

Council Work Session
February 24, 2020

The Work Session of City Council was held this date in City Hall Council Chambers at 5:00 pm to discuss Installment Purchase Revenue Bond (IPRB), East Orr Street Park Plaza, and Grant/Project Application. In attendance were Mayor Terence Roberts, Mayor Pro Tem Stewart, Council Members Thompson, Chapman, Harbin, Laughridge, John Roberts, Newton and Jeff Roberts.

Regular Meeting
February 24, 2020

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 Stewart, Council Members Thompson, Harbin, Laughridge, Chapman, John Roberts, Newton and Jeff Roberts. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; Planning Director, Maurice McKenzie; Parks and Recreation Director, Bobby Beville; and Community Development Director, Erica Craft. The invocation was given by Mayor Terence Roberts and respect to the flag was given by Councilman Newton.

SPECIAL RECOGNITION
February – Black History Month
Mayor Pro Tem Tony Stewart

Mayor Pro Tem Stewart shared the history of Black History Month and named those in history that were an inspiration. Mayor Pro Tem Stewart recognized several members from the Anderson Community:

Mr. Marion Tarrant – Community Activist and leader of Men at Work Group
Members of Asbury Memorial Church

Mrs. Lillie Telford – Activist for the Southside and Eastside

Mr. Herbert “Pop” Eryin – Activist for Eastside and Concerned Citizens Group

Council Member Bea Thompson – Great leader of our community

Mayor Terence Roberts – First African American Mayor of City of Anderson

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Council Member Thompson carried unanimously (9-0) to approve the minutes of January 27, 2020 meeting as presented.

REQUEST CONSIDERATION OF ORDINANCE 20-02 TO REZONE 203 MCCULLY STREET FROM RM-10, MULTI-FAMILY RESIDENTIAL TO GC, GENERAL COMMERCIAL

Planning Director, Maurice McKenzie said the applicant is seeking to rezone the subject property located at the corner of McCully Street and Murray Avenue to General Commercial in order to construct an electrician's shop on the vacant parcel. In addition to the two street frontages, this property abuts land that is zoned both RM-10, Multi-Family Residential and GC, General Commercial. Properties located directly across McCully Street and Murray Avenue are zoned GC, General Commercial.

The Planning Commission considered this request at their February 4th meeting and unanimously recommended approval. If approved, the applicant must submit site plans to ensure that the requirements pertaining to setbacks, parking, landscaping/screening, etc. are adequately met.

A motion by Council Member Thompson seconded by Mayor Pro Tem Stewart carried unanimously (9-0) to approve Ordinance 20-02 to rezone 203 McCully Street from RM-10, Multi-Family Residential to GC, General Commercial on First Reading.

REQUEST CONSIDERATION OF ORDINANCE 20-03 AUTHORIZING THE CITY OF ANDERSON TO ENTER INTO INSTALLMENT PURCHASE TRANSACTION TO FINANCE THE COSTS RELATING TO THE ACQUISITION OF MCDUFFIE STREET PARKING GARAGE; AUTHORIZING THE EXECUTION AND DELIVERY OF VARIOUS DOCUMENTS RELATING TO THE FINANCIAL TRANSACTION, INCLUDING BASE LEASE AGREEMENT AND A MUNICIPAL FACILITIES PURCHASE AND OCCUPANCY AGREEMENT; AND APPROVING THE ISSUANCE OF A BOND BY THE ANDERSON PUBLIC FACILITIES CORPORATION

Finance Director, Margot Martin said based on the parking needs of the City, Council has approved going forward with the McDuffie Street Parking Garage. Council gave approval with Resolution #19-06 on September 9, 2019 to go forward using Installment Purchase Revenue Bonds to fund the project.

The total project is estimated to cost \$9,000,000. Funding would be from three sources: (1) TIF funds of \$ 1,300,000; (2) Hospitality funds of \$700,000; and (3) Installment Purchase Revenue Bond (IPRB) for an amount not exceeding \$7,000,000.

IPRB is a financing structure available to the City and the debt is not subject to constitutional debt limit equal to 8% of assessed value. There is not a specific pledge of revenue but rather the debt service is collateralized by the asset (parking garage). City Council forms a nonprofit – Anderson Public Facilities Corporation - who issues the bonds and use the proceeds to construct the parking garage. The land is owned by the City and leased to the Corporation pursuant to Base Lease agreement. The City makes annual payments to the Corporation via a Municipal Facilities and

Occupancy agreement and obtains a percentage of ownership of the park garage with each payment. Once the final debt service payment is made, the Parking Garage will be 100% owned by the City.

Council attended a work session discussing this financing in detail at 5:00 prior to tonight's Council meeting.

