

**Regular Council Meeting**  
**May 4, 2015**

**Call to Order:** Mayor J.C. Cook, III at 7:30 p.m.

**Invocation and Pledge of Allegiance:** Council Member Hay

**Members present:** Mayor J.C. Cook, III presiding, Council Members Cox, Ducworth, Fowler, and Hay

**Absent:** Council Members Chapman and Oswald

**Media present:** Greg Oliver, *the Journal*

**Notification emailed:** April 30, 2015 to the *Greenville News*, the *Journal*, the *Independent Mail*, the *Pickens Sentinel*, the *Easley Progress*; WSNW Radio, WYFF Channel 4, WSPA Channel 7 and Fox 21 TV News  
*Mayor Cook recognized Boy Scouts, Troop 3 in attendance for their Communications Merit Badge.*

**Public Session:** Mayor Pro Tem Fowler presiding–

Ms. Kathi Dimmock, Clemson Farmers Market Manager announced that open day for this year's market will be next Friday, May 15<sup>th</sup> at Patrick Square from 3:00 p.m. to 6:00 p.m. and the Sweet Potato Pie Kids will be performing along with samplings and demonstrations from 30+ vendors.

Mr. Scott Arbena, 109 College St., spoke of concerns for the increase in student housing; the lack of rights of the neighbors; and the environmental damages it causes to the wildlife areas.

**Approval of Minutes:** April 20, 2015 were approved as presented.

**Reports/Discussion Agenda:**

Receive a report on the 2015 Collegiate National Championship Triathlon event that was hosted in Clemson and at Clemson University on April 24<sup>th</sup> -25<sup>th</sup> – Ms. Jamie Cathey, Parks & Recreation Program Director presented a post-race report and stated it was an overall huge success with 1600 competitors. It was also the first ever to hold a Para Triathlete event. She said they had participants from as far as Oregon and Arizona and teams of 2 to 40 people. There were traffic issues with the Color Run event at same time but the planning for next year's schedule will be separate from that event. The City businesses were very supportive and it was a first class show from a world class event. The economic impact will be available in the weeks ahead and plans to deal with routes and coordinating with other events is already in the works. Mayor Cook expressed appreciation for the dedication and extreme efforts in this event.

Receive the proposed City of Clemson operating budget for fiscal year 2015-2016 – Mr. Rick Cotton, City Administrator presented Council with the proposed budget. He stated that the current year budget does not look bad even though expenditures and revenue were higher than expected. The proposed 2015-2016 budget includes 7 new employees and a 2 mill property tax increase. Mr. Cotton noted that Council will be ask to adopt a budget that is not totally balanced because of the activity in development that is currently going on that has to be serviced. Council scheduled Budget Work Sessions on Monday, May 11<sup>th</sup> at 5:00 p.m. -6:30 p.m. and Tuesday, May 12<sup>th</sup> 5:00 p.m. to 8:00 p.m.

Staff and Council Reports.

Ms. Sharon Richardson reported that Pacolet Milliken's land master plan charrettes will be on May 11<sup>th</sup> through 15<sup>th</sup>, with the final presentation on May 21<sup>st</sup>. The planning sessions will be at the University Baptist Church on Pendleton Road, and the final presentation will be at the Madren Conference Center. Flyers have been posted on roll carts and information has been posted on the City's website.

Mr. Cade Herrick, Tourism Director Clemson Area Chamber reported on the Clemson Spring Break Rowing event that included 20+ teams with over 800 athletes. The economic impact was \$1,115,997.00 in the City of Clemson. He then presented Mayor and Council with Rowing T-Shirts.

Mr. Cotton reported that the Green Crescent Trail Committee's next meeting is May 5<sup>th</sup>, at 6:00 p.m., in the City Hall Community Room; PCMA Annual Picnic is May 16<sup>th</sup> at Abernathy Park at 1:00 p.m. and the Arts Festival will be the same weekend.

Council Member Cox reported on the JCUAB meeting and said that Mr. Gerald Vander Mey, Director Clemson University Planning & Design Office provided a presentation on construction plans over the next three yrs. on campus and there is as much going on there as in the City. The Board also appointed Clemson University Police Chief Johnson Link as Chair, and City Council Member Jerry Chapman as Co-Chair of the JCUAB. Council Member Cox also reported that Clemson University and the City will co-sponsor the fall Regatta and it is planned for October 24<sup>th</sup>.

Ms. Beverly Coleman, City Clerk reported that the City of Clemson Community Shred Day was on Saturday, May 2<sup>nd</sup> and 7600 lbs. = 3.8 tons of paper was shred and kept out of the landfill; and 716 lbs. of non-perishable food, and \$320.00 was collected for the Clemson Community Care.

