

City of Anderson
Regular Meeting
June 22, 2015

The regular meeting of City Council was held this date in City Hall Council Chambers at 6:00 pm. In attendance were Mayor Roberts, Council Members Kirven, Chapman, Buck Roberts and John Roberts. Mayor Pro Tem Laughridge, Council Members Stewart, Thompson and Harbin were not present. 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 and the respects to the flag were given by Mayor Terence Roberts.

SPECIAL RECOGNITIONS
Battalion Chief Tom Dunlap – Fire Department Retiree

Fire Chief Dale Horne said Battalion Chief Tom Dunlap joined the Anderson City Fire Department on September 11, 1988. He was promoted to the rank of Engineer in 2000, Sergeant in 2007, Lieutenant in 2008, Captain in 2009 and Battalion Chief in 2010. He was a member of the AFD Technical Rescue Team, Certified Adjunct Instructor with the SC Fire Academy, Investigator with the Anderson Arson Task Force and Certified State Fire Marshal.

His pursuit of new endeavors has initiated his decision to retire after 25 years of service. Chief Horne presented Battalion Chief Tom Dunlap with a retirement plaque.

SPECIAL PRESENTATION
American Heart Association

Meredith Bose, with the American Heart Association, presented the City of Anderson with a plaque representing that the City is at the Gold Level for a Fit Friendly Worksite. This award places the City among on elite group of workplaces that have fulfilled key criteria and demonstrated a strong commitment to providing a healthy workplace for employees. The City of Anderson is one of only four cities in South Carolina to receive this honor.

APPROVAL OF MINUTES

A motion by Councilman Buck Roberts seconded by Councilman Chapman carried unanimously (5-0) to approve the minutes of the June 8, 2015 meeting as presented.

REQUEST SECOND AND THIRD READING OF ORDINANCE 15-09 TO ANNEX AND ZONE 1212 REED ROAD TO R-20, SINGLE-FAMILY RESIDENTIAL

City Manager, John Moore said the applicant, Concord Baptist Church, requests to annex the .58 acre parcel in order to expand a parking lot. A residential dwelling was previously on the site, but has been demolished. The proposed parking area will be on property already inside the city limits along with the lot requested for annexation. Although they can develop the parking expansion by leaving the property in the County's jurisdiction, they wish to annex in order to simplify the plan review and development process. If they do not annex, plans would need to be reviewed by both the City and County.

The City Council approved this request on first reading at their June 8th meeting. This also was unanimously recommended for approval by the Planning Commission.

A motion by Councilman Chapman seconded by Councilman John Roberts carried unanimously (5-0) to approve Ordinance 15-09 to annex and zone 1212 Reed Road to R-20, Single-Family Residential on Second Reading.

A motion by Councilman Buck Roberts seconded by Councilman John Roberts carried unanimously (5-0) to approve Ordinance 15-09 on Third Reading as stated above.

REQUEST SECOND AND THIRD READING OF ORDINANCE 15-08 AMENDING THE 2014-2015 BUDGET

Mr. Moore requests approval of Ordinance 15-08 amending the 2014-2015 Annual Budget by increasing the General Fund budget \$251,511.

The City Council adopted the 2014-2015 Annual Budget by Ordinance 14-08 on June 23, 2014. During the second quarter of the fiscal year, council approved improvements to Roberts and Crayton Streets (\$136,212), Police Taser Grant (\$21,080), HVAC equipment for City Hall and Detention Center (\$16,442) and Detention Center equipment (\$14,577).

The amendments allow the budget and audit to more accurately reflect grant revenue received and expenditures made that were unknown when the budget was originally adopted. Therefore, comparisons between budget and actual are more meaningful.

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried (4-1) with Councilman Kirven opposed to approve Ordinance 15-08 amending the 2014-2015 budget on Second Reading.

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried (4-1) with Councilman Kirven opposed to approve Ordinance 15-08 on Third Reading as stated above.

REQUEST SECOND AND THIRD READING OF ORDINANCE 15-07 ADOPTING THE BUDGET FOR FISCAL YEAR 2015-2016

Mr. Moore said the Finance Department requests approval of Ordinance 15-07 adopting the budget for fiscal year 2015-2016.

Each year City Council adopts a budget for the City of Anderson. Budget adoption is required by state law.

The City's budget is a policy and planning document that tells what the City's priorities are and where the City is going. The purpose of a budget is to control the money, directing it at projects identified by Council and providing basic municipal services.

