

Regular Meeting  
February 26, 2018

The regular meeting of City Council was held this date in City Hall Council Chambers at 6:00 p.m. In attendance were Mayor Terence Roberts, Mayor Pro Tem John Roberts, Council Members Thompson, Buck Roberts, Laughridge, Chapman, Stewart, Harbin and Newton. Also in attendance were City Manager, Linda McConnell; Assistant City Manager, David McCuen; Finance Director, Margot Martin; City Attorney, Frankie McClain; Parks and Recreation Director, Bobby Beville; and Community Development Director, Erica Craft. The invocation was given by Councilman Laughridge and respect to the flag was given by Councilman Harbin.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (9-0) to approve the minutes of the February 12, 2018 meeting as presented.

REQUEST CONSIDERATION OF DEMOLITION CONTRACT WITH PHILLIPS RECOVERIES TO  
DEMOLISH EIGHT SUBSTANDARD DWELLINGS

City Manager, Linda McConnell said the City of Anderson receives Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development as an entitlement grant. Last fall, City Council confirmed the reallocation CDBG funds within the Economic Development Revolving Loan Fund toward other eligible activities such as demolition and clearance of substandard, blighted housing within the City's redevelopment areas and the Focus Area Neighborhoods (FANs).

The following eight (8) properties are recommended for demolition and clearance:

312 W. River Street	309 E. Street
1403 Newell Street	304 Benjamin Street
214 B. Street	418 Johnson Street
205 C. Street	805 Beechwood Avenue

Two (2) bids were received as follows:

Asbestos and Demolition, Incorporated	Lugoff, SC	\$62,300
Phillips Recoveries	Pelzer, SC	\$56,800

Demolition of these houses will eliminate slum and blight from the neighborhood blighted units located with the City's redevelopment and Focus Area Neighborhoods (FAN).

The City of Anderson's Community Development Block Grant award from the US Department of Housing and Urban Development will fund the \$56,800 demolition cost.

Staff recommends approval of this contract with Phillips Recoveries in the amount of \$56,800 for demolition services to continue to remove slum and blighted properties.

Councilman Stewart asked the City Staff about the houses that are on the list to be demolished and referred to a list of houses previously discussed. Councilman Stewart would like to add more houses to be demolished once consent from the owner is signed.

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (9-0) to approve a contract with Phillips Recoveries in the amount of \$56,800 for demolition services of eight houses to continue to remove slum and blighted properties to be funded by the CDBG Grant.

#### REQUEST CONSIDERATION OF FUNDING FOR VARIOUS RECREATION PROJECTS

City Manager, Linda McConnell said the City of Anderson receives Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development as an entitlement grant. Last fall, City Council confirmed the reallocation CDBG funds within the Economic Development Revolving Loan Fund toward other eligible activities within the City's redevelopment areas and the Focus Area Neighborhoods (FANs). Eligible activities include public facilities and infrastructure improvements. The projects listed below conform to the City's adopted 2017 Recreation Master Plan as well as the identified redevelopment and FAN areas.

- ***Beatrice Thompson Park***

The park plan was updated by The LandPlan Group in the 2017 Recreation Master Plan adopted by council

**Scope of Work:** Includes civil engineering, landscape architectural design, boundary and topographic survey, geo-technical, design development drawings, prepare construction drawings and technical specifications.

**Fee: \$73,030.00**

- ***St. Francis Park***

Council approved an upgrade to the playground area in November 2017. This included a play structure, two-bay swing structure, ADA drive and parking, playground borders, fill material and new fencing. The project has been delayed due to rainy weather. The cost approved by Council for the playground equipment, installation, fencing, and ADA

compliant parking was \$46,534.62. Staff recommends the change from hospitality funding to CDBG funding.

St. Francis is in the approved FAN area. The LandPlan Group has provided a proposal for site improvements to the park.

**Scope of Work:** Includes meeting with staff to identify park design programming and proposed site improvements, a conceptual master plan, boundary and topographic survey, geo-technical information, design development drawings, prepare construction drawings and technical specifications. Staff recommends this scope of work for a more comprehensive park development.

**Fee: \$54,700**

- ***D.B. Walker Park/Greeley Park***

Parks and Recreation Director, Bobby Beville said D.B. Walker Park has three basketball courts. The 2017 Recreation Master Plan suggests relocating two courts to the Rice Center property with one court remaining in D.B. Walker Park. This one court is asphalt with cracks and ponding issues. Due to the large cracks and ponding problems, contractors will only provide a one-year warranty for resurfacing. Contractor will remove asphalt, level and pack area, add stone if needed, pour 80 yards of 5" 4000 lbs. of concrete and pressure wash and paint existing brick walls. Contractor bids will be taken for this project. After Council discussion, request was made to include an additional court to the project for improvement at Greeley Park.

