

Regular Meeting
August 24, 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, Stewart, Pickens, Harbin, John Roberts, and Jeff Roberts. 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 Chief Financial Officer, Margot Martin.

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

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman Pickens carried unanimously (8-0) to approve the minutes of August 10, 2026, meeting as presented.

REQUEST SECOND READING ORDINANCE 26-14 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

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 Stewart asked about the ingress and egress pertaining to ability to make a left turn exiting the proposed development. Mr. McKenzie replied that it would go through the encroachment permit process during site plan review. He added that it generates about 150 vehicles per day.

A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (8-0) approve on second and final reading Ordinance 26-14 to annex and zone to PDD, Planned Development District, approximately 9.36 acres located at 305 Edgebrook Drive.

REQUEST SECOND READING OF ORDINANCE 26-15 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, 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.

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.

A motion by Councilman Jeff Roberts seconded by Councilman John Roberts carried unanimously (8-0) to approve on second and final reading Ordinance 26-15 to adopt the City of Anderson's new Unified Development Ordinance and official zoning map.

REQUEST CONSIDERATION OF AN ORDINANCE AMENDING THE 2025-2026 AND 2026-2027 ANNUAL BUDGETS

Chief Financial Officer Margot Martin said that a significant portion of these amendments relate 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 the Transit 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 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.

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.

A motion by Mayor Pro Tem Steele seconded by Councilman Harbin carried unanimously (8-0) to approve on first reading an Ordinance amending the 2025-2026 and 2026-2027 Annual Budgets.

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

Mayor Roberts said that Council has requested a continuance to carry forward this item to another meeting.

REQUEST CONSIDERATION OF A CONSTRUCTION CONTRACT FOR FIRE STATION 4

Assistant City Manager Andrew Strickland said that 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. He added that Fire Station 4 will function as the Northern Command Center for fire and emergency response in the City of Anderson.

A Request for Proposals (RFP) was issued and advertised on 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 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.

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. Mr. Strickland introduced Mr. Steve Hill, Senior Project Manager for the project.

Councilman Stewart indicated a desire to ensure that minority owned Contractors are given the chance to bid on subcontracts associated with the project. Councilman Newton asked who was on the CMAR selection committee. Mr. Strickland responded that Fire Chief Charlie King, Assistant

Chief Ron Branyon, Stormwater Manager Adam Cromer, and City Manager David McCuen were on the committee.

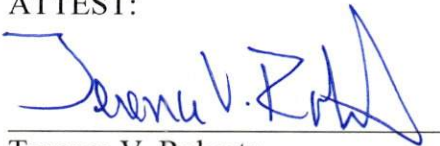
A motion by Councilman Newton seconded by Mayor Pro Tem Steele carried unanimously (8-0) to approve Hogan Construction as Construction Manager at Risk to perform pre-construction services for Fire Station 4 for a fee of \$32,000 for Fire Station 4.

ADJOURNMENT

A motion by Mayor Pro Tem Steele seconded by Councilman John Roberts carried (8-0) to adjourn at 6:35 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