

City of Anderson
Regular Meeting
September 28, 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 Chapman, Council Members Kirven, Thompson, Laughridge, Harbin, and John Roberts. Councilmen Buck Roberts and Stewart were not present. Also in attendance were City Manager, John Moore, Assistant City Manager, Linda McConnell; Finance Director, Peggy Maxwell; City Attorney, Frankie McClain, Police Chief, Jim Stewart and Fire Chief, Dale Horne. The invocation was given by Mayor Roberts with respects to the flag by Councilman Kirven.

SPECIAL RECOGNITIONS
Fire Department Life Saving Award
Lieutenant Jamie Cantrell

Fire Chief, Dale Horne said on August 15, 2015 the Anderson Fire Department responded to a cardiac arrest on Bellview Road. Upon arrival, Lt. Jamie Cantrell was already there, off-duty, performing CPR on a 61 year old male patient lying in the road. The patient had been jogging with two other men and collapsed. Lt. Cantrell was driving home from work when he saw the other joggers attempting to revive the patient. He stopped to help and initiated CPR. Engine 2 arrived on scene at about the same time as the Medshore ambulance and Lt. Cantrell continued to do CPR while they assisted Medshore with placing a LUCAS machine on the patient and prepared him for transport. The patient was transported to the hospital by Medshore and Lt. Cantrell drove the other joggers back to their vehicles in his personal car. We were later notified by Medshore employees that the patient had survived and is expected to fully recover.

Chief Horne presented Lt. Cantrell with a Life Saving Award Certificate and he was pinned by Assistant Chief, Randy Bratcher.

SWEARING-IN CEREMONY
Fire Department
Firefighter Nathaniel Hendrix

Firefighter Nathaniel Hendrix attended Pickens High School. He has previous firefighting experience with the Ebenezer Volunteer Department and is accredited as Firefighter I and has completed numerous fire and rescue courses.

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

Chief Horne proceeded to swear-in Firefighter Nathaniel Hendrix and he was pinned by Assistant Chief, Randy Bratcher.

Police Department
Officer Jared Burriss
Officer Jennifer Cavanaugh
Officer Brandon Johnson
Officer Jonathan Palmer
Officer Josh Taylor

Police Chief, Jim Stewart said Officer Jared Burriss served as a volunteer firefighter with the Iva Fire Department since the age of 13, and worked as a First Responder with the Iva Rescue Squad for 2 years before being hired by the Anderson Police Department. Burriss currently serves as a uniform patrol officer on Alpha Shift.

Officer Jennifer Cavanaugh served as an Anderson County Dispatcher as well as a volunteer for the County's Dive team prior to becoming an Anderson Police Officer. Officer Cavanaugh also holds certification as a fitness instructor, and serves as a patrol officer on Alpha Shift.

Officer Brandon Johnson started his law enforcement career as a reserve officer for the Iva Police Department, before being hired as a Deputy for the Anderson County Sheriff's Office in March of 2014. Johnson received his Class I certification from the South Carolina Criminal Justice Academy in August, 2014.

Officer Jonathan Palmer was hired by the Anderson Police Department in April, 2014 and received his Class I certification from the South Carolina Criminal Justice Academy. Palmer signed with the Army National Guard in September, 2015 and will begin training at Fort Benning on January 4, 2016. He serves as a patrol officer on Alpha Shift.

Officer Josh Taylor is a former marine, and has served as a law enforcement officer for 8 years. Prior to the City of Anderson, Officer Taylor served the communities of Fountain Inn, Easley and Williamston. Taylor will be serving as an officer on Bravo Shift.

Chief Stewart proceeded to swear-in the Officers.

APPROVAL OF MINUTES

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (7-0) to approve the minutes of the September 14, 2015 meeting as presented.

REQUEST CONSIDERATION TO PROCEED WITH THE LANDPLAN GROUP SOUTH FOR THE RECREATION MASTER PLAN

City Manager, John Moore said the Recreation Department advertised for RFQs for the purpose of updating current Recreation Master Plan. Twelve firms submitted proposals and were reviewed and ranked by City staff. Five firms were selected for presentations/interviews on September 9th & 10th. The selected firms were: SGA (Greenville), Ken Simmons Associates (Columbia), Johnson, Laschober & Associates (Charleston), The LandPlan Group South (Columbia) and Wood+Partners (Hilton Head).

Upon completion of the interviews, presentations, and evaluations, the consensus is to recommend moving forward with The LandPlan Group South for contract negotiations to update the Recreation Master Plan. During the contract negotiations, a definitive scope of services will be developed to insure the comprehensive nature of the update. Any future contract will come back to City Council for review and approval.

A motion by Councilman Laughridge seconded by Council Member Thompson carried unanimously (7-0) to approve moving forward with The LandPlan Group South for contract negotiations to update the Recreation Master Plan.

REQUEST CONSIDERATION TO PURCHASE PROPERTY LOCATED OFF WEST CHURCH STREET

Mr. Moore said in 1986, the City of Anderson acquired property from John C. Pracht, Jr. located between Market Street and West Church Street to be used as a parking lot (TMS# 123-30-26-002). Mr. Pracht retained a 20' x 51' section (TMS# 123-30-26-004) for his own use. This section is now owned by Marie Pracht who has agreed to sell the property to the City of Anderson for the sum of \$25,000. In 1997, the city acquired additional property (TMS# 123-30-26-010) from Mr. Pracht that also adjoins the subject property.

