

Regular Meeting  
February 8, 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, Council Members Thompson, Stewart, Newton, John Roberts, and Jeff Roberts. Mayor Pro Tem Laughridge and Council Members Chapman and Harbin were absent. 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; Utilities Director, Jeff Caldwell; and Economic Development Project Manager Mary Haley Thompson. The invocation was given by Mayor Roberts and respect to the flag was given by Councilman Stewart.

APPROVAL OF MINUTES

A motion by Councilman Stewart seconded by Councilman John Roberts carried unanimously (6-0) to approve the minutes of the January 25, 2021 meeting as presented.

REQUEST CONSIDERATION OF AN ORDINANCE TO AMEND SECTION 14.5 OF THE CITY OF ANDERSON ZONING ORDINANCE BY ADDING A PROVISION REQUIRING MINIMUM FLOOR ELEVATION FOR NEW SINGLE – FAMILY DWELLINGS

Planning Director, Maurice McKenzie said it is sometimes necessary to refine the Zoning Ordinance 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 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.

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. The exemptions are as follows:

- Active subdivision developments that are nearing completion, specifically: Oak Hill, Village at Glenwood, and Martin’s Trail may be exempted from the provisions of Section 14.5(b) of the Zoning Ordinance.
- Building permits obtained prior to the passage of this ordinance may be exempted from the provisions of Section 14.5(b) of the Zoning Ordinance.
- Any other exemptions, alterations, or modifications to the provisions of this policy must be approved by the City Council.

The Planning Commission considered this request at their February 2<sup>nd</sup> meeting and unanimously recommended approval.

A motion by Councilman Jeff Roberts seconded by Councilmember Thompson carried unanimously (6-0) to approve an ordinance to amend Section 14.5 of the City of Anderson Zoning Ordinance by adding a provision requiring minimum floor elevation for new single-family dwellings on first reading.

**REQUEST CONSIDERAION OF A CONSTRUCTION CONTRACT AND AMENDED ENGINEERING SERVICES CONTRACT FOR THE BYRUM-WHITNER CREEK SEWER REPLACEMENT PROJECT**

Utilities Director, Jeff Caldwell explained that in June 2014, the City began to develop several CMOM (Capacity Management Operation Maintenance) programs with the goal to eliminate all discharges of untreated wastewater known as Sanitary Sewer Overflows. One of the final programs focused on a Capital Improvement Plan to address Infrastructure Rehabilitation. One of the initial projects considered under this program is the rehabilitation/replacement of a portion of trunk lines along Byrum and Whitner Creeks. Byrum and Whitner Creeks intersect to form Generostee Creek on the former Anderson Country Club property.

On April 22, 2019, council approved the design, bidding, and construction administration phases of the project. On January 19, 2021, the City received bids for the construction of the proposed improvements. The following bids were received:

Bidder	Location	Cost
Moorhead Construction, Inc.	Belton, SC	\$2,117,910.00
McClam & Associates, Inc.	Little Mountain, SC	\$2,229,264.00
Saluda Construction, LLC	Greenville, SC	\$2,632,015.00

During the bidding phase, several bidders requested an adjustment to the construction schedule from 6 months to 11 months, which led to more competitive bidding but does increase the cost of construction administration activities. Therefore, this request does include

an increase \$40,000 from \$54,000 to \$94,000 to match the required services to the construction schedule.

In addition, staff is requesting the approval of on-site engineering resident services to ensure all construction activities are completed according to the plans and specifications, efficient response to any construction issues, accurate record keeping, accurate payment application, etc. These services are estimated at \$135,000.

Moving forward this project will provide for a more reliable sewer collection system, eliminate sewer stop-ups, provide the necessary steps to protect our environment, and provide flow for future development. Mr. Caldwell clarified that this project would add flow capacity increasing the 15"/18" pipes to 24"/27" pipes.

Funding for this project is included in the Capital Improvement Plan supported by the Sewer Fund.

A motion by Councilman Jeff Roberts seconded by Councilman Newton carried unanimously (6-0) to approve the construction contract with Moorhead Construction, Inc. in the amount of \$2,117,910 and amend the engineering contract with Design South Professionals, LLC. to include the additional cost of construction administration and resident services in the amount of \$175,000.

