

**CITY OF ANDERSON
COUNCIL AGENDA
April 8, 2024
6:00 PM**

INVOCATION: Mayor Pro Tem John Roberts

RESPECTS TO FLAG: Mayor Terence Roberts

PROCLAMATIONS: Fair Housing Month

Community Development Block Grant Week

Approval of Minutes of March 25, 2024

A. OLD BUSINESS:

None

B. NEW BUSINESS:

1. Request consideration to purchase a trailer for the Wastewater Department.
2. Request consideration of a contract to repair the Equalization Basin liner at the Rocky River Wastewater Treatment Plant.
3. Request consideration of an engineering contract for Main Street paving.
4. Request consideration of an agreement for a seasonal ice rink in Carolina Wren Park.

Proclamation

WHEREAS, the month of April is recognized throughout these United States of America as Fair Housing Month; and

WHEREAS, Title VIII of the Civil Rights Act of 1968, as amended, set forth a national policy of fair housing without regard to race, color, national origin, religion, sex, familial status or disability; and

WHEREAS, housing is a critical component of family and community health and stability; and

WHEREAS, both State and Federal offices of the Department of Housing and Urban Development continue their efforts to promote and educate as many citizens as possible about every person's right to enjoy equal opportunities in housing insuring that all Americans have the opportunity to achieve the American Dream of homeownership; and

WHEREAS, the City of Anderson continues to affirmatively further fair housing for its citizens.

NOW, THEREFORE, I, Terence V. Roberts, Mayor of City of Anderson, South Carolina, along with my fellow council members of City Council, do hereby proclaim April 2024 to be

FAIR HOUSING MONTH

in the City of Anderson, SC for the significance of fair housing to our way of life and encourage all citizens to observe and support both the letter and spirit of the Fair Housing Law as an expression of the individual rights guaranteed by the United States Constitution and the Constitution of the State of South Carolina

Signed this 8th day of April, 2024

Mayor Terence V. Roberts



Proclamation

WHEREAS, the week of April 1 – April 5, 2024 has been designated as National Community Development Week by the National Community Development Association to celebrate the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program; and

WHEREAS, the CDBG Program provides annual funding and flexibility to local communities to provide decent, safe and affordable housing, a suitable living environment, and economic opportunities to low- and moderate-income people; and

WHEREAS, the HOME Program provides funding to local communities to create decent, safe, and affordable housing opportunities for low-income persons. Nationally, over one million units of affordable housing have been completed using HOME funds; and

WHEREAS, the following activities have been funded: owner occupied housing rehabilitation assistance, homeownership assistance to first time home buyers, public services including the promotion of fair housing, in addition to economic development by providing loans to small businesses and microenterprises.

NOW, THEREFORE BE IT RESOLVED, that the City of Anderson designates the week of April 1 - April 5, 2024, as National Community Development Week in support of these two valuable programs that have made tremendous contributions to the viability of the housing stock, infrastructure, public services, and economic vitality of our community.

BE IT FURTHER RESOLVED, that our community urges Congress and the Administration to recognize the outstanding work being done locally and nationally by CDBG and HOME by supporting increased funding for both programs in FY 2024.

Signed this 8th day of April 2024

Terence V. Roberts, Mayor

Regular Meeting
March 25, 2024

The regular meeting of the City Council was held on this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem John Roberts, Council Members Thompson, Laughridge, Stewart, Harbin, Jeff Roberts, Newton, and Martinez. Also in attendance were City Manager, David McCuen; Chief Financial Officer, Margot Martin; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; and Utilities Director, Scott Banks. The invocation was given by Councilman Rick Laughridge with respect to the flag was given by Council Mayor Terence Roberts.

APPROVAL OF MINUTES

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (9-0) to approve the minutes of the March 11, 2024 meeting as presented.

REQUEST SECONE READING OF ORDINANCE 24-04 TO ANNEX AND ZONE TO A COMBINATION
OF R-20, SINGLE-FAMILY RESIDENTIAL AND PDD, PLANNED DEVELOPMENT DISTRICT,
APPROXIMATELY 45 ACRES LOCATED AT 1401 CRESTVIEW ROAD

Planning Director, Maurice McKenzie said the applicant proposes to annex the subject property into the city limits to construct a single-family subdivision and carve out a few lots with Midway Road frontage. The requested zoning of PDD, Planned Development District will apply to the new subdivision consisting of up to 94 lots (+/- 40 acres of the site to be annexed). Some details include:

