

Regular Meeting
February 22, 2021

The regular meeting of City Council was held this date at the Recreation Center at 6:00 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Laughridge, Council Members Thompson, Chapman, Stewart, Harbin, Newton, John Roberts and Jeff Roberts. Also, in attendance were Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; Police Chief, Jim Stewart; and City Engineer, Lacrechia Bilbrey. The invocation was given by Mayor Pro Tem Rick Laughridge and respect to the flag was given by Councilman Jeff Roberts.

APPROVAL OF MINUTES

A motion by Council Member Thompson seconded by Councilman John Roberts carried unanimously (9-0) to approve the minutes of the February 8, 2021 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 21-05 TO AMEND SECTION 14.5 OF THE CITY OF ANDERSON ZONING ORDINANCE BY ADDING A PROVISION REQUIRING A MINIMUM FLOOR ELEVATION FOR NEW SINGLE-FAMILY DWELLINGS

Planning Director, Maurice McKenzie said it is sometimes necessary to refine the Zoning Ordinance in order to maintain its effectiveness and efficiency because of changes in laws, community conditions and preferences, and other factors. Based on the City's desire to improve aesthetics with residential construction, language was recently developed for a residential Planned Development District (PDD) requiring all new single-family detached dwellings to have a finished floor elevation a minimum of 12 inches above the adjacent grade. This provision does not apply to garages, carports, and porches.

In order for this guideline to apply citywide for every newly constructed detached single-family dwelling, the following language is proposed to be added to the Zoning Ordinance:

Minimum floor elevation. Every new single-family detached dwelling erected shall have a minimum finished floor elevation of 12 inches above the adjacent grade. This provision does not apply to garages, carports, or porches. The Zoning Administrator may allow additional exemptions based on established policy.

Councilman Jeff Roberts reviewed the benefits of this Ordinance. He said it improves aesthetics, as well as drainage. Helps provide a stronger structure and less termites. This floor elevation requirement is with minimal cost.

The City Council approved this on First Reading at their February 8th meeting and the Planning Commission also unanimously recommended approval.

A motion by Councilman Jeff Roberts seconded by Councilman Chapman carried unanimously (9-0) to approve Ordinance 21-05 amending Section 14.5 of the City of Anderson Zoning Ordinance by adding a provision requiring a minimum floor elevation for new single-family dwellings on Second Reading.

**REQUEST CONSIDERATION OF CONSTRUCTION CONTRACT FOR BUILDING FOUNDATION
REMEDIAL REPAIR AT 512 SOUTH MURRAY AVENUE AS PART OF THE MURRAY AVENUE AND
TOWERS STREET DRAINAGE PROJECT**

City Engineer, Lacrechia Bilbrey said the City was notified of a sinkhole along the rear of the building of 512 South Murray Avenue (commonly referred to as Mac's Tire). After researching the history of the failing pipe, it was determined that the pipe is part of a stormwater drainage system that was built circa 1914 by the City as part of a railroad spur expansion. The City contracted with Schnabel Engineering to prepare construction plans for the repair and stabilization of the Mac's Tire building and with Davis & Floyd Engineers to design the relocation and replacement of the affected portion of the drainage system. Schnabel Engineering has evaluated and monitored the existing Mac's Tire building foundation (exposed by the pipe failure) and developed remediation plans for long-term stabilization of the building.

The foundation repair phase of the project was bid using the City's website, Anderson Independent Mail and South Carolina Business Opportunities (SCBO). A pre-bid meeting was held on January 25, 2021 at the project site and was attended by representatives from six companies. Sealed bids were due February 1, 2021. Five bids were submitted for consideration. The results are as follows:

Bidder	Location	Base Bid
Breccia Construction	Columbia, SC	\$299,500
Engineered Solutions of GA	Marietta, GA	\$333,225
Foothills Contracting Service	Central, SC	\$453,800
Lazer	Williamston, SC	\$229,900
UMA Geotechnical Construction	Kernersville, NC	\$198,914

The bid for this project was both lump sum items and unit price items, therefore individual line items that could affect the final price were also considered in the final selection, as were contractor qualifications.

