

Regular Meeting
September 24, 2018

The regular meeting of City Council was held this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Pro Tem Thompson, Council Members John Roberts, Laughridge, Harbin, Newton and Jeff Roberts. Mayor Terence Roberts and Councilmen Stewart and Chapman were not present. Also in attendance were City Manager, Linda McConnell; Assistant City Manager, David McCuen; Finance Director, Margot Martin; City Attorney, Frankie McClain; and Fire Chief, Randy Bratcher. The invocation was given by Mayor Pro Tem Thompson and respect to the flag was given by Councilman Laughridge.

SWEARING-IN CEREMONY
Firefighter Jarrett King

Fire Chief, Randy Bratcher said Jarrett King completed the Firefighting Program at the Anderson Career and Technology Center while in High School. That class inspired him to join Honea Path Fire EMS in March of 2015. In 2016, he was hired by Piedmont Fire Department. He joined the South Carolina Army National Guard in January, 2017.

Fire Chief, Randy Bratcher swore-in and pinned Firefighter Jarrett King.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman Laughridge carried unanimously (6-0) to approve the minutes of September 24, 2018 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 18-14 APPROVING A PROJECT AGREEMENT AND A CREDIT AGREEMENT WITH PROJECT ACCOMMODATION; AUTHORIZING THE DISPOSITION OF REAL PROPERTY; CONSENTING TO PLACEMENT OF REAL PROPERTY INTO MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK; AUTHORIZING THE EXECUTION AND DELIVERY OF ADDITIONAL DOCUMENTS; AND OTHER RELATED MATTERS

City Manager, Linda McConnell said one of the primary missions of the City of Anderson is to encourage development and improve the tax base and enhance the livability of the Anderson Area. Project Accommodation is a collaboration between City of Anderson, Anderson County and Greenville County.

The development will directly and beneficially affect the economy of the city with an estimated

investment of more than ten million dollars.

The public interest of the city will be served to a substantial degree by undertaking the development because of the significant capital investment and job creation.

Assistant City Manager, David McCuen said this agreement has three parts.

First part is the Ordinance that authorizes the City to move forward with the project. Anderson County gave final reading on September 18, 2018 and Greenville County is expected to give final reading on October 16, 2018.

Second part is the Development Agreement between the Developer, Main At Market, LLC and the City of Anderson. This agreement has several benchmarks including a minimum investment by the developer of \$10 million. The development will obtain a national hotel chain with 84 rooms, including retail space in the first level, along with meeting space and lobby. The design of the project has to be approved by the Board of Architectural Review.

Third part of the agreement is the Infrastructure Credit Agreement. This includes fee in lieu of taxes of 75% reduction in property taxes over 15 years. The City of Anderson will also pay the developer a \$1.5 million incentive. The City will pay \$375,000 installments to the developer over a period of time once certain benchmarks are reached. With the sale of the City property of \$210,000, the General Fund will pay out \$1.29 million, which is included in the City's budget models.

Projections from Economic Development, state that this project will have an \$11.6 million economic impact on the community. The return on the City's investment is projected to be recovered in 8 to 9 years.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (6-0) to approve Ordinance 18-14 approving a project agreement and a credit agreement with project accommodation; authorizing the disposition of real property; consenting to placement of real property into multi-county industrial or business park; authorizing the execution and delivery of additional documents; and other related matters on Second Reading.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO R-5, SINGLE-FAMILY RESIDENTIAL, 3.56 ACRES LOCATED AT 1912 EAST CALHOUN STREET

City Manager, Linda McConnell said the applicant proposes to annex the subject property in order to construct approximately 14 single-family houses. R-5, Single-Family Residential zoning is requested, which requires each lot to be at least 5,000 square feet in size. This property abuts

two subdivisions that are inside the city limits – Cobblestone East and Cobblestone West. In addition to the annexation process, this development is also subject to the City's subdivision guidelines, which will take place when official plans are submitted.

The Planning Commission will consider this request at their October 2nd meeting.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (6-0) to approve a referral to the Planning Commission a petition to annex and zone to R-5, Single-Family Residential, 3.56 acres located at 1912 East Calhoun Street.

ADMINISTRATIVE BRIEFING

Finance Director, Margot Martin introduced a new member to the City Staff. Terri Martin is the new Accounting Manager for the Enterprise Funds.

UPCOMING EVENTS

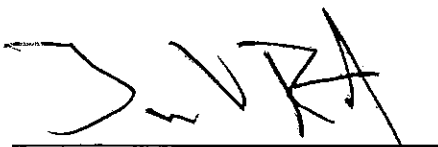
City Manager, Linda McConnell reminded Council of the following upcoming events and all meetings in September and October 2018.

- September 27th – Concerned Citizens of Eastside
- October 2nd – Fresh Taste – Carolina Wren Park
- October 11th – Anderson County Municipal Association Meeting

ADJOURNMENT

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (6-0) to adjourn.

ATTEST:



Terence V. Roberts
Mayor



Margot B. Martin
City Clerk Treasurer