

Regular Council Meeting
June 13, 2016
Council Chamber – Clemson City Hall

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

Invocation and Pledge of Allegiance: Council Member Cox

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

Media present: Mike Eads, the *Independent Mail*, Fox 21 News

Notification emailed: June 8, 2016 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.

Public Session: Mayor Pro Tem Tim Fowler presiding – Mr. Lowell Arwood, Safety Officer for the Clemson Aquatic Team expressed gratitude for City Council, the ATAX Committee and the Clemson Chamber in support of the Aquatic Team’s events. He said they recently held the 22nd Annual USA Swimming, the SC LSC State Championship and the Death Valley Open Water Meet with 14 teams and 458 swims in the events. It was a successful event.

Mr. Scott Arbena, 109 College St., spoke in support of the Noise Ordinance.

Approval of Minutes – May 16, 2016 approved as presented; Spec Called – May 23, 2016 approved as presented.

Reports/Discussion Agenda:

Mr. Cotton provided a status report on the Calhoun District Streetscape project and said City staff held a meeting to allow Calhoun District residents and businesses to get contact information from the general contractor, review the final plans of the project and ask questions. The project will start next week with electrical and then curb-gutter work to follow. It will take about 8 weeks for the hardscapes and then landscape work will be done in the fall. There will be an update every couple weeks. Council Member Cox shared resident’s concerns for maintaining the area while under construction.

Staff and Council Reports:

Mr. Rick Cotton, City Administrator reported that the Hwy 123 retaining wall construction is making progress but due to previous inclement weather the deadline is extended to early July. The College Avenue sewer line and stormwater project is finishing up and the last change order will be presented at the next Council meeting. The Central Clemson Indoor Rec Center financials will not be complete until July. Clemson Area Transit has received two requests for extended CAT services. Clemson University requested an additional 3200 hours of service for Greenville connector routes next year but the schedule was peak times for other routes and there are no additional buses nor matching grant funds available. Tri County Technical College has requested a proposal for the anticipated CAT service with the Bridge to Clemson program. Mr. Cotton said that staff has prepared for this over the last two years and Mr. Al Babinicz, CAT Director presented the proposal. It will be presented tomorrow, if acceptable, a contract will be presented to Council for consideration at a later meeting.

Mayor Cook reported on the ITGA Chicago trip and stated that student housing is an ongoing issue in all college towns. He said each municipality handles it different and there is no specific resolution. Council Member Chapman suggested a work session be scheduled to discuss the items from the conference. Council scheduled a Work Session Thursday, June 16, at 8:00 a.m. in the Upper Conference Room, Clemson City Hall.

Mr. Todd Steadman, City Planner reported on a non-student housing survey that has been posted on the City's website with over 700 responses so far. There will be additional information forthcoming when data is collected.

Policy/Action Agenda:

Consider for 2nd Reading an Ordinance that amends the City of Clemson Noise Ordinance – Council Member Ducworth made a motion, seconded by Council Member Hay to approve 2nd Reading of an Ordinance that amends the City of Clemson Noise Ordinance. Vote on this motion was unanimous. (*See attached.*)

Consider for 2nd Reading an Ordinance for Game-day and Special Event Parking – Council Member Chapman recused himself from this item due to his participation in Gameday Parking. Council Member Cox made a motion, seconded by Council Member Ducworth to approve 2nd Reading of an Ordinance for Game-day and Special Event Parking. Vote on this motion was unanimous. (*See attached.*)

Consider Ordinances for 2nd Reading to adopt Building and Related Codes; amend Flood Damage Prevention; and amend Non-Water and Sewer Impact Fees – Council Member Fowler made a motion, seconded by Council Member Ducworth to approve 2nd Reading to adopt Building and Related Codes; amend Flood Damage Prevention; and amend Non-Water and Sewer Impact Fees. Vote on this motion was unanimous. (*See attached.*)

Consider for 1st Reading an Ordinance for Short-term Residential Rentals – Ms. Mary McCormac, City Attorney presented this item and said it was written with the intent to protect neighborhoods. Some of the language was used from the Rental Housing Ordinance and Ms. McCormac noted the changes with a definition of owner occupied, and the maximum of 10 occupants. Council discussed types of properties, condos, etc. that are not included in the Rental Housing Ordinance. Ms. McCormac stated that the Ordinance was developed from the use and not the property type. After detailed discussion of the property types, Council suggested the Ordinance be specific for Single Family, Townhouses and Duplexes only. Council Member Fowler made a motion, seconded by Council member Ducworth to approve 1st Reading of an Ordinance for Short-term Residential Rentals with changes that excludes condos. Vote on this motion was Council Members Chapman, Cox, Ducworth, Hay, Fowler and Oswald in favor and Mayor Cook in opposition. Motion passed 6 to 1.