Councilman Chapman requested a soil sample taken before laying concrete for the new basketball courts.

**Fee: not to exceed \$75,000 without additional approval of Council**

- ***Westside Multi-Use Path***

Resulting from the framework of the Downtown Bicycle and Pedestrian Connectivity Plan and the 2017 Recreation Master Plan, a multi-use path through the Westside area has been identified. Much of the proposed path utilizes property already owned by the City.

An initial effort in the planning process is to create construction plans and related preliminary engineering. Staff has been working with Goodwyn, Mills and Cawood (GMC), which is an approved firm selected for recreation-related professional services, to create the plans. Once complete, the plans will give the City the ability to construct the path as funds are available.

**Fee: not to exceed \$75,000 without additional approval of Council**

By authorizing these activities, the City is able to capitalize on the use of grant funds, and coordinate multiple priorities to achieve the greatest impact for our neighborhoods. Along with the demolition activities, these projects address code enforcement, elimination of substandard housing, transportation and mobility through the multi-use path and greenway, stormwater management, etc.

CDBG funds reallocation from the Economic Development Revolving Loan Fund

Staff recommends approval of the following:

Beatrice Thompson Park	\$73,030 with The LandPlan Group
St. Francis Park	\$54,700 with The LandPlan Group
Westside Multi-Use Path	Not to exceed \$75,000.00 without additional approval of Council with Goodwyn, Mills and Cawood (GMC)
	All three of these projects are utilizing approved firms selected for recreation-related professional services.
D.B.Walker Park and Greeley Park	Not to exceed \$75,000 project funding
Subtotal for 4 (above)	\$277,730
St. Francis Park Playground Area	Change allocation of funding of \$46,534.62 from Hospitality to CDBG

A motion by Councilman Harbin seconded by Councilman Chapman carried unanimously (9-0) to approve an amendment to original request to include improvements to the basketball court at Greeley Park to be added to the project with Darwin Wright park for total funding for various recreation projects in the amount of \$277,730.

## ADMINISTRATIVE BRIEFING

### DARWIN WRIGHT PARK LEASE

The City has been notified by the U.S. Army Corps of Engineers in order to renew our lease on Darwin Wright Park, a letter of "intent to renew" must be submitted by April 30, 2018. Our current lease was renewed in 1994 and will expire April 2019. The lease is for 25 years.

The City has been leasing the park since 1969. It is one of our most popular parks because of the access to Lake Hartwell. This is the only park in our inventory that has lake access and during the summer months has lots of activity.

Over the years, the City has received grants and invested dollars, to improve the park and add amenities for the public. There are 4 shelters which can be rented, playground and swing structure, fishing pier, a beach area, 18-hole disc golf course, rowing and an access dock. Several picnic tables and grills are in place for family reunions, church outings and family picnics. Currently the park is not within the City limits, however, as Anderson grows and city limit boundaries expand it is possible this park could be within our boundaries before the next lease expires.

The Recreation Committee members reviewed the information and all are in agreement to submit our letter of intent to renew the lease of Darwin Wright Park.

Once a new lease agreement is received it will be brought to full council as an action item.

#### UPCOMING EVENTS

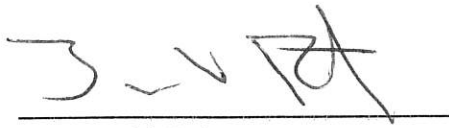
City Manager, Linda McConnell, reminded Council of the following upcoming events and all meetings in March 2018.

- March 8<sup>th</sup> – Anderson County Municipal Association Meeting
- March 13<sup>th</sup> – Sounds in the Park at Carolina Wren Park
- March 15<sup>th</sup> – Southeast Anderson Task Force

#### ADJOURNMENT

A motion by Councilman Newton seconded by Council Member Thompson carried unanimously (9-0) to adjourn.

ATTEST:

Handwritten signature of Terence V. Roberts in black ink, consisting of a stylized 'T', 'V', and 'R'.

Terence V. Roberts  
Mayor

Handwritten signature of Margot B. Martin in blue ink, written in a cursive style.

Margot B. Martin  
City Clerk Treasurer