

Regular Meeting
October 14, 2019

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, Council Members Thompson, Chapman, Harbin, John Roberts, Newton and Jeff Roberts. Mayor Pro Tem Stewart and Councilman Laughridge were not present. Also, in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Lisa Holden, on behalf of the Finance Director; City Attorney, Frankie McClain; Public Works Director, Ken Mullinax; Community Development Director, Erica Craft; and Parks and Recreation Director, Bobby Beville. The invocation was given by Mayor Terence Roberts and respect to the flag was given by Councilman John Roberts.

SPECIAL RECOGNITION
Bettye W. Brown
Senior Citizen of the Year

Proclamation of Recognition

WHEREAS, Bettye Brown was chosen Anderson County Senior Citizen of the Year at the annual Golden Years Jamboree meeting of the Jo Brown Senior Community Center; and

WHEREAS, the annual Golden Years Jamboree, an event started in 1978 by the late Jo Brown to celebrate senior citizens and those who serve them, relaunched in 2016 by Brown's daughter, as a fundraiser for the Cancer Association of Anderson; and

WHEREAS, Mrs. Brown whom some call the most energetic, dependable and friendly senior citizen in the Anderson community, now has an award to back up her reputation; and

WHEREAS, she tutors the youth, volunteers at Meals on Wheels and the Soup Kitchen, coordinates activities and fundraiser for the Jo Brown Senior Center, and passionately leads her "Over Easy Exercise Group" at the Westside Community Center to help improve the mind and body; and

WHEREAS, Mrs. Brown is a wife, mother of three sons and a grandmother of six; and

WHEREAS, she is described by her family as a “Superwomen ... an absolute marvel to behold”, she nurtures, advises, counsels, creates, gives and explores; tirelessly with the biggest smile. She has taught us that it’s better to give than receive; and

WHEREAS, Mrs. Brown is a retired educator. She serves God and others at Mt. Moriah Baptist Church where she has taught Sunday school for 25 years; and

WHEREAS, the City of Anderson recognizes **Mrs. Brown’s** leadership, service and unselfish dedication. She has made a positive and effective impact in the Anderson community.

NOW THEREFORE, I, Terence V. Roberts, Mayor of the City of Anderson, along with my fellow members of City Council, congratulates **Mrs. Bettye Brown** on this prestigious award that honors her service to the community.

Adopted, this 14th day of October, 2019

Terence V. Roberts, Mayor

APPROVAL OF MINUTES

A motion by Councilman Jeff Roberts seconded by Councilman Newton carried unanimously (7-0) to approve the minutes of September 23, 2019 meeting as presented.

REQUEST CONSIDERATION OF AN APPOINTMENT TO THE BOARD OF COMMISSIONERS OF THE ANDERSON HOUSING AUTHORITY BOARD

City Manager, David McCuen said Council received a letter from Jeff Trahan, Executive Director of The Housing Authority of Anderson. City Council appoints the members to this board. The board has one position/term to address.

In July 2019, Lorin Larason Smith resigned from the board due to work commitments. Her term expires December 31, 2019. Council Member Beatrice Thompson recommended Linda “Lin”

Baskin McDowell to replace Ms. Smith’s position for her remaining term and a five-year renewal term expiring December 31, 2024. Ms. McDowell has expressed interest in serving on the board.

The other four board members and terms are:

- Chase Christopher – December, 2020
- Charlie Ervin – December, 2021
- Emily Owen – December, 2022
- Jason Craddock – December, 2023

A motion by Council Member Thompson seconded by Councilman Harbin carried unanimously (7-0) to appoint Linda “Lin” Baskin McDowell to replace the resigning board member, Lorin Larason Smith. Ms. McDowell will have an expiring term of December 31, 2024.

REQUEST CONSIDERATION TO PURCHASE VEHICLES AND EQUIPMENT FOR THE PUBLIC WORKS DIVISION

Public Works Director, Ken Mullinax said Council approved the 2019 Capital Equipment Lease Proceeds on September 23, 2019. Staff identified department priorities and obtained quotes on requested vehicles and equipment. The staff is recommending referring the capital purchases of \$526,058 to City Council for approval.

Equipment requested at this time:

Two Ford F-750 Trucks with Dump Body	\$198,434
Case Backhoe Loader	\$79,140
Ford F550 Flatbed Truck Dump Body	\$58,137
Kenworth T370 Dump Truck	\$106,859
Holland Backhoe Loader	\$84,488

The purchase of this equipment will improve and enhance services provided, as well as saving time and money in the performance of various operations within the city.

The Capital equipment lease proceeds were approved by council on September 23, 2019.

A motion by Councilman Chapman seconded by Council Member Thompson carried unanimously (7-0) to approve the purchase of vehicles and equipment for the Public Works Division with Capital Lease Proceeds in the amount of \$526,058.

REQUEST CONSIDERATION OF A MEMORANDUM OF UNDERSTANDING (MOU) WITH
ANDERSON INTERFAITH MINISTRIES (AIM) FOR REPAIRS TO OWNER OCCUPIED HOUSING

City Manager, David McCuen said the City of Anderson receives Community Development Block Grant (CDBG) funds from the US Department of Housing and Urban Development (HUD) as an entitlement grant. Each year, the City allocates funds from its CDBG award toward eligible activities such as Housing Rehabilitation within the City's redevelopment areas and the Focus Area Neighborhoods (FANs).