Moving forward with this project will provide increased safety along the drainage system and of the existing structure. Once the building stabilization has occurred the replacement of failing drainage infrastructure can proceed.

Funding for this project will be from the Stormwater Fund.

Schnabel Engineering and Public Works Staff have reviewed the bids, past projects, and references. Staff recommends the approval of the construction contract with UMA Geotechnical Construction in the amount not to exceed \$198,914.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (9-0) to approve a construction contract with UMA Geotechnical Construction for building foundation remedial repair at 512 South Murray Avenue as part of the Murray Avenue and Towers Street drainage project in the amount not to exceed \$198,914.

REQUEST CONSIDERATION OF A MEDICAL CONTRACT FOR THE DETENTION CENTER

Police Chief, Jim Stewart said the Detention Center houses both male and female detainees for the City of Anderson, the United States Marshall Service, Bureau of Prisons, and some sentenced inmates, generally having sentences of less than 3 months. The Detention Center must provide health care for detainees including initial screening, dispensing medications, acute care, etc. with a physician available 24/7.

Southern Health Partners (Provider) is responsible for all medical care for all inmates at the Detention Center, including the purchase of medicines. This responsibility of Provider for the medical care of an inmate commences with the commitment of the inmate to the custody of the administration of the Detention Center and ends with the discharge (or temporary release) of the inmate from the custody of the City at the Detention Center.

Inmates held in the Detention Center for other jurisdictions such as other counties or the US Marshall or Bureau of Prisons will be included in the count, and the on-site care for these inmates will be the responsibility of the Provider for nursing and physician care, any supplies used, and for over-the-counter medications. Other medical costs which can be identified for specific inmates such as prescriptions, x-rays, dental procedures, and all off-site medically related consultations and procedures will be billed back to the originating agency, either by the City, the actual community agency providing the care, or by the Provider.

The benefit rests in the total turnkey health care delivery being provided by Southern Health Partners.

Funding for the contract will be from the Detention budget.

Staff recommends approval of the contract with Southern Health Partners in the renewal of the third year for \$186,604.92, which includes a 3% increase from prior contract.

A motion by Councilman Chapman seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to approve a medical contract with Southern Health Partners for the Detention Center in the amount of \$186,604.92.

Assistant City Manager, Andrew Strickland requests to move into Executive Session.

EXECUTIVE SESSION

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (9-0) to move into Executive Session:

Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements and the receipt of legal advice related to potential claims or other matters covered by the attorney-client privilege.

A motion by Mayor Pro Tem Laughridge seconded by Councilman John Roberts carried unanimously (9-0) to move out of Executive Session.

REQUEST CONSIDERATION OF AN ORDINANCE TO AMEND CITY OF ANDERSON BUSINESS LICENSE ORDINANCE 19-15 TO EXEMPT OWNER-OCCUPIED COMMERCIAL PROPERTY FROM BUSINESS LICENSE REQUIREMENT

Finance Director, Margot Martin said Section 19 of Business License Ordinance No. 19-15 requires a business license for persons who own five (5) or more residential rental units or gross rental revenue is excess of \$30,000 per annual and provides that all commercial real estate rental/lease must have a business license.

It has come to Council's attention that many businesses in the City own their property and pay rent to themselves for accounting purposes, and it was not the intention of City Council to require a license for commercial properties that are owner-occupied and have no other tenants.

Council desires to clarify its intention by providing a definition of Commercial Property in the Business License Ordinance:

“Commercial Property” means property not solely used as residences or dwellings. Commercial/rental property requires a business license. If the same entity owns more than one property, one business license will be required with all gross income included on that license. A license is not required of commercial properties that are owner-occupied and have no other tenants.”

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (9-0) to approve an Ordinance to amend City of Anderson Business License Ordinance 19-15 to exempt owner-occupied commercial property from business license requirements on First Reading.

ADJOURNMENT

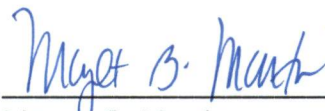
A motion by Councilman Newton seconded by Councilman Chapman carried unanimously (9-0) to adjourn at 7:45 p.m.

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