

Regular Meeting  
September 23, 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, Mayor Pro Tem Stewart, Council Members Thompson, Laughridge, John Roberts, Newton and Jeff Roberts. Councilmen Chapman and Harbin were not present. Also in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; Fire Chief, Randy Bratcher; Planning Director, Maurice McKenzie; Assistant Fire Chief, Michael Guest; and Assistant Fire Chief, Adam Zenoni. The invocation was given by Councilman Mayor Pro Tem Stewart and respect to the flag was given by Council Member Thompson.

**SWEARING-IN CEREMONY**  
Firefighter Ethan Haynie

Fire Chief, Randy Bratcher said Firefighter Haynie is 23 years old and graduated Westside High School in 2014. Firefighter Haynie has been a volunteer firefighter with the Williford Volunteer Fire Department for nine years and received his IFSAC Firefighter II certification from the South Carolina Fire Academy. Firefighter Haynie has successfully completed his 6-month probation to be sworn in tonight as an Anderson City Firefighter.

Fire Chief, Bratcher swore-in Firefighter Ethan Haynie

**SPECIAL RECOGNITION**  
Chase Christopher  
2019 Carolinas Council of Housing Redevelopment & Codes Officials  
SC Commissioner of the Year

Jeff Trahan from the Anderson Housing Authority recognized Chase Christopher for receiving the SC Commissioner of the Year Award. Mr. Trahan thanked Mr. Christopher for his leadership and commitment to the community.

## APPROVAL OF MINUTES

A motion by Mayor Pro Tem Stewart seconded by Councilman Newton carried unanimously (7-0) to approve the minutes of September 9, 2019 meeting as presented.

### REQUEST SECOND READING OF ORDINANCE 19-11 TO ANNEX AND ZONE TO GC, GENERAL COMMERCIAL, 0.4 ACRES LOCATED AT 3526 CLEMSON BOULEVARD, AND AN ADJACENT 0.01 ACRES LOCATED AT THE CORNER OF CLEMSON BOULEVARD AND FRITZ DRIVE

Planning Director, Maurice McKenzie said the applicant is petitioning to annex 0.4 acres of land in order for it to be combined with surrounding property already located within the city limits. The parcel is currently undeveloped. Commercial development is planned for the site once combined and re-platted, so all the land needs to be in one jurisdiction. GC, General Commercial zoning is proposed, which is consistent with surrounding land along Clemson Boulevard.

In addition, the City of Anderson owns a small 0.01 acres triangular-shaped piece of property at the corner of Clemson Boulevard and Fritz Drive, and it is an appropriate time to annex this parcel as well. It was deeded to the City to ensure adequate sight distance when Fritz Drive was constructed.

The City Council approved this request on First Reading at their September 9<sup>th</sup> meeting.

A motion by Councilman Jeff Roberts seconded by Council Member Thompson carried unanimously (7-0) to approve Ordinance 19-11 to annex and zone to GC, General Commercial, 0.4 acres located at 3526 Clemson Boulevard, and an adjacent 0.01 acres located at the corner of Clemson Boulevard and Fritz Drive on Second Reading.

### REQUEST SECOND READING OF ORDINANCE 19-12 TO REZONE 16.82 ACRES AT THE NORTHERN CORNER OF GLENWOOD AVENUE AND BLECKLEY STREET FROM LI, LIGHT INDUSTRIAL TO R-5, SINGLE-FAMILY RESIDENTIAL

Planning Director, Maurice McKenzie said the applicant proposes to rezone the vacant parcel of land in order to develop a single-family residential subdivision. R-5 allows lots to be a minimum of 5,000 square feet. The property is currently zoned LI, Light Industrial, which allows light manufacturing, warehousing, retail, etc.

After the first review by the Council on August 12<sup>th</sup>, the applicant made the following revisions based on input received at the meeting:

- Reduced the number of lots from 62 to 53

- Increased perimeter landscaping/screening along the street frontages with a 4-foot berm and specific plantings to create a natural screen
- Drafted language for inclusion into the Homeowners Association guidelines regarding on-street parking

At the September 9<sup>th</sup> meeting, the rezoning was approved on first reading but with the request to explore the following concerns raised by the Council and public:

- The possibility of reducing the posted speed limit along Glenwood Avenue
- The ability to widen the entrance to the subdivision to allow left and right turn lanes onto Glenwood Avenue
- The potential to set back the garages to increase driveway length in order to better accommodate off-street parking

Regarding the posted speed limit on Glenwood Avenue, the staff reached out to the SCDOT who studied the potential to reduce it. They agreed that it is feasible to reduce the posted speed limit to 25mph along Glenwood Avenue. New signage will be installed in the coming weeks and the Police Department has been notified.

