

**CITY OF ANDERSON
COUNCIL AGENDA
August 24, 2026
6:00 PM**

INVOCATION: Councilman Matt Harbin

RESPECTS TO FLAG: Councilman John Roberts

Approval of Minutes of August 10, 2026

A. OLD BUSINESS:

1. Request second reading Ordinance 26-14 to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive.
2. Request second reading of Ordinance 26-15 to adopt the City of Anderson's new Unified Development Ordinance and official zoning map.

B. NEW BUSINESS:

1. Request consideration of an ordinance amending the 2025-2026 and 2026-2027 Annual Budgets.
2. Request consideration of a construction contract for the Church Street Pedestrian Plaza.
3. Request consideration of a construction contract for Fire Station 4.

Regular Meeting
August 10, 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, Councilmen Newton, Stewart, Pickens, Harbin, John Roberts, and Jeff Roberts. Mayor Pro Tem Elect Greg Steele was not in attendance. Seat 5 remains vacant. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Finance Director, Tamara Lindley; Planning Director, Maurice McKenzie; and Fire Chief, Charlie King.

The invocation was given by Councilman Tony Stewart, with respect to the flag given by Mayor Terence Roberts.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman Pickens carried unanimously (7-0) to approve the minutes of July 27, 2026, meeting as presented.

REQUEST CONSIDERATION OF AN ORDINANCE TO ANNEX AND ZONE TO PDD,
PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 9.36 ACRES LOCATED AT
305 EDGEBROOK DRIVE

Planning Director Maurice McKenzie said that the applicant wishes to annex the subject property and construct a subdivision consisting of 15 custom-built homes. The requested zoning of PDD, Planned Development District, requires a document outlining specific development details for the site, which is attached. Most of the lots will be over 15,000 square feet in size, and none will be below 10,000 square feet. The development pattern along Edgebrook Drive varies, with a subdivision across the road from the subject property averaging less than 8,000 square feet in lot size, and another that has townhome/patio homes. Larger lots exist along Edgebrook Drive as well.

Specifics for the proposal include:

- 15 lots equating to a total density of 1.6 lots per acre
- Minimum lot width of 85 feet, which will accommodate driveway access to rear garages
- 50 feet wide landscape buffer along Edgebrook Drive
- A tree survey is being conducted to ensure the preservation/adequate replacement of established/specimen trees
- A 10 feet wide landscape buffer will be provided along the subdivision perimeter
- Sidewalks will be installed and street trees will be planted

Council Meeting 08/10/2026

Since this request was submitted prior to adopting the new Unified Development Ordinance, it is proposed that the development will follow the traditional PDD approval process. However, it would not be prudent if the proposal avoids the main elements of the new guidelines from a design and layout perspective. Staff compared the proposal to the new guidelines, and it closely matches a project that will be allowed under the new standards. Requiring varying designs of houses and an emphasis on the placement of garages are two examples of elements that differ from the current standards but will apply to this request.

Councilman Jeff Roberts asked about the setbacks and how the proposed Suburban Residential (SR) district compares to the Unified Development Ordinance (UDO). Mr. McCuen invited a representative from the development team to respond.

Engineer Wesley White, Ridgewater Engineering, stated that the development team had met preliminarily with City staff, including stormwater and engineering staff, to discuss low-impact development practices, including allowing driveways and grass medians, as well as the use of rain cisterns to collect rainwater. He noted that limiting grading is a significant feature of the development in order to minimize the need to reestablish vegetation.

Councilman Stewart asked what the development most closely resembles in terms of comparable neighborhoods in Anderson. Mr. McCuen stated that he would compare it to Stonebridge Phase II and said that the proposed development consists of approximately 15 homes with starting prices around \$1 million. He noted that Anderson has a broad range of available housing but has not historically had much availability at this price point, and stated that these 15 homes would help provide housing options in that upper market.

A motion by Councilman Harbin seconded by Councilman Newton carried unanimously (7-0) approve on first reading an Ordinance to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive.

REQUEST CONSIDERATION OF AN ORDINANCE TO ADOPT THE CITY OF ANDERSON'S NEW UNIFIED DEVELOPMENT ORDINANCE AND OFFICIAL ZONING MAP

Planning Director Maurice McKenzie said that over the last few years, particularly since the adoption of the City's Comprehensive Plan in April 2025 ("Plan this City"), the City has been working with Houseal Lavigne Associates to develop new guidelines that will replace the City's existing Zoning Ordinance and related regulatory codes. The proposed Unified Development Ordinance (UDO) combines zoning, subdivision regulations, and related land use guidelines into one streamlined document which will be used as a tool to help meet the goals of the Comprehensive Plan. The new zoning map reflects the regulatory intent and boundaries citywide as established in the UDO.

In 2023, the City Council saw the need to adopt some guidelines to get a jump start on improving the appearance of the community, ahead of adopting the fully revised UDO. The sign code and Landscaping/Tree Preservation guidelines were implemented at that time and will be incorporated into the proposed UDO where they were originally intended.

A public open house was held on June 4th to collect community feedback on the proposed UDO and zoning map, and the document and zoning map have also been available on the City's website for review and comment over the last several weeks. The Planning Commission hosted the official public hearing to obtain input at their August 4th meeting.

