5:40 PM – Work Session – Economic Development (Executive Session)

CITY OF ANDERSON
COUNCIL AGENDA
September 28, 2026
6:00 PM

INVOCATION: **Councilman Marshall Pickens**

RESPECTS TO FLAG: **Councilman Jeff Roberts**

Approval of Minutes of September 14, 2026

A. OLD BUSINESS:

None

B. NEW BUSINESS:

1. Request consideration of a referral to the Planning Commission a petition to rezone 202 US 29 Bypass from GC, General Commercial to LI, Light Industrial.

2. Request consideration of a referral to the Planning Commission a petition to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road.

3. Request consideration of an ordinance to amend Chapter 82-124 of the Anderson City Code to regulate the parking of boats, trailers, campers and other recreational vehicles.

4. Request consideration of an ordinance authorizing an Equipment Lease Purchase Agreement not exceeding $2,500,000.

Regular Meeting
September 14, 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 Greg Steele, Councilmen Newton, Pickens, Harbin, and Jeff Roberts. Councilmen Stewart and John Roberts were 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; Chief Financial Officer, Margot Martin; Strategic Projects Director, Mary Haley Thompson and Community Events Manager, Riley Tucker.

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

APPROVAL OF MINUTES

A motion by Mayor Pro Tem Steele seconded by Councilman Newton carried unanimously (6-0) to approve the minutes of August 24, 2026, meeting as presented.

REQUEST CONSIDERATION OF A CONSTRUCTION CONTRACT FOR THE CHURCH STREET PEDESTRIAN PLAZA

Assistant City Manager Andrew Strickland said that 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 lowest bidder, AR Construction, is well-qualified to perform the work. The project is a planned capital improvement project; Administrative staff recommends awarding the project to AR Construction in the amount of $612,993, to be paid from the Hospitality Fund and the General Fund.

A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (6-0) to approve a contract with AR Construction in the amount of $612,993 for the Church Street Pedestrian Plaza.

REQUEST SECOND READING OF ORDINANCE 26-16 AMENDING THE 2025-2026 AND 2026-2027 ANNUAL BUDGETS

Chief Financial Officer Margot Martin said 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.

Administration is requesting approval of an ordinance amending the 2025 – 2026 Annual Budget by increasing the General Fund budget by $4,938,757.62, the Capital Replacement Fund by $1,343,214.85, the Sewer Fund by $7,479,355.67, the Water Fund by $1,346,875, the Stormwater Fund by $2,459,079.47, the Hospitality Fund by $5,590,471.46 and theTransit Fund by $140,376.89. The requested ordinance will also amend the 2026 – 2027 Annual Budget by increasing the General Fund by $571,324.64, the Capital Replacement Fund by $28,775, and the Water Fund by $500,000.

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 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 in the amount of $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 in the amount of $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. Council approved on first reading at the August 24, 2026 City Council meeting.

A motion by Councilman Newton seconded by Councilman Pickens carried unanimously (6-0) to approve on second and final reading Ordinance 26-16 amending the 2025-2026 and 2026-2027 Annual Budgets.

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

Planning Director Maurice McKenzie said that in November 2025, the 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: Hiker Investments, LLC
Property Address: 113 North Main Street
Fair Market Value: $229,800
Estimated Project Cost: $300,000

With the project cost being $300,000, this falls in the $2,000,000 or less investment category, which allows a 7-year special tax assessment. Staff recommends approval of a resolution authorizing this project to be considered for participation in a special property tax assessment for rehabilitated historic properties. Once approved, this application will be placed for consideration on the next Board of Architectural Review agenda.

A motion by Councilman Jeff Roberts seconded by Councilman Harbin carried unanimously (6-0) to approve Resolution 26-09 authorizing Hiker Investments, LLC project located at 113 North

Main Street to be considered for participation in a special property tax assessment for rehabilitated historic properties.

