

Public Hearing – 2021-2022 Budget  
June 14, 2021

A Public Hearing for the 2021-2022 Budget was held this date in City Hall Council Chambers at 5:00 pm. In attendance were Assistant City Manager, Andrew Strickland; Finance Director, Margot Martin; City Attorney, Frankie McClain; Finance Staff, Tamara Lindley, Elisabeth Dicey and Terri Martin; and Council Member Thompson.

No public was in attendance and adjourned at 5:10 p.m.

Regular Meeting  
June 14, 2021

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, John Roberts, Newton and Jeff Roberts. Councilmen Stewart and Harbin were not in attendance. 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 Transportation Planner, Michael Gay. The invocation was given by Mayor Terence Roberts and respect to the flag was given by Councilman John Roberts.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (7-0) to approve the minutes of the May 24, 2021 meeting as presented.

REQUEST SECOND READING OF ORDINANCE 21-07 TO REZONE 312 SAYRE STREET FROM LI,  
LIGHT INDUSTRIAL TO GC, GENERAL COMMERCIAL

Planning Director, Maurice McKenzie said over the past few years, the applicant made several improvements to the former McLees Garage building in order to operate a vehicle customizing/restoration business, along with a muffler repair shop into the building as well. These uses are all currently permitted under the LI, Light Industrial zoning classification. However, the next phase of the applicant's business development is to have the ability to sell vehicles which is not allowed in the LI district. The applicant is requesting GC, General Commercial zoning, which will allow automobile sales.

Since this is considered a downzoning, rezoning the property will eliminate the ability to use the property for more intensive industrial-related uses in the future. The existing uses on the site will still be conforming with the GC classification, if rezoned.

The City Council approved this request on First Reading at their May 24<sup>th</sup> meeting and the Planning Commission also unanimously recommended approval.

A motion by Councilman John Roberts seconded by Mayor Pro Tem Laughridge carried unanimously (7-0) to approve Ordinance 21-07 to rezone 312 Sayre Street from LI, Light Industrial to GC. General Commercial on First Reading.

REQUEST CONSIDERATION OF AN ORDINANCE TO ANNEX AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 50 ACRES LOCATED AT THE CORNER OF MIDWAY ROAD AND CRESTVIEW ROAD

Planning Director, Maurice McKenzie said the applicant requests to annex the subject property in order to construct a single-family residential subdivision. A maximum of 159 dwellings are proposed on the property. The requested zoning of PDD, Planned Development District requires a document that outlines details created specifically for this new subdivision, and acts as the zoning and development standards for the property. The draft PDD document was updated as of June 14, 2021. Some highlights of the updated document/proposed development include:

- A maximum of 159 single-family residential dwellings are proposed, for density of 3.18 units per acre.
- Minimum Lot Size: 7,800 square feet, up to 87 lots, will range between 7,800 and 8,499 square feet. 20% of the lots, approximately 32, will range between 8,500 and 10,999 square feet. 25% of the lots, approximately 40, will be over 11,000 square feet.
- Minimum Setbacks: 20 feet front; 7.5 feet side; 10 feet rear. Minimum lot width 43 feet
- 4 off-street parking spaces per house, up to 2 of which are in garage. A minimum of 20 feet of separation will be provided from front property line to the front of the garage to ensure no overhang over sidewalks/streets.
- House sizes: 1,500-4,000 square feet.
- All dwellings shall have a finished floor elevation a minimum of 12 inches above the adjacent grade – no slab on grade houses.
- All lots are required to have 2 trees per lot, one of which is to be planted near the front property line to provide a street tree appearance along the street.
- In order to minimize long stretches of lots/dwellings, a street or green space at approximately 10 lot intervals will be incorporated into the subdivision plan.
- There will be undeveloped green space across from “T” style intersections in order to eliminate vehicle headlights from shining directly onto houses.
- A five-foot wide sidewalk will be provided along all streets in the development.

- Streets will be widened in certain areas to accommodate 6 landscaped islands in strategic locations within the development to act as traffic calming/aesthetic features.
- The entrance/exit to the subdivision will have three lanes – one entry lane and two exit lanes (left turn/right turn) for adequate ingress/egress.
- This property may be developed in 4 phases.

Transportation Director, Michael Gay said because of increased traffic demands in the general area, Harriett Circle and the Midway Road/Crestview Road intersection were identified as a need for future road improvements. The Anderson Area Transportation Study (ANATS) Policy Committee included this area in their Long-Range Plan and later advanced the project using their allotted federal funding. Since these roads are state-maintained, the SCDOT has created preliminary designs that includes 2 roundabouts and a road relocation.

Mr. Gay shared with Council specific details and data regarding the impact of these improvements to travel time in these areas.

The Planning Commission considered this request at their June 1<sup>st</sup> meeting and recommended approval by a 3-1 vote.

