

City of Anderson
Regular Meeting
March 23, 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, Mayor Pro Tem Laughridge, Council Members Stewart, Thompson, Kirven, Chapman, Harbin, Buck Roberts and John Roberts. Also in attendance were City Manager, John Moore; Assistant City Manager, Linda McConnell; Finance Director, Peggy Maxwell; and City Attorney, Frankie McClain. The invocation was given by Councilman Buck Roberts with respects to the flag by Councilman Tony Stewart.

SPECIAL RECOGITION
Anderson University Women's Basketball Team

Mayor Terence Roberts recognized the Anderson University Women's Basketball Team and presented the team with a plaque. They had a 27-5 overall record. They also won their conference with a 20-2 record.

PROCLAMATION
Fair Housing Month – April

Proclamation

WHEREAS, the month of April is recognized throughout these United States of America as Fair Housing Month; and

WHEREAS, Title VIII of the Civil Rights Act of 1968, as amended, set forth a national policy of fair housing without regard to race, color, national origin, religion, sex, familial status or disability; and

WHEREAS, housing is a critical component of family and community health and stability; and

WHEREAS, both State and Federal offices of the Department of Housing and Urban Development continue their efforts to promote and educate as many citizens as possible about every

person's right to enjoy equal opportunities in housing insuring that all Americans have the opportunity to achieve the American Dream of homeownership; and

WHEREAS, the City of Anderson continues to affirmatively further fair housing for its citizens.

NOW, THEREFORE, I, Terence V. Roberts, Mayor of City of Anderson, South Carolina, along with my fellow council members of City Council, do hereby proclaim April, 2015 to be

FAIR HOUSING MONTH

in the City of Anderson, SC for the significance of fair housing to our way of life and encourage all citizens to observe and support both the letter and spirit of the Fair Housing Law as an expression of the individual rights guaranteed by the United States Constitution and the Constitution of the State of South Carolina

Signed this 23rd day of March, 2015



Mayor Terence V. Roberts

PROCLAMATION

National Community Development Week – April 6-11

Proclamation

WHEREAS, the week of April 6-11, 2015 has been designated as National Community Development Week by the National Community Development Association to celebrate the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME Program); and

WHEREAS, the CDBG Program provides annual funding and flexibility to local communities to provide decent, safe and sanitary housing, a suitable living environment and economic opportunities to low- and moderate-income people; and

WHEREAS, the HOME Investment Partnerships (HOME) Program provides funding to local communities to create decent, safe, and affordable housing opportunities for low-income persons. Nationally, over one million units of affordable housing have been completed using HOME funds; and

WHEREAS, over the past five years, our community has received a total of \$3,144,249 in CDBG funds and over \$600,000 in HOME funds; and

WHEREAS, the following activities including owner occupied housing rehabilitation, infrastructure improvements, economic development, acquisition of real property, relocation, and fair housing have been funded by CDBG; and

WHEREAS, in our community and in communities throughout the nation, 41 years of Community Development Block Grant program funding has developed a strong network of relationships among local governments, residents, businesses, and non-profit organizations.

NOW, THEREFORE BE IT RESOLVED, that the City of Anderson designates the week of April 6 through April 11, 2015 as National Community Development Week in support of these two valuable programs that have made tremendous contributions to the viability of the housing stock, infrastructure, public services, and economic vitality of our community.

BE IT FURTHER RESOLVED, that this community urges Congress and the Administration to recognize the outstanding work being done locally and nationally by the Community Development Block Grant Program and the HOME Investment Partnerships Program by supporting increased funding for both programs in FY16.

Signed this 23rd day of March 2015.

Terence V. Roberts, Mayor

APPROVAL OF MINUTES

A motion by Mayor Pro Tem Laughridge seconded by Council Member Thompson carried unanimously (9-0) to approve the minutes of the March 9, 2015 meeting as presented.

REQUEST SECOND AND THIRD READING OF ORDINANCE 15-03 TO REZONE 612 NORTH
MCDUFFIE STREET FROM LO, LIMITED OFFICE TO NC, NEIGHBORHOOD COMMERCIAL

City Manager, John Moore said the applicant requests to rezone the property in order to operate a retail cigar shop and smoking lounge. The existing zoning of LO, Limited Office does not allow for retail sales. NC, Neighborhood Commercial is the least intensive zoning classification that will allow such a use.

The building has been used as office space in the past, and currently has adequate parking on the site. Surrounding properties are a mixture of office, commercial and institutional uses.

The City Council considered this request at their March 9th meeting and approved on first reading. The Planning Commission considered this request at their March 3rd meeting and unanimously recommended approval as well.

