

Prior to the regular scheduled Council meeting, a 5:00 P.M. tour of East Market Street Parking Garage was conducted by the City Manager, David McCuen and Assistant City Manager, Andrew Strickland.

Regular Meeting
October 26, 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 Laughridge, Council Members Thompson, Chapman, Newton, Stewart, John Roberts, Jeff Roberts and Harbin. Also, in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; IT Director, Mark Cunningham; and Utilities Director, Jeff Caldwell. The invocation was given by Councilmember Thompson and respect to the flag was given by Mayor Pro Tem Laughridge.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (9-0) to approve the minutes of the October 12, 2020 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 20-31 TO ANNEX AND ZONE TO R-20,
SINGLE-FAMILY RESIDENTIAL, A 10-FOOT-WIDE STRIP LOCATED AT 1415 OAK HILL
DRIVE

City Manager David McCuen said the application has been made to extend the city limits boundary in order to become contiguous to future annexation targets. This 10-foot-wide strip is proposed to be zoned R-20, Single-Family Residential, which is very similar to the existing R-20 zoning in the County.

The Planning Commission considered this request at their October 6th meeting and unanimously recommended approval. City Council approved this request on first reading at the October 12, 2020 meeting.

A motion by Mayor Pro Tem Laughridge seconded by Councilman Harbin carried unanimously (9-0) to approve Ordinance 20-31 to annex and zone to R-20, Single-Family Residential, a 10-foot-wide strip located at 1415 Oak Hill Drive.

**REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION
TO REZONE 1509 EAST RIVER STREET FROM LO, LIMITED OFFICE TO GC, GENERAL
COMMERCIAL**

Assistant City Manager, Andrew Strickland, stated that the applicant proposes to rezone the subject property to GC, General Commercial in order to operate a U-Haul business with rental vehicle storage. Under LO guidelines, vehicle rentals are not allowed and requires a GC zoning classification.

The Planning Commission will meet on November 3rd.

A motion by Councilman Jeff Roberts seconded by Councilmember Thompson carried unanimously (9-0) to refer to the Planning Commission a petition to rezone 1509 East River Street from LO, Limited Office to GC, General Commercial.

**REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION
TO REZONE 1514 SOUTH MURRAY AVENUE FROM RM-10, MULTI-FAMILY TO GC,
GENERAL COMMERCIAL**

Assistant City Manager, Andrew Strickland, stated that the applicant proposes to rezone the subject property to GC, General Commercial in order to operate an automobile sales business. A commercial-style building is located on the property. The GC zoning classification is required for automobile sales.

The Planning Commission will meet on November 3rd.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (9-0) to refer to the Planning Commission a petition to rezone 1514 South Murray Avenue from RM-10, Multi-Family to GC, General Commercial.

**REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION
TO REZONE 1201 GADSDEN STREET FROM LI, LIGHT INDUSTRIAL TO RM-10, MULTI-
FAMILY**

Assistant City Manager, Andrew Strickland, stated that the applicant proposes to rezone the subject property to RM-10, Multi-Family Residential in order to operate a residential boarding house. Although the property is currently zoned a more intensive use of LI, Light Industrial, residential uses are not allowed in that district. A multi-family zoning classification is required for a boarding house.

The Planning Commission will meet on November 3rd.

A motion by Councilman Harbin seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to refer to the Planning Commission a petition to rezone 1201 Gadsden Street from LI, Light Industrial to RM-10, Multi-family.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 129 ACRES GENERALLY LOCATED OFF HARRIETT CIRCLE AND CRESTVIEW ROAD

Assistant City Manager, Andrew Strickland, stated that the applicant proposes to annex the subject properties in order to develop a mixed-use residential development, consisting of single-family houses and townhouses. It is proposed that the 129 acres will be broken down into 4 development tracts. Specific details per the PDD document will be forthcoming.

The Planning Commission will meet on November 3rd.

During the Council discussion, it was requested that City Council have a work session to have input on the development of the PDD document. Assistant City Manager also mentioned that ANATS has some authority on the traffic flows and is working with the SCDOT.

A motion by Councilman Harbin seconded by Councilmember Thompson carried unanimously (9-0) to refer to the Planning Commission a petition to annex and rezone to PDD, planned development district, approximately 129 acres generally located off Harriett Circle and Crestview Road.

REQUEST CONSIDERATION OF OFFICE 365 ANNUAL SUBSCRIPTION FOR HOSTED EMAIL AND MICROSOFT OFFICE

IT Director, Mark Cunningham stated that the City of Anderson moved to Office 365 for hosted Exchange email, hosted document storage and office software 4 years ago. This configuration replaced a local exchange server, server file storage, and OEM Office Software. As old computers have been replaced, the City has added Office 365 licenses to replace the OEM software.