The total budget for all funds is \$57,887,166. The budget does not include a tax increase but does include a 15% sewer rate increase. Each Council member has been invited to a budget work session. A public hearing was held on June 8, 2015 prior to the Council meeting.

A motion by Councilman John Roberts seconded by Councilman Buck Roberts carried unanimously (5-0) to approve Ordinance 15-07 adopting the budget for fiscal year 2015-2016 on Second Reading.

A motion by Councilman Chapman seconded by Councilman John Roberts carried unanimously (5-0) to approve Ordinance 15-07 on Third Reading as stated above.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO REZONE 312 KINGSLEY ROAD, 1019 AND 1021 EAST ORR STREET FROM R-15, SINGLE-FAMILY RESIDENTIAL TO RM-18, MULTI-FAMILY RESIDENTIAL, AND APPROXIMATELY 20 ACRES LOCATED AT THE NORTHEASTERN CORNER OF OLD WILLIAMSTON ROAD AND WILDWOOD DRIVE FROM RM-10, MULTI-FAMILY RESIDENTIAL TO RM-18, MULTI-FAMILY RESIDENTIAL

Mr. Moore said the applicant, Anderson University, proposes to rezone parcels of land in their ownership. Much of Anderson University's campus is zoned RM-18, Multi-Family Residential, which allows college campus uses. The applicant wishes to rezone the subject parcels to make them consistent with the majority of the campus so that they can move forward with the following:

312 Kingsley Road proposed use: University's Development Office. Staff is working with Anderson University to divide the property and not rezone the portion in the rear that impacts Allen Woods subdivision.

1019 and 1021 Orr Street proposed uses: None at the present time, but Anderson University wishes to bring these into zoning compliance for university uses in the future.

20 acres on Old Williamston Road proposed use: Three story residence halls.

The Planning Commission meets on July 7th.

A motion by Councilman Buck Roberts seconded by Councilman John Roberts carried unanimously (5-0) to approve referral to the Planning Commission a petition to rezone 312 Kingsley Road, 1019 and 1021 East Orr Street from R-15, Single-Family Residential to RM-18, Multi-Family Residential, and approximately 20 acres located at the northeastern corner of Old Williamston Road and Wildwood Drive from RM-10, Multi-Family Residential to RM-18, Multi-Family Residential.

REQUEST CONSIDERATION OF AN ENGINEERING CONTRACT FOR THE WEST FRANKLIN AREA WATERLINE IMPROVEMENT PROJECT

Mr. Moore said the Water System Master Plan and a long range capital plan were adopted 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 West Franklin Area project was identified for FY15 budget year.

This project includes portions of W. Franklin, W. Reed, Smith, Casey, Byrd, Eleanor, Lawrence, Carroll, Montague, Ulmer, Cathcart, Rose Hill, Armstrong, Cunningham, Reed Court, Morris, Owens, Johnson, and Booker. The Utilities Committee reviewed the improvements in April and recommended proceeding with Hulsey McCormick & Wallace, Inc. for engineering services for this project in the amount of \$78,000. (Hulsey McCormick & Wallace, Inc. was previously qualified through RFQs for utility projects.)

The engineering proposal includes design of the improvements, bidding services, and construction administration services to complete the project.

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

The water operations budget includes designated funds for this project.

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried unanimously (5-0) to approve an engineering contract with Hulsey McCormick & Wallace, Inc. in the amount of \$78,000 for waterline improvements in the West Franklin Street area.

REQUEST CONSIDERATION OF CAPITAL IMPROVEMENT PLAN PURCHASES

Mr. Moore said in January 2015, the Finance Committee recommended a package of capital equipment purchases based upon identified department priorities. On March 23, 2015, City Council approved capital equipment purchases in the amount of \$1,605,350.

The purchase of this equipment will improve and enhance services provided, as well as saving time and money in the performance of various operations within the city.

On 2-23-15, \$117,000 was approved to purchase (5) police cars, and on 3-23-15, Council authorized \$1,495,900 for General Fund capital equipment. This leaves an estimated \$109,500 in the Capital Equipment Fund as of June 30, 2015 which is available for vehicles and equipment in the General Fund.

The staff also requests approval of equipment purchases in the amount of \$36,947.10 from the Hospitality Fund, \$54,977.00 from the Water Fund, and \$30,338.00 from the Sewer Fund.

