

**Regular Council Meeting
November 2, 2015
Council Chamber, Clemson City Hall**

Call to Order: Mayor J.C. Cook, III at 6:30 p.m.

Invocation and Pledge of Allegiance: Mayor J.C. Cook, III

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

Media present: Vince Jackson, the *Independent Mail*

Notification emailed: October 29, 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.

Oath of Office: Municipal Court Judges, Teresa Daniel and Nikki Munn

Public Session: Ms. Elaine Richardson, 301 Edgewood Ave. spoke in reference to items on the agenda: support of the Green Crescent Trail; issues with the rental property at 212 Edgewood Avenue from parties, 50+ attending; and support of Hedgerow Lane one way.

Mr. Eric Newton, 501 Village Walk Lane, requested the City participate in financial support for the Green Crescent Trail feasibility study.

Mr. Drake McNarry, 117 Holly Avenue, also spoke in support of the Green Crescent Trail.

Approval of Minutes: October 19, 2015 were approved as presented.

Reports/Discussion Agenda:

Receive a report from Mr. Chad Carson, representing Friends of the Green Crescent Trail Organization – Mayor J.C. Cook, III introduced Mr. Carson and he presented an overview of the non-profit organization and a summary of the plans for the Green Crescent Trail. He said with the community growth, the Green Crescent Trail would be a benefit to connect the community physically and a start for something to build upon for the quality of life. The cost of a feasibility study is \$57,500 and it would be shared by Clemson University, Southern Wesleyan University and the City of Clemson. The study will allow the community to see what can be possible in the next step to implement the trail. The City of Clemson's share would be \$13,000.00 and the Mayor Cook stated that this item will be on the next regular Council meeting agenda for consideration.

Discuss the potential creation of a policy that would allow advance capacity allocation at the Cochran Road Wastewater Treatment Plant (WWTP) to development companies that are considering a financial investment into the Clemson community – Mr. Rick Cotton, City Administrator presented this item to continue discussion from the last meeting. Council discussed a policy and Mr. Cotton noted that staff had met with Attorney, Jim Logan and there is no law prohibiting a policy or ordinance of this type. Mr. Chuck Joy, Design South Engineering stated that Clemson is unique with the growth of the area and the WWTP is small. A policy would eliminate having to tell a developer no and would allow consideration case by case. Mayor Cook stated he would rather there be an

ordinance so it would be the same for everyone. The ordinance would be volunteer, based on request by the developer, not a mandate and there would be a reservation fee and not a user fee. Council favored an ordinance to be drafted for consideration.

Staff and Council Reports:

Mr. Andy Blondeau, Assistant City Administrator presented an update on the HVAC issues in the City Hall expansion. All parties met with a third party engineer Mr. Drew Evans, TFS Engineers and it was concluded that the controls are the problem. The system installed is not nor equal to the system specified. The recommendation is to replace the controls and keep the units, boxes, etc. Council discussed the issues that have occurred over the last four years and the timeframe to upgrade the system with new controls. Council agreed to upgrade with a 100% Trane System and begin the RFQ process.

Mr. Rick Cotton, City Administrator requested a Special Called Council Meeting for 2 bid items. Council scheduled a meeting on Monday 16th at noon at City Hall. Mr. Cotton then presented Council with a Noise Ordinance Amendment for their review to address potential disturbances within residential areas with upcoming projects.

Mr. Cotton also reported that the Joint City University Advisory Board has planned an exchange visit to Kansas State University, Manhattan, KS. The City will soon advertise the part time position for a City Attorney. The CAT RFP had 8 responses for the route study. RSVP's for PCMA banquet are due. The Old Calhoun Streetscape design is 75% complete and staff will review tomorrow with plans to bid January-February. Mr. Cotton then provided a rendering of the parking lot at Earle Street apts. on Fendley Street for City and/or guest parking spaces.

Policy/Action Agenda:

Establish a date for a Suspension Hearing for a rental property at 212 Edgewood Avenue that had an occupancy violation in October – Council scheduled the suspension hearing on Monday, November 23rd at 6:00 p.m.

Consider an Infrastructure Reimbursement Agreement between the City of Clemson and Patrick Square, LLC for reimbursement of future property tax receipts related to financial investments by Patrick Square to support a new boutique hotel and assisted and independent living facilities – Mr. Rick Cotton, City Administrator presented this item with the reimbursement detail that allows up to \$100,000.00 in tax rebate. Council Member Ducworth made a motion, seconded by Council Member Fowler to approve an Infrastructure Reimbursement Agreement between the City of Clemson and Patrick Square, LLC for reimbursement of future property tax receipts related to financial investments by Patrick Square to support a new boutique hotel and assisted and independent living facilities. Vote on this motion was unanimous. (*See attached.*)

Consider establishing a change in traffic directional flow on Hedgerow Lane, from Wiggington Street to Oak Street, to one-way travel direction – Council Member Cox presented this item and stated that Hedgerow Lane was a much used traffic lane and is also a cut through path. There is no sidewalk on the street and is unsafe for pedestrian traffic. There are no speed limit signs and the Police/Public Works departments have no issues with it being a one way. She suggested it be changed to a one way to Pine Street only with speed limit signs by January 1st. She also said there had only been two residents at the public hearing opposing the one way, others were in favor, and six letters received requesting it change to one way. Council Member Cox then made a motion, seconded by Council Member Oswald to approve a change in traffic directional flow on Hedgerow Lane, from Wiggington Street to Pine Street only. Vote on this motion was unanimous.

Consider a Resolution to accept 3 buses from the City of Seneca – Mr. Andy Blondeau, Assistant City Administrator presented this item and stated that Seneca now has electric buses and no longer needs the diesel buses. SCDOT requires a Resolution to return them to the City of Clemson. Council Member Fowler made a motion, seconded by Council Member Ducworth to approve a Resolution to accept 3 buses from the City of Seneca. Vote on this motion was unanimous. *(See attached.)*

Receive a summary of FY 2014-2015 Year-ending Financial Condition and variance report – Mr. Rick Cotton, City Administrator presented the report for Council to review and discuss further at the Special Called meeting on Monday, November 16th. *(See attached.)*

Executive Session:

Council Member Ducworth made a motion, seconded by Council Member Cox to enter into Executive Session to discuss a contractual issue related to the Pendleton/Clemson WWTP; SC Code 30-4-70(a)(2); and discuss an economic development incentive plan for a possible future development investment; SC Code 30-4-70(a)(5). Vote on this motion was unanimous.

Council Member Ducworth made a motion, seconded by Council Member Fowler to exit Execution Session and return to the regular Council meeting. Vote on this motion was unanimous. Following Executive Session Mayor Cook stated that the agreement for the WWTP will be completed and no action was necessary on either item that was discussed.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 9:09 p.m.

Respectfully submitted,

Approved

Beverly A. Coleman, CMC

By: _____
J.C. Cook III, Mayor