**Policy/Action Agenda:**

Consider 2<sup>nd</sup> Reading of a proposed Planned Development: The Grandmarc at Clemson at 139 Anderson Highway – Ms. Jennifer Folz, City Planner presented this item and stated that Dr. Jim London had expressed concerns for the longevity of the proposed building materials. City Staff and the developer met with him and were able to address all of his concerns. Council Member Ducworth made a motion, seconded by Council Member Cox to approve the proposed Planned Development: The Grandmarc at Clemson at 139 Anderson Highway. Vote on this motion was unanimous. (*See attached.*)

Consider 2<sup>nd</sup> Reading of a proposed Zoning Text Amendment, to amend Section 19-802 Off-Street Parking Space Requirements for Elementary Schools Table 19-802 and Section 19-807 Vehicular Use Area Design Standards to Allow Use of Occasional Parking Requirements – Ms. Jennifer Folz, City Planner presented this item with no public comments since 1<sup>st</sup> reading. Council Member Fowler made a motion, seconded by Council Member Cox to approve 2<sup>nd</sup> Reading of the proposed Zoning Text Amendment, to amend Section 19-802 Off-Street Parking Space Requirements for Elementary Schools Table 19-802 and Section 19-807 Vehicular Use Area Design Standards to Allow Use of Occasional Parking Requirements. Vote on this motion was unanimous. (*See attached.*)

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Consider 2<sup>nd</sup> Reading of a proposed Zoning Text Amendment, Amend Table Section 19-404. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts, Table 19-404-1, Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts, Endnotes 7 and 8 – Ms. Jennifer Folz, City Planner presented this item with no public comments since 1<sup>st</sup> reading. Council Member Fowler made a motion, seconded by Council Member Ducworth to approve 2<sup>nd</sup> Reading of the proposed Zoning Text Amendment, Amend Table Section 19-404. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts, Table 19-404-1, Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential. Vote on this motion was unanimous. (*See attached.*)

Consider 2<sup>nd</sup> Reading of a proposed Amendment to the 2024 Comprehensive Plan Future Land Use Map to add parcels as Potential Development between Forest Lane and Stephens Road – Ms. Jennifer Folz, City Planner presented this item with no public comments since 1<sup>st</sup> reading. Council Member Ducworth made a motion, seconded by Council Member Fowler to approve 2<sup>nd</sup> Reading of the proposed Amendment to the 2024 Comprehensive Plan Future Land Use Map to add parcels as Potential Development between Forest Lane and Stephens Road. Vote on this motion was unanimous. (*See attached.*)

Consider 2<sup>nd</sup> Reading of a proposed Zoning Text Amendment to Section 19-302 Table 19-302 Table of Uses for Residential Districts and Section 19-305 Table 19-305 Conditional Uses and Special Exception Standards for Residential Districts to include additional language in Group Homes Use Type – Ms. Jennifer Folz, City Planner presented this item with no public comments since 1<sup>st</sup> reading. Council Member Cox made a motion, seconded by Council Member Fowler to approve 2<sup>nd</sup> Reading of the proposed Zoning Text Amendment to Section 19-302 Table 19-302 Table of Uses for Residential Districts and Section 19-305 Table 19-305 Conditional Uses and Special Exception Standards for Residential Districts to include additional language in Group Homes Use Type. Vote on this motion was unanimous. (*See attached.*)

Consider 2<sup>nd</sup> Reading of a request for an Amendment to the City of Clemson Zoning Map to rezone portion of the City Hall Municipal Complex including the Police Station and the Clemson Free Clinic from R-20, Single Family Residential to CP-2, Community Business – Ms. Jennifer Folz, City Planner presented this item with no public comments since 1<sup>st</sup> reading. Council Member Fowler made a motion, seconded by Council Member Ducworth to approve 2<sup>nd</sup> Reading of the request for an Amendment to the City of Clemson Zoning Map to rezone portion of the City Hall Municipal Complex including the Police Station and the Clemson Free Clinic from R-20, Single Family Residential to CP-2, Community Business. Vote on this motion was unanimous. (*See attached.*)

Consider The Arts Center's request to display a banner in the flag plaza promoting the Clemson Arts Festival – Mr. Andy Blondeau, Assistant City Administrator presented this item for a banner to advertise the upcoming Clemson Arts Festival. Council Member Cox made a motion, seconded by Council Member Fowler

to approve The Arts Center's request to display a banner in the flag plaza promoting the Clemson Arts Festival. Vote on this motion was unanimous.