As for the subdivision's egress onto Glenwood Avenue, it has been confirmed that the street can be configured to allow left and right turn lanes onto Glenwood Avenue. This information will be revised on the new plat.

The applicant stated that it is not feasible to alter the designs of the houses to set back the garages. However, the applicant provided a diagram depicting the typical driveway length when incorporating the right-of-way and 20-foot building setback (approximately 33 feet). The diagram also provides the driveway width (18 feet).

The City Council approved this request on First Reading at the September 9<sup>th</sup> meeting with the direction to explore the items indicated above. If approved, staff will work with the applicant to ensure the changes made throughout the rezoning process have been made.

Council is still concerned with the setback and issue with parking. Safety is their main concern for those using the roads in the rezoned area. Council Members agreed that the R-5 zoning needs to be updated for lot sizes, as the applicant is meeting the zoning requirements currently allowed by the City.

A motion by Councilman Laughridge seconded by Council Member Thompson carried (5-2) with Mayor Pro Tem Stewart and Councilman John Roberts opposed, to approve Ordinance 19-12 to rezone 16.82 acres at the northern corner of Glenwood Avenue and Bleckley Street from LI, Light Industrial to R-5, Single-Family Residential on Second Reading.

**REQUEST SECOND READING OF ORDINANCE 19-13 FOR EQUIPMENT LEASE PURCHASE AGREEMENT IN THE AMOUNT NOT EXCEEDING \$855,000**

Finance Director, Margot Martin said the staff presented capital equipment needs to City Council during the budget process in May and June. Public works identified several items of aging equipment that needed to be replaced. Council approved first reading at the September 9, 2019 City Council Meeting.

The Public Works division will be able to provide more efficient service to the citizens with the updated equipment. Stormwater equipment is needed to be able to perform required drainage upgrades in house as opposed to contracting services.

The staff recommends using an Equipment Lease Purchase Agreement to finance the equipment replacement. The estimated annual debt service payment is \$187,000. The debt service payments are included in the Capital Replacement Fund budget.

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (7-0) to approve Ordinance 19-13 authorizing an Equipment Lease Purchase Agreement in the amount not exceeding \$855,000 to cover the cost of equipment purchases for Public Works on Second Reading.

**REQUEST CONSIDERATION OF A CONTRACT AMENDMENT FOR THE CITY HALL AND MUNICIPAL BUSINESS CENTER PROJECT**

City Manager, David McCuén said at the January 28<sup>th</sup> meeting, the City Council selected C.E. Bourne and Company/Uldrick Builders, LLC to perform the roof and envelope renovations to City Hall and the Municipal Business Center. By using the Construction Management at Risk (CMAR) method of the construction process, it provides a collaborative working relationship between the City, DP3 Architects (selected to perform preliminary engineering, document preparation and administration) and the contractors throughout the construction process. This can result in a higher quality of construction, more cost-certainty throughout the project, improved communication, and a timelier completion date.

After the selection of the contractor, contract negotiations commenced. The first phase of the contract involved preconstruction services and in February, the Council approved \$44,000 for the contractor to proceed with items such as the coordination of subcontractors, review of design documents, cost estimating, determining construction costs, etc.

The next step in the contractual process is to amend the Standard Form of Agreement to include the Guaranteed Maximum Price (GMP) for this project. The GMP is a ceiling cost, which cannot be exceeded by the contractor without City Council authorization. This method protects the city

from cost overruns. The GMP to conduct the planned work on City Hall and the Municipal Center has been verified through DP3's administration process.

The benefit derived from this project will be in the form of a reduction of and/or elimination of damaging water intrusion issues.

Funding is from the General Fund balance appropriation as budgeted and the Water Fund budget.

A motion by Councilman John Roberts seconded by Councilman Laughridge carried unanimously (7-0) to approve a contract amendment to allow the Guaranteed Maximum Price (GMP) of \$4,209,609 for construction fees with C.E. Bourne and Company/Uldrick Builders, LLC.

#### REQUEST CONSIDERATION TO PURCHASE A FIRE SAFETY HOUSE TRAILER FOR THE FIRE DEPARTMENT

Assistant Fire Chief, Michael Guest said the Fire Department requests approval to purchase a new Safety House Trailer through a Federal Emergency Management Agency (FEMA) grant award.

The Fire Department currently utilizes a 1994 model fire safety house in our fire prevention education programs to teach children and adults how to escape a fire in their home as well as other fire prevention information. The current fire safety house is limited on function and is in need of repair. AFD has received a federal grant to cover 95% of the cost of the new safety house trailer.