Mr. McKenzie introduced John Houseal with Houseal Lavigne to summarize each chapter of the UDO and provide an overview of the zoning map. Mr. Houseal said the Unified Development Ordinance ensures Anderson's character and identity remain intact while encouraging sustainable commercial and residential development.

Mayor Terence Roberts suggested a marketing campaign to inform the public of the new Unified Development Ordinance.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (7-0) to approve on first reading an Ordinance to adopt the City of Anderson's new Unified Development Ordinance and official zoning map.

REQUEST CONSIDERATION TO PURCHASE RADIOS FOR THE FIRE DEPARTMENT

City Manager David McCuen said that this item is a capital purchasing request and was included in the FY27 adopted budget out of the Capital Replacement Fund. Chief Charlie King said that the Anderson Fire Department currently utilizes a fleet of mobile radios that the City purchased and placed into service in 2008. The AFD operates primarily on the "Palmetto 800" radio system with interoperability with the Police Department, Public Works, other response partners in Anderson and state agencies. The current Motorola radios have reached the end of their service life and have become extremely difficult to repair and maintain.

In July 2025, the City purchased forty-three smaller portable radios that are assigned to each on-duty firefighter and command staff member for on-scene communication and coordination. The requested mobile radios will be a higher power fixed unit that is mounted in each response vehicle in the Fire Department fleet. The mounted mobile radios provide an increased level of interoperability, enhanced coverage, and are interconnected to the large apparatus "headset style" communication devices.

The new radios will greatly improve firefighter safety and department efficiency by utilizing current technology and interoperability capabilities. Currently, each AFD apparatus and vehicle carries two radios, one for normal operations and another when providing mutual aid into the

county. This purchase will allow the department to be able to consolidate into a single unit for each apparatus and vehicle.

A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (7-0) to approve the purchase of twenty-one Kenwood mobile and seven portable radios, batteries, chargers and lapel microphones from P25 Solutions under state contract in the amount of \$203,445.74.

ADJOURNMENT

A motion by Councilman Newton seconded by Councilman Pickens carried (7-0) to adjourn at 7:20 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

Date: August 24, 2026

Agenda Item No: A-1

**City of Anderson
Council Agenda**

Title/Description: Old Business

Request second reading of Ordinance 26-14 to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive.

Executive Summary:

Background: The applicant wishes to annex the subject property and construct a subdivision consisting of 15 custom-built homes. The requested zoning of PDD, Planned Development District requires a document outlining specific development details for the site, which is attached. Most of the lots will be over 15,000 square feet in size, and none will be below 10,000 square feet. The development pattern along Edgebrook Drive varies, with a subdivision across the road from the subject property averaging less than 8,000 square feet in lot size, and another that has townhome/patio homes. Larger lots exist along Edgebrook Drive as well.

Specifics for the proposal include:

- 15 lots equating to a total density of 1.6 lots per acre
- No mass grading – individual lot grading to occur at the time of home construction
- Minimum lot width of 85 feet, which will accommodate driveway access to rear garages
- 50 feet wide landscape buffer along Edgebrook Drive
- A tree survey is being conducted to ensure the preservation/adequate replacement of established/specimen trees
- A 10 feet wide landscape buffer will be provided along the subdivision perimeter
- Sidewalks will be installed and street trees will be planted

Since the annexation process began prior to adopting the new Unified Development Ordinance, it is proposed that the development will follow the traditional PDD approval process. However, it would not be prudent if the proposal avoids the main elements of the new guidelines from a design and layout perspective. Staff compared the proposal to the new guidelines, and it is comparable to a project that will be allowed under the new standards. Requiring varying designs of houses and an emphasis on the placement of garages are two examples of elements that differ from the current standards but will apply to this request.

Recommendation: Approval. The City Council voted on first reading to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive at their August 10th meeting. The Planning Commission also considered this request at their August 4th meeting and unanimously recommended approval.

Action Requested:

 X Ordinance 2nd Reading

ORDINANCE NO. 26-14

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF ANDERSON TO AMEND THE CITY OF ANDERSON ZONING ORDINANCE BY ANNEXING AND ZONING TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 9.36 ACRES LOCATED AT 305 EDGEBROOK DRIVE.

WHEREAS, the City of Anderson has been petitioned by Water Oak Development, LLC to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive, which is more specifically described as follows:

All that certain lot or parcel of land in the County of Anderson, in the State of South Carolina, in the Concord section northeast of the City of Anderson, being accurately shown on the plat of C.C. Andrews, Surveyor, dated August 28, 1954, recorded in the Register of Deeds for Anderson County, SC in Plat Book 36 at Page 13, with the following metes and bounds:

