

**CITY OF ANDERSON
COUNCIL AGENDA
July 25, 2022
6:00 PM**

INVOCATION: Mayor Pro Tem Matt Harbin

RESPECTS TO FLAG: Councilman John Roberts

Approval of Minutes of July 11, 2022

A. OLD BUSINESS:

None

B. NEW BUSINESS:

1. Request consideration of a contract for housing demolition.
2. Request consideration of a contract for D.B. Walker Park Improvements Project.
3. Request consideration of an ordinance authorizing the lease to real property generally known as Anderson Memorial Stadium.

C. EXECUTIVE SESSION: Section 30-4-70(a)(2) – Discussion of negotiations incident to proposed contractual arrangements and proposed sale of property, and the receipt of legal advice relating to a pending claim covered by the attorney-client privilege.

Work Session – The Cleo Bailey Community Project
July 11, 2022

The Work Session of City Council was held this date in City Hall Council Chambers at 5:30 pm. In attendance were Mayor Terence Roberts, Mayor Pro Tem Thompson, Council Members Harbin, Newton, Laughridge, John Roberts, Jeff Roberts, and Martinez. Councilman Stewart was not in attendance. Also, in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Assistant Finance Director, Tamara Lindley; and Strategic Project Director, Mary Haley Thompson.

Regular Meeting
July 11, 2022

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 Thompson, Council Members Harbin, Jeff Roberts, Laughridge, John Roberts, Newton, and Martinez. Councilman Stewart was not in attendance. Also, in attendance were City Manager, David McCuen; Assistant City Manager, Andrew Strickland; City Attorney, Frankie McClain; Assistant Finance Director, Tamara Lindley; Planning Director, Maurice McKenzie; Police Chief Jim Stewart; Parks and Recreation Director, Bobby Beville; Utilities Director, Scott Banks; and Strategic Project Director, Mary Haley Thompson. The invocation was given by Mayor Pro Tem Thompson and respect to the flag was given by Councilman Laughridge.

SPECIAL RECOGNITIONS

Police Department Promotions
Captain Carla Roberson
Captain Richard Willett

Police Chief, Jim Stewart said Captain Roberson started her law enforcement career with the South Carolina Department of Probation, Parole, and Pardon Services in 2008 working as a probation agent in Anderson County. Captain Roberson joined the Anderson Police Department in January 2009, where she started out as a patrol officer. Due to her experience in investigations and caseload management, she was transferred to the Criminal Investigation Division, where she specialized in Criminal Domestic Violence, Violent Crimes Against Women, and Homicides. Captain Roberson was promoted to Corporal in January 2012, Sergeant in June 2012, and Lieutenant of Criminal Investigations in November 2016. Captain Carla Roberson will serve as the Detention Captain.

Captain Willett began his career in law enforcement in 1987 in the town of Williamston, working his way from Patrol through the ranks to Interim Chief in 2010. Captain Willett joined the City of Anderson in March 2010 in Patrol Division. After three years of service, he transferred to the Criminal Investigations Division as a Detective Sergeant for Forensics. In 2018, Captain Willett was promoted to rank of Lieutenant as a Patrol Supervisor. In 2019, Captain Willett was transferred to Lieutenant over the Traffic Division and then additionally tasked with Municipal Services to include Court Security and the patrol and events in the Downtown District. Captain Willett will serve as the Administrative Captain.

Police Chief, Jim Stewart swore in both Captain Carla Roberson and Captain Richard Willett.

ELECTION OF MAYOR PRO TEM

City Manager, David McCuen said the Anderson City Code specifies that the Mayor Pro Tem shall be elected from the council membership and shall serve a term of one year. The Mayor Pro Tem serves in the absence of the Mayor and as a representative of the City and Council at events, functions, speaking engagements and other such duties and responsibilities otherwise attached to the office of Mayor.

As per Sec. 2-220. Mayor pro tempore.

- (a) Prior to July 1st of each year, or as soon thereafter as may be practicable, the council shall elect from its membership a mayor pro tempore for a term of one year to run from July 1st to June 30th or until his or her successor is officially named and designated. The council shall elect the member who has served the longest period of time as council person and is willing to serve as mayor pro tempore. The person elected shall not serve consecutive terms. The person elected shall have a minimum of two years' service on council. The person elected shall be succeeded by the person next in length of service who is willing to serve as mayor pro tempore. Should two members of council have equal service, the member with the earliest birth date shall serve first. The council shall have an election each year to name the next eligible member in the rotation. Should circumstances prevent the eligible member from serving, the member may maintain his position of seniority in the rotation for subsequent elections.

Based upon Sec. 2-220, the next Council member in rotation is Matt Harbin, who is willing to serve as Mayor Pro Tem.

