

City Council Work Session
Administrative Briefing & Discussion
July 27, 2026

The Work Session was held on this date in the City Hall Council Chambers at 5:30 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Jeff Roberts, Councilmen Newton, Pickens, and Steele. Seat 5 remains vacant. Councilmen Stewart, John Roberts, and Matt Harbin were not in attendance. Also in attendance were City Manager, David McCuen; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; and Planning Director, Maurice McKenzie.

A motion by Mayor Pro Tem Jeff Roberts, seconded by Councilman Pickens carried unanimously (4-0) to move into executive session, with Councilman Steele not present for the vote.

Executive Session – Contractual Matters

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

A motion by Councilman Greg Steele seconded by Mayor Pro Tem Jeff Roberts carried unanimously (5-0) to move out of executive session at 6:00pm.

No action was taken. The resulting action item is on the agenda under New Business, B-1.

Regular Meeting
July 27, 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 Elect Greg Steele, Councilmen Newton, Pickens, and Jeff Roberts. Seat 5 remains vacant. Councilmen Harbin, Stewart, and John Roberts were not in attendance. Also in attendance were City Manager, David McCuen; City Attorney, Frankie McClain; Chief Financial Officer, Margot Martin; Planning Director, Maurice McKenzie; Public Works Director, Ken Mullinax; Chief of Police, Jim Stewart; Utilities Director, Scott Banks; and Stormwater Manager, Adam Cromer.

The invocation was given by Mayor Terence Roberts, with respect to the flag given by Mayor Pro Tem Elect Greg Steele.

City Manager David McCuen introduced Police Chief, Jim Stewart for a special presentation of the Police Department's Accreditation. Mr. Trevor Hall presented the accreditation on behalf of the SC Law Enforcement Accreditation Council to Chief Stewart, Major Carson, and the City of Council Meeting 07/27/2026

Anderson Police Department Command Staff. The South Carolina Law Enforcement Accreditation (SCLEA) Program serves as the state's official accrediting authority for law enforcement agencies and evaluates departments using rigorous professional standards based on South Carolina law, industry best practices, and operational excellence. Achieving accreditation required demonstrating compliance across policies, training, operations, records management, and community engagement. Chief Stewart also presented Sergeant Melissa Kelley with special recognition for her work as Accreditation Manager.

ELECTION OF MAYOR PRO TEM

City Manager David McCuen said that the Anderson City Code specifies that the mayor pro tem shall be elected from the council membership and shall serve a term of one year. The mayor pro tem serves in the absence of the Mayor and as a representative of the City and Council at events, functions, speaking engagements and other such duties and responsibilities otherwise attached to the office of Mayor.

As per Sec. 2-220. Mayor pro tempore.

Prior to July 1st of each year, or as soon thereafter as may be practicable, the council shall elect from its membership a mayor pro tempore for a term of one year to run from July 1st to June 30th or until his or her successor is officially named and designated. The council shall elect the member who has served the longest period of time as council person and is willing to serve as mayor pro tempore. The person elected shall not serve consecutive terms. The person elected shall have a minimum of two years' service on council. The person elected shall be succeeded by the person next in length of service who is willing to serve as mayor pro tempore. Should two members of council have equal service, the member with the earliest birth date shall serve first. The council shall have an election each year to name the next eligible member in the rotation. Should circumstances prevent the eligible member from serving, the member may maintain his position of seniority in the rotation for subsequent elections.

Based upon Sec. 2-220, the next Council member in rotation is Greg Steele, who is willing to serve as Mayor Pro Tem.

A motion by Councilman Newton seconded by Councilman Pickens carried (5-0) to approve the election of Councilman Greg Steele to Mayor Pro Tem.

APPROVAL OF MINUTES

A motion by Mayor Pro Tem Steele seconded by Councilman Jeff Roberts carried unanimously (5-0) to approve the minutes of June 22, 2026, meeting as presented.