By acquiring the property, the City will be able to establish a suitable parking area to be used by the public and neighboring businesses. Acquisition of this piece will be very helpful in completing a parking area from West Church Street to West Market Street.

This purchase will be funded by the TIF Fund.

A motion by Councilman Harbin seconded by Councilman Laughridge carried unanimously (7-0) to approve the purchase of a 20' x 51' section (TMS# 123-30-26-004) off West Church Street from Marie Pracht in the amount on \$25,000.

**REQUEST CONSIDERATION OF TWO AGREEMENTS BETWEEN THE CITY OF ANDERSON AND
BENSON STREET PROPERTIES, LLC PROVIDING AN ECONOMIC DEVELOPMENT INCENTIVE
GRANT, AND FOR PUBLIC INFRASTRUCTURE REIMBURSEMENT**

Mr. Moore said in April 2010, the City Council adopted the Economic Development Incentive Program. We have received an eligible request from Benson Street Properties, LLC. The applicable project is The Bleckley Inn Event Center. The terms of the agreements have been discussed with the applicant, Steve Kay, by Economic Development staff.

City Council adopted this program with a philosophy that incentives may provide a financial impact on the decision making process for economic development prospects. Equally important is the emphasis of a business friendly environment and "can do" attitude as a manner of conducting municipal business. More specifically, The Bleckley Inn Event Center development meets the eligibility criteria and other factors of consideration as follows:

- Located in the Downtown TIF district
- Identified as a tourism-related business
- Investment increases taxable value of the property by approximately \$1.6 million
- Generation of water tap, water capacity, building permits and business license fees in first year total \$23,640
- Generation of approximately \$37,747 annual increase in city taxes for the years 2017 through 2021 and \$10,671 annual increase in city taxes beginning in 2022
- Generation of Hospitality Fee and Accommodations Tax
- Creation of jobs
- Recognition of Developer's prior significant development contributions to the Downtown TIF district

Incentive Grant Agreement – The amount of the grant is based upon the amount of the capital investment and new revenue generated as a result. The total grant amount shall not be greater than the direct value received by the City and derived from the capital investment during the term of the incentive. The amount of the grant for purposes of discussion is shown as \$200,000 paid in \$40,000 increments over 5 years, beginning in 2017, provided a Certificate of Occupancy has been issued at that time, and ending with the payment in 2021. There is no payment during the year 2016.

Infrastructure Reimbursement Agreement – The city will reimburse to the developer 100 percent of the costs related to public infrastructure for the installation and improvement of a parking lot located between W. Church Street and W. Market Street. The design of said improvements shall be approved by the city prior to construction and the city shall have full authority and discretion to make the determination as to what costs are related costs and what constitutes public infrastructure. The total amount to be reimbursed to the developer shall not exceed \$420,000 with the actual amount corresponding with the approved items and verified costs.

The schedule of revenues and anticipated revenues along with the projected grant payments indicate that the incentive grant will be a budgeted general fund item. The public infrastructure reimbursement will be paid out of TIF generated revenue, which is restricted and can be used for such public infrastructure costs.

A motion by Councilman Harbin seconded by Council Member Thompson carried unanimously (7-0) to approve two agreements between the City of Anderson and Benson Street Properties, LLC providing an Economic Development Incentive Grant, and for Public Infrastructure Reimbursement.

REQUEST CONSIDERATION OF EMPLOYMENT AGREEMENT FOR CITY MANAGER

Mr. Moore said in April 2015, City Council announced his retirement as City Manager effective December 31, 2015, and the promotion of Assistant City Manager Linda McConnell to fill the City Manager position. Mrs. McConnell, a 38-year veteran in service to the City, has been Assistant City Manager since 2000.

Mrs. McConnell's proposed Employment Agreement mirrors Mr. Moore's Agreement – same compensation, same terms. The Agreement provides for salary in the amount of \$136,777 and vehicle allowance in the amount \$8,568. The City Managers' Agreements are patterned after the standard templates provided through the International City Managers Association.

The effective date of the Agreement is January 1, 2016. Since Mrs. McConnell will be filling the position vacated by Mr. Moore, funds are budgeted within the FY 2015-16 budget. No new funding is required.

A motion by Councilman Harbin seconded by Councilman John Roberts carried unanimously (7-0) to approve an employment agreement for City Manager, Linda McConnell, effective date January 1, 2016.

ADMINISTRATIVE BRIEFING

UPCOMING EVENTS

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

October 6th – Fresh Taste – East Church Street Parking Lot

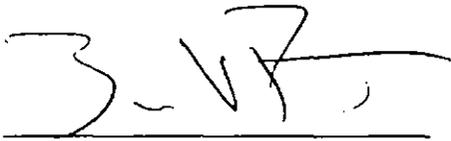
October 8th – Anderson County Municipal Association Meeting – Bleckley Inn

October 9th – Movie Night in Carolina Wren Park

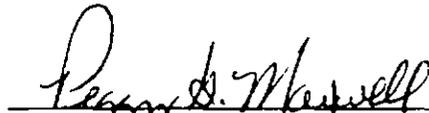
ADJOURNMENT

A motion by Councilman Laughridge seconded by Councilman John Roberts carried unanimously (7-0) to adjourn.

ATTEST:



Terence V. Roberts
Mayor



Peggy G. Maxwell
City Clerk Treasurer