- ☐ Single-family detached units only – up to 94 lots
- ☐ Minimum lot size – 8,000 square feet; average lot size over 10,000 square feet
- ☐ Minimum lot width – 65 feet
- ☐ Setbacks:
 - Front Yard – 20'
 - Side Yard (each side) – 7.5'
 - Rear Yard – 10'
- ☐ Landscaping and tree preservation:
 - 50' wide heavily landscaped buffer (per new landscaping guidelines) between Crestview Road and back of the new lots
 - 25% open space/tree preservation area minimum; existing mature trees on the site are part of the 9-acre tree preservation and amenity area
 - Entry boulevard street trees will be planted 40' apart in the right-of-way

- In other sections of the development street trees will be planted in the right-of way at a rate of one per lot
- Sidewalks on both sides of new streets

The portion of the property with Midway Road frontage is proposed to have an R-20 zoning designation, which requires lots to be at least 20,000 square feet in size (+/- 3 acres of the total site to be annexed). Development of the lots must also comply with other R-20 standards.

A traffic impact study is planned to determine any road improvements that may be necessary because of the proposed development.

The City Council approved the request on First Reading at their March 11th meeting, and the Planning Commission also recommended approval.

Councilman Jeff Roberts requests that the Developer puts a deceleration lane to help move traffic more quickly off the road. Mr. McKenzie said the Developer has agreed to include this deceleration lane. This will be an amendment to the PDD Document.

Councilman John Roberts asked what the time frame of this development is. The Applicant, James Curtis said 3-4 months to start construction of the development, with 18-24 months before residents move in.

The Council is concerned about the efficiency of the roundabouts. City Manager, David McCuen said SCDOT's plan for the roundabout will help elevate the traffic in the area. There will also be a change in traffic pattern around Midway Elementary School that will also elevate the back up of traffic.

A motion by Councilman Martinez seconded by Councilman Harbin carried unanimously (9-0) to approve Ordinance 24-04 to annex and zone to a combination of R-20, Single-Family Residential and PDD, Planned Development District, approximately 45 acres located at 1401 Crestview Road with the amendment to the PDD Document to include an acceleration lane to the development on Second Reading.

REQUEST SECOND READING OF ORDINANCE 24-05 TO AMEND SECTION 10.2.11 OF THE CITY OF ANDERSON ZONING ORDINANCE

Planning Director, Maurice McKenzie said when refinements to the Zoning Ordinance are needed, the process involves a public hearing by the Planning Commission and action by the City Council. Since the Planned Development District (PDD) zoning can provide flexible opportunities for innovative design, open space, etc. that conventional zoning cannot accommodate, it may be

practical to lessen the minimum acreage requirements for residential and commercial PDD's. Therefore, infill developments such as the Murray/Franklin site (less than 5 acres) can benefit from design standards established in PDD documents, and the reduction should complement the City's development strategies with other sites.

Section 10.2.11 of the Zoning Ordinance addresses the minimum acreage required for Planned Development Districts (PDD's). Listed below are the proposed changes:

PDD Type	Current Minimum	Proposed Minimum
Planned Residential Development	5 acres	3 acres
Planned Mobile Home Development	5 acres	delete
Planned Commercial Development	10 acres	5 acres
Planned Industrial Development	25 acres	unchanged

No separate line item is needed for Mobile Home Development since it can be considered a Planned Residential Development.

The City Council approved this request on First Reading at their March 11th meeting. The Planning Commission also recommended approval.

A motion by Councilman Jeff Roberts seconded by Mayor Pro Tem John Roberts carried unanimously (9-0) to approve Ordinance 24-05 to amend Section 10.2.11 of the City of Anderson Zoning Ordinance on Second Reading.

**REQUEST SECOND READING OF SECOND SUPPLEMENTAL ORDINANCE 24-06 PROVIDING FOR
THE ISSUANCE AND SALE OF SPECIAL OBLIGATION BONDS (HOSPITALITY FEE PLEDGE) IN THE
PRINCIPAL AMOUNT OF NOT EXCEEDING \$5.65 MILLION**

Chief Financial Officer, Margot Martin said the City desires to go ahead with Phase II of Linley Park Upgrades and will be utilizing proceeds of the bond to finance the design, acquisition, construction, improvement, equipping and installation of any one or more of the following (i) playground equipment; (ii) pavilion or picnic shelters; (iii) restrooms; (iv) sidewalks and multi-use paths; (v) stormwater and utility improvements; (vi) landscaping; (vii) parking improvements; (viii) traffic and pedestrian safety improvements; (ix) any projects constituting "Projects" as such term is defines in the General Bond ordinance, and (x) cost of issuance.

