

Regular Meeting  
August 23, 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 Chapman, Council Members Thompson, Laughridge, Harbin, and Newton. Councilmen Stewart, John Roberts and Jeff Roberts were not present. 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 Water Operations Director, Josh Haney. The invocation was given by Councilman Rick Laughridge and respect to the flag was given by Mayor Terence Roberts.

APPROVAL OF MINUTES

A motion by Council Member Thompson seconded by Councilman Laughridge carried unanimously (6-0) to approve the minutes of the July 26, 2021 meeting as presented.

REQUEST CONSIDERATION OF AN ORDINANCE TO REZONE 400 EAST RIVER STREET FROM NC,  
NEIGHBORHOOD COMMERCIAL TO GC, GENERAL COMMERCIAL

Planning Director, Maurice McKenzie said the subject property is a small strip shopping center and one of the businesses is a convenience store. The applicant, who operates the store and owns the property, requests to rezone the site to GC, General Commercial in order to increase the permitted uses that can take place. Specifically, the applicant wishes to operate U-Haul rentals as part of the convenience store business.

The property is zoned NC, Neighborhood Commercial. The purpose of this zoning district is to encourage office and low intensity retail uses that are compatible with the surrounding residential area. The existing zoning does not allow automobile, truck, or trailer rentals.

The proposed zoning of GC, General Commercial is intended to encourage higher intensity commercial activities. This zoning is typically found along major commercial thoroughfares. Unlike the NC district, GC allows automobile truck, and trailer rentals, along with additional commercial land uses.

The predominant zoning classifications in the general area surrounding the subject parcel are NC, Neighborhood Commercial, LO, Limited Office and R-5, Single-Family Residential.

The Planning Commission considered this request at their August 3<sup>rd</sup> meeting and along with City Staff recommended denial. Their decision was based on the fact by rezoning the property to GC,

General Commercial, a spot zone would be created. Furthermore, allowing the opportunity for more intensive land uses on this corner may not be in the best interest of the surrounding neighborhood.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (6-0) to deny an Ordinance to rezone 400 East River Street from NC, Neighborhood Commercial to GC, General Commercial.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO PDD, PLANNED DEVELOPMENT DISTRICT, APPROXIMATELY 203 ACRES LOCATED OFF BELTON HIGHWAY

Planning Director, Maurice McKenzie said the applicant requests to annex the subject properties in order to develop a residential subdivision. A zoning of PDD, Planned Development District is proposed, so the land development standards and guidelines will be outlined in that document.

According to the applicant, the proposal is to construct a maximum of 325 single-family detached residential homes or 600 single-family attached units in the entire development. However, the development will allow the opportunity to mix the two residential housing types. The types of residential dwellings will be dependent on market conditions at the time of development. Specifics will be outlined in the PDD document, once it is complete.

The Planning Commission meets on September 7<sup>th</sup>.

A motion by Mayor Pro Tem Chapman seconded by Councilman Newton carried unanimously (6-0) to approve a referral to the Planning Commission a petition to annex and zone to PDD, Planned Development District, approximately 203 acres located off Belton Highway.

REQUEST CONSIDERATION OF ORDINANCE 21-15 PROVIDING FOR THE SALE AND ISSUANCE OF CITY OF ANDERSON, WATER-AND SEWER SYSTEM REVENUE BONDS, REFUNDING BONDS IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$50,000,000

Finance Director, Margot Martin said the staff is requesting first reading of an ordinance authorizing the issuance and sale of not exceeding \$50,000,000 Water and Sewer System Revenue Bonds to refund the 2012 and a portion of the 2016 Water and Sewer Refunding bond series, as well as the 2007 and 2008 State Revolving Loan Funds (SRF).

The City of Anderson has outstanding principal balance of \$48,875,659:

2012 Bonds	\$ 23,325,000	
2016 Bonds	18,040,000	<i>(Only the 7/1/33-7/1/39 maturities)</i>
SRF 2006	3,293,510	
SRF 2007	<u>4,217,149</u>	
	<u>\$48,875,659</u>	

By refunding the outstanding bonds at lower interest rates, the City could save an average of \$291,000 in debt service per year for the remaining life of the bonds.

The 2016 bonds and the two SRF loans would be a current refunding, closing in October 2021. The 2012 bonds would be a forward refunding, locking in the interest rates now while low, and closing in April 2022. Tax exempt advanced refunding is no longer allowed.

The average current interest rates are 2.25% for the two SRF loans and 3% for the 2016 bond series, and 3.78% for the 2012 bond series. We estimate the new average rate to be 1.919%.

