

Regular Meeting  
May 20, 2020

The regular meeting of City Council was held this date in City Hall Council Chambers at 12:00 noon. In attendance were Mayor Terence Roberts, Mayor Pro Tem Stewart, Council Members Thompson, Harbin, Laughridge, Chapman, Newton, John Roberts, and Jeff Roberts. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; Transit Director, Keith Scott; and Planning Director, Maurice McKenzie. The invocation was given by Councilman John Roberts and respect to the flag was given by Mayor Terence Roberts.

APPROVAL OF MINUTES

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

REQUEST CONSIDERATION OF CONSTRUCTION CONTRACT FOR COMPRESSED NATURAL GAS  
(CNG) MAINTENANCE FACILITY AT PUBLIC WORKS COMPLEX

Transit Director, Keith Scott said the City Transit system currently has two CNG buses in its fleet and will be adding two more for a total of four, over the next four months. The City received a Federal and State grant, 5339 (Bus and Bus Facilities) in the amount of \$215,400. When the construction bids came in over budget, the City requested additional Federal and State funds and they were granted. The City now has the funds to award and complete the project. Two current open air bays will be enclosed for the CNG Maintenance Facility. An Invitation for Bid was advertised in February 2020. Four bids were received in March 2020:

Chambers and Associates (Mount Pleasant, SC)	\$296,000
Sterling Structural & Design (Royston, GA)	\$296,000
Glenn Contractors (Anderson, SC)	\$343,156
Palmetto Group (Gaffney, SC)	\$290,681

Enclosing the two open air bays will enable our Fleet Maintenance employees to do major and minor repairs in a facility designed for Natural Gas vehicles.

The total cost of this facility is \$290,681. Federal Transit Administration (FTA) and State (SCDOT) 5339 (Bus and Bus Facilities) grant funds will pay 100% of \$290,681. There will be no local cost to the City. All FTA & SCDOT grant funds have been approved and are available for use.

Staff recommends approval of a construction contract with Palmetto Group in the amount of \$290,681 to enclose two open air bays and convert the space into a Compressed Natural Gas Maintenance Facility for major and minor repairs to the City's fleet of CNG transit buses.

A motion by Councilman Chapman seconded by Councilman Harbin carried unanimously (9-0) to approve a Construction Contract for Compressed Natural Gas (CNG) Maintenance Facility at the Public Works Complex with Palmetto Group in the amount of \$290,681 to be funded by a 100% grant from Federal Transit Administration (FTA) and State (SCDOT) 5339 with no cost to the City.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 25 ACRES LOCATED AT 1309 OLD WILLIAMSTON ROAD AND TO REZONE AN ADJACENT 8.29 ACRE PARCEL FROM RM-10, MULTI-FAMILY RESIDENTIAL TO PDD, PLANNED DEVELOPMENT DISTRICT

Planning Director, Maurice McKenzie said the applicant proposes to annex the subject property and rezone a portion already inside the City in order to construct mixed-use residential dwellings. The proposed development is broken into 3 tracts:

Tract A: This 7.59 acre parcel will be constructed with single-family detached dwellings.

Tract B: College Parke townhomes are located on this parcel and a multi-family development plan is proposed to continue on this 8.29 acre tract.

Tract C: Single-Family residential dwellings are proposed for this 16.4 acre parcel. However, if market conditions change, the PDD document will be written to accommodate townhouses, multi-family dwellings or a mixture of these uses.

The PDD document for the entire acreage will specify information regarding types of residential dwellings, lot sizes, setbacks, and other details. These specifics and a site drawing will be available for Planning Commission and City Council consideration.

Upon referral, the Planning Commission will consider this request at their June 2<sup>nd</sup> meeting.

A motion by Mayor Pro Tem Stewart seconded by Councilman John Roberts carried unanimously (9-0) to approve a referral to the Planning Commission a petition to annex and zone to PDD, Planned Development District, approximately 25 acres located at 1309 Old Williamston Road and to rezone an adjacent 8.29 acre parcel from RM-10, Multi-Family Residential, to PDD, Planned Development District.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO RM-10, MULTI-FAMILY RESIDENTIAL, APPROXIMATELY 11 ACRES LOCATED AT OLD WILLIAMSTON ROAD/NICKLAUS DRIVE

Planning Director, Maurice McKenzie said pursuant to the previously recorded Water/Sewer Service Agreement and Restrictive Covenant guidelines signed by the previous property owner, it is requested to annex the subject property which will be contiguous to the city limits upon the annexation of an adjacent parcel of land (currently in progress). This property is within the boundaries for the provision of city services.

Townhouses are currently under construction in the subdivision known as Willow Bend and the proposed zoning of RM-10, Multi-Family Residential will allow the developer to continue with the same plan as approved by Anderson County.

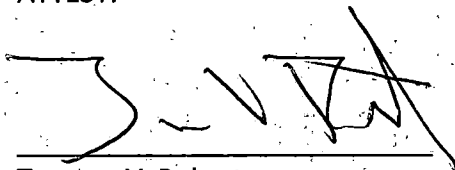
The Planning Commission will consider this request at their June 2<sup>nd</sup> meeting.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (9-0) to approve a referral to the Planning Commission a petition to annex and zone to RM-10, Multi-Family, approximately 11 acres located at Old Williamston/Nicklaus Drive.

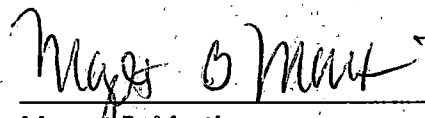
ADJOURNMENT

A motion by Councilman John Roberts seconded by Councilman Laughridge carried unanimously (9-0) to adjourn.

ATTEST:



Terence V. Roberts  
Mayor



Margot B. Martin  
City Clerk Treasurer