Consider a request from Dr. Jeff Martin, representing the Clemson Sertoma Club, for financial sponsorship for the Sertoma Regional Conference that will be hosted in Clemson from August 20<sup>th</sup> – 24<sup>th</sup>, 2015 – Mr. Rick Cotton, City Administrator presented this item with a request from Clemson Sertoma for \$1000.00 from the Local Option Accommodations Fund which will be matched by Clemson University and Pickens County and if approved, the City will be a co-sponsor. Mr. Cotton introduced Dr. Jeff Martin from the Sertoma Club and he stated that the Conference will have approximately 150 attendees. There will be a stage event at the Catherine Smith Plaza on College Avenue for local residents and conference attendees. He then introduced Co-Chairs Mr. and Mrs. Weatherford and said that the Regional Conference includes Virginia, NC, SC, and is Thursday-Sunday, August 20<sup>th</sup> – 24<sup>th</sup>. Council Member Ducworth recused himself due to Sertoma Club membership. Council Member Fowler made a motion, seconded by Council Member Hay to approve the request from Dr. Jeff Martin, representing the Clemson Sertoma Club, for \$1000.00 in financial sponsorship for the Sertoma Regional Conference that will be hosted in Clemson from August 20<sup>th</sup> – 24<sup>th</sup>, 2015. Vote on this motion was unanimous.

Consider 1<sup>st</sup> Reading of an Ordinance approving the financing of improvements of the water system of the City of Clemson through borrowing by the City of Clemson not exceeding \$1,890,000.00 from the South Carolina Drinking Water Revolving Loan Fund, by Agreement with the SC Drinking Water Revolving Loan Fund Authority – Mr. Rick Cotton, City Administrator presented this item and stated that the project with the Clean Water Program started three yrs. ago is approximately 60% done. The additional loan will fund approximately four miles of water lines. Council Member Cox made a motion, seconded by Council Member Fowler to approve 1<sup>st</sup> Reading of an Ordinance approving the financing of improvements of the water system of the City of Clemson through borrowing by the City of Clemson not exceeding \$1,890,000.00 from the South Carolina Drinking Water Revolving Loan Fund, by Agreement with the SC Drinking Water Revolving Loan Fund Authority. Vote on this motion was unanimous.

Consider the Bids and award a contract for the SRF water line replacement project to Payne, McGinn and Cummins, in the amount of \$1,821,953.44 – Mr. Kent Guthrie, City Engineer presented this item with the low bid of \$2,024,395.00 that is over budget for this project. Staff has negotiated the scope of the project with the low bidder to cut some areas so that it is within budget. The contractor has good references and staff recommended bid award to Payne, McGinn and Cummins at \$1,821,953.44. Council Member Fowler made a motion, seconded by Council Member Hay to approve the bid award for the SRF water line replacement project to Payne, McGinn and Cummins, in the amount of \$1,821,953.44. Vote on this motion was unanimous. (*See attached.*)

Consider an Infrastructure Reimbursement Agreement between the City of Clemson and Pinehurst Developers, LLC, for City financial assistance of the construction of sidewalks on Oak Street, Pine Street and

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Clemson Street in the City of Clemson – Mr. Rick Cotton, City Administrator presented this item and stated that the agreement includes 50% of what the increment would be and a cap of \$30,919.00. Council Member Fowler recused himself due to participation in bidding this project. Council discussed the options for the reimbursement. Council Member Ducworth made a motion, seconded by Council Member Cox to approve an Infrastructure Reimbursement Agreement between the City of Clemson and Pinehurst Developers, LLC, for City financial assistance of the construction of sidewalks on Oak Street, Pine Street and Clemson Street in the City of Clemson with 100% reimbursement on the volunteered portions of the sidewalks and 50% on the required portion of the sidewalks with a three year payback. Vote on this was unanimous. *(See attached.)*

Consider changing the date of the first City Council regular meeting for June 2015 (due to the ITGA Conference on June 1<sup>st</sup>) and consider changing the regular starting time of City Council meetings from 7:30 p.m. to 6:30 p.m. (Section 2-37) – Mayor J.C. Cook, III presented this item and Council schedule the first regular Council meeting of June on June 8<sup>th</sup>. Council then discussed the start time for Council meetings and agreed to start all Council meetings at 6:30 p.m. so that it included public hearing, etc. This item will be on the June agenda’s for a formal vote on an Ordinance amendment that will be effective July 1<sup>st</sup>.

Consider authoring the City Administrator to execute a Renewal Agreement between the City of Clemson and the Joseph F. Sullivan Center for Specified Health Services: Scheduled Access to Acute Care – Mr. Rick Cotton, City Administrator presented this item with the same renewal as the last 5 yrs. for full and part time employees, and their dependents. Council Member Hay recused herself due to her consulting as a pharmacist for the Sullivan Center. Council Member Ducworth made a motion, seconded by Council Member Fowler to approve authoring the City Administrator to execute a Renewal Agreement between the City of Clemson and the Joseph F. Sullivan Center for Specified Health Services: Scheduled Access to Acute Care. Vote on this motion was unanimous. *(See attached.)*

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:35 p.m.

Respectfully submitted,

Approved

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Beverly A. Coleman, CMC

By: \_\_\_\_\_  
J.C. Cook III, Mayor