

City of Anderson
Regular Meeting
July 25, 2016

The regular meeting of City Council was held this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Roberts, Mayor Pro Tem Harbin, Council Members Thompson, Laughridge, Buck Roberts, Chapman, and John Roberts. Councilman Stewart was not present. Also in attendance were City Manager, Linda McConnell; Assistant City Manager, David McCuen; Finance Director, Peggy Maxwell; and City Attorney, Frankie McClain. The invocation was given by Mayor Pro Tem Harbin with respects to the flag by Councilman John Roberts.

APPROVAL OF MINUTES

A motion by Councilman Buck Roberts seconded by Councilman Chapman carried unanimously (7-0) to approve the minutes of the July 11, 2016 meeting as presented.

REQUEST CONSIDERATION OF ORDINANCE 16-15 TO REZONE 1303 NORTH MURRAY AVENUE
FROM RM-10, MULTI-FAMILY RESIDENTIAL TO NC, NEIGHBORHOOD COMMERCIAL

City Manager, Linda McConnell said the applicant proposes to bring an existing credit union building into zoning compliance. The business is currently operating as a non-conforming use. Over the last several years, surrounding properties, including the City Recreation Center property have been rezoned to bring them into compliance as well. Commercial zoning exists in this area along the Murray Avenue corridor.

The rezoning will bring a commercial building into zoning compliance.

The Planning Commission unanimously recommended approval of this request at their July 12th meeting.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (7-0) to approve Ordinance 16-15 to rezone 1303 North Murray Avenue from RM-10, Multi-Family Residential to NC, Neighborhood Commercial on First Reading.

REQUEST SECOND AND THIRD READING OF ORDINANCE 16-14 TO ADOPT THE 2015
INTERNATIONAL CODES CONGRESS (ICC) REQUIREMENTS FOR BUILDING CONSTRUCTION

City Manager, Linda McConnell said the South Carolina Building Codes Council requires adoption of the International Codes Congress (ICC) Building Code Series 2015 for all jurisdictions using these codes. These codes involve building, plumbing, mechanical, gas, energy conservation, fire, and property maintenance. The City has been operating with ICC Codes since the 2000 series. Periodically, revisions are made to the code, and the last update to the series and Council action was in 2012.

There are several reasons to adopt this code:

- The ICC codes are utilized by every other jurisdiction in South Carolina and most in the United States—uniformity is helpful to contractors and developers. Since Anderson County follows the same codes, there is consistency at the local level.
- The codes were developed with input from engineers, designers, developers, contractors, and building officials. Changes and modifications as they may occur will also receive input from those same groups.
- Each section of the code sets forth logical procedures for applying the provisions of the code.

The City Council approved this ordinance on first reading at their July 11th meeting.

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried unanimously (7-0) to approve Ordinance 16-14 to adopt the 2015 International Codes Congress (ICC) requirements for building construction on Second Reading.

A motion by Councilman John Roberts seconded by Council Member Thompson carried unanimously (7-0) to approve Ordinance 16-14 on Third Reading as stated above.

REQUEST CONSIDERATION OF AN APPLICATION FOR PARTICIPATION IN THE BUSINESS
ASSISTANCE PROGRAM FOR SHUCK'S OYSTER BAR

City Manager, Linda McConnell said in January 2016, the City Council amended the Economic Development Incentive Ordinance to provide for the establishment of additional programs to assist business development. During FY 15-16, four businesses received assistance in the total amount of \$55,838. Shucks Oyster Bar is leasing property at 315 N. Main St and plans to open in November, 2016. They have also applied for participation in the City's Façade Programs. Per program guidelines any individual award \$10,000 or over must receive City Council's approval.

City Council adopted this program with a philosophy that incentives may provide a financial impact on the decision making process for economic development prospects. Equally important

is the emphasis of a business friendly environment and "can do" attitude as a manner of conducting municipal business. The total renovations are estimated at \$147,427. Their expansion meets the eligibility criteria and other factors of consideration as follows:

- Creation of jobs
- Increases revenue to the City
- Serves as catalyst to stimulate other desirable businesses
- Located in the Downtown, Historic and TIF districts
- Satisfies a unique niche in the market place

Interior Up fit Grant Agreement –The total interior up fit costs are \$85,000; applicants may receive up to 50% (\$42,500) of the total costs. Scored selection criteria determines the funding level; points are assigned based on these criteria which corresponds to a percentage. Fifty percent of the total costs are then multiplied by the percentage. Shucks Oyster Bar received an average score of 2.2 with a corresponding percentage of 88%. \$42,500 multiplied by 88% is \$37,400. The recommended funding level of \$37,400 will be reimbursed to the applicant upon receipt of paid invoices and project completion.

We anticipate approximately \$100,000 for the Business Assistance Program FY 16-17 per funding formula; remaining balance from previous year brings the total balance to \$134,862. Staff has approved \$1,061 for façade assistance utilizing the same scoring criteria as described above. Approval of the \$37,400 recommendation will leave a remaining program balance of \$96,401. FY 16-17 funding will be determined by Finance and reported to Council.

The Economic Development Committee and staff recommends awarding \$37,400 to Shucks Oyster Bar for interior up fit facilitating the opening of a new business which will create 4 full time jobs and 6-part time jobs.

A motion by Councilman Laughridge seconded by Councilman John Roberts carried unanimously (7-0) to award Shuck's Oyster Bar \$37,400 as part of the Business Assistance Program.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

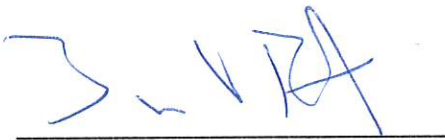
City Manager, Linda McConnell, reminded Council of the following upcoming events and all meetings in August 2016.

Thursday Nights in August – Block Party – Carolina Wren Park
August 11th – Anderson County Municipal Association Meeting

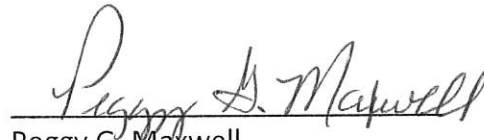
ADJOURNMENT

A motion by Councilman Buck Roberts seconded by Mayor Pro Tem Harbin carried unanimously (7-0) to adjourn.

ATTEST:



Terence V. Roberts
Mayor



Peggy G. Maxwell
City Clerk Treasurer