By replacing the safety house that has met its useful life, the fire department will be able to greatly enhance its fire safety education efforts using the new state of the art safety house which also includes sprinkler education. The new safety house, a Mobile Concepts Safety House NextGen 35-iSprinkler, combines the traditional Life Safety Sprinkler House with the interactive educational environment. Using multimedia and real environmental effects, both children and adults experience a variety of fire and injury prevention and severe weather scenarios that engage and entertain while you educate. The front kitchen stage has a variety of teaching tools including life-like fire simulations. In the rear sprinkler activation room, you can present dramatic live fire demos to raise sprinkler awareness while students view the live burn from outside trailer.

The total cost of this fire safety house is \$125,669. Federal Emergency Management Agency (FEMA) grant funds will pay 95% of \$125,669 or \$119,686 on the trailer. Previously budgeted funds from the Fire Department Specialized Equipment budget will pay the local match of 5% or \$5,984 on the trailer. This FEMA grant was a very competitive grant program, which AFD was fortunate to receive in the first round based on a federal grant committee review of our fire safety education need.

A motion by Councilman John Roberts seconded by Mayor Pro Tem Stewart carried unanimously (7-0) to approve the purchase of a new Safety House NextGen 35-iSprinkler fire safety house trailer from Mobile Concepts Specialty Vehicles utilizing the FEMA Fire Prevention and Safety grant. The grant will pay \$119,686 (95%) and the City will pay the local match of \$5,984 (5%) totaling \$125,669.

**REQUEST CONSIDERATION TO PURCHASE SOURCE CAPTURE EXHAUST REMOVAL SYSTEM FOR  
THE FIRE DEPARTMENT**

Assistant Fire Chief, Adam Zenoni said the Fire Department requests approval to install 100% source capture exhaust removal systems at AFD Stations 1 and 2 through a Federal Emergency Management Agency (FEMA) grant award.

The Fire Department currently has no method to protect the Firefighters from cancer causing diesel exhaust fumes produced from the apparatus within the stations. The City of Anderson has been awarded a 90/10 cost share grant from FEMA to install systems in Anderson FD Station 1 and 2.

Our foundation principle is *"The occupational safety and health of the Anderson City Firefighters is of the utmost importance"*. The primary benefit of installing a source capture system is to eliminate the carcinogens produced by our apparatus. Our stations are utilized as living quarters for our staff, community meeting areas, local training centers, and Child Safety Seat installation and check stations. This also equates to a safer place for the visitors that utilize our facilities. Our equipment, turnout gear, fire hose, ice machines and medical supplies will also be protected, thus having potential short and long-term savings to the tax payers of our district. The system will have a dramatic impact on the lives of the personnel who work at the station, the visiting public and the cities governing body, both financially and health related. The Fire Department responds to over 1,900 calls annually. Every time the apparatuses are started and pulled out, the exhaust contaminates the bays and living quarters. By installing a system that will capture exhaust at the point of origin, we can also reduce our maintenance costs on facilities and equipment. Our personnel are our largest assets, representing 93% of our budget, and protecting these individuals from carcinogens at the fire station is an immeasurable benefit.

The total cost of this project is \$96,927. Federal Emergency Management Agency (FEMA) grant funds will pay 90% (\$88,116) while previously budgeted funds from the Fire Department Specialized Equipment budget will pay the local match of 10% or \$8,811. This FEMA grant was a very competitive grant program, which AFD was fortunate to receive based on a federal grant committee view of our Health and Safety needs.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (7-0) to approve the purchase of a source capture exhaust removal system for the Fire Department in the amount of \$96,927. Federal Emergency Management Agency (FEMA) grant funds will pay 90% (\$88,116) while previously budgeted funds from the Fire Department Specialized Equipment budget will pay the local match of 10% or \$8,811.

## ADMINISTRATIVE BRIEFING

### UPCOMING EVENTS

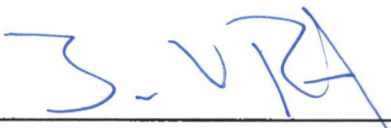
City Manager, David McCuen reminded Council of the following upcoming events and meetings in September and October 2019.

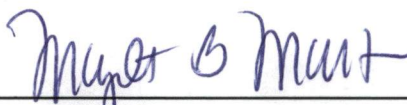
September 26<sup>th</sup> – Concerned Citizens of Eastside  
September 27<sup>th</sup> – Movie Night at Carolina Wren Park – Captain Marvel  
October 1<sup>st</sup> – Fresh Taste at Carolina Wren Park  
October 8<sup>th</sup> – Seat 6 – Neighborhood Watch  
October 11<sup>th</sup> – Movie Night at Carolina Wren Park – Goonies  
October 14<sup>th</sup> – City Council Meeting

### ADJOURNMENT

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

ATTEST:

  
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Terence V. Roberts  
Mayor

  
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Margot B. Martin  
City Clerk Treasurer