The housing stock within the City's redevelopment areas is primarily older and in dire need of repairs. A high percentage of the homes are owned by low to moderate income persons (many of which are elderly) that do not have the financial means to be able to pay for housing repairs. The City directly addresses the needs of these persons through its Housing Rehabilitation Program and by partnering with other housing providers and non-profits. AIM approached the City about working together to address the problem. City staff met with AIM staff and formulated an agreement to provide services to assist low to moderate income homeowners with housing repairs.

Community Development Director, Erica Craft said by authorizing this Housing activity, the City will be able to provide financial resources and technical assistance toward a Housing Priority Need included in its Consolidated Plan and Annual Action Plan submissions to HUD. Operation of AIM's Owner-Occupied Housing Rehabilitation (OOR) and Emergency Rehabilitation (ER) will provide low to moderate income owners of dilapidated housing a safe, decent, and sanitary place to live. The partnership will be mutually beneficial. The City of Anderson will be able to refer clients on its Waiting List for Housing Rehabilitation to seek assistance through AIM's programs while AIM will benefit from having the support of the City staff's knowledge, experience and capacity in administering housing rehabilitation programs. By working together both entities be able to address blighted housing conditions and help stabilize neighborhoods.

AIM will utilize its Owner-Occupied Housing Rehabilitation (OOR) and Emergency Rehabilitation (ER) funds from South Carolina State Housing Finance and Development Authority to complete its rehab projects. In addition, the City of Anderson will utilize its existing CDBG funds for Housing Rehabilitation projects to supplement AIM's ER projects.

A motion by Councilman Newton seconded by Councilman Harbin carried unanimously (7-0) to approve a Memorandum of Understanding (MOU) with Anderson Interfaith Ministries (AIM) for repairs to owner occupied housing.

REQUEST CONSIDERTATION TO ENTER INTO A CONTRACT WITH THE LANDPLAN GROUP SOUTH, INC. TO DESIGN, PREPARE CONSTRUCTION DOCUMENTS AND CONTRACT ADMINISTRATION FOR PHASE III OF THE RECREATION COMPLEX

Parks and Recreation Director, Bobby Beville said the LandPlan Group South, Inc. updated the Recreation Master Plan in 2017 and provided conceptual drawings for Phase III of the Recreation Complex and expansion of the Rec Center. A council work session was held April 3, 2019 to share the recreation projects, estimated costs and to seek council's direction on the next expansion. Council directed the staff to complete the restroom/concession building, open air pavilion, recreation field, greenway trail and parking.

Completing the scope of work will provide a central location to program baseball and softball, provide a trailhead for the greenway and enhance the amenities for participants and spectators. The addition of fields and restroom/concession building will provide the opportunity to rent the facility for outside tournaments. This will also allow programming to be discontinued at Linley Park.

Hospitality Fund will fund the contract and be reimbursed by a revenue bond issued at a later date.

The Recreation Committee and staff recommend that the Council approve a contract with The LandPlan Group South, Inc. for \$124,750 to provide the civil engineering, landscape architectural design and contract administration for Phase III.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (7-0) to approve a contract with The LandPlan Group South, Inc. to provide the civil engineering, landscape, architectural design and contract administration for Phase III in the amount of \$124,750.

City Manager, David McCuen request to move into Administrative Briefing followed by Executive Session.

ADMINISTRATIVE BRIEFING

QUARTERLY REPORTS

City Manager, David McCuen asked Council to review the Quarterly Progress Report included in the Council Packet.

UPCOMING EVENTS

City Manager, David McCuen reminded Council of the following upcoming events and meetings in October 2019.

October 15th – Westside Community Coalition
October 17th – Southeast Anderson Task Force
October 24th – Concerned Citizens of Eastside
October 28th – City Council Meeting

EXECUTIVE SESSION

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (7-0) to move into Executive Session:

Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property regarding a parking facility pursuant to Section 30-4-70(a)(2).

Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion or other businesses in the area served by the public body pursuant to Section 30-4-70(a)(5).

A motion by Councilman Jeff Roberts seconded by Councilman John Roberts carried unanimously (7-0) to move out of Executive Session.

REQUEST CONSIDERATION OF AN AGREEMENT FOR THE DEVELOPMENT OF A PARKING FACILITY

City Manager, David McCuen said the City previously entered into a Memorandum of Understanding with the predecessor of the developer which provided for the parties to negotiate an agreement for the construction of a parking facility in connection with the hotel to be constructed by the developer on the property conveyed to the developer by the City. The parties have reached an agreement for the construction of a parking facility.

The developer will provide for the design and construction of the parking facility and convey the property to the City. The City will budget \$5,500,000 for the construction of the facility. The facility will contain approximately 250 spaces, 68 of which shall be reserved by use for the developer's hotel.

The City will benefit from the increase in the number of public parking spaces and from the economic impact of the downtown hotel.

The City will reimburse the hotel developer through a \$5,000,000 Installment Purchase Revenue Bond and \$500,000 funded by the Hospitality Fund.

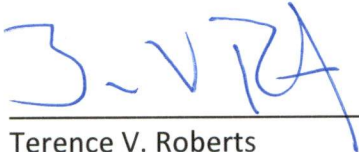
This is a basic agreement between the developer of the hotel and the City of Anderson to build the parking facility. The developer formed an LLC named McDuffie Street Parking, LLC. The agreement states the relationship and reimbursement guidelines between the developer and the City of Anderson to build the parking facility to be completed by December 31, 2020.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (7-0) to approve an agreement for the development of a parking facility.

ADJOURNMENT

A motion by Councilman Newton seconded by Councilman Chapman carried unanimously (7-0) to adjourn.

ATTEST:



Terence V. Roberts
Mayor



Margot B. Martin
City Clerk Treasurer