

City of Anderson
Regular Meeting
October 27, 2014

The regular meeting of City Council was held this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Roberts, Mayor Pro Tem Laughridge, Council Members Buck Roberts, Kirven, Thompson, Chapman, Stewart, Harbin and John Roberts. Also in attendance were City Manager, John Moore, Assistant City Manager, Linda McConnell; Finance Director, Peggy Maxwell; City Attorney, Frankie McClain; and Fire Chief, Dale Horne. The invocation was given by Council Member Beatrice Thompson with respects to the flag by Mayor Pro Tem Rick Laughridge.

SPECIAL RECOGNITION
Firefighter Richie Earle – Engineer

Fire Chief, Dale Horne said due to a recent retirement, the Anderson City Fire Department has an Engineer position vacant. Firefighter Richie Earle was hired on October 20, 2011. He was the top candidate in the Engineer Promotional process which included a practical and written test. He has completed all requirements to be promoted to the rank of Engineer.

Assistant Fire Chief, Randy Bratcher pinned Firefighter Richie Earle as Engineer.

SWEARING-IN CEREMONY
Firefighter Chevis Sexton

Chief Horne said Firefighter Chevis Sexton is a 2012 graduate from Westside High School. He is IFSAC accredited as FF I, and has numerous other firefighting courses certified through the South Carolina Fire Academy. He has previous firefighting experience with the Homeland Park Fire Department and worked with the Fork Rescue Squad.

He has successfully completed his probationary period and is qualified to be sworn in as an Anderson City Firefighter.

Chief Horne swore-in Firefighter Chevis Sexton. He was also pinned by Assistant Fire Chief, Randy Bratcher.

Councilman John Roberts made a few comments on the death of Lester McDowell who served on countless boards in the Anderson Community.

APPROVAL OF MINUTES

A motion by Councilman Buck Roberts seconded by Council Member Thompson carried unanimously (9-0) to approve the minutes of the October 13, 2014 meeting as presented.

REQUEST SECOND AND THIRD READING OF ORDINANCE 14-15 AMENDING THE 2013-14 BUDGET

City Manager, John Moore request consideration of an ordinance amending the 2013-2014 Annual Budget by increasing the General Fund budget \$962,788, the Hospitality Fee Fund budget \$377,459 and the Community Development Fund budget \$967,615.

The City Council adopted the 2013-2014 Annual Budget by Ordinance 13-07 on June 24, 2013. During the budget year, Council approved funding of various expenditures not previously identified in the original budget. Council approved a Justice Assistance Grant (Police), Westview Cemetery expansion, an Incident Management Team Grant (Fire), and Wren Park construction. The employee health insurance and wage adjustment was part of the budget process and funds are only being moved to the appropriate departmental accounts.

The amendments allow the budget and audit to more accurately reflect all revenues received and expenditures made. Therefore, comparisons between budget and actual are more meaningful. These amounts were not known when the original budget was adopted in June, 2013.

Councilman Kirven questioned the need for handling the budget in this manner.

Mr. Moore said going forward the Finance Committee will study and analyze the amendment process and future budgeting procedures.

City Council approved this ordinance on first reading at their October 13, 2014 meeting.

A motion by Mayor Pro Tem Laughridge seconded by Councilman John Roberts carried unanimously (9-0) to approve Ordinance 14-15 amending the 2013-14 Budget on Second Reading.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (9-0) to approve Ordinance 14-15 on Third Reading as stated above.

REQUEST SECOND AND THIRD READING OF ORDINANCE 14-16 TO REZONE APPROXIMATELY 15 ACRES GENERALLY IN THE WEST FRANKLIN STREET/DOOLEY AVENUE AREA FROM RM-10, MULTI-FAMILY RESIDENTIAL TO PDD, PLANNED DEVELOPMENT DISTRICT

Mr. Moore said the applicant, Homes of Hope, proposes to rezone the subject property to PDD, Planned Development District in order to construct a mixture of single-family and multi-family homes. Up to 80 units are planned to be constructed during four phases of development. PDD zoning is requested because it allows the applicant to create development guidelines regarding density, setbacks, green space, etc. that are specific to this parcel of land.