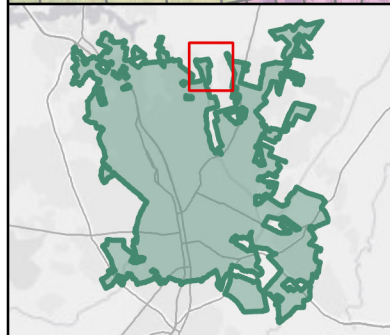
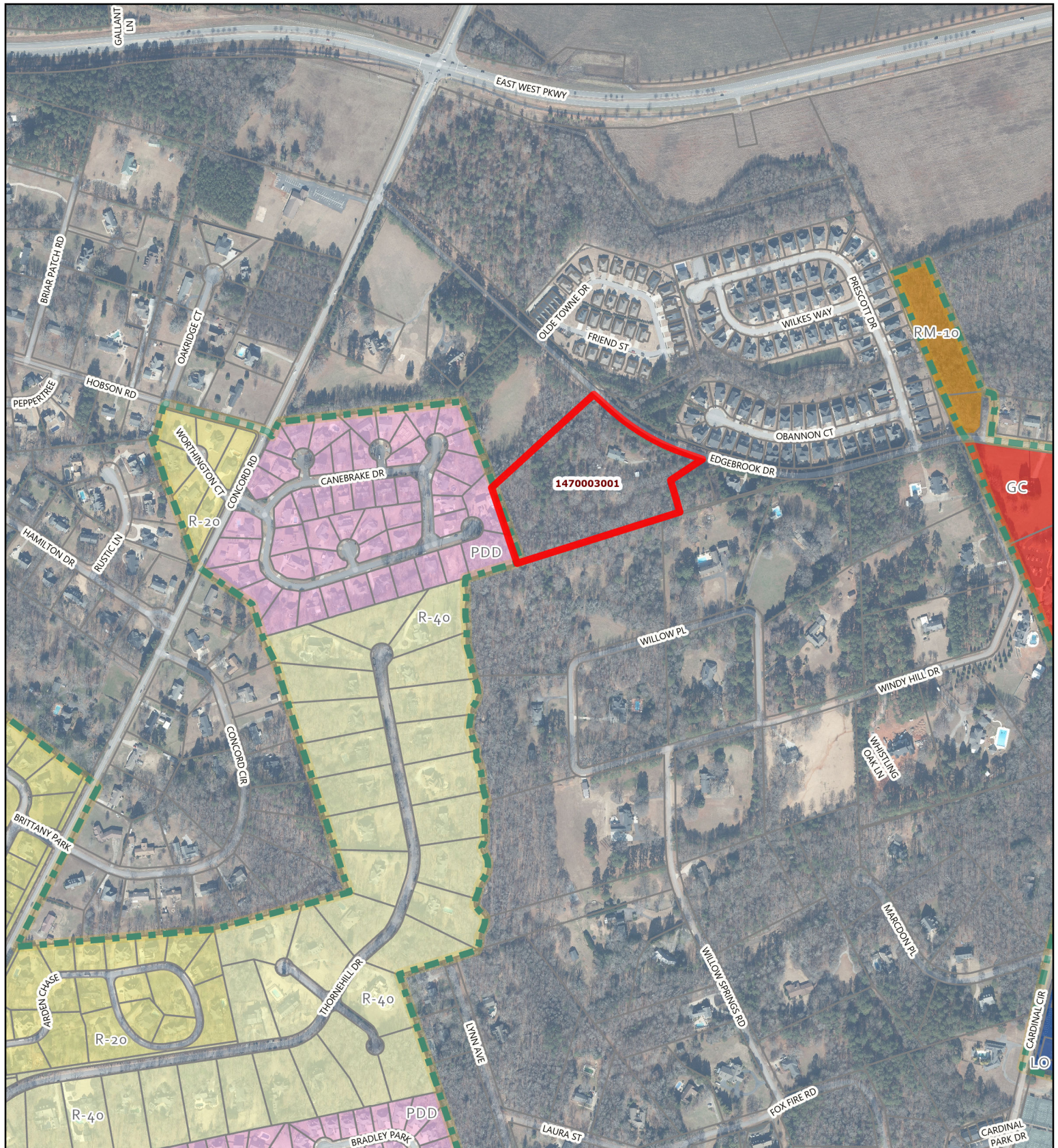
Beginning at a pin on Edgebrook Drive and running along property owned by Hayes, running S 48-00 W for a distance of 625 feet; thence turning and running S 19-45 E for a distance of 357 feet; thence turning and running N 74-00 E for a distance of 685.9 feet; thence turning and running N 19-12 E for a distance of 312.3 feet; thence turning and running along Edgebrook Drive N 56-44 W for a distance of 498.5 feet to the point of beginning.

This annexation also includes all road right-of-way fronting the subject parcel.

WHEREAS, the City of Anderson Planning Commission reviewed the petition and recommends approval of the request.

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

1. The Zoning Ordinance of the City of Anderson, dated January 12, 1998, and amendments thereto, be amended by annexing and zoning to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive.
2. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.
3. This ordinance shall take effect immediately upon its adoption by the City Council of the City of Anderson.



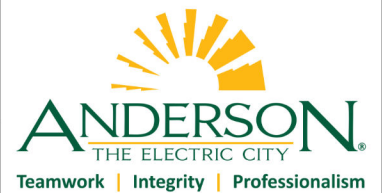
Proposed Annexation

305 Edgebrook Drive
(TMS 1470003001)

0 300 600 1,200 Feet

07/2026

City of Anderson, SC - Planning & Development, GIS Departments



Water Oak
A PLANNED DEVELOPMENT DISTRICT
ANDERSON, SOUTH CAROLINA
JULY 2026

I. PURPOSE

The purpose of this Planned Development District (PDD) document is to establish the development standards for Water Oak. It is the intent of this document to specify the standards for this PDD including various permitted land uses within the development and the development criteria hereto.