A motion by Councilman Stewart seconded by Councilman Buck Roberts carried unanimously (9-0) to approve Ordinance 15-03 to rezone 612 North McDuffie Street from LO, Limited Office to NC, Neighborhood Commercial on Second Reading.

A motion by Councilman Chapman seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to approve Ordinance 15-03 on Third Reading as stated above.

REQUEST CONSIDERATION OF AN ORDINANCE TO REVISE THE PLANNED DEVELOPMENT
DISTRICT DOCUMENT FOR TRACT A OF THE MAYFIELD, LOCATED OFF HARRIETT CIRCLE

Mr. Moore said the property consists of approximately 29 acres of a 139 acre parcel that was annexed in 2003. The 139 acres is located off Harriett Circle, Alisha Drive, McConnell Springs Road and Midway Road. The 139 acres was divided into 5 tracts, each with specific development guidelines under the PDD, Planned Development District zoning standards.

Two tracts have been developed as a residential subdivision known as Rockwell Plantation. The subject property, known as "Tract A", is located off Harriett Circle and abuts Oakmont Subdivision. It allows single-family development only. The applicant proposes to construct 93 single-family dwellings, and requests to revise the PDD document to accommodate the development plan. Any revision to a PDD document is handled in the same manner as a rezoning, which requires Planning Commission review and final approval by the City Council. Specifically, the applicant initially requested the following:

- Reduce the minimum square footage of the lots from 10,000 square feet to 7,800 square feet

- Reduce the minimum lot widths from 75 feet to 65 feet
- Revise the language to allow side yard setbacks to be 5 feet per side

The applicant hosted a well-attended neighborhood meeting prior to the Planning Commission meeting. At the March 3rd Planning Commission meeting, a few residents of surrounding neighborhoods attended and expressed general concerns. One of the issues was the buffering between Oakmont and the proposed subdivision. The PDD document currently requires a berm, but is not specific.

Resulting from the dialogue at the Planning Commission meeting, the applicant further refined the language of the document to better address concerns by the board and citizens. The revised proposal is as follows:

- Average lot size 9,200 square feet, with no lot less than 7,800 square feet
- Buffers – Off of Harriett Circle shall be 50 feet, along Oakmont Subdivision shall be 30 feet. Buffer zones are not a part of residential lots.
A 4 to 6 foot earthen berm with 1 tree per 30 feet will be located in the buffer zones.
- Reduce the minimum lot widths from 75 feet to 65 feet
- Revise the language to allow side yard setbacks to be 5 feet per side

The Planning Commission recommended denial of the original request by a 5-2 vote. This prompted the applicant to make further refinements as addressed above.

Mr. Moore said the Developer asked if this agenda item could be postponed to the next City Council Meeting.

REQUEST CONSIDERATION OF A REFERRAL TO THE PLANNING COMMISSION A PETITION TO
REZONE 1502 SOUTH MCDUFFIE STREET FROM R-5, SINGLE-FAMILY RESIDENTIAL TO NC,
NEIGHBORHOOD COMMERCIAL

Mr. Moore said the subject property contains a vacant convenience store that was once operational as a non-conforming use. Zoning guidelines state that non-conforming uses can remain unless they become vacant for more than 4 months. Because it has not been in operation for at least 1.5 years, it lost its non-conforming status and must be rezoned in order for it to reopen. The requested zoning of NC, Neighborhood Commercial will bring it back into zoning compliance.

The Planning Commission meets on April 7th.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (9-0) to approve a referral to the Planning Commission a petition to rezone 1502 South McDuffie Street from R-5, Single-Family Residential to NC, Neighborhood Commercial.

REQUEST CONSIDERATION OF CAPITAL IMPROVEMENT PLAN PURCHASES

Mr. Moore said the staff presented the capital equipment needs to the Finance Committee on January 14, 2015. Staff identified department priorities and obtained quotes on requested vehicles and equipment (quotes on file at Public Works). The Finance Committee recommended referring the capital purchases of \$1,606,130 to city council for approval.

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.

The staff estimates that the Capital Equipment Fund will have \$560,000 by June 30, 2015. Previously, \$117,000 was used to purchase (5) police cars (approved 2-23-15). Currently, \$285,000 is available for General Fund capital equipment. At year end, approximately \$158,000 will be available for other purchases.

The staff also requests purchase approval for (4) garbage trucks for \$280,000 each. The trucks will be funded over a five year period using lease/purchase financing. The estimated annual payment of \$238,000 will begin in the 2015-2016 budget year.

The staff also requests equipment purchase approval of \$144,060 from the Storm Water Fund and \$57,234 from the Hospitality Fund.

The Finance Committee and staff recommend approval of \$1,606,130 for vehicles and equipment (See below).