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

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- 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 50% of the fair market value of an owner-occupied building:

Applicant: Asia and Spencer Cole
Property Address: 905 E. Greenville Street
Fair Market Value: $320,310
Estimated Project Cost: $650,000

With the project cost being $650,000 this falls in the $2,000,000 or less investment category, which allows a 7-year special tax assessment. Staff recommends approval of a resolution authorizing this project to be considered for participation in a special property tax assessment for rehabilitated historic properties. Once approved, this application will be placed for consideration on the next Board of Architectural Review agenda.

Councilman Newton asked whether there are certain stipulations that the property has to remain owner-occupied vs. income producing. Mr. McKenzie replied that the property can be sold. Mr. Strickland added that the benefit of the special tax assessment would be lost if the property converted to commercial use. Mayor Pro Tem Steele added clarification to the conversation that the purpose of the program is to incentivize historic rehabilitation.

A motion by Councilman Harbin seconded by Mayor Pro Tem Steele carried unanimously (6-0) to approve Resolution 26-10 authorizing the property located at 905 E. Greenville Street to be considered for participation in a special property tax assessment for rehabilitated historic properties.

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

Planning Director Maurice McKenzie said that in November 2025, the 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 50% of the fair market value of an owner-occupied building:

Applicant: CJM Cottage, LLC
Property Address: 220 E. Morris Street
Fair Market Value: $74,350
Estimated Project Cost: $74,350

With the project cost being $74,350, this falls in the $2,000,000 or less investment category, which allows a 7-year special tax assessment. Staff recommends approval of a resolution authorizing this project to be considered for participation in a special property tax assessment for rehabilitated historic properties. Once approved, this application will be placed for consideration on the next Board of Architectural Review agenda.

Mayor Pro Tem Steele asked whether the cost of the renovation is what the BAR is tasked with certifying. Mr. McKenzie replied that that was correct and the project cost is estimated, and only has to reach a 50% mark to qualify. Councilman Jeff Roberts questioned the fair market value of the property; Mr. McKenzie said that fair market value is determined based either upon a recent sale price or the Anderson County Tax Assessor's most recent assessment.

A motion by Councilman Harbin seconded by Councilman Pickens carried unanimously (6-0) to approve Resolution 26-11 authorizing the property located at 220 E. Morris Street to be considered for participation in a special property tax assessment for rehabilitated historic properties.

REQUEST CONSIDERATION OF PURCHASE AND INSTALLATION OF CHRISTMAS LIGHTS

Community Events Manager Riley Tucker said that in 2020, the City of Anderson looked to elevate the Christmas experience in Downtown Anderson. Following a thorough selection process, the City engaged the services of Spruce Lighting & Events to elevate the downtown light display, catering to both tourists and residents alike. Through strategic enhancements, including installation of additional lighting along Main Street, holiday displays in Carolina Wren Park, and lighting the Pavilion, the lighting program has successfully transformed Downtown Anderson into a premier Christmas light destination.

The 2026 lighting design ensures that Anderson continues the same level of excellence during the Christmas season. This includes lighting Main Street, Carolina Wren Park, Church Street Heritage Plaza, North Main Commons, Linley Park, City Hall, with additional lighting displays at Cater's Lake, Bea Thompson Park, DB Walker Park, and the Doolittle's Alley for the 2026 season.

Administration recomends authorization of a contract with Spruce Lighting and Events for the purchase and installation of Christmas lighting for the Christmas 2026 season in the amount of $146,800, to be paid from the Hospitality Fund.

A motion by Mayor Pro Tem Steele seconded by Councilman Newton carried unanimously (6-0) to approve a contract with Spruce Lighting and Events in the amount of $146,800 for the purchase and installation of Christmas lights.

ADJOURNMENT

A motion by Councilman Newton seconded by Councilman Pickens carried (6-0) to adjourn at 6:47 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	Margot B. Martin
Mayor	City Clerk Treasurer

Date: September 28, 2026 **Agenda Item No:** B-1

City of Anderson
Council Agenda

Title/Description: New Business

Request referral to the Planning Commission a petition to rezone 202 US 29 Bypass from GC, General Commercial to LI, Light Industrial.

