

**City Council Work Session
March 23, 2020**

The City Council Work Session was held this date in City Hall Council Chambers at 5:30 pm to discuss Administrative Reports and Discussion on two items: General Obligation Bonds and Business License and Hospitality Fee. In attendance were Mayor Terence Roberts, Mayor Pro Tem Stewart, Council Members Thompson, Chapman, Harbin, John Roberts, and Jeff Roberts. Councilmen Laughridge and Newton were not present.

**Regular Meeting
March 23, 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, Chapman, John Roberts, and Jeff Roberts. Councilmen Laughridge and Newton were not present. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; and Planning Director, Maurice McKenzie. The invocation was given by Mayor Pro Tem Stewart and respect to the flag was given by Council Member Thompson.

APPROVAL OF MINUTES

A motion by Mayor Pro Tem Stewart seconded by Councilman Harbin carried unanimously (7-0) to approve the minutes of March 9, 2020 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 20-04 TO ANNEX AND ZONE TO GC, GENERAL COMMERCIAL, 9.7 ACRES LOCATED AT 3304, 3434 AND 3472 CINEMA CENTER

Planning Director, Maurice McKenzie 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.

The City Council approved this on First Reading at their March 9th meeting. The Planning Commission unanimously recommended approval of this request at their March 3rd meeting.

A motion by Councilman Jeff Roberts seconded by Councilman John Roberts carried unanimously (7-0) to approve Ordinance 20-04 to annex and zone to GC, General Commercial, 9.7 acres located at 3304, 3434 and 3472 Cinema Center on Second Reading.

REQUEST CONSIDERATION OF ORDINANCE 20-05 FOR THE ISSUANCE AND SALE OF CITY OF ANDERSON GENERAL OBLIGATION BONDS IN THE PRINCIPAL ACCOUNT OF NOT EXCEEDING \$1,600,000 FOR REFUNDING OF THE OUTSTANDING 2008 GENERAL OBLIGATION BONDS

Finance Director, Margot Martin said the City of Anderson staff is requesting First Reading for Ordinance 20-05 authorizing the issuance and sale of not exceeding \$1,600,000 General Obligation Refunding Bonds, Series 2020, of the City of Anderson for the purpose of refunding the City's \$2,850,000 original principal amount General Obligations Bonds, Series 2008.

The City of Anderson has outstanding principal balance of \$1,530,000 for the 2008 General Obligation Bonds, and purchase of a new fire truck. The current G.O. Bond will be paid in full in April 2028.

The City will issue a Bank Placement RFP on March 24, 2020. Currently, the staff is estimating a proposed interest rate of 1.75%.

A Work Session was held on March 23, 2020 prior to the City's Council Meeting.

The City is estimated to recognize a net cash flow savings of \$132,000 over the remaining life (4/1/2028) of the bonds due to the lower interest costs.

A motion by Councilman Harbin seconded by Councilman Chapman carried unanimously (7-0) to approve Ordinance 20-05 providing for the issuance and sale of the City of Anderson General Obligation bonds in the principal amount of not exceeding \$1,600,000 for refunding the outstanding 2008 General Obligation Bonds on First Reading.

REQUEST CONSIDERATION OF RESOLUTION 20-01 EXTENDING THE DUE DATES FOR PAYMENT OF BUSINESS LICENSE AND HOSPITALITY TAXES

Finance Director, Margot Martin said the COVID-19 pandemic has caused many businesses to see a decrease in revenues due to the restrictions placed on many of the City's businesses.

Issuing a Resolution allows City Council to defer payments of fees, without penalty, for those businesses that have been adversely affected due to COVID-19.

The City will require that each business still file their annual business license application by April 30, 2020. Businesses may request to defer payment of the fee in the payment section of their application or contact the business license office for the deferred payment approval process. The payment of the business license fee must be paid by June 30, 2020.

The City will require that each business still file their monthly hospitality forms by the 20th of each month. There will be no penalty charged for Hospitality taxes collected beginning March 1, 2020 provided reports are filed timely and paid by June 30, 2020.

Staff recommends authorizing the City of Anderson to extend the deadline for payment of business license fees and March – May Hospitality fees until June 30, 2020 without penalty.

Mayor Pro Tem Stewart requests that the Business License and Hospitality Tax be represented in separate Resolutions. Mayor Pro Tem Stewart was in support of the delay in payment of the Business License but not in the delay of Hospitality Tax. Council decided to keep the Resolution as is and to vote on Business License and Hospitality Tax separately.