A motion by Councilman John Roberts seconded by Councilman Laughridge carried unanimously (8-0) to approved Councilman Matt Harbin as Mayor Pro Tem for a period of one year.

APPROVAL OF MINUTES

A motion by Councilman Newton seconded by Councilman Jeff Roberts carried unanimously (8-0) to approve the minutes of the June 27, 2022, meeting as presented.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION TO REZONE 9.31 ACRES AT THE CORNER OF EAST RIVER STREET AND CLARKE LANE FROM NC, NEIGHBORHOOD COMMERCIAL TO PDD, PLANNED DEVELOPMENT DISTRICT

Planning Director, Maurice McKenzie said the applicant proposes a townhouse development on the site. Although attached residential dwellings are allowed in the NC, Neighborhood Commercial district, the applicant wishes to rezone the property to PDD, Planned Development District in order to have more flexibility with development standards. The PDD zoning classification requires a document that provides specific information related to site design, density, etc. This document is currently being drafted.

The Planning Commission will meet on August 2nd.

A motion by Councilman Jeff Roberts seconded by Council Member Thompson carried unanimously (8-0) to approve a referral to the Planning Commission to rezone 9.31 acres at the corner of East River Street and Clarke Lane from NC, Neighborhood Commercial to PDD, Planned Development District.

REQUEST CONSIDERATION TO PURCHASE VEHICLES FOR THE POLICE DEPARTMENT

Police Chief, Jim Stewart said the Police Department has researched the purchase of available law enforcement vehicles in South Carolina, North Carolina, and Georgia. There are no state contract vehicles available at this time, state contract ordering will be later, and possession of the state contract vehicles will most likely be spring of 2023. Government incentive vehicles are currently available.

The Police Department is requesting to purchase five Government Incentive 2022 Police Interceptor Utility AWD from OC Welch Ford, Hardeeville, South Carolina at a cost of \$199,355 (\$39,871 each). The vehicles are currently ordered for inventory purposes at the dealership. The department has previously purchased a Ford Interceptor Police sedan for the South Carolina Department of Public Safety traffic grant from this dealership.

Over the past sixteen years the Anderson Police Department has engaged to acquire enough vehicles to provide an assigned vehicle to each certified Police Officer. This capital purchase will enhance our fleet of emergency vehicles.

The Capital Replacement Fund will purchase the vehicles.

Staff requests approval to purchase five 2022 Police Interceptor Utility AWD in the amount of \$199,355 from OC Welch Ford. The outfitting for the vehicles will be funded by the Patrol Budget.

A motion by Councilman Laughridge seconded by Mayor Pro Tem Harbin carried unanimously (8-0) to approve the purchase five 2022 Police Interceptor Utility AWD from OC Welch Ford in the amount of \$199,355 and to be funded by the Capital Replacement Fund.

REQUEST CONSIDERATION TO PURCHASE AN ALL-TERRAIN LITTER VACUUM FOR THE RECREATION DEPARTMENT

Parks and Recreation Director, Bobby Beville said in 2015, the City purchased an all-terrain litter vacuum. This is used to maintain the parking lots, parking garage, Carolina Wren Park, and Main Street. The unit has over 1500 hours and in the last years has been in the shop for repairs several times.

With the addition of the new parking garage, North Main Commons, and the increase of downtown activities, staff is recommending purchasing an additional vacuum machine. The Beautification Supervisor had several units demonstrated and had our crew members test the units. The department is recommending the purchase of a MADVAC LN50 unit. It has a Kubota 24.8 hp diesel engine, heavy duty hydrostatic drive system, 100–120-gallon litter capacity, front wheel drive, 48-inch vacuum head with a hydraulic arm that can be removed to get in corners and tight spaces. The unit is also equipped with a water mist system for dust control and has a one year or 1000- hour parts and labor warranty.

Having a more reliable machine will help the beautification crew maintain Downtown and the surrounding parking lots and parking garages. The larger litter capacity will allow the operators to cover more area before emptying. Having two machines sweeping will reduce the time needed to maintain the areas.

The Capital Replacement Fund will purchase the all-terrain litter vacuum.

This is a Sourcewell contract through Infrastructure Solutions Group (ISG) from Mooresville, NC. The price for the unit is \$74,820.

City Council thanked the Beautification Crew for all their hard work in making our parks and downtown areas beautiful.

A motion by Councilman Newton seconded by Councilman Martinez carried unanimously (8-0) to approve the purchase of an all-terrain litter vacuum from Infrastructure Solutions Group in the amount of \$74,820 and to be funded by the Capital Replacement Fund.