Executive Summary:

Background: The applicant seeks to rezone the property which has a vacant building, and use it for a storage facility/warehouse. The site consists of approximately 2.25 acres, and the building is roughly 20,000 square feet in size.

The current zoning of GC prohibits storage, warehouse, and distribution uses. The LI, Light Industrial zoning classification allows such uses, with a condition being that the storage of inventory, machinery, equipment, etc. is located within a fully enclosed building.

Recommendation: Referral to the Planning Commission. The Planning Commission meets on October 6th.

Action Requested:

____Ordinance 1st Reading

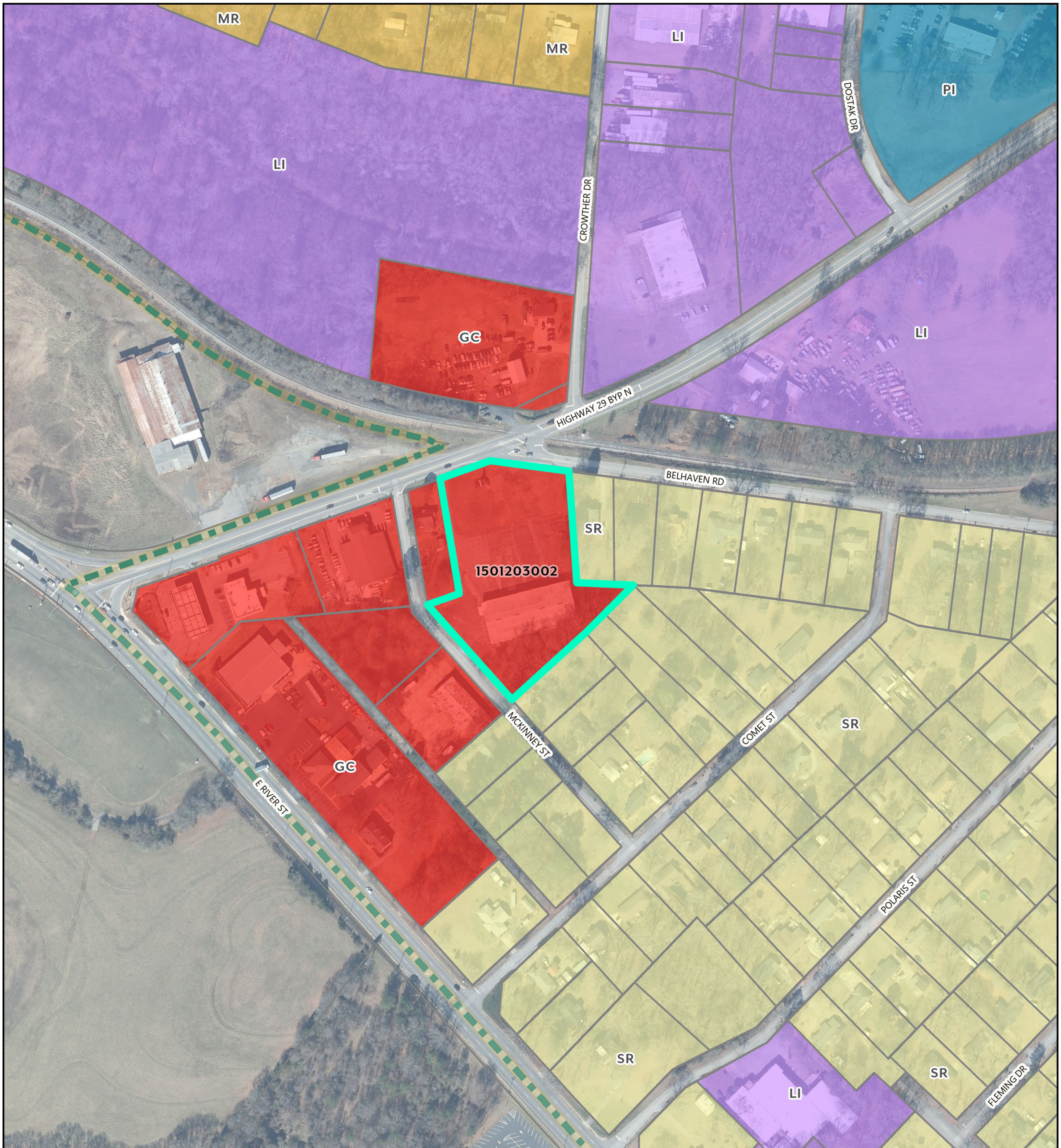
____Ordinance 2nd Reading

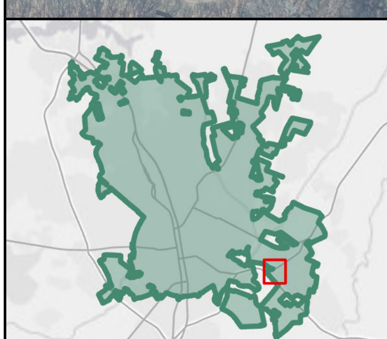