Capital Equipment Purchases

Department/ Division	Equipment	Amount	Funding Source
Cemetery	1/2 Ton Crew Cab Truck	\$ 24,251	
Cemetery	Crew Cab Dump Truck	47,428	
Cemetery	Toro 52" Zero Turn Mower	11,745	
Signal & Sign	1/2 Ton Crew Cab Truck	19,601	
Street	1/2 Ton Crew Cab Truck	22,632	
Street	Crew Cab Dump Truck	47,428	
Street	Box Dump Body	16,827	
Street	Tiger Rear Flair Mower	9,000	
Fleet Services	Gasoline Dispenser	10,445	
Fire	3/4 Ton 4x4 Crew Cab	28,575	
Finance	Mid Sized SUV	25,155	
Detention	3/4 Ton Cargo Van	21,749	
		<u>\$ 284,836</u>	Capital Fee Fund
Storm Water	1/2 Ton 4x4 Crew Cab Truck	\$ 30,338	
	Mini Hydraulic Excavator	113,722	
		<u>\$ 144,060</u>	Storm Water Fund
Hospitality Fund	Mid Sized SUV	\$ 25,155	
	Crew Cab Dump Truck	32,079	
		<u>\$ 57,234</u>	Hospitality Fund

Sanitation	4 Garbage Trucks	<u>\$ 1,120,000</u>	Equipment Lease
Total Equipment Purchases		<u><u>\$ 1,606,130</u></u>	

A motion by Councilman Harbin seconded by Mayor Pro Tem Laughridge carried unanimously (9-0) to approve the Capital Improvement Plan purchases with exception of the vehicle requested by the Finance Department.

REQUEST CONSIDERATION OF ORDINANCE 15-04 AUTHORIZING THE FINANCING OF 4 GARBAGE TRUCKS

Mr. Moore said the staff presented capital equipment needs to the Finance Committee on January 14, 2015. Staff identified (4) garbage trucks as a priority. The Finance Committee recommended referring the purchase approval of these trucks to city council for approval.

The trucks will be used daily to service all city garbage carts. The refuse bodies are the same as we are currently using and will be equipped with a left hand cart tipper to streamline service and reduce costs therefore saving time and money.

These trucks will replace (2)1993 Fords, a 1995 Freightliner and a 2001 Freightliner.

The staff recommends using a lease purchase agreement to finance the trucks (\$280,000 ea.) over a five year period. The estimated annual payment of \$238,000 will begin in the 2015-2016 budget year.

A motion by Councilman Chapman seconded by Councilman Buck Roberts carried unanimously (9-0) to approve Ordinance 15-04 authorizing the financing of 4 garbage trucks on First Reading.

REQUEST CONSIDERATION OF APPOINTMENT OF A MINISTERIAL RECORDER FOR MUNICIPAL COURT

Mr. Moore said as part of a program to enhance the Municipal Court System, City Council received applications last fall to add Ministerial Recorders to the court personnel. With an initial goal of 3 Ministerial Recorders, Goetz Eaton and Matt Lollis were appointed last October.

Funding for enhancements to the Municipal Court System is included in the FY14-15 budget.

The staff recommends the appointment of Stacy Blair as a Ministerial Recorder.

A motion by Councilman Stewart seconded by Councilman Harbin carried unanimously (9-0) to appoint Stacy Blair as Ministerial Recorder for Municipal Court.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

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

- March 27th – e-Merge @ the Garage Ribbon Cutting
- April 2nd – Block Party starts
- April 7th – Fair Housing Workshop – MBC
- April 9th – Anderson County Municipal Association Meeting – Pelzer
- April 15th – Sounds in the Park – Wren Park
- April 17th – Movie Night – Big Hero 6 – Wren Park
- April 24th – Art on the Town - Downtown

EXECUTIVE SESSION

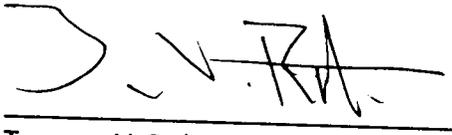
A motion by Councilman Stewart seconded by Councilman Buck Roberts carried unanimously (9-0) to move into Executive Session to discuss Contractual Matter – Possible Property Acquisition and Personnel.

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

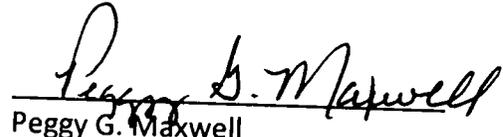
ADJOURNMENT

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

ATTEST:

Handwritten signature of Terence V. Roberts in black ink, consisting of a stylized 'T' followed by 'V. Roberts'.

Terence V. Roberts
Mayor

Handwritten signature of Peggy G. Maxwell in black ink, written in a cursive style.

Peggy G. Maxwell
City Clerk Treasurer