

## ANDERSON CITY COUNCIL MINUTES

Special Meeting

August 25, 2009

### SPECIAL SESSION 6:30 P.M.

#### ROLL CALL

Councilmembers present: Councilmember Hunt  
Councilmember Webster  
Mayor Schaefer

Councilmembers absent: Councilmember Yarbrough and Vice-Mayor Connick

Also present: City Manager Dana Shigley and City Clerk Juanita Barnett.

#### INVOCATION

Councilmember Melissa Hunt gave the Invocation.

#### PLEDGE OF ALLEGIANCE

Councilmember Melissa Hunt led the Pledge of Allegiance.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA - None.

#### PUBLIC HEARING

#### ALL LEGAL NOTICES WERE GIVEN ACCORDING TO LAW

#### PUBLIC HEARING – FORMATION OF COMMUNITY FACILITIES DISTRICT 2009-1, VINEYARDS AT ANDERSON; RESOLUTION NO.'S 09-76, 09-77, 09-78, 09-79, 09-80, and ORDINANCE NO. 762

This was the time set aside to receive public input on the proposed formation of Community Facilities District No. 2009-1(Vineyards at Anderson), the levy of special taxes in the District and the need to incur bonded indebtedness for the District.

City Manager Dana Shigley gave a staff report and answered questions from the Council.

Roger White, representing the Vineyards project, introduced Cameron Weist, Bond Counsel for the CFD, Frank Sawyer, Engineer for the Vineyards project, Debby Morgan, real estate broker, and Jordan Taylor.

Mr. White gave a brief overview of the history of the Vineyards project and the need to form the community facilities district.

**6:45p.m.:** The public hearing was opened. No comments were made either for or against the proposal. The public hearing was closed.

Cameron Weist, Bond Counsel, gave a brief overview of the process and projected timeline for issuance of bonds.

**6:47 p.m.:** Councilmember Norma Comnick arrived and took her seat on the dais.

Frank Sawyer, Project Engineer, discussed building lot inventory for the Anderson and Redding area and answered questions from the Council.

Realtor Debby Morgan, Coldwell Bankers C & C Properties, discussed current market trends in the area.

Realtor Chris Young, ERA, discussed market trends in the area and answered questions from the Council.

Roger White read a statement from Mark Wren of Nollenberger Capital stating that the current bond market is favorable.

Mayor Schaefer stated that on July 21, 2009, the City Council adopted the resolutions, which among other things, set the time and place of a public hearing regarding the City of Anderson Community Facilities District No. 2009-1 (Vineyards at Anderson). The hearing was to inquire into the formation of the District, the levy of special taxes in the District and the need to incur bonded indebtedness for the District. Mayor Schaefer then asked if there were any property owners or registered voters residing in the District who wished to file written protests. There were none.

By motion made, seconded (Webster/Comnick), and carried the Council adopted Resolution No. 09-76, Approving and Authorizing Execution of Two Separate Joint Community facilities Agreements in Connection with the formation of Community Facilities District 2009-1 (Vineyards at Anderson); and making Certain Findings and Determinations in connection therewith.

By motion made, seconded (Comnick/Webster), and carried the Council adopted Resolution No. 09-77, Forming and Establishing Community Facilities District No. 2009-1 (Vineyards at Anderson) of the City of Anderson, and Authorizing Submittal of a Levy of Special Taxes Within the District to the Qualified Electors Thereof.

By motion made, seconded (Hunt/Comnick), and carried the Council adopted Resolution No. 09-78, Deeming it Necessary to Incur Bonded Indebtedness Within for Community Facilities District No. 2009-1 (Vineyards at Anderson).

By motion made, seconded (Webster/Comnick), and carried the Council adopted Resolution No. 09-79, Calling A Special Election in Community Facilities District No. 2009-1 (Vineyards at Anderson).

City Clerk Juanita Barnett, assisted by Finance Office Manager Liz Cottrell, opened and tallied the official ballots received back from the landowners. After tallying the ballots, the City Clerk confirmed to the City Council that the landowner vote was in favor of the four propositions noted on the ballots and was greater than a 2/3 vote indicating the measures passed.

Mayor Schaefer announced the election results being more than two-thirds in favor of all propositions.

By motion made, seconded (Comnick/Webster), and carried the Council adopted Resolution No. 09-80, Declaring the Results of the Special Election for Community Facilities District No. 2009-1 (Vineyards at Anderson) of the City of Anderson on Propositions Regarding (a) Incurring a Bonded Indebtedness in an Amount not to Exceed \$45,000,000, (b) the Annual Levy of Special Taxes and (c) Establishing an Appropriations Limit.

By motion made, seconded (Webster/Comnick), and carried the Council introduced Ordinance No. 762 of the City Council of the City of Anderson acting as the Legislative Body of Community Facilities District No. 2009-1 (Vineyards at Anderson) of the City of Anderson, authorizing the Levy of a Special Tax in such Community Facilities District, and place it on September 15, 2009, agenda for enactment.

The City Clerk read the ordinance by title only.

**7:24 p.m.:**     ***The City Council adjourned to September 1, 2009.***

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Butch Schaefer, Mayor

ATTEST:

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Juanita Barnett, City Clerk