____Resolution

_____Information Only

_____General Approval

__X__Referral





Proposed Rezoning

202 Highway 29 Bypass North
(TMS 1501203002)

Feet
0 145 290 580

09/2026

ANDERSON
THE ELECTRIC CITY

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

Date: September 28, 2026 **Agenda Item No:** B-2

City of Anderson
Council Agenda

Title/Description: New Business

Request referral to the Planning Commission a petition to annex and zone to SR, Suburban Residential, approximately 31.5 acres located at 216 Vandiver Road.

Executive Summary:

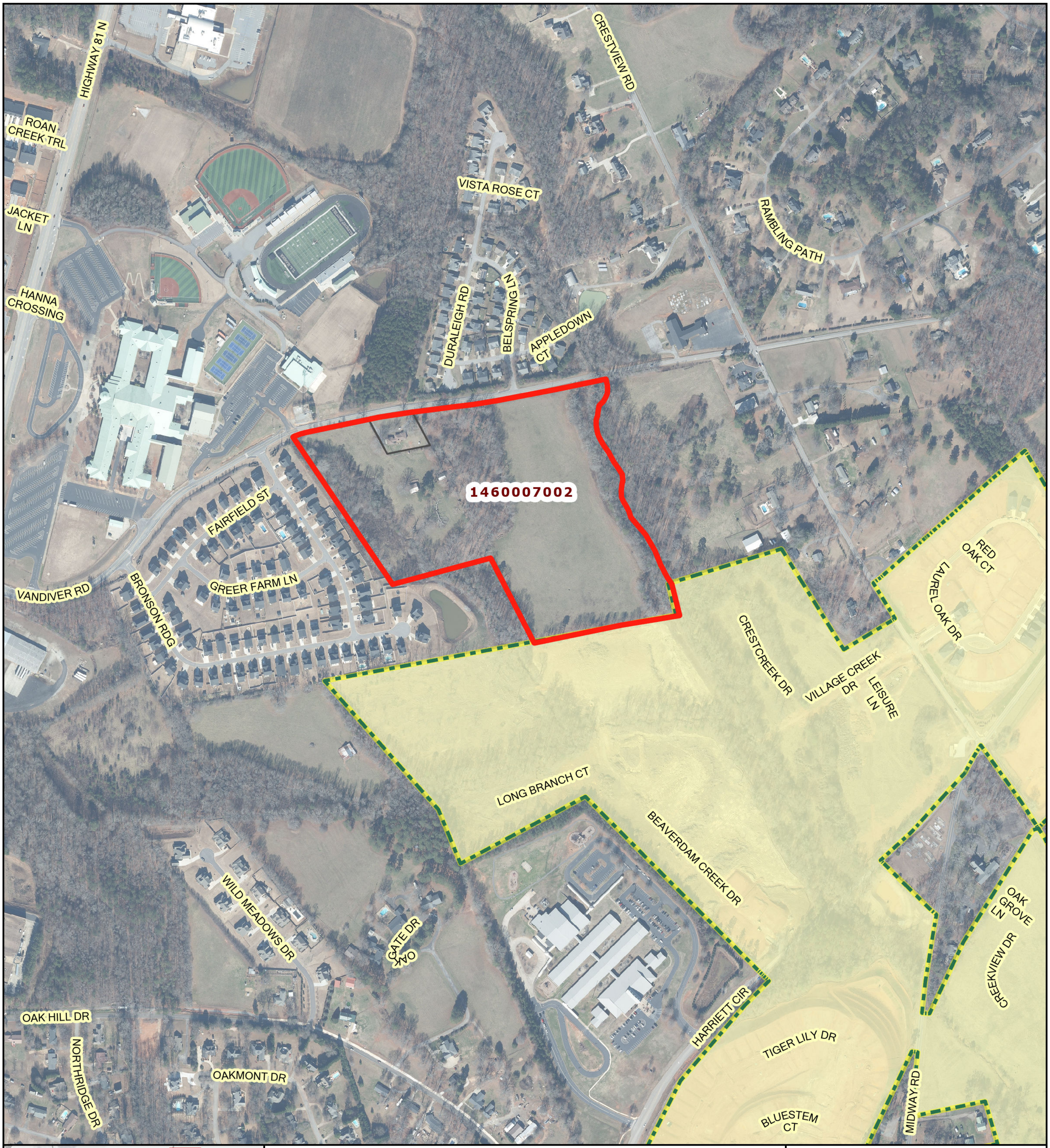
Background: The applicant seeks to annex the property and construct a single-family residential subdivision consisting of 62 lots. The City limit boundary is contiguous to the site along its southern property line.