In attendance where approximately 55 residents from the surrounding area of Midway Road and Crestview Road. Mayor Terence Roberts allowed those that wish to speak.

The following residents spoke:

- James Pringle, 306 Autumn Lane
- Sarah Crocker, 505 Autumn Lane
- John Brendle, 425 Autumn Lane
- Craig Boyles, 129 Alisha Drive
- Hugh Poole, 608 Pinehollow Drive
- Norman Leftland, 104 Raspberry Lane
- Cindy Wilson, District 7 County Council Member
- Dennis James, 1015 Ella Street
- B.C. McConnell, 3502 Midway Road
- Nora Eaton, 304 Autumn Lane
- Pat Crosson, 308 Aulbury Drive
- Lucy Gilreath, Waccamaw Drive
- Joe Drennon, 106 Raspberry Lane

These residents expressed the following concerns:

- Density of the area and increased traffic
- Lot size of new development
- Extra run off from stormwater
- School capacity and the increase class room size in the surrounding schools due to the new families moving to the area

- Concerned about “reckless growth” in the area
- Losing the “Country” atmosphere in the area
- Maintaining roads and sediment ponds
- Maintaining “Buffers” between subdivisions
- Treating the residents fairly, listening to what they want for their community

Councilman Jeff Roberts said the City wants to change the way neighborhoods are developed. Council wants desirable communities that are safe, livable and affordable. The council would like to see appropriate lot sizes and setbacks, traffic calming to slow traffic in the neighborhoods. Council wants to work with the developer to make this a desirable neighborhood.

Developer, Mr. Jeffcoat said this land is in the path of progress and this land will be developed and we cannot stand in the way of progress.

Councilman Chapman asked Council to table this item to have further discussion with the residents and the developer.

The Planning Commission considered this request at their June 1<sup>st</sup> meeting and recommended approval by a 3-1 vote.

A motion by Councilman Chapman seconded by Council Member Thompson carried unanimously (7-0) to table the request of an ordinance to annex and zone to PDD, Planned Development District, approximately 50 acres located at the corner of Midway Road and Crestview Road.

#### REQUEST CONSIDERATION OF ORDINANCE 21-11 ADOPTING THE BUDGET FOR FISCAL YEAR 2021-2022

Finance Director, Margot Martin said in accordance with the General Statutes of the State of South Carolina, the City Council is required to adopt an annual balanced budget by ordinance prior to July 1.

The City’s budget is a policy and planning document that describes the City’s priorities and plans. The purpose of a budget is to control the money, directing funds at projects identified by Council and providing basic municipal services.

As part of the City Council presentation, held May 14<sup>th</sup>, 2021, Finance staff presented the highlights/overviews of the 2021 - 2022 budget. Council also received the detail budget book at the May 24, 2021 Council meeting.

A public hearing was held on June 14, 2021 at 5:00 pm prior to the Council meeting. No one from the public attended the meeting.

The total budget for all funds is \$83,476,044. The budget ordinance maintains the millage rate of 116 (rolled back from 118 in 2017) and implements year 4 of the previously adopted rate path for utility rate changes of 6% for water and 3.5% for sewer to invest funds to address capital and infrastructure needs. The budget includes debt service funding: (1) Capital lease for \$1,650,000 for sanitation trucks and other public work's equipment; and (2) Special Obligation Bonds not to exceed \$7.0 million for construction of Phase III of Recreation Center Complex. The budget includes implementation of sanitation fund rate change to \$4.50 per garbage cart. The budget includes a 3% cost of living increase for City employees. Also includes an 2.6% increase in health insurance premium only for the employer cost. Two new FTEs will be included for a dedicated Officer at the Recreation Center and one Fire Rescue Coordinator. The budget does not include any tax increases or reduction in services for our citizens.

A motion by Councilman John Roberts seconded by Councilman Newton carried unanimously (7-0) to approve Ordinance 21-11 adopting the budget for fiscal year ending June 30, 2022, with the budget for all funds totaling \$83,476,044 on First Reading.

REQUEST CONSIDERATION OF ORDINANCE 21-08 AUTHORIZING AND PROVIDING FOR THE  
ISSUANCE OF SPECIAL OBLIGATION BONDS (HOSPITALITY FEE PLEDGE) OF THE CITY OF  
ANDERSON

Finance Director, Margot Martin said City Council imposed a hospitality fee by means of Ordinance 01-23. The fee is equal to two percent on the gross proceeds derived from the sale of prepared meals and beverages sold for immediate consumption or take out. As of May 31, 2021, the City had collected \$2,889,536 in hospitality fees. This fee must be used exclusively for tourism-related projects.

South Carolina Code provides that the City can issue bonds and pledge the proceeds of hospitality fees as security. With the approval of this ordinance, the City can also issue Special Obligation Bonds (Hospitality fee pledge) to fund other projects in the future as needed.