II. PROJECT AREA

The total project area consists of approximately 9.36 acres located on Edgebrook Dr.

III. DEVELOPMENT STANDARDS

Water Oak will be a single-family planned development. As such, it will provide important facilities to the community of a diverse nature. A maximum of 15 residential units will be allowed in the entire development. Approval of subdivision plat by the Planning Commission is necessary prior to developing any portion of the project.

A. ALL LOTS

1. Permitted Use

Single-Family Detached Units

2. Development Standards

- a) Open Space Minimum – 10%
- b) Minimum Lot Size – 10,000 square feet (min. 15,000 sq. ft. average)
- c) Minimum Lot Width – 85 feet
- d) Residential Lot Setbacks - All setbacks are measured from the property lines
 - i. Front Yard – 15 feet
 - ii. Side Yard (each side) – 7.5 feet
 - iii. Rear Yard – 15 feet
- e) Development setbacks - All setbacks are measured from the property lines:
 - 1) A 50-foot Residential Buffer Landscape Zone per Article 13-02(H) Residential Buffer Landscape Zone, City of Anderson Zoning Ordinance from Edgebrook Dr..

2) A minimum 10 Perimeter Tree Preservation Buffer.

f) Maximum Number of Units/Lot Layout

Water Oak will have a maximum of 15 residential units for a density of 1.6 units per acre.

3. Residential Construction and Maintenance

All residential units shall be conventional frame built with stone, rock, hardy board and cedar shingle siding; however no vinyl may be used except for vinyl trim and edging work. House plans to be designed to create a non-monotonous appearance. No manufactured homes, trailers, campers or tents shall be permitted as permanent dwellings. Construction of any dwelling or structure must be completed within one year after the commencement of the construction. All dwellings to be constructed on crawl spaces or raised foundations with masonry veneer with finished floor elevation a minimum of 12 inches, with an average of 24 inches, above the adjacent grade. Garages, carports, and porches are exempt from this requirement.

4. Landscaping

Landscaping shall meet or exceed the requirements of Article 13: Tree Preservation, Landscape, Screening, Sidewalks and Walkways, City of Anderson Zoning Ordinance.

Tree Preservation and Residential Buffer Landscaping shall be in accordance with landscape plan as prepared by licensed landscape architect or equal and meeting City guidelines and approved by staff.

5. Signage

All signs shall comply with Article 12: Signs, City of Anderson Zoning Ordinance.

6. Parking

Each single-family residential lot is intended to have 4 off street parking spaces, up to two of which may be in garage.

7. Street Lighting

It is the Developer's intent to use Duke Energy for all residential site lighting for the development.

8. Homeowners Association

A newly formed Homeowners' Association (HOA) will be established. The HOA will be responsible for entrance monuments, common areas, landscaping, site lighting, and all other infrastructure improvements on all Areas. Covenants and Restrictions for the Community will be drafted and recorded at the County of Anderson Register of Deeds Office.

B. Other Requirements

1. Garages are to be located at the rear of homes with fly-by style driveways.
2. Driveways will utilize Low Impact Development (LID) techniques to reduce land disturbance and impervious areas where possible.
3. Individual lot grading to occur at time of home construction. No mass grading to occur.
4. Effort is to be made to preserve individual lot trees on a case by case basis.
5. Each homesite will utilize a customized house plan with individual lot grading to be based accordingly.
6. Individual lot landscaping to be performed under the guidance of a professional landscape architect/designer or equal. HOA to be responsible for all landscaping maintenance outside of fenced areas.

Date: August 24, 2026

Agenda Item No: A-2

**City of Anderson
Council Agenda**

Title/Description: Old Business

Request second reading of Ordinance 26-15 to adopt the City of Anderson's new Unified Development Ordinance and official zoning map.

Executive Summary:

Background: Over the last few years, particularly since the adoption of the City's Comprehensive Plan in April 2025, the City has been working with Houseal Lavigne Associates to develop new guidelines that will replace the City's existing Zoning Ordinance and related regulatory codes. The proposed Unified Development Ordinance (UDO) combines zoning, subdivision regulations, and related land use guidelines into one streamlined document which will be used as a tool to help meet the goals of the Comprehensive Plan. The new zoning map reflects the regulatory intent and boundaries citywide as established in the UDO.

In 2023, the City Council saw the need to adopt some guidelines to get a jump start on improving the appearance of the community, ahead of adopting the fully revised UDO. The sign code and Landscaping/Tree Preservation guidelines were implemented at that time and will be incorporated into the proposed UDO where they were originally intended.

A public open house was held on June 4th to collect community feedback on the proposed UDO and zoning map, and the document and zoning map have also been available on the City's website for review and comment over the last several weeks. The Planning Commission conducted the official public hearing to obtain input at their August 4th meeting.

Recommendation: Approval. The City Council approved on first reading the adoption of the Unified Development Ordinance and Official Zoning Map at their August 10th meeting. This also comes with a recommendation to approve from the Planning Commission.