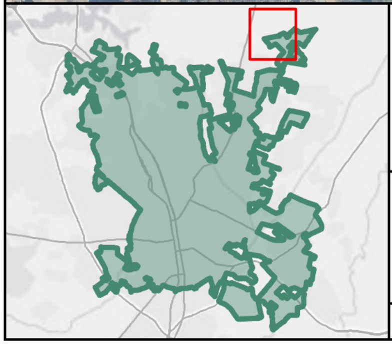
Under the new Unified Development Ordinance, there are opportunities to design subdivisions using various alternatives, in addition to the conventional method. The plan is to design this development under the Conservation Design configuration. This provides design flexibility to preserve protected areas in perpetuity. A minimum of 40 percent of the site must be identified as a conservation area where no development activity may occur. Also, the maximum residential density for a Conservation Design configuration must not exceed the underlying SR zoning standards, which is approximately 2.5 units per acre.

Recommendation: Referral to the Planning Commission. The Planning Commission meets on October 6th.

Action Requested:

____Ordinance 1st Reading	_____Information Only
____Ordinance 2nd Reading	_____General Approval
____Resolution	__X__Referral





Proposed Annexation

216 Vandiver Road

(TMS 1460007002 & 1460007003)

Feet

0 315 630 1,260

09/2026

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

ANDERSON®

THE ELECTRIC CITY

Date: September 28, 2026 **Agenda Item No**: B-3

City of Anderson
Council Agenda

Title/Description: New Business

Request consideration of an Ordinance to amend Chapter 82-124 of the Anderson City Code to regulate the parking of boats, trailers, campers and other recreational vehicles.

Executive Summary:

Background: Section 82-124 of the City Code regulates the parking of oversized commercial vehicles on public streets, except when making deliveries. Parking such vehicles on streets may cause visibility and maneuverability issues and can be unsightly. In addition to these vehicles, other concerns have arisen when certain other vehicles and recreational equipment are parked on public streets. Expanding the existing code to include the following language may help reduce other on-street parking issues:

It shall be unlawful for any person to park, store, or leave standing any boat, boat trailer, jet ski, utility trailer, travel trailer, camper, motor home, toy hauler or similar recreational vehicle on public streets. Allowable areas in yards include the confines of a garage or fully opaque structure, or in the side or rear yard of a residence. Parking of such vehicles must comply with the setback requirements for accessory structures, in accordance with the Unified Development Ordinance.