A motion by Councilman Jeff Roberts seconded by Councilman Chapman carried unanimously (7-0) to approve Resolution 20-01 extending the due date for payment of Business License to June 30, 2020.

A motion by Councilman Harbin seconded by Councilman Jeff Roberts carried (5-2) with Mayor Pro Tem Stewart and Council Member Thompson opposed to approve Resolution 20-01 extending the due date for payment of Hospitality Tax to June 30, 2020.

REQUEST CONSIDERATION OF REFERRALS TO THE PLANNING COMMISSION TO REZONE:

608 Boulevard from R-15, Single-Family Residential to NC, Neighborhood Commercial
1226 Springdale Road from R-15, Single-Family Residential, to RM-18, Multi-Family Residential
503 College Avenue from R-15, Single-Family Residential, to RM-18, Multi-Family Residential
328 Kingsley Road from R-15, Single-Family Residential, to RM-18, Multi-Family Residential
796 & 798 Wilson St. from R-15, Single-Family Residential, to RM-18, Multi-Family Residential
209-217 Williamston Road from R-15, Single-Family Residential, to RM-18, Multi-Family Residential

Planning Director, Maurice McKenzie said the applicants are requesting rezoning of the following properties.

608 Boulevard: The applicant wishes to rezone the large residential dwelling to NC, Neighborhood Commercial in order to market it as a special events venue. NC zoning permits the proposed use.

1226 Springdale Road/503 College Avenue: Anderson University previously petitioned for these properties to be rezoned, but final action was not taken by Council. Because of the length of time that has passed since being heard by the Council (May 2018), it is recommended to start the public process over. The applicant (Anderson University) proposes to utilize these properties for university-related purposes.

328 Kingsley Road: The applicant, Anderson University, wishes to rezone the 4.27 acres in order to utilize the property and dwelling as their Christian Ministries office and related uses. RM-18 zoning is the predominant zoning classification for Anderson University's campus and it allows university-related uses.

796 and 798 Wilson Street: The applicant, Anderson University, wishes to utilize the dwellings for campus housing and would like to rezone them to RM-18 to be consistent with other campus properties.

209-217 Williamston Road: This is known as Stringer Commons, which are existing residence halls. Although the RM-10 zoning allows the current land use, the applicant, Anderson University, wishes to change the zoning to RM-18 in order to develop a more consistent zoning pattern for their campus properties.

Staff recommends referral of all items to the Planning Commission. Upon referral, the Planning Commission will consider these requests at their April 14th meeting.

A motion by Councilman Chapman seconded by Councilman Jeff Roberts carried unanimously (7-0) to approve referrals to the Planning Commission to rezone the properties listed above.

REQUEST CONSIDERATION OF REFERRALS TO THE PLANNING COMMISSION TO ANNEX AND
ZONE:

3710 Clemson Boulevard to GC, General Commercial
153 Civic Center Boulevard to RM-18, Multi-Family Residential
Hembree Station Subdivision to R-5, Single-Family Residential
103 Allison Circle (Walden Oaks Apartments) to RM-18, Multi-Family Residential
10.66 acres known as Tract 1 at 1225 Salem Church Road to RM-18, Multi-Family Residential
100 Hudson Circle (The Hamptons Apartments) to RM-18, Multi-Family Residential
1104 Salem Church Road to GC, General Commercial

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the property owners, it is requested to annex the subject properties which are contiguous to the city limits. These properties are within the boundaries for the provision of city services.

3710 Clemson Boulevard: The current use of this property is an urgent care clinic. GC, General Commercial zoning allows office, commercial, medical and retail uses that are typically found along a commercial corridor. This zoning classification is consistent with other properties along Clemson Boulevard.

153 Civic Center Boulevard: The current use of this property is an apartment complex (Station 153). RM-18, Multi-Family Residential zoning is the appropriate zoning that matches the density and use of the property.

Hembree Station Subdivision: This single-family residential subdivision has 87 lots and approximately 60 houses have been completed. Most of the lots are less than 10,000 square feet in size, so the R-5, Single-Family Residential zoning classification allows this development to be conforming.

103 Allison Circle: The current use of this property is an apartment complex (Walden Oaks). RM-18, Multi-Family Residential zoning is the appropriate zoning that matches the density and use of the property.

10.66 acres at 1225 Salem Church Road: This vacant property was subdivided from the tract where Walden Oaks Apartments are located. Because it abuts multi-family residential development, RM-18, Multi-Family Residential zoning is appropriate.

100 Hudson Circle: The current use of this property is an apartment complex (The Hamptons). RM-18, Multi-Family Residential zoning is the appropriate zoning that matches the density and use of the property.