Each residential building footprint will be on individual lots and the remainder of the property will be considered common property maintained by the developer. The development is proposed to have a number of amenities including common open space, a playground, community garden and walking trails. Each dwelling will consist of three bedrooms and will be a mixture of one and two-stories, all designed to blend into the surrounding architectural styles of the neighborhood.

The Planning Commission unanimously recommended approval of the request and the Council approved this ordinance on first reading at their October 13th meeting.

A motion by Council Member Thompson seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to approve Ordinance 14-16 to rezone approximately 15 acres generally in the West Franklin Street/Dooley Avenue area from RM-10, Multi-Family Residential to PDD, Planned Development District on Second Reading.

A motion by Council Member Thompson seconded by Councilman Harbin carried unanimously (9-0) to approve Ordinance 14-16 on Third Reading as stated above.

REQUEST SECOND AND THIRD READING OF ORDINANCE 14-17 TO REZONE 1341 EAST RIVER STREET FROM RM-10, MULTI-FAMILY RESIDENTIAL TO LO, LIMITED OFFICE

Mr. Moore said the applicant proposes to rezone the subject property so a non-profit organization partnering with the Housing Authority can utilize the building for office and related space to assist clients in obtaining training opportunities for employment. This property is adjacent to the Housing Authority Office. The previous use of this property was a Laundromat but has been vacant for a while. The Laundromat was a non-conforming use while in operation, but is constructed as a commercial building.

The initial request was to rezone the property to GC, General Commercial, but after discussion at the October 13th Council meeting, staff revisited details along with Council comments.

Based on the discussion and reevaluation, it was determined that LO, Limited Office zoning will be a more suitable zoning classification at this time. This will allow the proposed use and the applicant supports the change. If in the future, a more intensive zoning classification is needed, the Council will review it at that time.

The Planning Commission unanimously recommended approval of the request and the Council approved the ordinance on first reading at their October 13th meeting.

A motion by Councilman Stewart seconded by Councilman Buck Roberts carried unanimously (9-0) to approve Ordinance 14-17 to rezone 1341 East River Street from RM-10, Multi-Family Residential to LO, Limited Office on Second Reading.

A motion by Councilman Stewart seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to approve Ordinance 14-17 on Third Reading as stated above.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO ANNEX AND ZONE TO NC, NEIGHBORHOOD COMMERCIAL, APPROXIMATELY 7.25 ACRES GENERALLY LOCATED AT THE NORTHWESTERN CORNER OF EAST GREENVILLE STREET AND REED ROAD

Mr. Moore said pursuant to the recently recorded Sewer Service Agreement and Restrictive Covenant signed by the property owner, the subject property is eligible for annexation since it is contiguous to the city limits. The property is being developed as a Walmart Neighborhood Market, a 40,000 square feet grocery store and a small gas station related to the grocery store. In addition, an outparcel just under an acre in size for future development is also included in the annexation area. Anderson County has begun the permitting process for this project.

This will benefit the City by expanding the City's boundaries and add to its tax base.

The Planning Commission will consider this request at their November 4th meeting.

A motion by Councilman Harbin seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to refer to the Planning Commission a petition to annex and zone to NC, Neighborhood Commercial, approximately 7.25 acres generally located at the northwestern corner of East Greenville Street and Reed Road.

REQUEST CONSIDERATION OF ACCOMMODATIONS TAX (ATAX) ADVISORY COMMITTEE
RECOMMENDATIONS

Assistant City Manager, Linda McConnell said this year the City received 29 applications for projects requesting ATAX Funds. The City's total to allocate this year is \$105,643.27 including carryover funds (carryover funds result from events that did not occur or spend their allotment). The total amount requested by these organizations was \$165,350.

The Committee members fully understand the purpose of these dollars and judiciously studied how the City of Anderson and the applicants can best be served. The Committee analyzed the real tourism impact of each of the events and the recommendations are indicative of such. The Committee recommended continued emphasis on the data collection and reporting that supports tourism impact of projects or events funded through ATAX. This year's projects continue to include cultural tourism and sports tourism which are growing tourism opportunities.

In making these recommendations, the Committee gave great consideration to the applicant's tourism track record, data collection, substantiation of advertising and promotion expenses, economic benefit, other funding sources, and ability to attract and/or sustain tourism. Another weighted factor was the geographic location where the ATAX dollars originated (within the city limits) and the likelihood of continuing to leverage those dollars within the City.

