

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 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 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)

Council Meeting 09/14/2026

- 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

Council Meeting 09/14/2026

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

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: 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.

Council Meeting 09/14/2026

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
Council Meeting 09/14/2026

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 recommends 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.

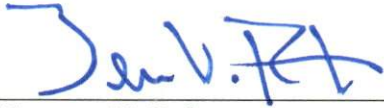
A motion by Mayor Pro Tem Steele seconded by Councilman Newton carried unanimously (6-0) to approve a contract with Spruce Lighting and Events in the amount of \$146,800 for the purchase and installation of Christmas lights.

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
Mayor



Margot B. Martin
City Clerk Treasurer