This will be an annual expense moving forward and this covers the annual software licenses that provide the City with hosted email and document storage as well as Office software for each employee's computer

The cost breakdown is:

Exchange Online Plan 1 \$4.00/month 163 licenses	\$7,824.00
Office 365 G1 \$8.00/month 150 licenses	\$14,400.00
Office 365 G3 \$20.00/month 200 licenses	\$48,000.00
Azure AD Premium \$8.50/month 1 license	\$102.00
Total	\$70,326.00

This is a budgeted expense with the amounts broken down by account below:

IT (General Fund)	\$58,950.00
Recreation	\$2,784.00
Water	\$1,728.00
Water Ops	\$2,160.00
Sewer	\$2,640.00
Sanitation	\$624.00
Stormwater	\$432.00
Cemetery	\$576.00
Transit	\$432.00

A motion by Councilman Harbin seconded by Mayor Pro Tem carried unanimously (9-0) to approve annual Subscription for hosted email and Microsoft Office software. The cost for the 2020-2021 year approved is \$70,326.

REQUEST CONSIDERATION OF A CONTRACT FOR THE CONTINUING SEWER ASSESSMENT PROGRAM

Utilities Director, Jeff Caldwell said the Utilities Division requests to award a contract for the continuing sewer assessment program.

In June 2014, the City began to develop several CMOM programs with the goal to eliminate all discharges of untreated wastewater known as Sanitary Sewer Overflows. One of the programs involves assessing the sewer system using various techniques. The goal of this program is to assess 10% of the system each year. On average, this equates to 27 miles of sewer line and over 600 manholes each year.

Plans include CCTV assessment of approximately 17 miles of gravity sewer and 400 manholes. The assessment data is used to prioritize future capital projects under the Infrastructure Rehabilitation Program. The City received bids on September 10, 2020 with interest from 8 bidders.

A summary of the bids are as follows:

<u>Bidder</u>	<u>Amount</u>	<u>Location</u>
Envirowaste Services Group, Inc.	\$275,548.02	Palmetto Bay, FL
Pipetek Infrastructure Services, LLC	\$281,230.00	Plymouth, MI
Hydrostructures, P.A.	\$295,814.00	Pittsboro, NC
Equix	\$298,069.00	Fond du Lac, WI
Bio-nomic Services, Inc.	\$299,698.00	Belmont, NC
Vortex Services, Inc.	\$316,700.00	Greenville, NC
Avrett Plumbing Co.	\$445,496.80	Augusta, GA
East Coast Infrastructure	\$490,369.16	Yorktown, VA

The City's wastewater department crews will perform the balance of the required 10% assessment using CCTV, SLRAT, flow monitoring, and smoke testing techniques.

Moving forward with this project will allow the City to meet the goals of the CMOM programs. The Continuing Sewer Assessment Program is funded in the FY21 Sewer Lines budget.

A motion by Councilman Harbin seconded by Councilman Chapman carried unanimously (9-0) to approve awarding the contract for continuing sewer assessment program to Envirowaste Services Group, Inc. in the amount of \$275,548.02.

REQUEST CONSIDERATION OF A BROWNFIELDS ASSESSMENT CONTRACT

City Manager David McCuen reminded Council that this item is a follow up to the May 20th City Council budget meeting. On August 11th, the City was the formally awarded as a recipient of a 2020 Brownfields Assessment Grant in the amount of \$300,000. The focus of this federal grant through the Environmental Protection Agency (EPA) is to obtain environmental assessments of the old Anderson Mill (priority site), along with other potentially contaminated properties in the general area. This assessment funding is a key step in gaining a better understanding of environmental issues with the old Anderson Mill and other sites, which will help facilitate their redevelopment in the future.

The application/award process is highly competitive. In 2017, the City chose to seek grant funding, so RFQ's were solicited from consulting firms to assist with the application process and associated work once grant funds are secured. When the RFQ process was completed, Cardno, Inc. was selected to assist with the process. Cardno staff has been involved with multiple environmental projects in Anderson County in the past.

It is not uncommon for it to take multiple attempts before being awarded with grant funding. On the third application cycle (2019-2020), the City was fortunate to be awarded with this assessment funding.

The kick-off meeting with City staff, the EPA and DHEC outlining the process was held on October 14th. Cardno's contract will not exceed \$292,500, which is paid from the awarded grant funds. Cardno will be responsible for administering this project, which includes:

- Project Management and Reporting
- Community Involvement
- Site Assessment (2 phases)
- Planning for future cleanup and redevelopment

The assessment process can take up to 36 months. The grant period is October 1, 2020 to September 30, 2023. Once it is complete, the City plans to apply for additional grant funding for site clean-up, based on the results of the assessment.

Areas covered with the assessment grant include:

Anderson Mill Site - 19.8 acres

Appleton Mill Site - 34.6 acres

1209 South Murray Street (Hot Shots)

Foundry and Steel properties on Tower Street

Two abandoned dry cleaners - Starr Cleaners/Tribble Street Cleaners

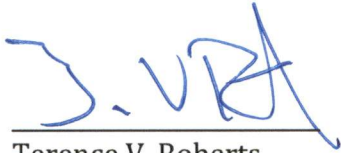
A motion by Mayor Pro Tem Laughridge seconded by Councilmember Thompson carried unanimously (9-0) to approve awarding the contract for the Brownfields assessment contract to Cardno in the amount not to exceed \$292,500 to be paid by the EPA grant.

ADJOURNMENT

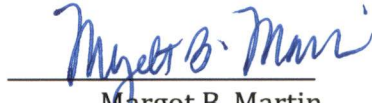
A motion by Councilmember Thompson seconded by Councilman Newton carried unanimously (9-0) to adjourn at 6:50 p.m.

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