Recommendation: Approval to amend Chapter 82-124 of the Anderson City Code to regulate the parking of boats, trailers, campers, and other recreational vehicles.

Action Requested:

_X_ Ordinance 1st Reading ___ Information Only

___ Ordinance 2nd Reading ___General Approval

___ Resolution ___ Other

ORDINANCE NO.________

AN ORDINANCE OF THE MAYOR
AND COUNCIL OF THE CITY OF
ANDERSON AMENDING SECTION
82-124 OF THE ANDERSON CITY CODE
TO REGULATE THE PARKING OF BOATS,
TRAILERS, CAMPERS AND OTHER
RECREATIONAL VEHICLES.

WHEREAS, Section 124 of Article IV of Chapter 82 of the City Code provides for the regulation of semi-trucks and other large vehicles, and

WHEREAS, it is the desire of City Council to amend Section 124 to provide regulation for parking of boats, boat trailers, jet skis, utility trailers, travel trailers, campers, motor homes, toy haulers, or similar recreational vehicles in certain areas in the City of Anderson.

NOW, THEREFORE, Section 82-124 is hereby amended, and after amended shall provide as follows:

1. Section 82-124 Tractors, Trailers, Boats, Campers and other Recreational Vehicles.

(a) It shall be unlawful for any person to park, store, or leave standing any boat, boat trailer, jet ski, utility trailer, travel trailer, camper, motor home, toy hauler or similar recreational vehicle on public streets. Allowable areas in yards include the confines of a garage or fully opaque structure, or in the side or rear yard of a residence. Parking of such vehicles must comply with the setback requirements for accessory structures, per the Unified Development Ordinance.

(b) No person operating a tractor, trailer or oversized commercial vehicle in the City shall park or stop such vehicles on any public street except as necessary to make deliveries or pick up freight for businesses with no other access.

(c) It shall be unlawful to park oversized commercial vehicles in residential areas of the City unless stored within the confines of a garage or fully enclosed opaque structure.

(d) For the purpose of this section, the term “oversized commercial vehicle” is defined as any vehicle exceeding 8.5 feet in height or 25 feet in length and shall include any truck, van, trailer, semitrailer, tractor, wrecker, or similar vehicle.

2. All ordinances or parts of an ordinance 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.

Date: September 28, 2026 **Agenda Item No:** B - 4

City of Anderson
Council Agenda

Title/Description: New Business

Request consideration of an Ordinance Authorizing an Equipment Lease Purchase Agreement not exceeding $2,500,000.

Executive Summary:

Request: Consideration of an Ordinance authorizing an Equipment Lease Purchase Agreement not exceeding $2,500,000 for a fire engine and related equipment and a rescue truck and related equipment.

Background: Administration presented the Fire Division's capital equipment needs during the 2026-2027 budget process. The new fire engine will be assigned to Station 4. The new Rescue truck will replace the 1996 Rescue 3 truck currently in service.

On November 10, 2025, City Council approved Equipment Resolution 25-09, which included authorization for the purchase of two fire trucks. Delivery of the equipment is anticipated in mid-November 2026, and Administration is coordinating the necessary financing to ensure funds are available upon delivery.

A Request for Proposals (RFP) for financing was issued on September 17, 2026, with proposals due October 7, 2026.

Funding: Estimated annual debt service is approximately $318,196.55, based on a 10-year financing term at an estimated interest rate of 5%. Debt service will be paid from the General Fund. The final debt service amount will be available for second reading following completion of the bidding process. Payments are anticipated to begin in November 2027 (FY 2028).

Recommendation: Administration requests approval of an Ordinance Authorizing an Equipment Lease Purchase Agreement in the amount not exceeding $2,500,000 to cover the cost of fire equipment purchases on first reading.