REQUEST CONSIDERATION OF ENGINEERING SERVICES FOR A UNIT PRICE COLLECTION SYSTEM
SEWER REPAIR CONTRACT

Utilities Director, Scott Banks said as part of the Administrative Order of Consent (AOC) the City agreed to conduct annual assessments on portions of the Sewer Collection System. We have now completed four years' worth of assessments. Staff has performed the repairs found during these assessments that were within our capability. Unfortunately, there are several repairs such as slip lining or pipe bursting that we do not have the equipment or expertise to perform. We will also find more of these types of repairs as we continue with future annual sewer collection system. By utilizing a unit price contract, we will have the opportunity to add needed repairs to this contract without having to go back through the engineering and bidding process if we so choose.

This request is for engineering services for the design, specifications, and bidding of this project. W.K. Dickson is currently on our Engineering On-Call list. Their proposal is \$160,500.

This will give the City the needed engineering services to get the project bid and executed.

This will be funded by the Sewer Budget.

Staff recommends contracting with W.K. Dickson for the design, bidding, and construction phase services for a Unit Price contract for sewer repairs for the cost of \$160,500.

A motion by Mayor Pro Tem Harbin seconded by Councilman John Roberts carried unanimously (8-0) to approve engineering services with W.K. Dickson for the design, bidding, and construction phase services for a Unit Price contract for sewer repairs for the cost of \$160,500.

REQUEST CONSIDERATION OF A GRANT TO THE CLEO BAILEY EXPERIMENT TO PROVIDE WATER INFRASTRUCTURE TO THE ORGANIZATION'S COMMUNITY GARDEN LOCATED AT 1003 EAST WHITNER STREET

Strategic Project Director, Mary Haley Thompson said one of the missions of the City of Anderson is to support community development by implementing creative community-based strategies to benefit low- and moderate-income people, build strong neighborhoods, and meet urgent community needs such as essential services that enhance the quality of life in Anderson.

The Cleo Bailey Experiment is a non-profit organization that serves Eastside residents through a community garden located at 1003 E. Whitner Street, Anderson, SC.

The Cleo Bailey Experiment has requested financial assistance from the City of Anderson to provide city water infrastructure to the garden to support its growth.

The mission of the City to encourage community development will be enhanced by the support of this project.

The community garden will serve the surrounding neighborhoods by supplying residents with access to fresh fruits and vegetables throughout the year.

The General fund will fund this grant.

This grant of \$2,500 will assist in paying the water tap fees, setup, and supplies, as well as an estimated water cost for a year.

Council attended a Work Session prior to the Council Meeting. Ms. Thompson shared that this community garden serves 30 families in this area and has yielded 80 pounds of produce. The community garden will provide access to health food options to this community.

A motion by Councilman Martinez seconded by Councilman Newton carried unanimously (8-0) to approve a grant in the amount of \$2,500 to The Cleo Bailey Experiment to provide water infrastructure to the organization's community garden located on 1003 East Whitner Street.

ADJOURNMENT

A motion by Councilman Newton seconded by Mayor Pro Tem Harbin carried unanimously (8-0) to adjourn at 6:45 pm.

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

Date: July 25, 2022

Agenda Item No: B-1

City of Anderson
Council Agenda

Title/Description: New Business

Request: Consideration of a contract for housing demolition.

Executive Summary:

Background: The City Council identified blighted housing conditions in neighborhoods as a concern, so funding has been allocated in last years and this year’s budgets to address houses in need of demolition. Although there are many in need of demolition, a priority list was developed that takes the following into consideration - housing condition, neighborhood impact, and consent from the property owners. Initially, a list of 12 houses was developed, which meet the above criteria.

Part of the demolition process includes asbestos surveys, along with project designs on those houses with asbestos. Those steps have been completed. The staff solicited bids for the demolition and removal of the structures, and five (5) bids were submitted. A public bid opening was held on July 7th with the following results:

- 4 Seasons Demolition (Wilmington, NC) - \$102,100
- Eagle Demolition (Carrollton, GA) – 112,076
- Phillips Recovery (Anderson County) - \$131,470
- Complete Demolition Services (Carrollton, GA) - \$216,000
- Miller’s Construction (Anderson County) – \$259,630

Work will include demolition, debris removal and properly disposing the material at a licensed landfill. The specifications in the bid package require that the contractor clear the lots in a manner that can be easily maintained.

Benefit: To remove blighted structures negatively impacting City neighborhoods.

Funding: Demolition funding that is budgeted.

Recommendation: Approval of a contract with 4 Seasons Demolition. This company works mainly in North Carolina and South Carolina and has performed satisfactory work on several projects for Anderson County and others in the region.

<input type="checkbox"/> Ordinance 1 st Reading	<input type="checkbox"/> Information Only
<input type="checkbox"/> Ordinance 2 nd Reading	<input checked="" type="checkbox"/> General Approval
<input type="checkbox"/> Resolution	<input type="checkbox"/> Other (Referral)

City of Anderson
Council Agenda

Title/Description: New Business

Request consideration to award bid for the D.B. Walker Park Improvements

Executive Summary

Background: The Recreation Master Plan identified D.B. Walker Park as an important amenity to the Eastside area. The park is part of the Eastside Recreation Master Plan which includes McCants football field, Nardin field and the Jim Rice field. The park is in a Focus Area Neighborhood (FAN) qualifying the project for Community Development Block Grant (CDBG) funding.

