
June 22, 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, Steele, Pickens, John Roberts, and Council Member Thompson. Councilmen Matt Harbin and Tony Stewart were not in attendance. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; Planning Director, Maurice McKenzie; Finance Accounting Manager, Elisabeth Willett; and Transit Manager, Keith Moody.

The invocation was given by Councilman Marshall Pickens, with respect to the flag given by Mayor Pro Tem Jeff Roberts.

Mayor Terence Roberts introduced Council Member Beatrice Thompson for Special Recognition of 50 years of dedicated service. Each of the councilmen in attendance took turns speaking of Dr. Thompson's impact on their lives personally as well as in the community. Following being presented with a portrait by the artist Diann Simms, Council Member Thompson shared remarks of gratitude and reflection.

APPROVAL OF MINUTES

A motion by Councilman Steele seconded by Councilman Pickens carried unanimously (7-0) to approve the minutes of June 8, 2026, meeting as presented.

REQUEST SECOND READING OF ORDINANCE 26-11 TO REZONE 504 SOUTH FANT
STREET AND AN ADJACENT LOT FROM LO, LIMITED OFFICE TO NC,
NEIGHBORHOOD COMMERCIAL

Planning Director Maurice McKenzie said the applicant seeks to rezone the subject properties to open a bakery. A vacant commercial-style building exists on one of the lots. The current LO, Limited Office zoning classification does not allow retail, restaurants, etc., which a bakery is considered. The requested NC, Neighborhood Commercial zoning allows bakeries. The applicant currently uses the City's shared kitchen and commissary space and sells their product at a temporary location. They now wish to seek a permanent location for their growing business. St. John's Church owns the lots, but they intend to sell it to the applicant, once rezoned.

The City's Future Land Use Map in the Comprehensive Plan shows commercial being the appropriate use for the site. Also, the City is currently undergoing a zoning ordinance update, and

although it is not officially approved, the zoning map shows that the properties will be zoned NC. Rather than waiting until the new guidelines are adopted, the applicant wishes to rezone it now to move forward with purchasing the property and begin making improvements as soon as possible. If rezoned, building and site plans must be approved by the City, which includes bringing the building to code, and improving parking and landscaping. This is also located in the Anderson Historic District, so any exterior alterations to the building must be reviewed and approved by the Board of Architectural Review.

Approval to rezone 504 South Fant Street and an adjacent lot from LO, Limited Office to NC, Neighborhood Commercial. In addition to the City Council's approval on first reading, the Planning Commission considered this request and recommended approval.

A motion by Mayor Pro Tem Jeff Roberts seconded by Councilman Newton carried unanimously (7-0) to approve Ordinance 26-11 to rezone 504 South Fant Street from LO, Limited Office to NC, Neighborhood Commercial on second and final reading.

REQUEST SECOND READING OF ORDINANCE 26-12 FOR A CLEAN WATER STATE REVOLVING FUND LOAN FOR THE ROCKY RIVER AND GENEROSTEE CREEK WASTEWATER TREATMENT PLANTS IMPROVEMENTS PROJECT

City Manager David McCuen said that at the March 9, 2026 meeting, City Council approved the submission of an application to the SC Water Pollution Control Revolving Fund for potential low-interest financing for two projects: (1) replacement of the floating anaerobic digester lid at the Rocky River Wastewater Treatment Plant and (2) upgrades to the Supervisory Control and Data Acquisition (SCADA) systems at both treatment plants.

The South Carolina Water Quality Revolving Fund Authority offers low-interest financing for municipal water and wastewater infrastructure projects through the Clean Water Revolving Fund. The current interest rate is 2.6%.

As part of the loan approval process, a debt service ordinance approving the loan is required. The attached ordinance was prepared by Mike Burns of Burr Forman and has been reviewed and approved by the Loan Program Director at the South Carolina Rural Infrastructure Authority (RIA), which administers the fund.

The estimated annual debt service is \$215,361 for a 20-year term, with payments beginning in July 2027. Debt Service payments will be funded from the Sewer Fund.

A motion by Councilman Newton and a second by Council Member Thompson carried unanimously (7-0) to approve Ordinance 26-12 authorizing financing through the Clean Water State Revolving Fund Loan not to exceed \$3,350,341, for the Rocky River and Generostee Creek Wastewater Treatment Plants Improvements project, on second and final reading.