Two Council work sessions were held with the City Council on February 26, 2024, and March 11, 2024, to review in detail the project and funding options with First Tryon, the City's financial advisor as well as Burr Forman, the City's bond attorney. City Council also gave approval to first reading at the March 11, 2024, City Council meeting.

The City is utilizing several sources of funding for Phase II of the Linley Park and Utility upgrades.

City Funds

ARPA (Linley Park Stormwater)	\$3,893,030
Sewer Funds	\$750,000
Hospitality Fund cash FYE 2024	\$1,750,000
Hospitality Fund cash FYE 2025	\$1,500,000
Remaining bond proceeds 2021	\$357,000
Subtotal	\$8,250,030

Debt Service

Hospitality Bond	\$5,650,000
Total Funding	\$13,900,030

Estimated annual debt service ranges from \$ 455,000 to \$530,000 a year depending on the term of the debt (15 years versus 20 years). Staff will come back in the fall for approval of the final borrowing and terms. This authorization allows staff to move forward with awarding the construction contract.

The City's Strategic Goal is to advance the quality of life by using the Recreation Master Plan as a road map to create state-of-the-art recreational leisure facilities.

Bond Attorney, Mike Burns with Burr Forman was present if Council had any questions.

City Manager, David McCuen said we can come back at a later time to include Cater's Lake Project in the financing by amending the Ordinance.

Mayor Terence Roberts said the SCDOT has announced the peanut traffic circle at Linley Park will begin construction on April 2, 2024.

A motion by Councilman Martinez seconded by Councilman Laughridge carried unanimously (9-0) to approve Second Supplemental Ordinance 24-06 providing for the issuance and sale of Special Obligation Bonds (Hospitality fee pledge) in the principal amount not exceeding \$5,650,000 on Second Reading.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE APPROXIMATELY 3.5 ACRES AT THE SOUTHWESTERN CORNER OF MURRAY AVENUE AND WEST FRANKLIN STREET FROM RM-10, MULTI-FAMILY RESIDENTIAL TO PDD, PLANNED DEVELOPMENT DISTRICT

Planning Director, Maurice McKenzie said the applicant proposes to rezone the property to PDD, Planned Development District to construct a multi-family development. The property, consisting of 11 parcels, is currently owned by the City of Anderson and consists of approximately 3.5 acres. Although the current zoning allows multi-family uses, the PDD classification will provide opportunities for a more innovative design along with other development controls. A PDD document that outlines all the development details for the site will be required.

The Planning Commission meets on April 2nd.

A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (9-0) to approve a referral to the Planning Commission a petition to rezone approximately 3.5 acres at the southwestern corner of Murray Avenue and West Franklin Street from RM-10, Multi-Family Residential to PPD, Planned Development District.

REQUEST CONSIDERATION TO PURCHASE A VEHICLE FOR THE WATER OPERATIONS DEPARTMENT

Utilities Director, Scott Banks said Service Truck 678 is a 2003 model with 102,000 miles. It is starting to be costly from a maintenance standpoint, so we are requesting a replacement for this vehicle.

Bids Received

Dick Smith Ford, Columbia, SC (State Contract)	\$62,189
Parks Ford, Hendersonville, NC	\$65,280
Ed Murdock Ford, Lavonia, GA	\$65,998

The City’s Strategic Goal is to assure sustainable growth by pursuing long-term infrastructure projects. This truck will be used for the daily operations of the distribution system.

The Water Fund will purchase this truck.

Staff recommends the purchase of a 2023 F250 Crew Cab Service truck from Dick Smith Ford at State Contracting Pricing of \$62,189.

A motion by Mayor Pro Tem John Roberts seconded by Council Member Thompson carried unanimously (9-0) to purchase a 2023 F250 Crew Cab Service truck from Dick Smith Ford for \$62,189 funded by the Water Fund.

Mayor Terence Roberts said there will be a Community Housing Resource Board meeting on March 26, 2024 at 5:30 pm at the Municipal Business Center.

Councilman Martinez wanted to remind everyone about the City Election on April 2, 2024.

Councilman Stewart wanted to inform everyone about the CDBG Celebration on Friday, April 5, 2024 from 10:00 am to 1:00 pm at the Municipal Business Center. CDBG will be celebrating its 50-year anniversary.

ADJOURNMENT

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (9-0) 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

Date: April 8, 2024

Agenda Item No: B-1

**City of Anderson
Council Agenda**

Title/Description: New Business

Request approval to purchase a new 50-ton trailer for equipment hauling for Sewer Collections.

Executive Summary:

Background: Our current trailer is a 30-ton trailer and not rated to carry our heavier full-size John Deere trackhoe.