Action Requested:

☐ Ordinance 1st Reading

☐ Information Only

☒ Ordinance 2nd Reading

☐ General Approval

☐ Resolution

☐ Referral

ORDINANCE NO. 26-15

AN ORDINANCE OF THE MAYOR AND COUNCIL
OF THE CITY OF ANDERSON ADOPTING THE UNIFIED
DEVELOPMENT ORDINANCE (UDO) AND OFFICIAL
ZONING MAP, REPEALING ALL PRIOR CONFLICTING
ZONING ORDINANCES, SUBDIVISION REGULATIONS,
AND PRIOR ZONING MAPS.

WHEREAS, Title 6, Chapter 29 of the South Carolina Code of Laws (the Local Government Comprehensive Planning Enabling Act) empowers local governments to enact zoning and land development regulations, and

WHEREAS, in April 2025, the City Council adopted the City of Anderson's Comprehensive Plan entitled "Plan this City", which outlines the City's goals and vision for future growth along with policies to make that vision a reality, and

WHEREAS, the City has worked to develop a new Unified Development Ordinance to consolidate land use, zoning, and subdivision regulations into a single, more modern regulatory framework to help meet the goals of the Comprehensive Plan, and

WHEREAS, the City has simultaneously prepared an updated Official Zoning Map to reflect the regulatory intent and spatial boundaries of the new districts, and

WHEREAS, the Planning Commission held a public hearing on August 4, 2026 after proper notice, and recommended the adoption of the Unified Development Ordinance, which contains the Official Zoning Map, to the City Council for consideration.

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

SECTION 1: ADOPTION OF UNIFIED DEVELOPMENT ORDINANCE

The regulatory text titled "Unified Development Ordinance," dated [Date], attached hereto as ****Exhibit A**** and incorporated herein by reference, is hereby adopted as the official land development regulations of The City of Anderson.

SECTION 2: ADOPTION OF OFFICIAL ZONING MAP

The map titled "City of Anderson Official Zoning Map," dated [Date], attached hereto as ****Exhibit B**** and incorporated herein by reference, is hereby adopted as the official layout of zoning districts for the jurisdiction. This map shall be maintained digitally or physically by the City of Anderson and bear the seal of the jurisdiction.

SECTION 3: REPEAL OF LEGACY REGULATIONS

Upon the effective date of this Ordinance, all prior standalone zoning ordinances, subdivision regulations, land development regulations, and previously adopted official zoning maps are hereby repealed in their entirety.

SECTION 4: SEVERABILITY

If any section, phrase, or map boundary of this Ordinance is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the UDO or map.

SECTION 5: EFFECTIVE DATE

This Ordinance shall take effect immediately upon its adoption by the City Council of the City of Anderson.

**City of Anderson
Council Agenda**

Title/Description: New Business

Request approval of an Ordinance amending the 2025 – 2026 and 2026 – 2027 Annual Budgets.

Executive Summary:

Request: Request approval of an ordinance amending the 2025 – 2026 Annual Budget by increasing the General Fund budget by \$4,938,757.62, Capital Replacement Fund by \$1,343,214.85, Sewer Fund by \$7,479,355.67, Water Fund by \$1,346,875, Stormwater Fund by \$2,459,079.47, Hospitality Fund by \$5,590,471.46 and Transit Fund by \$140,376.89; and amending the 2026 – 2027 Annual Budget by increasing the General Fund by \$571,324.64, Capital Replacement Fund by \$28,775, and Water Fund by \$500,000.

Background: City Council adopted the 2025–2026 Annual Budget by Ordinance 25-09 on June 23, 2025, and the 2026–2027 Annual Budget by Ordinance 26-08 on June 8, 2026.

The proposed budget amendments are necessary to accurately reflect revenues and expenditures that were not included in the original budgets. These adjustments include subsequent City Council approvals, grants received, and prior-year funding carried forward into the current fiscal year. Carryover funding includes previously authorized bond proceeds, grant proceeds, and other funds designated for specific projects or purposes.

A significant portion of these amendments relates to capital equipment purchases and capital construction projects that span multiple fiscal years. Because these projects are not always completed within the fiscal year in which funding is initially appropriated, the remaining available funding must be carried forward and reappropriated in the subsequent fiscal year. Accordingly, these amendments primarily ensure that previously committed capital resources remain available for their intended capital purposes and that the budget appropriately reflects the fiscal year in which the expenditures will occur.

The detailed ordinance is attached. A summary of the budget amendments is provided below:

1. Approval to use fund balance in fiscal year 2026 - \$716,971.88
 - a. Continuation of the UDO with Houseal Lavigne (\$15,724.87)
 - b. Design costs for the Carolina Wren Park Parking Deck (\$37,540.85)
 - c. ACATS Anderson County C funds match for street paving (\$127,232.10)
 - d. Demolition of S Main Street property (\$501,674)
 - e. EMT equipment (not covered by Opioid program requirements (\$34,800.06)
2. Approval of fund balances carried over from prior year and spent in current year -\$6,501,813.59
 - a. Hospitality Fund bond proceeds for Linley Park/Cater's Lake (\$5,590,471.46)
 - b. Capital lease proceeds for two garbage trucks (\$804,000)
 - c. Police Paytel funds (\$48,308.58)
 - d. Detention Commissary specialized supplies (\$59,033.55)
3. Increasing budget for grants received in fiscal year 2026 - \$11,601,756.60
 - a. SCIIP grant for the Sewer Fund Generostee Creek Relief Sewer Lines project (\$7,479,355.67)
 - b. American Rescue Plan Funds (\$3,805,954.47)
 - c. Opioid Recovery (\$112,492.63)
 - d. SC Department of Highway Safety Overtime Grant (\$86,308.43)
 - e. SC Department of Public Safety Body Camera Grant (\$34,445.40)
 - f. FTA Section 5307 additional grant revenues (\$83,200)
4. Insurance proceeds received in Fiscal Year 2026 of \$132,419.57