Based on the bond market today, the City would receive a net present value cash savings of \$4,575,000 over the remaining life of the bonds which is 2039.

Staff recommends approval of Ordinance providing for the sale and issuance of City of Anderson Water and Sewer System Revenue Bonds, Refunding Revenue Bonds not exceeding \$50,000,000. This ordinance was prepared by Burr Forman McNair Law Firm, bond counsel, and reviewed by Frankie McClain.

A motion Councilman Laughridge seconded by Council Member Thompson carried (5-0) with Councilman Harbin abstaining from vote due to potential conflict, to approve Ordinance 21-15 providing the sale and issuance of City of Anderson, Water and Sewer System Revenue Bonds, refunding revenue bonds in the principal amount of not exceeding \$50,000,000 on First Reading.

#### REQUEST CONSIDERATION OF A CONSTRUCTION CONTRACT FOR THE EVERGREEN AREA WATER IMPROVEMENTS PROJECT

Water Operations Manager, Josh Haney said the Water System Master Plan and a long-range capital plan was adopted in 2011 (updated in 2018) to address needed improvements to the City's water distribution system. This plan is required in order to meet our system goals of (1) providing the highest quality of water possible, (2) providing adequate water pressures, (3) providing ample fire protection, (4) supporting economic development, (5) preparing for future growth, and (6) reducing customer complaints.

The Evergreen Area project was identified for FY21 budget year. This project includes Strickland Avenue, Finley Street, Nixon Street, Foster Street, Richey Street, and Gilbert Street. Existing water lines and services are installed in the backyards, and, over the years, the addition of fencing, home additions, animals, and detached buildings have made this area difficult to maintain lines and read meters.

On February 8, 2021, Council approved the design, bidding, and construction administration phases of the project. On August 17, 2021, the City received bids for the construction of the proposed improvements. One bid was received from J&M Construction in the amount of \$780,650.

J&M Construction has been the lowest bidder on past City water projects including Club Drive Area and W. Franklin Street Area. They have completed these jobs on time and with no issues.

Moving forward with this project helps the City meet several of the water quality goals above.

The Water Operations budget designated funds for this project.

KCI Technologies (formerly Hulsey, McCormick and Wallace) and Water Department staff have reviewed the bid and recommend approval of a construction contract with J&M Construction in the amount of \$780,650.

A motion by Councilman Harbin seconded by Mayor Pro Tem Chapman carried unanimously (6-0) to approve a construction contract with J&M Construction in the amount of \$780,650 for the Evergreen Area Water Improvement Project.

**REQUEST CONSIDERATION OF RESOLUTION 21-16 PROVIDING THAT 1610 MEADOWBROOK CIRCLE IS SURPLUS PROPERTY AND MAY BE SOLD PURSANT TO THE TERMS OF THE CITY OF ANDERSON PROCUREMENT CODE**

City Attorney, Frankie McClain said Section 16-101 of the City of Anderson Procurement Code provides that City Council may determine that any real or personal property has become surplus property.

“Surplus Property” is defined as City-owned property with remaining useful life but that has no reasonable expectation of future use within the City.

1610 Meadowbrook Circle is City property that fits the definition of surplus property. The house located on the property needs some work but appears to be structurally sound and in fairly good condition. The City came into possession of the property through the foreclosure of a

rehabilitation loan. Pursuant to the Procurement Code the property must be appraised and offered for sale by either public sale or upon receipt of sealed bids.

The City will benefit from the receipt of funds and by transfer of the maintenance responsibility.

General Fund will fund the cost of sale.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (6-0) to approve Resolution 21-16 providing that 1610 Meadowbrook Circle is surplus property and may be sold pursuant to the terms of the City of Anderson Procurement Code.

#### EXECUTIVE SESSION

A motion by Councilman Newton seconded by Councilman Laughridge carried unanimously (6-0) to move into Executive Session:

Section 30-4-70(a)(2) – Receipt of legal advice relating to potential claims or other matters covered by the attorney-client privilege.

A motion by Councilman Laughridge seconded by Mayor Pro Tem Chapman carried unanimously (6-0) to move out of Executive Session.

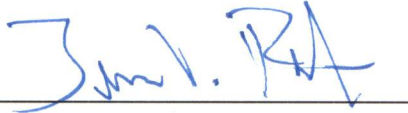
No action was taken.

#### ADJOURNMENT

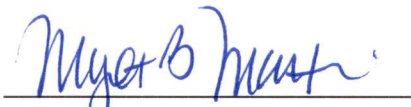
A motion by Councilman Newton seconded by Mayor Pro Tem Chapman carried unanimously (6-0) to adjourn at 6:50 p.m.

*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