Based upon these criteria, and especially the ability to generate tourism, the ATAX Committee is recommending the distribution of \$105,643.27 to 29 projects/applicants.

As a reminder, the ATAX formula distributes the first \$25,000 to the City's General Fund plus an additional 5%. This equates to about \$30,000. Then 30% of the balance of the collections is used for advertising and promotion of tourism (i.e. CVB). Then 65% or \$105,643.27 (including carryover funds) is allocated for tourism-related expenditures (as recommended by the ATAX Committee and approved by the City Council) to the various requesting organizations.

The staff concurs with these recommendations and thanks the Committee for their time, innovation, and genuine interest in allocating these dollars appropriately. Committee members are Shaneice Williams, Cindy Suttles, John Doolittle, Larry Linnette, Vicki Culler, Summer Fredette and Chris Glenn.

**2014 - 2015
Accommodations Tax Distribution**

Applicant	Project	Amount Requested	Last Year	Comm. Recommend
Anderson Area YMCA	Midnight Flight Roadraces	\$7,500	\$5,056.69	\$5,000
Anderson Arts Center	Annual Tourism Projects	\$20,000	\$13,000	\$11,000
Anderson CVB	Marketing Ads	\$15,000	\$10,000	\$13,500
Anderson CVB	NASC Sports Event Symposium-Travel & Reg	\$2,500	\$2,500	\$2,500
Anderson CVB	Rev3 Triathlon	\$5,000	did not apply	\$2,000
Anderson County Museum	Promotion of Events	\$16,000	\$6,000	\$6,000
Anderson Cnty. Senior Citizens Prog.	Electric City Sectional Bridge Tourn.	\$1,000	\$1,000	\$1,000
Anderson Lights of Hope	Lights of Hope	\$2,500	did not apply	\$1,000
Anderson Lights of Hope	Upstate Holiday Show	\$2,500	did not apply	\$500
Anderson Lights of Hope	Upstate Regional Drill Championship	\$1,500	did not apply	\$500
Anderson University	Anderson Senior Follies	\$3,200	\$2,800	\$2,800
Balloons Over Anderson	Balloons Over Anderson	\$4,000	\$4,000	\$4,000
Belton Tennis Association	Palmetto Championships	\$8,000	\$8,000	\$8,000
City of Anderson	Wren book and art project	\$12,000	\$8,000	\$6,000
Downtown Dev. Commission	Downtown Holiday Celebrations	\$6,000	did not apply	\$6,000
Downtown Dev. Commission	Hospitality Program	\$6,500	\$8,000	\$4,493.27
Downtown Dev. Commission	St. Patrick's Day events	\$2,500	\$3,500	\$2,500
Downtown Dev. Commission	Shakespeare in the Park	\$4,000	did not apply	\$4,000
Electric City Playhouse	Season - Promotion of Events	\$5,000	\$2,000	\$2,000
Foothills Alliance	Annual Festival of Trees	\$500	\$500	\$500
GAMAC	Concert Season	\$4,000	\$3,000	\$3,000
Main Street Program of Anderson	Block Party	\$3,000	\$2,000	\$3,000
Main Street Program of Anderson	Day B-4 Fathers Day Car Show	\$4,000	\$3,000	\$4,000
Main Street Program of Anderson	Downtown Sketchcrawls	\$600	did not apply	\$600
Main Street Program of Anderson	Holiday Walk & Tree Lighting	\$1,500	\$1,000	\$1,500
Main Street Program of Anderson	Regional Advertising	\$24,800	\$5,000	\$8,000
Meals on Wheels - Anderson	Saint Nick's Chili Fix Chili Cook-off	\$1,000	\$750	\$1,000
Oconee Conservatory of Fine Arts	Upstate Heritage Quilt Trail	\$500	did not apply	\$500
Prickly Fingers & Electric City Quilt Guilds	Anderson Area Quilt Show	\$750	did not apply	\$750

Total amount requested (29 applications): \$165,350.00
Amount received in 13/14 for distribution: \$102,873.34
Amount carried forward & interest for distribution:
\$2,769.93
Total amount available for 14/15 distribution:
\$105,643.27

A motion by Mayor Pro Tem Laughridge seconded by Councilman Buck Roberts carried unanimously (9-0) to approve recommendations from the Accommodations Tax (ATAX) Advisory Committee to distribute \$105,643.27 to 29 applicants as stated above.