5. Approval to use fund balance in fiscal year 2027 (carryover from 2026) - \$78,275
 - a. Guardrails for property on South Main (\$28,775)
 - b. Business Assistance Program (\$49,500)
6. Increasing the 2027 budget for items that were not originally reflected in the original budget - \$993,049.64
 - a. Insurance proceeds for fire department vehicle (\$68,024.64)
 - b. Increase of Retail business license revenue (\$425,025) and corresponding street and streetlights operating expenses.
 - c. Water capital budget increase for meter replacement program (\$500,000)

This amendment ensures that the budgets and audited financial statements for both fiscal years more accurately reflect revenues received and expenditures incurred. Incorporating these adjustments, including the appropriate use of carryover funding for capital projects and other previously authorized purposes, provides a more accurate and meaningful comparison of budgeted amounts to actual financial activity.

Recommendation: Administration recommends approval of an ordinance amending the 2025-2026 and 2026-2027 Annual Budgets.

Action Requested: X Ordinance 1st Reading

Ordinance 26 -

FY 2025- 2026 and 2026 -2027 Budget Amendments

An Ordinance of the Mayor and Council of the City of Anderson to amend Budget Adoption Ordinance 25-09 by increasing the General Fund budget \$4,938,757.62, Capital Replacement Fund \$1,343,214.85, Sewer Fund \$7,479,355.67, Water Fund \$1,346,875, Stormwater Fund \$2,459,079.47, Hospitality Fund \$5,590,471.46, and Transit Fund \$140,376.89, providing for details of such amendments, and certain other matters,

An Ordinance of the Mayor and Council of the City of Anderson to amend Budget Adoption Ordinance 26-08 by increasing the General Fund budget \$571,324.64, Capital Replacement Fund \$28,775, and Water Fund \$500,000, providing for details of such amendments, and certain other matters,

WHEREAS, the City adopted Ordinance 25-09 on June 23, 2025, setting forth the revenues of the General, Sewer, Water, Storm Water, Transit, Capital, Community Development, Parks & Recreation, Cemetery, Sanitation, Accommodation Tax, Hospitality Fee, Perpetual Care, and Endowment Funds for FY 25-26;

WHEREAS, the City adopted Ordinance 26-08 on June 8, 2026, setting forth the revenues of the General, Sewer, Water, Storm Water, Transit, Capital, Community Development, Parks & Recreation, Cemetery, Sanitation, Accommodation Tax, Hospitality Fee, Perpetual Care, and Endowment Funds for FY 26-27;

WHEREAS, the City monitors the financial activities as they relate to this budget;

WHEREAS, in order to ensure actual revenues and expenditures are consistent with the budget:

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

The following amendments are hereby authorized:

General Fund: Demolition of 406-420 South Main Street Demolition of 406-420 S Main St (Council approved 6/23/25)

10-00360-70800-0-0	Prior Year Funds	\$	501,674.00	Increase
10-49100-21500-0-0	Transfer Out - GF Capital	\$	501,674.00	Increase
15-00360-71200-0-0	Transfer In -General Fund	\$	501,674.00	Increase
15-46700-30088-0-0	Special Projects	\$	501,674.00	Increase

General Fund: Carolina Wren Park Parking Deck Repair (Council approved 7/27/26)

10-00360-70800-0-0	Prior Year Funds	\$	37,540.85	Increase
10-49100-21500-0-0	Transfer Out GF Capital	\$	37,540.85	Increase
15-00360-71200-0-0	Transfer In -General Fund	\$	37,540.85	Increase
15-46700-30088-0-0	Special Projects	\$	37,540.85	Increase

General Fund: UDO (Carryover from prior year)

10-00360-70800-0-0	Prior Year Funds	\$	15,724.87	Increase
10-41911-20065-0-0	Professional Fees	\$	15,724.87	Increase

General Fund: ACATS Anderson County C Fund Match (carryover from PY funds 8/8/25 & 10/13/25)

10-00360-70800-0-0	Prior Year Funds	\$	127,232.10	Increase
10-41914-20071-0-0	Specialized Supplies	\$	127,232.10	Increase

General Fund: Fire Division Opioid Recovery (Council approved 6/23/25)

10-00335-40850-0-0	Opioid Recovery Revenue	\$	112,492.63	Increase
10-00360-70800-0-0	Prior Year Funds	\$	34,800.06	Increase
10-42290-30084-0-0	Auto Equipment	\$	53,236.43	Increase
10-42291-20071-0-0	Specialized Supplies	\$	43.30	Increase
10-42291-20073-0-0	Specialized Equipment	\$	34,800.06	Increase
10-42291-30084-0-0	Auto Equipment	\$	59,212.90	Increase