The staff recommends proceeding with the capital equipment planned purchases as per the Finance Committee's and Council's prior direction and recommend approval of \$227,049.26 for vehicles and equipment.

Councilman Chapman recommended purchasing a Toyota Prius for fuel efficiency for use by the Business License Office.

A motion by Councilman John Roberts seconded by Councilman Chapman carried unanimously (5-0) to approve Capital Improvement Plan purchases in the amount of \$227,049 for vehicles and equipment as follows:

Police	Extended Cab Truck	22,682
Signal & Sign	Service Truck	29,234
Street	Tractor with Flail Mower	33,160
Finance	Prius	19,711
Recreation	Litter Vacuum	36,947

Water	Truck	30,338
Sewer	Truck	30,338
Water	Service Truck	<u>24,639</u>
	Total	\$227,049

REQUEST CONSIDERATION OF A DEVELOPMENT AGREEMENT WITH HOMES OF HOPE

Assistant City Manager, Linda McConnell said Homes of Hope, Inc. is building new homes in the City of Anderson. The newest development, 61 Hills, is underway and located on approximately 15 acres situated between Southwood Street, W. Franklin Street, and Dooley Avenue.

Homes of Hope has requested that the City consider providing financial assistance in the amount of \$150,000 over 3 years for this development. The 61 Hills development will consist of 68 new housing units constructed in the 3 phases. Staff and the Neighborhoods & Housing Committee have reviewed the development plan and estimated the new revenue to be generated as a result of the development. The new revenue consists of water tap fees, sewer tap fees, building permits, business licenses, and stormwater fees. In addition, the development will generate new water and sewer monthly (customer) revenues, and sanitation revenues.

2016 estimates:

Fees, permits and licensing = \$38,740

2017 estimates:

Fees, permits, and licensing = \$43,260

Water/sewer/sanitation, stormwater = \$ 12,003

2018 estimates:

Fees, permits and licensing = \$30,520

Water/sewer/sanitation, stormwater = \$26,022

Total: new revenue in 3 years = \$150,545

In addition, the water line improvement project on W. Franklin Street will equate to the City contributing more than \$60,000 in improvements to this development – improvements which are being scheduled to coordinate with 61 Hills development and costs that the Homes of Hope will not have to incur due to this water master plan project.

In 3 years, the development will generate enough revenue to cover a grant in the amount of \$105,000. The remainder of the request for \$150,000 in assistance is in the form of the capital investment in the water line improvements serving 61 Hills. The development agreement also provides that the grant payments in any given year shall not exceed the revenue generated by the development. The revenues are estimates and will be monitored and adjusted as needed to reflect the true annual amounts and subsequent payments.

The Neighborhoods & Housing Committee and staff recommend approval of the development agreement which provides for a grant of \$105,000 over 3 years with the funds being generated from the fees, permits, licensing, and customer base created by the development.

A motion by Councilman Chapman seconded by Councilman John Roberts carried unanimously (5-0) to approve a Development Agreement with Homes for Hope that will provide a grant of \$105,000 over 3 years with the funds being generated from the fees, permits, licensing, and customer base created by the development.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

City Manager, John Moore reminded Council of the following upcoming events and all meetings in July 2015.

July 4th – Independence Day – City Offices Closed

July 9th, 16th, 23rd, 30th – Block Party – Carolina Wren Park

July 15th – 19th – MASC Annual Meeting

EXECUTIVE SESSION

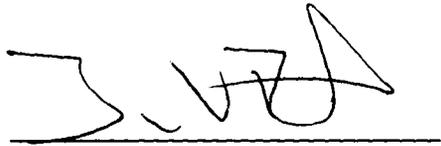
A motion by Councilman Buck Roberts seconded by Councilman Chapman carried unanimously (5-0) to move into Executive Session to discuss Contractual Matter – Possible Property Acquisition and Personnel.

A motion by Councilman Buck Roberts seconded by Councilman Chapman carried unanimously (5-0) to move out of Executive Session.

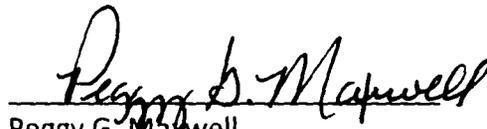
ADJOURNMENT

A motion by Councilman Buck Roberts seconded by Councilman John Roberts carried unanimously (5-0) to adjourn.

ATTEST:



Terence V. Roberts
Mayor



Peggy G. Maxwell
City Clerk Treasurer