The General Bond Ordinance provides the framework for the issuance of Special Obligation Bonds by the City from time to time. This ordinance will allow the City to borrow funds for Phase III of the Recreation Complex, agenda item number B – 3.

A motion by Councilman Jeff Roberts seconded by Mayor Pro Tem Laughridge carried unanimously (7-0) to approve Ordinance 21-08 authorizing and providing for the issuance of Special Obligation Bonds (Hospitality Fee Pledge) of the City of Anderson on First Reading.

REQUEST CONSIDERATION OF ORDINANCE 21-09 PROVIDING THE ISSUANCE AND SALE A CITY OF ANDERSON SPECIAL OBLIGATION BOND (HOSPITALITY FEE PLEDGE), IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$7,000,000 TO DEFRAY COSTS OF CERTAIN TOURISM-RELATED PROJECTS

Finance Director, Margot Martin said the City desires to go ahead with Phase III of the Recreation Complex and proceeds of the bond will be used to finance (i) the design, construction and equipping of a recreation complex which will include bathrooms, concessions, artificial multi-purpose fields, bleachers, parking lots, landscaping and equipping for the maintenance thereof, (ii) park upgrades/amenities and equipment for various City parks and (iii) cost of issuance.

The City can issue Special Obligation Bonds (Hospitality fee pledge) to fund these projects. Hospitality fees and the proceeds of the financing authorized by this ordinance must be used exclusively for tourism-related projects. The City will receive bids for the purchase of these bonds by June 28, 2021.

Estimated annual debt service for 15 years at 2.75% is \$583,435.

The completion of Recreation Phase III Expansion will provide a complex type setting to host tournaments. The addition of restrooms, concession area, bleacher seating, LED field lighting and a state-of-the-art synthetic turf field provides the City the opportunity to attract youth softball/baseball tournaments and youth or adult soccer tournaments. The size and versatility of the field provides the ability to do non-traditional tournaments, such as ultimate frisbee, kickball, adult tennis baseball, quidditch and corn-hole. The expansion will add to the current two youth fields built in 2012. This project will allow the City to market and attract tourists to attend and participate in such events.

The staff recommends approval of the First Supplemental Ordinance providing for the issuance and sale of Special Obligation Bonds (Hospitality fee pledge) in the principal amount not exceeding \$7,000,000.

A motion Mayor Pro Tem Laughridge seconded by Council Member Thompson carried unanimously (7-0) to approve Ordinance 21-09 providing for the issuance and sale a City of Anderson Special Obligation Bond (Hospitality Fee Pledge), in the principal amount of not exceeding \$7,000,000 to defray the costs of certain tourism-related projects on First Reading.

REQUEST CONSIDERATION OF ORDINANCE 21-10 AUTHORIZING THE CITY OF ANDERSON TO EXECUTE AND DELIVER AN EQUIPMENT LEASE PURCHASE IN THE AMOUNT OF NOT EXCEEDING \$1,650,000 BETWEEN THE CITY AND THE LESSOR THEREOF TO DEFRAY THE COST OF ACQUIRING CERTAIN EQUIPMENT

Finance Director, Margot Martin requests consideration of an Ordinance authorizing an Equipment Lease Purchase Agreement not exceeding \$1,650,000 for (4) garbage trucks, (1) bucket truck, (1) flatbed truck, (1) trailer, (1) tractor loader, and other miscellaneous equipment needs in Public Works.

The staff presented capital equipment needs during the budget process. Public works identified the need for updating and purchasing additional garbage trucks as well as other capital equipment needs.

The Public Works division will be able to provide more efficient service to the citizens with the updated equipment.

The staff recommends using an Equipment Lease Purchase Agreement to finance the equipment replacement. The estimated annual debt service payment is \$344,285 for five years at 1.5% interest rate. The debt service payments are included in the General Fund budget.

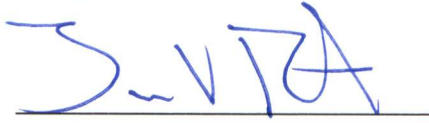
A motion by Councilman Chapman seconded by Councilman Newton carried unanimously (7-0) to approve Ordinance 21-10 authorizing the City of Anderson to execute and deliver an equipment lease purchase in the amount of not exceeding \$1,650,000 between the City and the lessor thereof to defray the cost of acquiring certain equipment for the Public Works Division on First Reading.

ADJOURNMENT

A motion by Councilman Newton seconded by Councilman John Roberts carried unanimously (9-0) to adjourn at 7:55 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:

Handwritten signature of Terence V. Roberts in blue ink, consisting of stylized initials and a surname, positioned above a horizontal line.

Terence V. Roberts  
Mayor

Handwritten signature of Margot B. Martin in blue ink, written in a cursive style, positioned above a horizontal line.

Margot B. Martin  
City Clerk Treasurer