General Fund: Police Division SC Department of Public Safety Grant - Highway Safety Grant OT (10/17/25)

10-00335-407250-0-0	Highway Safety Grant for OT	\$	86,308.43	Increase
10-42151-10002-0-0	Overtime	\$	66,962.67	Increase
10-42151-10003-0-0	Pension	\$	14,223.00	Increase
10-42151-10004-0-0	FICA	\$	5,122.76	Increase

General Fund: Police Division SC Department of Public Safety Body Worn Cameras Grant (10/3/25)

10-00335-40723-0-0	Body Camera Award	\$	34,445.40	Increase
10-42123-20026-0-0	Patrol Maintenance Contracts	\$	34,445.40	Increase

General Fund: Police Division Paytel Specialized Supplies (Carryover from PY)

10-00360-70800-0-0	Prior Year Funds	\$	48,308.58	Increase
10-42126-20210-0-0	Paytel Specialized Supplies	\$	48,308.58	Increase

General Fund: Police Division Paytel Specialized Supplies (Carryover from PY)

10-00360-70800-0-0	Prior Year Funds	\$	59,033.55	Increase
10-42126-20205-0-0	Commissary - Specialized Supplies	\$	59,033.55	Increase

American Rescue Plan Funds (Council approved 8/22/22)

10-00330-30458-0-0	ARPA funds	\$	3,805,954.47	Increase
10-49100-20130-0-0	American Rescue - Transfer to Stormwater	\$	2,459,079.47	Increase
10-49100-20130-0-0	American Rescue - Transfer to Water	\$	1,346,875.00	Increase
37-00360-71200-0-0	Transfer In American Rescue Funds	\$	2,459,079.47	Increase
37-49100-20199-0-0	American Rescue Expense	\$	2,459,079.47	Increase
35-00360-71200-0-0	Transfer In American Rescue Funds	\$	1,346,875.00	Increase
35-43262-30088-0-0	Water Special Projects	\$	1,346,875.00	Increase

Capital Replacement Fund: Capital Lease Proceeds (Council approved 7/22/2024)

15-00360-70800-0-0	Prior Year Funds	\$	804,000.00	Increase
15-49100-30088-0-0	Capital Outlay	\$	804,000.00	Increase

Sewer Fund: SCIIP Grant for Installation of GC Relief Sewer Lines (Council approved 12/9/24)

30-00330-30400-0-0	Grants Revenue	\$	7,479,355.67	Increase
30-43256-30088-0-0	GC Special Projects	\$	7,479,355.67	Increase

**Hospitality Fund: Linley Park (Council approved 8/22/22), Cater's Lake (Council approved 1/28/24)
and West Whitner Creek Trail (Council approved 8/11/25)**

55-00360-70800-0-0	Prior Year Funds	\$	5,590,471.46	Increase
55-49100-30088-0-0	Special Projects	\$	5,590,471.46	Increase

Transit Fund: FTA Section 5307 Grant Revenues

80-00330-30410-0-0	FTA Section 5307	\$	83,200.00	Increase
80-44400-30086-0-0	Auto Equipment	\$	60,800.00	Increase
80-44430-30086-0-0	Auto Equipment	\$	22,400.00	Increase

General Fund: Insurance Proceeds

10-00360-71100-0-0	Misc. Revenue	\$	75,242.68	Increase
10-42123-20017-0-0	Auto Operating - Police Patrol	\$	7,008.12	Increase
10-42200-20017-0-0	Auto Operating - Fire	\$	2,612.54	Increase
10-42200-20028-0-0	Building Maintenance - Fire	\$	33,921.20	Increase
10-43100-30084-0-0	Auto Equipment - Street	\$	18,800.00	Increase