REQUEST SECOND READING OF ORDINANCE 26-13 AUTHORIZING THE
EXECUTION OF AN EASEMENT TO DUKE ENERGY CAROLINAS, LLC FOR THE
INSTALLATION AND MAINTENANCE OF ELECTRIC AND COMMUNICATION
FACILITIES

City Manager David McCuen said this is for a new electrical line that will run underground from the existing transformer located at Church Street parking lot. Duke Energy Carolinas, LLC (“Duke”) provides for the transmission and distribution of electrical energy in the City of Anderson. Duke has requested that the City grant an easement across City property at TMS# 123-30-28-016 for the purpose of installing facilities. The easements are non-exclusive and will not interfere with the use of the property by the City.

A motion by Councilman Jeff Roberts and a second by Mayor Pro Tem Steele carried unanimously (5-0) to approve on second reading Ordinance 26-13 authorizing the execution of an easement to Duke Energy Carolinas, LLC on second and final reading.

REQUEST REFERRAL TO THE PLANNING COMMISSION A PETITION 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, and the final details are being completed. 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.

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.

A motion by Councilman Newton seconded by Councilman Pickens carried unanimously (5-0) to grant referral to the Planning Commission for approximately 9.36 acres located at 305 Edgebrook Drive for consideration of a petition to annex and zone the property.

REQUEST REFERRAL TO THE PLANNING COMMISSION THE CONSIDERATION OF
THE CITY OF ANDERSON'S NEW UNIFIED DEVELOPMENT ORDINANCE

Planning Director Maurice McKenzie stated that since the adoption of the City's Comprehensive Plan in April 2025, staff 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 to match the goals of the Comprehensive Plan. In 2023, the City Council saw the need to adopt some guidelines to improve the appearance of the community, ahead of adopting the fully revised zoning code. Signage and Landscaping/Tree Preservation guidelines were implemented and will be incorporated into the proposed UDO.

A public open house was held on June 4th to collect community feedback on the proposed UDO, and the plan has also been available on the City's website for review and comment. Prior to official consideration and adoption by the City Council, the Planning Commission will host a public hearing to obtain input. At that meeting, a public presentation will be made to outline details of the proposed UDO. Staff is requesting referral to the Planning Commission to conduct the official public hearing for the Unified Development Ordinance at the August 4th meeting. The Planning Commission's recommendation will be forwarded to the City Council for final consideration.

Councilman Jeff Roberts asked about the level of public input that has been received. Mr. McKenzie said there has been good input, but not to the extent of the input received when the same process was undertaken for the Comprehensive Plan. Mayor Pro Tem Steele commented that this is a great step forward of the ways in which we can encourage growth in a sustainable way in the City of Anderson.

A motion by Mayor Pro Tem Steele seconded by Councilman Newton carried unanimously (5-0) to approve referral to the Planning Commission the consideration of the City of Anderson's new Unified Development Ordinance.

REQUEST CONSIDERATION OF A RESOLUTION APPROVING A MUTUAL AID
AGREEMENT BETWEEN THE CITY OF ANDERSON POLICE DEPARTMENT AND THE
CITY OF MAULDIN POLICE DEPARTMENT

City Manager David McCuen said that the City of Anderson maintains many mutual aid agreements in public safety across our region to allow for sharing of resources when needed. Chief of Police Jim Stewart said that the Mauldin City Police Department desires to enter into such agreement with the City of Anderson Police Department for the purpose of securing to each other the benefits of mutual aid in the event of natural disaster, disorder, or other emergency situations. The agreement has been approved and executed by the Mauldin City Police Department.

Section 23-20-10 of the Code of Laws of South Carolina (1976, as amended) provides that law enforcement officers may be transferred on a temporary basis to work in law enforcement in other municipalities or counties in this state under the conditions set forth in said section and pursuant to an agreement entered into by the entities stating the conditions and terms of the temporary employment of officers to be transferred.

A motion by Councilman Newton seconded by Councilman Jeff Roberts carried unanimously (5-0) to approve a mutual aid agreement between the City of Anderson Police Department and the City of Mauldin Police Department.

REQUEST CONSIDERATION TO PURCHASE LAW ENFORCEMENT VEHICLES

Chief Stewart said that the Police Department has researched the purchase of available law enforcement vehicles in South Carolina, North Carolina, Georgia, and Tennessee on state contracts. The Police Department is requesting approval to purchase five 2026 Police Dodge Durangos, from Blue Sky Automotive, Inc., Greeneville, TN at a cost of \$216,575.00 (\$43,315.00 each). The vehicles are on Tennessee state contract. The purchases are budgeted in the FY2027 Capital Replacement Fund.

