

**Regular Council Meeting  
December 14, 2015  
Council Chamber, Clemson City Hall**

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

**Invocation and Pledge of Allegiance:** Crossie Cox

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

**Media present:**

**Notification posted:** December 10, 2015

**Public Session:** No comments

**Approval of Minutes:** December 3, 2015 & December 7, 2015 approved as presented.

**Reports/Discussion Agenda:**

Receive a report from Adraine Garner regarding Littlejohn Community Center- Mrs. Adraine Garner, Director of Littlejohn Community Center, gave an update to Council about Littlejohn. Sources of income currently include, 2 Head Start programs that lease space in the facility, The National Society of Black Engineers, rental of the property for events, and grants. The Center is currently using 10 very out of date desk top computers. Council member John Ducworth requested that an item be placed on the next Council agenda to request new computers for the Center. Mrs. Garner then went on to discuss the two potential projects. The Columbia After School Supper Program where nutritionist, D., Frazier, will partner with Clemson University's Food and Nutrition Program to feed needy children. Their goal, 1,000 students per day. The second project, if Littlejohn's bid for the project is accepted, would be with the DJJ in providing afterschool programs focused on job readiness training.

Receive a Draft Wastewater Capacity Reservation Agreement for the Cochran Rd. Wastewater Treatment Plant- Mr. Rick Cotton, City Administrator, presented a draft agreement to Council for consideration. One concern expressed by Council Member Tim Fowler was that, theoretically, a developer could come in and "jump" ahead of developers who are already in process with Planning simply because they opt to pay the voluntary reservation fee and the other developer opted not to. After much discussion, Council was asked to review the draft agreement and bring changes forward at the next council meeting.

**Staff and Council Reports:**

Mr. Rick Cotton, City Administrator, reported that Mayor Cook, Council Members Oswald and Cox would be needed in the next few weeks to sit on the planning committee for the new fire station. The interviews for the City Attorney position would be held next week. Hometown Legislative Day will be held on January 10<sup>th</sup>. Mr. Kelley, owner of 212 Edgewood Drive, has filed an appeal of the Rental Housing suspension. Council is required to schedule a hearing within 30 days. The requested date is 5:00pm on January 4<sup>th</sup>. Mr. Cotton will send an email to Council once that date is confirmed.

The Council Plan Retreat will be on February 26<sup>th</sup> from 8:00 a.m. until 5:00 p.m. JCUAB is planning an Exchange Visit to Manhattan Kansas, March 5<sup>th</sup>-8<sup>th</sup>, Mr. Cotton asked that those Council Members planning to attend let him know.

**Policy/Action Agenda:**

Consider 1<sup>st</sup> Reading of an Ordinance to rezone 240+ acres located on the east side of Anderson Highway and southeast of Old Stone Church Road from R-20, Single Family Residential District and concurrently annex un-zoned lands in Pickens County into the City of Clemson under a proposed Planned Development zoning district by Pacolet Milliken Enterprises. (PC TMS# 4053-15-64-1213) – Ms. Sharon Richardson, Planning and Codes Director, presented this item. Council Member Fowler made a motion, seconded by Council Member Ducworth, to approve 1<sup>st</sup> Reading of an Ordinance to rezone 240+ acres located on the east side of Anderson Highway and southeast of Old Stone Church Road from R-20, Single Family Residential District and concurrently annex un-zoned lands in Pickens County into the City of Clemson under a proposed Planned Development zoning district by Pacolet Milliken Enterprises. (PC TMS# 4053-15-64-1213). Vote on this motion was unanimous.

Consider 1<sup>st</sup> Reading of an ordinance for a proposed rezoning of land located at 300 Cochran Road by the City of Clemson from R-20 to RIL with a concurrent annexation/ rezoning of a newly acquired parcel added to this property. (TMS #4054-09-25-3949 and a portion of 4054-10-36-3411 acquired from Clemson University by the City of Clemson) – Ms. Sharon Richardson, Planning and Codes Director, presented this item. Council Member Cox made a motion, seconded by Council Member Fowler, to approve the 1<sup>st</sup> Reading of an ordinance for a proposed rezoning of land located at 300 Cochran Road by the City of Clemson from R-20 to RIL with a concurrent annexation/ rezoning of a newly acquired parcel added to this property. (TMS #4054-09-25-3949 and a portion of 4054-10-36-3411 acquired from Clemson University by the City of Clemson). Vote on this motion was unanimous.

**Executive Session:**

Council Member Ducworth made a motion, seconded by Council Member Oswald to enter into Executive Session for a Personnel Issue- SC Code of Laws Section 30-4 (a) (1) and to consider discussion of negotiations incident to proposed contractual agreements- SC Code of Laws Section 30-4-70 (a) (2). Vote on this motion was unanimous. Council Member Ducworth made a motion, seconded by Council Member Oswald to exit Executive Session and return to the regular Council meeting. Vote on this motion was unanimous. Following Executive Session Mayor Cook reported that Council discussed three personnel issues and that there were recommendations for each issue.

Council Member Cox recommended to extend the current Court employee from a part time position into a full-time position with a pay increase commiserate to the Class and Compensation rate. Council Member Fowler seconded. Vote on this recommendation was unanimous.

Council Member Hay made the recommendation to pay the new full-time Judge \$30.08 an hour with full benefits. Council Member Cox seconded. Vote on this recommendation was unanimous.

Council Member Chapman recommended that the City Administrator's contract be extended for two years, which would extend it to December 31, 2019 and to increase the Administrator's salary by 3% retroactive to January 1, 2015. Council Member Fowler seconded. Vote on this recommendation was unanimous.

Mayor Cook then reported that Council discussed the proposed contractual agreement negotiations with regard to the downtown sewer upgrade. Council Member Fowler recused himself due to involvement in the project. Council Member Ducworth made a motion, to make a final offer of \$10,000.00 to the owner of Rubin Square for the necessary drainage easement on Tuesday, December 15<sup>th</sup> and will expire on Tuesday, December 22<sup>nd</sup>; if the offer is not accepted, then the City will condemn the property and exercise the City's right of eminent domain. Council Member Cox seconded the motion. Council Member Oswald noted that it should never be Council's position to want to go to eminent domain, it is only used as a last resort. Vote on this motion was unanimous.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 9:05 p.m.

Respectfully submitted,

Approved

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Lindsey Newton, Administration

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