Consider for 1st Reading an Ordinance authorizing the City of Clemson to execute and deliver an equipment Lease Purchase Agreement in the amount of \$225,000.00 to defray the costs of acquiring Police patrol vehicles, and other matters relating thereto – Mr. Rick Cotton, City Administrator presented this item

for the purchase of Police vehicles and stated that the terms are set for a payback in a three year period. Council Member Chapman made a motion, seconded by Council Member Cox to approve 1st Reading of an Ordinance authorizing the City of Clemson to execute and deliver an equipment Lease Purchase Agreement in the amount of \$225,000.00 to defray the costs of acquiring Police patrol vehicles, and other matters relating thereto. Vote on this motion was unanimous.

Consider for 1st Reading an Ordinance authorizing and directing the issuance and sale of not exceeding \$2,800,000.00 General Obligations Bonds, with the proceeds to be utilized for the design, construction and equipping of a new fire substation and up-fit of space in City Hall for Engineering offices – Mr. Rick Cotton, City Administrator presented this item and noted that the committee is still working on the size of the building but this Ordinance provides the “not to exceed” amount to cover the costs of the project. Council Member Cox made a motion, seconded by Council Member Oswald to approve 1st Reading of an Ordinance authorizing and directing the issuance and sale of not exceeding \$2,800,000.00 General Obligations Bonds, with the proceeds to be utilized for the design, construction and equipping of a new fire substation and up-fit of space in City Hall for Engineering offices. Vote on this motion was unanimous.

Consider for 1st Reading an Ordinance to raise revenue and adopt an annual budget for the City of Clemson for the period of July 1, 2016 to June 30, 2017 – Mr. Tom Sparacino presented this item with the proposed budget as discussed at the last work session. Council Member Fowler made a motion, seconded by Council Member Ducworth to approve an Ordinance to raise revenue and adopt an annual budget for the City of Clemson for the period of July 1, 2016 to June 30, 2017. Vote on this motion was unanimous.

Consider for 1st Reading an Ordinance for major amendments to the Issaqueena Trail Planned Development as requested by Earle & Rice Investment, LLC to add storage and apparel retail uses to the land use allowances for Parcel “A” and modify the parking to comply with Article VII, Off-Street Parking – Mr. Todd Steadman, City Planner presented this item from the Lowes PD that has 3 other parcels. The language is to add general warehousing as an allowed use with parking guidelines and retail. Council Member Cox made a motion, seconded by Council Member Fowler to approve 1st Reading an Ordinance for major amendments to the Issaqueena Trail Planned Development as requested by Earle & Rice Investment, LLC to add storage and apparel retail uses to the land use allowances for Parcel “A” and modify the parking to comply with Article VII, Off-Street Parking. Vote on this motion was unanimous.

Consider for 1st Reading an Ordinance for a proposed Text Amendment to Section 19-305: Conditional Use and Special Exception Standards for Residential Districts to Clarify the Standards for Private Recreational Facilities Serving a Neighborhood or Residential Complex, Section 19-305, Table 19-305 Conditional Use and Special Exception Standards for Residential Districts, (Subparagraph B.1.A.1) – Mr. Todd Steadman, City Planner presented this item to remove the requirement to have separate parcels for recreation facilities within the same complex/neighborhood property. Council Member Fowler made a

motion, seconded by Council Member Cox to approve 1st Reading an Ordinance for a proposed Text Amendment to Section 19-305: Conditional Use and Special Exception Standards for Residential Districts to Clarify the Standards for Private Recreational Facilities Serving a Neighborhood or Residential Complex, Section 19-305, Table 19-305 Conditional Use and Special Exception Standards for Residential Districts, (Subparagraph B.1.A.1). Vote on this motion was unanimous.

Executive Session:

Council Member Ducworth made a motion, seconded by Council Member Cox to enter into Executive Session to consider appointment of Accommodation Tax Committee Member. Vote on this motion was unanimous. Following Executive Session, Council Member Oswald made a motion, seconded by Council Member Ducworth to exit Executive Session and return to the regular meeting. Vote on this motion was unanimous. Council Member Ducworth then made a motion, seconded by Council Member Fowler to re-appoint Mr. Herb Tyler as Chair of the Accommodation Tax Committee and leave the lodging member vacant until such a time it can be filled. 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 8:24 p.m.

Respectfully submitted,

Approved

Beverly A. Coleman, CMC

By: _____
J.C. Cook III, Mayor