REQUEST CONSIDERATION OF A CONTRACT WITH MATRIX CONSTRUCTION COMPANY, INC. FOR
e-MERGE @ THE GARAGE AND THE ECONOMIC DEVELOPMENT DIVISION OFFICE

Mr. Moore said there is a request for consideration of a contract with Matrix Construction Co., Inc. for the up-fit and interior furnishings of 5,000 sq. ft. for the development of a business incubator and for the housing of the City of Anderson Economic Development Division to be located on the ground floor of the W. Whitner St. Parking Garage.

The City and Innovate Anderson entered into a Memorandum of Agreement for the purposes of promoting economic development and agreed to make joint use of the premises which will involve interior up-fit of a portion of the property from funds received by Innovate Anderson from a South Carolina Department of Commerce grant and other funds from the City of Anderson.

Through a Request for Qualifications (RFQ) process, the design build team of Matrix Construction Co., Inc. and McMillian Pazdan Smith Architecture was selected to provide a scope of work which included the preliminary design and budgeting of the up-fit and interior furnishings of the 5,000 sq. ft. of the ground floor of the parking garage. This scope of work has been completed and a budget has been determined.

The Design Review Team, which included Councilmembers A.B Roberts and Chapman along with City Management and Economic Development staff, met numerous times working diligently to define needs and outline efficient work flows, with a common goal of providing an overall product that will become a signature facility to foster future economic development and entrepreneurial opportunities.

It is based upon a Guaranteed Maximum Price that includes the construction documents, construction phase services and interior furnishings related to the design and development of a

business incubator and for the housing of the City of Anderson Economic Development Division to be located on the ground floor of the W. Whitner St. Parking Garage.

The development of e-Merge @ the Garage and Economic Development offices in this space will allow the City to build an ecosystem with local industry partners and the existing and new businesses in the city of Anderson.

The establishment of a public/private partnership with various entities will bring forth the growth of our downtown districts and improve our tax base with new businesses to prosper in the future.

Funding in the amount \$414,906 is needed for the identified scope of work and will come from grant funds received by Innovate Anderson and other funds from the City of Anderson.

The staff recommends approval of the contract with Matrix Construction Co., Inc. in the amount of \$414,906 for the identified Scope of Work.

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried unanimously (9-0) to approve a contract with Matrix Construction Co., Inc. in the amount of \$414,906 for the e-Merge @ The Garage and Economic Development Offices.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

City Manager, John Moore reminded Council of the following upcoming events and all meetings in November 2014.

November 2nd – “All Saints Day” – Westview Cemetery

November 7th – 9th – City of Anderson is hosting the MASC Board Retreat

November 9th – Veterans Day Parade – Downtown

November 13th – Anderson County Municipal Association Meeting

EXECUTIVE SESSION

A motion by Councilman Buck Roberts seconded by Councilman Chapman carried unanimously (9-0) to move into Executive Session to discuss Personnel – Municipal Court.

A motion by Councilman Buck Roberts seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to move out of Executive Session.

Mr. Moore said it was discussed to provide assistance to Judge Mattison in the Municipal Court. It is recommended to approve three temporary positions as Assistant Judge by appointing Thompson and King Law Firm and Josh Allen.

A motion by Councilman Stewart seconded by Council Member Thompson carried unanimously (9-0) to appoint Thompson and King Law Firm and Josh Allen as Assistant Judges to assist Judge Mattison in Municipal Court on a temporary basis.

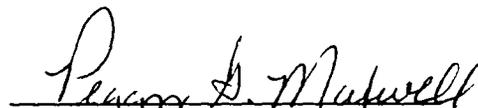
ADJOURNMENT

A motion by Councilman Chapman seconded by Councilman Stewart carried unanimously (9-0) to adjourn.

ATTEST:



Terence V. Roberts
Mayor



Peggy G. Maxwell
City Clerk Treasurer