Bids Received:	
Kaufman Trailers. LLC, Lexington, NC	\$59,995.00
Globe Trailer Manufacturing, Bradenton, FL	\$89,362.02
Load King, Decatur, GA	\$110,308.00

Strategic Goal: Assure sustainable growth by pursuing long-term infrastructure projects and maintaining sewer treatment capacity.

Funding: Sewer Utility Budget

Recommendation: Staff recommends the purchase of a 50-ton lowboy trailer from Kaufman Trailers, LLC in Lexington, NC in the amount of \$59,995.00.

Action Requested:

 X General Approval

Date: April 8, 2024

Agenda Item No: B-2

**City of Anderson
Council Agenda**

Title/Description: New Business

Request approval of an emergency contract to repair the Equalization (EQ) Basin liner at Rocky River Wastewater Treatment Plant.

Executive Summary:

Background: During a recent storm the liner in our EQ Basin at Rocky River Wastewater Treatment plant came apart. We were able to make a temporary repair, but due to the age of the material we could not make a permanent repair.

Bids Received:	
Cove Utility, Greenville, SC	\$248,761.00
Mid America Liner, Stafford, MO	\$250,000.00
Chesapeake Containment, Statesville, NC	\$313,261.20

Strategic Goal: Assure sustainable growth by pursuing long-term infrastructure projects and maintaining sewer treatment capacity.

Funding: Insurance claim

Recommendation: Staff recommends approval of the emergency contract with Cove Utility for the repair of the EQ Basin liner at Rocky River Wastewater Treatment Plant in the amount of \$248,761.00.

Action Requested:

 X General Approval

Date: April 8, 2024

Agenda Item No: B-3

**City of Anderson
Council Agenda**

Title/Description: New Business

Request consideration of an engineering contract with Davis & Floyd for engineering design and CEI services for the Main Street paving project.

Executive Summary:

Background: In 2023 the City of Anderson engaged Davis & Floyd (D&F) to perform a pavement evaluation of Main Street from Tribble Street to Reed Street. Based on the pavement evaluation the City proposes to contract with Davis & Floyd (D&F) for professional engineering and CEI (construction engineering & inspection) services for the repaving of Main Street between Tribble Street and Reed Street. The City has elected to design and construct the project in a single phase. The design is anticipating the development of plans, submittal for permits, project bidding and full-time CEI oversight up to 15 days.

The breakdown of the proposed fee of \$82,000 for this work is as follows:

- A – Project Management and Meetings \$7,000.00
- B – Plan Preparation\Permitting \$21,000.00
- C – Bid Phase Services \$17,000.00
- D – Construction Engineering and Inspection \$37,000.00
- Total Estimated Fee \$82,000.00

Strategic Goal: Pursue long-term infrastructure projects.

Funding: General Fund

Recommendation: Staff recommends the approval of the engineering contract with Davis & Floyd in the amount not to exceed \$82,000.

Action Requested:

 X General Approval

Date: April 8, 2024

Agenda Item No: B-4

**City of Anderson
Council Agenda**

Title/Description: New Business

Request consideration of an agreement for a seasonal ice rink in Carolina Wren Park.

Executive Summary:

Background: Since its inception in 2015, Holiday Ice has been an exciting annual tradition in Downtown Anderson during the Christmas season, attracting over 2,700 visitors annually. The synthetic ice surface has allowed City staff to setup and strike the rink using in-house labor; however, recent years have seen a decrease in attendance compared with the initial years of the event. There could be many reasons for the decrease, but there is no doubt that the synthetic ice surface has played a role.

In an effort to expand Holiday Ice's appeal and attract a larger number of visitors to Downtown Anderson for the 2024 Christmas season, staff has worked with Seasonal Ice, LLC to design a *real* ice rink for Carolina Wren Park. Seasonal Ice has provided similar installations for the City of Greenville, the City of Rock Hill, and locations across the southeast.

The new design would utilize the City's existing skate hut, skates, and rubber matting. Seasonal Ice would install the 42-ft x 60-ft rink, chiller, and fencing, and would provide 24/7 support during the entire Holiday Ice season. Included in the agreement is a tractor-mounted ice groomer, which will allow staff to resurface the ice throughout the season.

Strategic Goal: *Value Culture and Public Spaces* by continuing and expanding a signature City event.

Funding: Hospitality Fund

Recommendation: Approval of an agreement with Seasonal Ice, LLC to provide an ice rink at Carolina Wren Park, including setup, strike, event planning services, and support for a total of \$137,500 annually for three years.

Action Requested:

 X General Approval