Phase I was completed in 2020. It included a pavilion shelter, ADA sidewalk, landscaping, irrigation, and sod. On March 14, 2022, Council approved the purchase of new state-of-the-art playground equipment. The playground will have Poured-In-Place surfacing. As part of the purchase, installation is included.

In April, the city advertised for contractors to bid to prepare the playground area and listed two alternate bids for a parking area and an additional picnic shelter. No bids were received by the May 4th deadline. The city re-bid the project advertising through South Carolina Business Opportunities, Anderson Independent, city website and sending emails to various contractors. The city received one bid by the June 22nd deadline.

Foothills Construction submitted a price to do the demolition, earthwork, retaining wall, drainage system, erosion control and seeding. The base bid (playground area) is \$256,123.00. Alternate bid #1 is for the demolition, installation of sidewalk, gazebo pad and installation of a pavilion shelter. The price is \$93,708. Alternate bid #2 is for the parking lot. The price for earthwork, 5' concrete sidewalk, curb & gutter, asphalt paving, striping is \$128,667.00. The total to do the base bid and both alternates is \$478,498.00.

Foothills has had previous experience doing CDBG projects in Greenville. Currently the company is doing the work for Anderson County on the KidVenture project at the Sports and Entertainment Complex and behind the historic courthouse.

Benefit: Adding new state of the art playground equipment will continue to advance the Recreation Master Plan. We believe this enhancement will have the same results as the recent upgrade to Bea Thompson Park. It will be used by families on the eastside and bring families from the surrounding areas. The completion of the entire project will be a game changer for the community.

Funding: CDBG funds

Recommendation: Staff and the LandPlan Group recommends awarding the base bid and both alternate #1 and #2 in the amount of \$478,498.00.

Action Requested: General Approval

Date: July 25, 2022

Agenda Item No: B-3

**City of Anderson
Council Agenda**

Title/Description: New Business

Request first reading of an ordinance authorizing the lease of real property generally known as Anderson Memorial Stadium.

Executive Summary:

Background:

The City of Anderson owns the real property known as the Anderson Memorial Stadium and parking lot and is a portion of Tax Map Number 151-00-01-001. Anderson University is an institution of higher learning in the City of Anderson. Anderson University has occupied the property since 1983 and is presently using the property as its home for its baseball team. Anderson University desires to lease the property on a long-term basis in order to make substantial improvements to the property to continue to use the property for its home field. Anderson University will assume all maintenance and utility expenses. The City of Anderson has no reasonable expectations for future use of the property.

Benefit:

This ordinance will benefit the citizens of Anderson and the surrounding community by the continued use of the Anderson Memorial Stadium as a baseball facility. The City will no longer share in the maintenance and utility expense.

Funding:

No funding necessary.

Recommendation:

City Staff recommends that the Ordinance be passed.

Action Requested:

- | | |
|-----------------------------------------------------------|-------------------------------------------|
| <input checked="" type="checkbox"/> Ordinance 1st Reading | <input type="checkbox"/> Information Only |
| <input type="checkbox"/> Ordinance 2nd Reading | <input type="checkbox"/> General Approval |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Other |

ORDINANCE NO. _____

AN ORDINANCE OF THE MAYOR AND
COUNCIL OF THE CITY OF ANDERSON,
SOUTH CAROLINA AUTHORIZING THE
LEASE OF REAL PROPERTY GENERALLY
KNOWN AS ANDERSON MEMORIAL STADIUM

WHEREAS, the City of Anderson owns the real property known as the Anderson Memorial Stadium and parking lot and is a portion of Tax Map Number 151-00-01-001.

WHEREAS, Anderson University is an institution of higher learning in the City of Anderson; and

WHEREAS, Anderson University has occupied the property since 1983 and is presently using the property as its home for its baseball team; and

WHEREAS, Anderson University desires to lease the property on a long term basis in order to make substantial improvements to the property to continue to use the property for its home field; and

WHEREAS, Anderson University will assume all maintenance and utility expenses; and

WHEREAS, the City of Anderson has no reasonable expectations for future use of the property.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND
COUNCIL OF THE CITY OF ANDERSON THAT:

1. The property known as Anderson Memorial Stadium shall be leased to Anderson University pursuant to a lease agreement in substantially the form attached hereto as Exhibit A.
2. All ordinances inconsistent or in conflict with the provision of this ordinance are hereby repealed to the extent of the inconsistency or conflict.
3. This Ordinance shall take effect immediately.