10-43160-20017-0-0	Auto Operating - Signal & Sign	\$	12,900.82	Increase
<u>Transit Fund: Insurance Proceeds</u>				
80-00360-71100-0-0	Misc. Revenue	\$	57,176.89	Increase
80-44420-20017-0-0	Transit Auto Repairs	\$	57,176.89	Increase
<u>General Fund: Demolition of 406-420 South Main Street Demolition of 406-420 S Main St (Council approved 6/23/25)</u>				
10-00360-70800-0-0	Prior Year Funds	\$	28,775.00	Increase
10-49100-21500-0-0	Transfer Out - GF Capital	\$	28,775.00	Increase
15-00360-71200-0-0	Transfer In -General Fund	\$	28,775.00	Increase
15-46700-30088-0-0	Special Projects	\$	28,775.00	Increase
<u>General Fund: Business Assistance Program (carryover from PY)</u>				
10-00360-70800-0-0	Prior Year Funds	\$	49,500.00	Increase
10-47000-30091-0-0	Business Assistance Program	\$	49,500.00	Increase
<u>General Fund: Insurance Proceeds</u>				
10-00360-71100-0-0	Misc. Revenue	\$	68,024.64	Increase
10-42200-20017-0-0	Auto Operating - Fire	\$	68,024.64	Increase
<u>General Fund: Street Department</u>				
10-00321-20100-0-0	Business License	\$	425,025.00	Increase
10-43100-10001-0-0	Street - Salaries	\$	2,510.00	Increase
10-43100-10002-0-0	Street -Overtime	\$	(3,000.00)	Decrease
10-43100-10003-0-0	Street -Pensions	\$	(45.00)	Decrease
10-43100-10004-0-0	Street -FICA	\$	(40.00)	Decrease
10-43100-10005-0-0	Street -Health Insurance	\$	11,870.00	Increase
10-43100-10013-0-0	Street -LTD Insurance	\$	75.00	Increase
10-43100-20010-0-0	Street -Printing and supplies	\$	1,500.00	Increase
10-43100-20014-0-0	Street -Membership & dues	\$	500.00	Increase
10-43100-20015-0-0	Street - Travel	\$	5,000.00	Increase
10-43100-20016-0-0	Street - Gasoline	\$	44,155.00	Increase
10-43100-20017-0-0	Street -Auto Operating	\$	90,000.00	Increase
10-43100-20023-0-0	Street -Heating fuel	\$	1,000.00	Increase
10-43100-20027-0-0	Street - Equipment repairs	\$	3,000.00	Increase
10-43100-20041-0-0	Street - Uniforms	\$	7,500.00	Increase
10-43100-20043-0-0	Street - Laundry & linen	\$	3,000.00	Increase
10-43100-20064-0-0	Street -Employee training	\$	7,000.00	Increase
10-43100-20065-0-0	Street -Professional services	\$	5,000.00	Increase
10-43100-20071-0-0	Street -Specialized supplies	\$	21,000.00	Increase
10-43100-20087-0-0	Street - Street repairs	\$	50,000.00	Increase
10-43100-20215-0-0	Street - Sidewalks	\$	20,000.00	Increase
10-43160-20018-0-0	Signal & Sign - Street Lights	\$	155,000.00	Increase
<u>Water Fund: Meter Replacement</u>				
35-00360-71100-0-0	Prior Year Funds	\$	500,000.00	Increase
35-43262-20134-0-0	Meter Replacement	\$	500,000.00	Increase

Date: August 24, 2026

Agenda Item No: B-2

**City of Anderson
Council Agenda**

Title/Description: New Business

Request award of a construction contract for Church Street Pedestrian Plaza.

Executive Summary:

Background: The City engaged the engineering and landscape architecture firm LandPlan Group South to complete concept and construction plans for the Church Street Pedestrian Plaza. The project is the second phase of the Church Street Heritage Plaza, originally envisioned in 2015, which tells the story of Anderson's historic African American commercial district.

As designed, the Church Street Pedestrian Plaza will convert the vehicle access between Main Street and the Heritage Plaza into a pedestrian-only space, with new lighting, landscaping, street furniture, and art.

An invitation to bid was advertised using the City's website and SCBO. A pre-bid meeting was held on July 21, 2026, on the site, and sealed bids were due on August 12, 2026.

The City received four submittals:

AR Construction	Duncan, SC	\$612,993.00
Southern Concrete	Anderson, SC	\$633,954.00
AOS	Columbia, SC	\$699,745.00
Foothills Construction	Anderson, SC	\$1,672,745.00

The two lowest bidders, AR Construction and Southern Concrete and Construction, are both well qualified to perform the work; however, Southern Concrete has worked with the City on several occasions, most importantly on the currently in-progress downtown crosswalks replacement project. Given their track record, current workload, and ease of project planning and scheduling, Administration recommends awarding to Southern Concrete and Construction.

Benefit: Completing Church Street Pedestrian Plaza will complete a planned improvement to an important destination and thoroughfare in Downtown Anderson.

Funding: Hospitality Fund / General Fund (Capital Projects)

Recommendation: Administration recommends awarding the project to Southern Concrete and Construction in the amount of \$633,954.

Action Requested:

 X General Approval

Date: August 24, 2026

Agenda Item No: B-3

**City of Anderson
Council Agenda**

Title/Description: New Business

Request award of a construction contract for Fire Station 4.

Executive Summary:

Background: The City purchased three acres of property in October 2024 at the corner of East West Parkway and Beltline Connector to construct a new Fire Station. The new Fire Station will allow the City to prepare for future growth, improve service coverage, and enhance response capability in the northern region of the City. The station, currently in design by Craig Gaulden Davis/PBK, is a state-of-the-art two-story station housing three bays, administrative offices, and living quarters.

A Request for Proposals (RFP) was issued and advertised in both the City of Anderson website and SCBO for a Construction Manager at Risk (CMAR). The CMAR method of construction administration will provide the City with the greatest flexibility and cost efficiency for this project, as it has for the City in the past.

The City received eight submittals and interviewed the top three:

Edifice General Contractors
Hogan Construction
Reeves Young

Each proposal was evaluated and scored based on several metrics outlined in the RFP. Based on this evaluation and subsequent interviews, Hogan Construction was identified as the preferred contractor.

Benefit: The new Fire Station will allow the City to prepare for future growth, improve service coverage, and enhance response capability in the northern region of the City.

Funding: General Fund

Recommendation: Administration recommends the selection of Hogan Construction as Construction Manager at Risk and to perform pre-construction services for Fire Station 4 for a fee of \$32,000. Once a final budget, scope, and timeline have been developed for the project, Administration will bring back to Council a contract amendment and Guaranteed Maximum Price for authorization prior to construction commencing.

Action Requested:

 X General Approval