Borrowing not to exceed \$7,000,000 with annual interest rate of 3.34% and average annual debt service payments of \$484,727 for 20 years. First debt service interest payment will be due September 1, 2020 and first principal debt service payment will be due March 1, 2021 and will be paid from the General Fund.

A motion by Councilman Jeff Roberts seconded by Councilman Laughridge carried unanimously (9-0) to approve Ordinance 20-03 authorizing the City of Anderson to enter into Installment Purchase transaction to finance the costs relating to the acquisition of McDuffie Street Parking Garage; authorizing the execution and delivery of various documents relating to the financial transaction, including Base Lease agreement and a Municipal Facilities Purchase and Occupancy agreement; and approving the issuance of a bond by the Anderson Public Facilities Corporation on First Reading.

REQUEST CONSIDERATION OF A CONTRACT FOR BEA THOMPSON PARK IMPROVEMENTS PROJECT

Parks and Recreation Director said the Recreation Master Plan identified the Bea Thompson Park as an important amenity to the Westside area. The park is used by the community and is a popular location for family reunions, birthday parties, day-cares and church events. Enhancements to the park include installation of a new pavilion/shelter with electrical outlets, concrete sidewalks, an expanded playground area with additional playground equipment and a pour-in-place rubberized surfacing. The park is located in a Focus Area Neighborhood (FAN) qualifying the project for Community Development Block Grant (CDBG) funding.

For compliance with federal regulations, bids for the Bea Thompson Park Improvements Project was advertised using the City's website, Anderson Independent Mail and South Carolina Business Opportunities (SCBO). A pre-bid meeting was held on January 22, 2020 at the site. Sealed bids were due by February 5, 2020. Two (2) bids were submitted.

The bids were:

Company Name	Location	Bea Thompson Park Bid
Earth Materials and Grading	Anderson, SC	\$542,730
AOS Specialty Contractors	Lexington, SC	\$486,085

The installation of the picnic shelter and playground equipment will continue to advance the Recreation Master Plan. Improvements will enhance the park and provide a picnic area for the community to host small events and celebrate special occasions.

Existing funding within the Community Development and Hospitality Fund budgets will be utilized. CDBG has committed \$325,000 toward the project. Of this amount, \$37,361.66 will be spent to pay for a picnic shelter that was included in a separate bid; leaving a remaining balance of \$287,638.34 to be allocated from CDBG toward the project. In addition, Hospitality funds in the amount of \$198,446.66 will be allocated toward the project to leverage CDBG funds.

LandPlan Group reviewed the bids with staff and recommends awarding the Bea Thompson Park Redevelopment Project to AOS Specialty Contractors, Incorporated in the amount of \$486,085.

A motion by Mayor Pro Tem Stewart seconded by Councilman Chapman carried unanimously (9-0) to approve a contract with AOS Specialty Contractors, Incorporated in the amount of \$486,085 for Bea Thompson Park Redevelopment Project to be funded by CDBG and the Hospitality Fund.

Mayor Terence Roberts requests to move into Executive Session.

EXECUTIVE SESSION

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

Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege.

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

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO GC, GENERAL COMMERCIAL, 9.7 ACRES LOCATED AT 3304, 3434 AND 3472 CINEMA CENTER

City Manager, David McCuen said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the property owner in June 2017, it is requested to annex the subject property which is contiguous to the city limits. The 9.7 acres is well within the boundaries for the provision of City services.

A zoning classification of GC, General Commercial is recommended. This zoning is consistent with surrounding properties in the Clemson Boulevard corridor.

Per the section of the Water/Sewer Service Agreement and Restrictive Covenant pertaining to Power of Attorney duties, the City Council must request that the City Attorney sign the Annexation Petition on the owner's behalf. This is required when the Annexation Petition is not signed by the property owner.

Staff requests that the City Attorney sign the annexation petition and refer the request to the Planning Commission. The Planning Commission will consider this petition at their March 3rd meeting.

A motion by Mayor Pro Tem Stewart seconded by Councilman Harbin carried unanimously (9-0) to approve a referral to the Planning Commission a petition to annex and zone to GC, General Commercial, 9.7 acres located at 3304, 3434 and 3472 Cinema Center.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

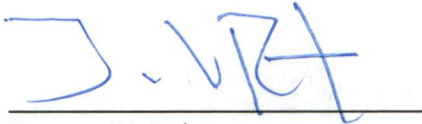
City Manager, David McCuen reminded Council of the following upcoming events and meetings in February and March 2020.

February 25th – Southeast Anderson Task Force
February 27th – Concerned Citizens of Eastside
March 9th – Council Meeting

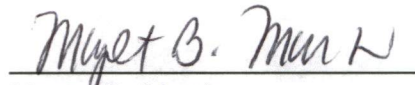
ADJOURNMENT

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

ATTEST:



Terence V. Roberts
Mayor



Margot B. Martin
City Clerk Treasurer