#### REQUEST CONSIDERATION OF A WASTEWATER TREATMENT PLANTS INSTRUMENTATION UPGRADE PROJECT

Utilities Director, Jeff Caldwell explained that during the 2006 and 2008 upgrade and expansion of the City's two wastewater treatment plants, the City installed state-of-the-art instrumentation to allow for the control of equipment and data reporting for regulatory compliance. Over the years, many components of the instrumentation systems have become obsolete; therefore, continued operation requires an upgrade to our Programmable Logic Controllers (PLCs). As part of the Sewer's capital equipment plan, the City developed a plan to upgrade and replace two (2) of its instrumentation PLCs at each wastewater plant over several years. As the City upgrades four (4) total PLCs, this will supply spare parts for other PLCs in case of any failures until the plants are fully upgraded.

The City's instrumentation and proprietary software developer is MR Systems. The cost for each WWTP is below:

Generostee Creek WWTP	\$65,946
Rocky River WWTP	\$68,048

To provide flexibility to address any unforeseen issues, staff is recommending to budget \$80,000 at each WWTP. This purchase will be funded by the Wastewater Treatment Plant's Repair and Replacement funds.

This equipment is essential to the daily operation of the City's wastewater treatment plants and assists in compliance with state discharge permits.

A motion by Councilman Stewart seconded by Councilmember Thompson carried unanimously (6-0) to approve proposal with MR Systems not to exceed \$160,000 for wastewater treatment plant instrumentation upgrade project.

**REQUEST CONSIDERATION OF AN ENGINEERING CONTRACT FOR THE EVERGREEN AREA  
WATERLINE IMPROVEMENT PROJECT**

Utilities Director, Jeff Caldwell explained that the Water System Master Plan and a long-range capital plan was adopted in 2011 (updated in 2018) to address needed improvements to the City's water distribution system. This plan is required to meet our system goals of (1) providing the highest quality of water possible, (2) providing adequate water pressures, (3) providing ample fire protection, (4) supporting economic development, (5) preparing for future growth, and (6) reducing customer complaints.

The Evergreen Area project was identified for FY21 budget year. This project includes Strickland Avenue, Finley Street, Nixon Street, Foster Street, Richey Street, and Gilbert Street. Existing water lines and services are installed in the backyards, and, over the years, the addition of fencing, home additions, animals, and detached buildings have made this area difficult to maintain lines and read meters.

The engineering proposal of \$106,500 includes design of the improvements, bidding services, and construction administration services to complete the project, as shown below.

Preliminary Design	\$20,000
Final Design, Permitting	\$40,000
Bidding	\$6,000
Construction Administration	\$39,000
Easement Exhibits, if needed	\$1,500

The overall project budget is estimated at \$750,000. Hulsey McCormick & Wallace, Inc. is the firm selected through the RFP process for water system projects. The water operations budget designated funds for this project.

A motion by Councilman John Roberts seconded by Councilman Stewart carried unanimously (6-0) to approve engineering contract with Hulsey McCormick & Wallace, Inc in the amount of \$106,500.

#### EXECUTIVE SESSION

A motion by Councilman Stewart seconded by Councilman John Roberts carried unanimously (6-0) to move into Executive Session:

Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual agreements and the receipt of legal advice relating to matters covered by the attorney-client privilege.

A motion by Councilman Jeff Roberts seconded by Councilman John Roberts carried unanimously (6-0) to move out of Executive Session.

There was no action by Council on the item discussed in Executive Session.

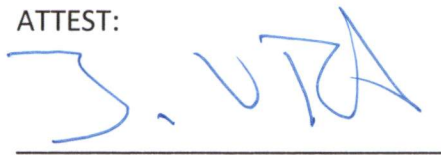
The Mayor reminded everyone that February is Black History Month.

#### ADJOURNMENT

A motion by Councilman Newton seconded by Councilman Jeff Roberts carried unanimously (6-0) to adjourn at 7:00 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