Action Requested:

__X___Ordinance 1st Reading _____Information Only

______Ordinance 2nd Reading _____General Approval

______Resolution _____Referral

ORDINANCE NO. 26-__

AUTHORIZING THE CITY OF ANDERSON, SOUTH CAROLINA, TO EXECUTE AND DELIVER AN EQUIPMENT LEASE PURCHASE AGREEMENT, 2026, IN THE AMOUNT OF NOT EXCEEDING $2,500,000 BETWEEN THE CITY AND THE LESSOR THEREOF TO DEFRAY THE COST OF ACQUIRING CERTAIN EQUIPMENT; AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ANDERSON, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

Section 1. Findings and Determinations. The City Council (the "Council") of the City of Anderson, South Carolina (the "City"), hereby finds and determines:

(a) The City is an incorporated municipality located in Anderson County, South Carolina, and as such possesses all powers granted to municipalities by the Constitution and the laws of this State.

(b) Section 5-7-40 of the Code of Laws of South Carolina 1976, as amended (the "South Carolina Code"), empowers all municipalities to own and possess real and personal property and such municipalities may lease any such property.

(c) The City desires to enter into a lease-purchase agreement (the "2026 Lease Agreement") with a bank or other financial institution selected by the Mayor or the City Manager for the purpose of financing the acquisition of the equipment set forth on Exhibit A hereto (collectively the "Equipment").

(d) The 2026 Lease Agreement will not constitute a "financing agreement" and the Equipment will not constitute an "asset" as such terms are defined in Section 11-27-110 of the Code. Thus, the amount of the 2026 Lease Agreement will not be included when calculating the City's constitutional debt limit under Article X, Section 14 of the Constitution of the State of South Carolina.

(e) The 2026 Lease Agreement will be subject to annual appropriation by the Council.

(f) It is in the best interest of the City to acquire the Equipment by entering into the 2026 Lease Agreement. The 2026 Lease Agreement will enable the City to purchase the Equipment which will provide services necessary, useful and essential to the operations of the City government.

Section 2. Approval of Lease-Purchase Financing; Authority to Determine Certain Matters Relating to the Lease-Purchase Financing. The Equipment described in Exhibit A shall be acquired pursuant to a lease-purchase financing which is hereby approved in a principal amount of not exceeding $2,500,000. A Request for Proposals in such form, and setting such date and time for receipt of bids, as the City Manager or the Chief Financial Officer of the City may approve shall be distributed to various banks, financial institutions and other potential bidders. In the event the Request for Proposals has been approved and distributed, or caused to be distributed, by the City Manager or Chief Financial Officer prior to the enactment of this Ordinance, such actions are hereby ratified and approved. Without further authorization, the City Council hereby authorizes the Mayor or City Manager to (a) determine the payment schedule under the 2026 Lease Agreement; (b) award the sale of the lease-purchase financing to the bidder (the "Bidder") submitting the proposal determined to be the most advantageous to the City in accordance with the terms of the Request for Proposals; and (c) make changes to the quantity, cost or description of the Equipment set forth in Exhibit A attached hereto.

Section 3. Approval of 2026 Lease Agreement. Without further authorization, the City Manager is authorized to approve the form, terms and provisions of the 2026 Lease Agreement proposed by the Bidder. The City Manager is hereby authorized, empowered and directed to execute, acknowledge and deliver the 2026 Lease Agreement in the name and on behalf of the City. The 2026 Lease Agreement is to be in the form as shall be approved by the City Manager, the City Manager's execution thereof to constitute conclusive evidence of such approval. The City Manager is authorized to approve any substitution or modification of the Equipment acquired under the 2026 Lease Agreement (provided that the principal amount of the 2026 Lease Agreement shall not exceed $2,500,000), and to execute and deliver to any necessary addendum or amendment to the 2026 Lease Agreement for such purpose.

Section 4. Execution of Documents. The Mayor, City Manager, Chief Financial Officer, City Clerk and City Attorney are fully empowered and authorized to take such further action and to execute and deliver such additional documents as may be necessary or reasonably requested by the bidder to effect the delivery of the 2026 Lease Agreement including any project fund or acquisition fund agreement and any payment or draw request thereunder in accordance with the terms and conditions therein set forth, and the transactions contemplated hereby and thereby, and the action of such officers in executing and delivering any of such documents, in such form as the Mayor or the City Manager shall approve, is hereby fully authorized.

