

City Council Hearing  
March 9, 2020

The City Council Hearing was held this date in City Hall Council Chambers at 5:00 pm to discuss appeal of Notice of Decision denying Protest of Award of the Project Demolition Site Restoration at 600 S. Main Street by Moats Construction Company. In attendance were Mayor Terence Roberts, Mayor Pro Tem Stewart, Council Members Thompson, Chapman, Harbin, Laughridge, John Roberts, Newton and Jeff Roberts. Russell Moats was not in attendance. Council upheld the City Manager's decision not to award bid to Moats Construction Company.

Regular Meeting  
March 9, 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; and Police Chief, Jim Stewart. The invocation was given by Councilman Chapman and respect to the flag was given by Councilman Jeff Roberts.

PROCLAMATION  
Anderson University

# Proclamation

**WHEREAS**, Anderson University is a selective, comprehensive university offering bachelor's, master's, and doctoral degrees on campus and online. They are ranked as one of the best regional universities in the South by both *US News and World Report* and *The Princeton Review*; and

**WHEREAS**, at the heart of their educational program is an uncompromising commitment to the liberal arts as a means of preparing students with both a

breadth and depth of knowledge they need not only to be successful in the career of their choice, but to be successful in all realms of life – in family, community, work, and church; and

**WHEREAS**, April 2, 2020 is Anderson University (AU) fourth annual **A Day**; and

**WHEREAS**, **A Day** is an exciting 24-hour fundraising drive to support AU students, faculty, and campus programs. It is a day for people everywhere to come together in support of Anderson University – every gift makes a difference and

**WHEREAS**, during **A Day** we will celebrate all the things that make Anderson special and Trojans across the globe will participate in remembering the past, celebrating the present, and impacting the future; and

**WHEREAS**, the City of Anderson wishes Anderson University a very successful **A Day**. Everyone can support the cause by joining the festivities. Together our Community is stronger.

**NOW THEREFORE**, I, Terence V. Roberts, Mayor of the City of Anderson, along with my fellow members of City Council, do proclaim April 2, 2020 as

## **Anderson University Day**

in the City of Anderson and encourage the community to share their support of AU on social media, **SUPPORT** the cause, **SHINE** in your black and gold, and **SHOW** the world that you are True to AU.

Signed this 9<sup>h</sup> day of March, 2020

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Terence V. Roberts  
Mayor

APPROVAL OF MINUTES

A motion by Council Member Thompson seconded by Councilman Harbin carried unanimously (9-0) to approve the minutes of February 24, 2020 meeting as presented.

**REQUEST SECOND READING 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 City Council approved this on First Reading at the February 24<sup>th</sup> meeting, and the Planning Commission 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 Second Reading.

**REQUEST SECOND READING 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**

City Manager, David McCuen said based on the parking needs of the City, Council approved going forward with the McDuffie Street Parking Garage with Resolution # 19-06 on September 9, 2019 using Installment Purchase Revenue Bonds to fund the

project.

Finance Director, Margot Martin said 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 on February 24, 2020. Council approved first reading on February 24, 2020.

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 Mayor Pro Tem Stewart 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 Second Reading.

**REQUEST CONSIDERATION OF ORDINANCE 20-04 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.

The Planning Commission unanimously recommended approval of this request at their March 3<sup>rd</sup> meeting.

A motion by Councilman Newton seconded by Councilman Chapman carried unanimously (9-0) 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 First Reading.

#### REQUEST CONSIDERATION OF MEDICAL CONTRACT FOR THE DETENTION CENTER

Police Chief, Jim Stewart said this 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.

SHP 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 Justice Department 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 contract amount is \$176,315.40 for the second year period with the ability to extend for a third year. The second year 3% increase is \$5,135.40.

The benefit rests in the total turnkey health care delivery being provided by SHP.

Funding for the contract will be from the Detention budget.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (9-0) to approve a medical contract with Southern Health Partners in the renewal of the second year for \$176,315.40.

REQUEST CONSIDERATION TO PURCHASE VEHICLES FOR THE POLICE DEPARTMENT

Police Chief, Jim Stewart said the Special Operations Division requests purchase of two law enforcement vehicles from Cooper Motor Company in Clinton, SC.

Bids: (2) Vehicles

Cooper Motor Company      \$28,697 X 2 = \$ 57,394  
Santee Automotive            \$28,767 (State Contract)

Required vehicle emergency equipment will be purchased from Perfect Shade Window Tinting and Accessories (Anderson, SC) and will cost \$6,040 for both vehicles. Decals for one marked vehicle will be ordered from current provider at \$310. Total cost for both vehicles and equipment is \$63,744.

The department also requests purchase of two vehicles (state contract) from Santee Automotive in Santee, SC.

(2) Vehicles

Santee Automotive            \$34,786 X 2 = \$69,572

Required vehicle emergency equipment will be purchased from Perfect Shade Window Tinting and Accessories (Anderson, SC) and will cost \$6,667.52 for both vehicles. The total cost of the vehicles and equipment is \$76,239.52.

The Police Department maintains a vehicle for each officer. This purchase will enhance our fleet of emergency vehicles.

The vehicles will be purchased as follow: \$63,744 from the Narcotics Account and \$76,239.52 from the General Fund.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (9-0) to approve the purchase of (2) Dodge Durango in the amount of

\$63,744 from the Narcotics Account and (2) Ford 150 Police Responder pickups and emergency equipment in the amount of \$76,239.52 from the General Fund.

## ADMINISTRATIVE BRIEFING

### UPCOMING EVENTS

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

March 10<sup>th</sup> – Seat 6 – Neighborhood Watch  
March 17<sup>th</sup> – Westside Community Coalition.  
March 17<sup>th</sup> – Seat 2 – Neighborhood Watch  
March 19<sup>th</sup> – Southeast Anderson Task Force  
March 23<sup>rd</sup> – Council Meeting

### EXECUTIVE SESSION

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

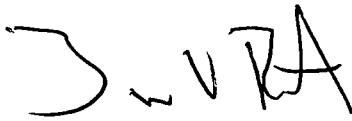
Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements and sale or purchase of property, and receipt of legal advice.

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

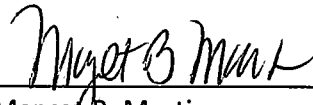
ADJOURNMENT

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

ATTEST:



Terence V. Roberts  
Mayor



Margot B. Martin  
City Clerk Treasurer