1104 Salem Church Road: The current use of this property is a plumbing supply company. GC, General Commercial zoning allows a variety of commercial uses, and this type of business fits within this classification.

Per the section of the Water/Sewer Service Agreement and Restrictive Covenant pertaining to the Power of Attorney duties, the City Council must request that the City Attorney sign any annexation petitions that were not signed. Requesting this will allow the City Attorney sign on the owner's behalf.

Staff request that the City Attorney sign the necessary annexation petitions and refer all items to the Planning Commission. Upon referral, the Planning Commission will consider these requests at their April 14th meeting.

A motion by Mayor Pro Tem Stewart seconded by Council Member Thompson carried unanimously (7-0) to approve referrals to the Planning Commission to annex and zone the properties listed above.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO AMEND ARTICLE 17 OF THE CITY OF ANDERSON ZONING ORDINANCE AS IT PERTAINS TO THE DEFINITION OF "FAMILY"

Maurice McKenzie said current zoning guidelines allow up to 4 unrelated persons to occupy a dwelling unit, as described by the definition of "Family" in the Zoning Ordinance:

Family - An individual or two or more persons who are related by blood or marriage living together and occupying a single household unit with single culinary facilities, or a group of not more than four persons living together by joint agreement and occupying a single housekeeping unit with single culinary facilities on a non-profit, cost-sharing basis. Domestic servants, employed and residing on the premises, shall be considered as part of the family.

There have been instances when multiple unrelated occupants in a household create parking congestion, noise, and other conditions, particularly in single-family residential neighborhoods. By revising the language in the definition of "Family" in the Zoning Ordinance, which includes reducing the number of unrelated occupants from 4 to 3, a reduction in the issues associated with occupancy can be accomplished. Draft language is being finalized and will be presented to the Planning Commission and City Council for consideration.

Staff recommends referral to the Planning Commission. Upon referral, the Planning Commission will consider this request at their April 14th meeting.

A motion by Councilman Chapman seconded by Councilman Jeff Roberts carried unanimously (7-0) to approve referral to the Planning Commission a petition to amend Article 17 of the City of Anderson Zoning Ordinance as it pertains to the definition of "Family".

Mayor Terence Roberts asked to move the next item after Executive Session.

REQUEST CONSIDERATION OF AN EMERGENCY ORDINANCE 20-06 TEMPORARILY SUSPENDING CITY CODE SECTION 2-71 TO PERMIT TELEPHONICALLY, VIDEO CONFERENCING OR OTHER VIRTUAL MEANS FOR MEETINGS TO SLOW THE SPREAD OF COVID-19

City Manager, David McCuen said this emergency Ordinance will temporarily suspend City Code Section 2-71 to permit telephonically, video conferencing or other virtual means for meetings to slow the spread of COVID-19 if needed for the meetings scheduled in April and May 2020. This emergency Ordinance will expire May 31, 2020.

Several Municipalities have approved similar Ordinances to maintain the health of the Staff and Council Members. This will help the City to continue to make decisions on behalf of the community and City of Anderson.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (7-0) to approve Emergency Ordinance 20-06, temporarily suspending City Code Section 2-71 to permit telephonically, video conference or other virtual means for meetings to slow the spread of COVID-19.

EXECUTIVE SESSION

A motion by Mayor Pro Tem Stewart seconded by Councilman Chapman carried unanimously (7-0) to move into Executive Session:

Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase, and receipt of legal advice.

A motion by Mayor Pro Tem Stewart seconded by Councilman Chapman carried unanimously (7-0) to move out of Executive Session.

REQUEST CONSIDERATION TO PURCHASE PROPERTY LOCATED AT 118 EAST EARLE STREET

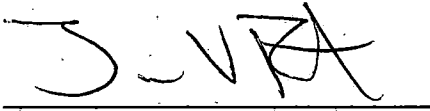
Mayor Terence Roberts said the purchase of property located at 118 East Earle Street was discussed during Executive Session. The purchase price for the property is \$220,000.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (7-0) to approve the purchase of property located at 118 East Earle Street in the amount of \$220,000.

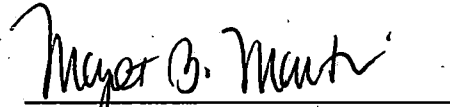
ADJOURNMENT

A motion by Mayor Pro Tem Stewart seconded by Councilman Harbin carried unanimously (7-0) to adjourn.

ATTEST:



Terence V. Roberts
Mayor



Margot B. Martin
City Clerk Treasurer