Section 5. Federal Tax Covenant. The City, as lessee under the 2026 Lease Agreement, agrees and covenants that it will not take any action which will, or fail to take any action which failure will, cause interest components of the payments to be made under the 2026 Lease Agreement to become includable in the gross income of the Bidder or its successors or assignees for federal income tax purposes pursuant to the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and regulations promulgated thereunder in effect on the date of original issuance of the 2026 Lease Agreement, and that it will comply with all applicable provisions of Section 103 and Sections 141 through 150 of the Code, and any regulations promulgated thereunder, to maintain the exclusion from gross income for federal income tax purposes of the interest portion of the payments to be made under the 2026 Lease Agreement; and to that end the City shall:

(a) comply with the applicable provisions of Section 103 and Sections 141 through 150 of the Code and any regulations promulgated thereunder so long as the 2026 Lease Agreement is outstanding;

(b) establish such funds, make such calculations and pay such amounts in the manner and at the times required in order to comply with the requirements of the Code relating to required rebates of certain amounts to the United States; and

(c) make such reports of such information at the times and places required by the Code.

The City Manager is authorized to determine whether to designate the 2026 Lease Agreement as a "qualified tax-exempt obligation" under Section 265(b)(3) of the Code.

The City will timely file Form 8038-G in accordance with the applicable regulations of the Internal Revenue Service.

The Mayor, City Manager or the Chief Financial Officer of the City are hereby authorized to adopt written procedures for and on behalf of the City to ensure the City's compliance with federal tax matters relating to the 2026 Lease Agreement.

Section 6. Filings with Central Repository. In compliance with Section 11-1-85 of the South Carolina Code, the City covenants that it will file or cause to be filed with a central repository for further availability in the secondary bond market when requested; (a) a copy of the annual audit of the City within thirty (30) days of the City's receipt thereof; and (b) within thirty (30) days of the occurrence thereof, relevant information of an event which, in the opinion of the City, adversely affects more than five percent (5%) of the City's revenue or its tax base.

Section 7. Reimbursement. This Ordinance shall constitute the City's declaration of official intent pursuant to Regulation §1.150-2 of the Code to reimburse the City from a portion of the proceeds of the 2026 Lease Agreement for expenditures it anticipates incurring (the "Expenditures") with respect to the Equipment prior to the execution and delivery of the 2026 Lease Agreement. Expenditures which are reimbursed are limited to Expenditures which are: (a) properly chargeable to capital account (or would be so chargeable with a proper election or with the application of the definition of "placed in service" under Regulation §1.150-2 of the Code) under general federal income tax principals; or (2) certain de minimis or preliminary Expenditures satisfying the requirements of Regulation §1.150-2(f) of the Code. The source of funds for the Expenditures with respect to the Equipment will be the City's reserve funds. To be eligible for reimbursement of the Expenditures, the reimbursement allocation must be made not later than 18 months after the later of (a) the date on which the Expenditures were paid; or (b) the date such Equipment was placed in service, but in no event more than three (3) years after the original Expenditures.

Section 8. Severability. All ordinances, resolutions and parts thereof, procedural or otherwise, in conflict herewith or the proceedings authorizing the execution of the 2026 Lease Agreement are, to the extent of such conflict, hereby repealed.

Section 9. Effective Date. This Ordinance shall be effective upon its enactment by the City Council for the City of Anderson, South Carolina.

[Execution page follows]

EXHIBIT A

Equipment

Description	Estimated Cost
Fire Engine and Related Equipment	$1,105,346.50
Rescue Truck and Related Equipment	1,244,653.50
Total Equipment Estimated Cost	**$2,350,000.00***

*Does not include amounts to pay costs of issuance in connection with the 2026 Lease Agreement.