REQUEST CONSIDERATION OF PAVING RESOLUTIONS TO THE ANDERSON
COUNTY TRANSPORTATION COMMITTEE AND THE SOUTH CAROLINA
DEPARTMENT OF TRANSPORTATION

Planning Director Maurice McKenzie said that on an annual basis, the City Council submits repaving priority resolutions to the Anderson County Transportation Committee (ACTC) and the South Carolina Department of Transportation (SCDOT). The City anticipates that the resolutions provide direction for these agencies when they develop paving plans/lists. In addition, the ACTC requires paving priority resolutions from local governments to accompany funding requests.

When ranking streets, several factors are considered to create a tiered priority system. Evaluations are based on SCDOT's weighted ranking system -- pavement condition (50%), average daily traffic (20%), economic/community impact (10%), and population affected (20%). In addition, a cohesion bonus is used to ensure neighborhood streets stay together on the paving lists and to maximize funding impacts.

Attached to the Resolutions are the highest-ranked streets listed in a tiered order of need. The staff maintains an extensive database of many streets where conditions warrant evaluation. However, it is only necessary to submit the top ranked streets for funding consideration on an annual basis.

Councilman Steele asked whether Mauldin Street is included in the SCDOT Master Plan, and Mr. McCuen said that the state is aware of Mauldin Street as one that needs attention. Council Member Thompson stated that W. Franklin Street should also be on the wishlist for repaving attention.

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (7-0) to approve paving resolutions to the Anderson County Transportation Committee and the South Carolina Department of Transportation.

REQUEST CONSIDERATION TO PURCHASE A BUS FOR THE TRANSIT DEPARTMENT

Transit Manager Keith Moody said that the City Transit system's fleet consists of 9 low-floor buses, 3 ADA Ford Transit vans, and 1 support vehicle (2015 Ford Explorer).

The following bus has met its useful life benchmarks as defined by the Federal Transit Administration (FTA):

Year	Mfg.	Model	Mileage	Seating
2016	ElDorado	E-Z Rider 32'	250,409	31 seats/2 wheelchairs

The replaced bus will be auctioned on Gov Deals.

Transit is required by the FTA to do an Independent Cost Estimate (ICE) to determine the market numbers/costs. The numbers listed below came from the manufacturers' quotes on the Georgia Department of Administrative Services (GA DOAS), which is an FTA approved procurement method.

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Make	Size	Seating	Cost: min/base
Hometown Mfg. (WI)	35'	32 seats/2 wheelchairs	\$413,531
Vicinity (WA)	35'	32 seats/2 wheelchairs	\$501,729
ARBOC (IN)	35'	32 seats/2 wheelchairs	\$504,346

Mr. Moody also said that the replacement of a bus that has exceeded its FTA Useful Life Benchmark would be funded through an FTA Section 5307 grant in the amount of \$447,950. He noted that the new bus would improve service reliability, reduce maintenance and fuel costs, enhance safety, support sustainability goals, and strengthen operational efficiency while maintaining compliance with FTA requirements and future funding eligibility.

Total not-to-exceed: \$527,000 (including upfitting)
 FTA 5307 grants: \$447,950
 Local Match: \$ 79,050

A motion by Mayor Pro Tem Jeff Roberts and a second by Councilman Steele carried unanimously (7-0) to approve the purchase of a bus for the Transit Department not to exceed \$527,000.

REQUEST CONSIDERATION OF AN ORDINANCE AUTHORIZING THE EXECUTION OF AN EASEMENT TO DUKE ENERGY CAROLINAS, LLC FOR THE INSTALLATION AND MAINTENANCE OF ELECTRIC AND COMMUNICATION FACILITIES

Assistant City Manager Andrew Strickland said that Duke Energy Carolinas, LLC ("Duke") provides for the transmission and distribution of electrical energy in the City of Anderson and has requested that the City grant an easement across city property at TMS# 123-30-28-016 for the purpose of installing facilities. The easement is non-exclusive and will not interfere with the use of the property by the City.

A motion by Councilman John Roberts and a second by Councilman Pickens carried unanimously (7-0) to approve on first reading an Ordinance authorizing the execution of an easement to Duke Energy Carolinas, LLC for the installation and maintenance of electric and communication facilities.

ADJOURNMENT

A motion by Council Member Thompson seconded by Councilman Steele carried (7-0) to adjourn at 6:43 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