A motion by Councilman Newton seconded by Mayor Pro Tem Greg Steele carried unanimously (5-0) to approve the purchase of five 2026 Police Dodge Durangos in the amount of \$216,575 from Blue Sky Automotive in Greeneville, TN.

REQUEST CONSIDERATION OF A CONTRACT FOR REPAIRS TO CAROLINA WREN PARK PARKING DECK

City Manager David McCuen said that the repairs to Carolina Wren Park Parking Deck is a planned Capital Improvement Project in the FY2027 budget. The City retained Davis & Floyd to complete the structural assessment, survey, geotechnical investigation, design and bidding documents.

Stormwater Manager Adam Cromer gave an overview of the project, stating that the parking deck is supported by a series of precast double tee beams bearing on cast-in-place (CIP) concrete retaining wall along the north side of the structure. Structural assessments identified deterioration at several beam-bearing locations, localized deterioration of the CIP retaining wall, and areas of concrete deterioration requiring repair. The northeast corner of the parking deck was previously repaired in 2004 using pipe piles and structural steel beams to restore the bearing system. The proposed project will utilize a similar approach while also repairing deteriorated concrete, replacing the existing expansion joint system, and completing other structural improvements necessary to restore the integrity of the parking deck.

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 May 12, 2026. During the pre-bid meeting, additional deterioration was observed on three parking deck support columns.

Since completion of the original structural assessment, water intrusion had caused concrete spalling that exposed deterioration not previously identified. Davis & Floyd recommends incorporating repairs to these columns into the project while the contractor is mobilized. Because the full extent of deterioration cannot be determined until repair work begins, the final repair locations and scope will be determined in the field by the City, Davis & Floyd, and the contractor. The additional work is not expected to exceed \$72,000.

The bid opening was held on June 1, 2026, and two qualified contractors submitted bids for the project:

Strickland Waterproofing Company, Inc., Charlotte, NC \$989,000
Watertight Systems, Inc., Lexington, SC \$1,052,000

Staff recommends approval of a construction contract with Strickland Waterproofing Company, Inc. in the amount of \$989,000, with authorization of up to an additional \$72,000 for repairs to three additional support columns.

Davis and Floyd representatives provided an overview of the deteriorated structural supports and plans to repair/replace them. Mayor Roberts inquired about the life expectancy of these repairs. Mr. Todd Warren (Davis & Floyd) said that the structural repairs should not ever fail under normal circumstances, but 75-100 years is a reasonable life expectancy.

A motion by Councilman Jeff Roberts seconded by Councilman Newton carried unanimously (5-0) to approve a contract with Strickland Waterproofing Company, Inc. not to exceed \$1,061,000 for repairs to the Carolina Wren Park parking deck.

REQUEST APPROVAL OF A CONTRACT FOR REPLACEMENT OF VALVES FOR THE DIGESTER AT THE ROCKY RIVER WASTEWATER TREATMENT PLANT

Utilities Director Scott Banks stated that there are multiple valves on the digesters at the Rocky River Wastewater Treatment Plant. One valve can be repaired, while another requires replacement on the lines leaving the digesters. Because the valves are located several feet underground, the project also includes the installation of access structures to allow future maintenance without excavation.

Bids Received:

Harper General Contractors, Inc., Greenville, SC — \$99,912.60

Cove Utility, LLC, Greenville, SC — \$156,267.00

JL Construction Co., Greenville, SC — \$175,500.00

Greenstone Construction, LLC, Seneca, SC — \$188,470.00

Langston Construction Co., Piedmont, SC — \$327,250.00

A motion by Mayor Pro Tem Steele, seconded by Councilman Pickens, carried unanimously (5-0) to approve a contract with Harper General Contractors, Inc. in an amount not to exceed \$99,912.60 plus 10% contingency for a total of \$109,903.86 for the replacement of digester valves at the Rocky River Wastewater Treatment Plant.

ADJOURNMENT

A motion by Councilman Newton seconded by Councilman Pickens carried (5-0) to adjourn at 6:42 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