

Regular Meeting  
March 26, 2018

The regular meeting of City Council was held 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, 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; Utilities Director, Jeff Caldwell; and Community Development Director, Erica Craft. The invocation was given Councilman Newton and respect to the flag was given by Councilman Chapman.

APPROVAL OF MINUTES

A motion by Councilman Buck Roberts seconded by Council Member Thompson carried unanimously (9-0) to approve the minutes of the March 12, 2018 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 18-03 AUTHORIZING THE LEASE OF REAL  
PROPERTY GENERALLY KNOWN AS CATHCART FIELD

Assistant City Manager, David McCuen said the City of Anderson owns the real property located at 199 C Street, Anderson, SC designated at Tax Map Number 123-22-01-013. Crossover Community Church desires to lease the property on a long-term basis to host community block parties, sporting ministries and outreach ministries that help the local neighbors. This property has not been programmed the last 10 years because of our partnership with the Sports & Entertainment Complex. This agreement will be similar to the lease we have for Old Toxaway Ballpark. The lease includes language that provides for the ballfield being made available to the Lessor upon prior approval by the Lessee.

This ordinance will benefit the citizens of Anderson and the surrounding community by assisting Crossover Community Church in providing their services and relieving the City from having to maintain the property. We believe by leasing this property to Crossover Community Church it will help revitalize this community by having a stakeholder in the area.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (9-0) to approve Ordinance 18-03 authorizing the lease of real property generally known as Cathcart Field to Crossover Community Church on Second Reading.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A REQUEST TO AMEND LANGUAGE IN SECTION 7.5 (CENTRAL BUSINESS DISTRICT) OF THE CITY OF ANDERSON ZONING ORDINANCE

City Manager, Linda McConnell said it is sometimes necessary to refine the Zoning Ordinance in order to maintain its effectiveness and efficiency because of changes in technology, laws and other factors. The current request is to amend Section 7.5 CBD, Central Business District. Specifically, the request is as follows:

Remove: "Church, Temple, Synagogue or Other Place of Worship" as a Conditional Use  
Add: "Church, Temple, Synagogue or Other Place of Worship" as a Permitted Use

The Planning Commission will consider this request at their April 3<sup>rd</sup> meeting.

A motion by Councilman Harbin seconded by Mayor Pro Tem John Roberts carried unanimously (9-0) to approve a referral to the Planning Commission a request to amend language in Section 7.5 (Central Business District) of the City of Anderson Zoning Ordinance.

REQUEST CONSIDERATION OF REFERRALS TO THE PLANNING COMMISSION PETITIONS TO ANNEX AND ZONE 1706 AND 1709 S. MURRAY AVENUE EXTENSION TO R-5, SINGLE-FAMILY RESIDENTIAL

City Manager, Linda McConnell said the applicants request to annex and zone the single-family dwellings into the City in order to receive city services. The properties are contiguous to the city limit boundary. The R-5 zoning classification is consistent with the zoning in the area.

The Planning Commission will consider these request at their April 3<sup>rd</sup> meeting.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (9-0) to approve referrals to the Planning Commission petitions to annex and zone 1706 and 1709 S. Murray Avenue Extension to R-5, Single-Family Residential.

REQUEST CONSIDERATION OF DEMOLITION CONTRACT TO DEMOLISH EIGHTEEN 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 eighteen (18) properties are recommended for demolition and clearance:

615 W. Reed Street	850 Dora Drive
211 L. Street	112 Norris Street
1114 White Street	1313 South Towers Street
406 Dickens Avenue	302 Morris Lane
427 Gray Street	116 Bailey Street (2 Structures)
604 S. Fant A & B Street	602 East Market Street
1603 S. Fant Street	1403 Watson Street
1410 W. Whitner Street	806 S. Fant Street (2 Structures)

Two (2) bids were received as follows:

Miller's Construction Company, LLC	Anderson, SC	\$101,880
Phillips Recoveries Incorporated	Pelzer, SC	\$118,500

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 \$101,880 demolition cost.

A motion by Councilman Stewart seconded by Council Member Thompson carried unanimously (9-0) to approve a demolition contract with Miller's Construction Company in the amount of \$101,880 for demolition services to continue to remove slum and blighted properties.

#### REQUEST CONSIDERATION TO PURCHASE EQUIPMENT FOR THE WASTEWATER DEPARTMENT

City Manager, Linda McConnell said City Council approved Ordinance 16-18 in September 2016. The ordinance authorized a lease purchase agreement to purchase \$800,000 of new and used vehicles and equipment for the wastewater department. In July 2017, City Council approved a plan to purchase used equipment within the overall approved budget for the used equipment.

Utilities Director, Jeff Caldwell said through these approvals, the City has purchased a used excavator, used loader, used large dump truck, new skid steer, new backhoe, two new pick-up trucks, and two new service trucks for a total of \$603,722.83.

With the significant savings of the previous purchases and due to the difficulty in finding used equipment that would meet our expected level of service, the wastewater department requests consideration to purchase a new small dump truck and bush hog tractor.

<b>Dump Truck</b>	<b>Bids Received</b>
Worldwide Equipment (West Columbia, SC)	\$98,773 plus tax
Hino Trucks (Prestonsburg, KY)	\$106,563 plus tax
Worldwide Equipment (Knoxville, TN)	\$112,265 Plus tax

<b>Bush Hog Tractor</b>	<b>Bids Received</b>
Old Stone Tractor (Anderson, SC)	\$47,615
Blanchard Equipment (Spartanburg, SC)	\$49,755
Comer Equipment (York, SC)	\$50,504

Procuring new equipment will also provide the bonus of a full warranty and longer useful life. This purchase will complete the original list of items in the ordinance.

The equipment will be funded by the Equipment Lease Purchase Agreement under Ordinance 16-18.

Staff recommends approval to purchase the dump truck from Worldwide Equipment in West Columbia for \$98,773 plus tax and the bush hog tractor from Old Stone Tractor for \$47,615.

A motion by Councilman Harbin seconded by Mayor Pro Tem John Roberts carried unanimously (9-0) to approve the purchase a dump truck from Worldwide Equipment in West Columbia for \$98,773. plus tax and a bush hog tractor from Old Stone Tractor for \$47,615.

## ADMINISTRATIVE BRIEFING

### UPCOMING EVENTS

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

- March 27<sup>th</sup> – Chamber Annual Meeting
- April 3<sup>rd</sup> – City Election
- April 5<sup>th</sup> – Block Party begins in Carolina Wren Park
- April 6<sup>th</sup> – CD Week Celebration

EXECUTIVE SESSION

A motion by Councilman Buck Roberts seconded by Councilman Laughridge carried (9-0) to move into Executive Session to discuss Section 30-4-70(a)(5) – Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

A motion by Councilman Laughridge seconded by Council Member Thompson carried (8-0) to move out of Executive Session. Mayor Pro Tem John Roberts not present for vote.

ADJOURNMENT

A motion by Councilman Buck Roberts seconded by Councilman Newton carried unanimously (9-0) to adjourn.

ATTEST:



Terence V. Roberts  
Mayor



Margot B. Martin  
City Clerk Treasurer