

APRIL 4, 2016

The regular Council meeting was held at the M.S. Municipal Center at 6:00 PM with Mayor Bob McLean presiding with Councilmembers Byrd, Cook, Jenkins, Kuykendall, Scarborough, and Young. The City Manager and the City Attorney were also present. News media present were Randy Stephens from WLBG and Larry Franklin from the Clinton Chronicle. Notice was mailed and emailed to all local news media on Monday March 28, 2016.

- INVOCATION** The invocation was given by Reverend Jake Patterson from Hurricane Baptist Church.

- PLEDGE ALLEGIANCE** Mayor McLean asked Council and the audience to stand and recite the Pledge of Allegiance.

- MINUTES** Mayor McLean asked Council to approve the minutes from March 7. Motion was made by Councilmember Cook to approve the March 7, 2016 minutes and seconded by Councilmember Jenkins. The vote was unanimous.

- PROCLAMATIONS** Mayor McLean recognized Mr. Stovall, City Manager. Mr. Stovall stated that the first item on the agenda is the approval of Proclamations
ALCOHOL AWARENESS declaring April as Alcohol Awareness Month, April as Autism Awareness
AUTISM AWARENESS Month, April as Child Abuse Prevention Month, April as Financial Literacy
CHILD ABUSE Month, April as Safe Digging Month, and April 22, 2016 as Earth Day.
FINANCIAL LITERACY Motion was made by Councilmember Byrd to approve the Proclamations
EARTH DAY and seconded by Councilmember Kuykendall. The vote was unanimous.

- PUBLIC HEARING** Mayor McLean declared Council in a Public Hearing on an Ordinance for
PROPERTY the annexation and zoning of contiguous property located at the corner
HWY 72 of Highway 72 and East Corporate Center Drive with tax map number
E CORPORATE CENTER 656-00-00-024. Mayor McLean opened the floor for public comment and
did not receive any. Motion was made by Councilmember Cook to close
the Public Hearing and seconded by Councilmember Young. The vote was
unanimous.

- SECOND READING** Mayor McLean stated that the next order of business is to conduct an
ORDINANCE second reading of an Ordinance for the annexation of contiguous
ANNEXATION property with tax map number 656-00-00-024 into the City of Clinton.
PROPERTY Motion was made by Councilmember Scarborough to approve the second
HWY 72 reading of an Ordinance to annex property with tax map number 656-00-
E CORPORATE CENTER 00-024 into the City of Clinton and seconded by Councilmember Jenkins.
The vote was unanimous.

- SECOND READING** Mayor McLean stated that the next order of business is to conduct
ORDINANCE second reading of an Ordinance amending the City of Clinton Zoning Map
ZONE PROPERTY to establish the zoning of the property located at the corner of Highway
HWY 72 72 and East Corporate Center Drive with tax map number 656-00-00-024
E CORPORATE CENTER as Commercial (C-3). Councilmember Young made a motion to approve
the second reading of an Ordinance to zone property located at the
corner of Highway 72 and East Corporate Center Drive with tax map
number 656-00-00-024 as Commercial (C-3) and seconded by
Councilmember Scarborough. The vote was unanimous.

- PUBLIC HEARING** Mayor McLean declared Council in a Public Hearing on an Ordinance for
PROPERTY the annexation and zoning of contiguous property located at 1428
1428 HWY 72 W Highway 72 West with tax map number 617-00-00-011.

Mayor McLean opened the floor for public comment and did not receive any. Motion was made by Councilmember Jenkins to close the Public Hearing and seconded by Councilmember Byrd. The vote was unanimous.

**SECOND READING
ORDINANCE
ANNEXATION
1428 HWY 72 W**

Mayor McLean stated that the next order of business is the second reading of an Ordinance for the annexation of contiguous property with tax map number 617-00-00-011 into the City of Clinton. Councilmember Byrd made a motion to approve the second reading of an Ordinance to annex property with tax map number 617-00-00-011 and seconded by Councilmember Kuykendall. The vote was unanimous.

**SECOND READING
ORDINANCE
ZONE PROPERTY
1428 HWY 72 W**

Mayor McLean stated that the next order of business is the second reading of an Ordinance amending the City of Clinton Zoning Map to establish zoning of property located at 1428 Highway 72 W with tax map number 617-00-00-011 as Residential (R-1). Motion was made by Councilmember Scarborough to approve the second reading of an Ordinance to zone property located at 1428 Highway 72 W with tax map number 617-00-00-011 as Residential (R-1) and seconded by Councilmember Kuykendall. The vote was unanimous.

**GRADING BIDS
PAD
I-26 COMMERCIAL PARK**

Mr. Stovall stated that the next item on the agenda is the bids for the grading of a 100,000 SF development ready pad at the I-26 Commercial Park. Mr. Stovall stated that the purpose of this project is to improve opportunities for businesses to locate in the Community. Mr. Stovall stated that the project is partially funded by a grant and the City has already met their match. Mr. Stovall stated that the City went through a sealed bid process and the lowest bid was Elmore Land & Site Developing for a cost of \$137,263.46. Mr. Stovall stated that City staff recommends accepting the bid from Elmore Land & Site Developing and also authorizing the City Manager to execute any change orders as needed to complete the project. Councilmember Kuykendall asked what is the difference between total bid and base bid. Mr. Stovall stated that the bid included options for driveways but the City decided to hold off on the options because SCDOT has plans for that intersection. Mr. Stovall stated that the City could construct a road only to have the SCDOT tear up the road and construct a new road. Mayor McLean stated that his agenda states the funds would come from the Economic Development Fund but you are saying the funds are from grants is that the same thing. Mr. Stovall stated that the City has already received the grant for the project and this money was deposited into the Economic Development account for this project. Mayor McLean stated that it is really being paid by grants and Mr. Stovall agreed. Councilmember Young asked if there would be any monetary limitations on the change orders and Mr. Stovall stated that the City would not go over the budgeted amount for the project, which is \$230,000. Motion was made by Councilmember Scarborough to accept the bid from Elmore Land & Site Developing to construct a ready-made pad in the I-26 Commercial Park for a cost not to exceed \$137,263.46 and to authorize the City Manager to execute any change orders to complete the project and seconded by Councilmember Byrd. The vote was unanimous.

ADMINISTRATIVE REPORT Mr. Stovall stated that the first item under the Administrative Report is the West Corporate Center Drive. Mr. Stovall stated that the paving is complete, all utilities are in place, and the road is open to traffic. Mr.

W CORPORATE CENTER Stovall stated that two items remain which are thermoplastic markings still need to be applied at the intersection of Highway 56 and West Corporate Center Drive and the landscaping design contract issued for the medians at Highway 56 and Highway 72 intersections. Mr. Stovall

INDUSTRIAL PARKS CORPORATE PARK III stated that the next item is the industrial park improvements. Mr. Stovall stated that some improvements at Corporate Park III are the timber harvesting is complete and Davis & Floyd designing the landscaping, entrance signage, and other park improvements which would be funded using the timber sales funds. Mr. Stovall stated that some improvements at the I-26 Commerce Park are the 100,000 pad grading presented to Council this month, Thomas & Hutton engineering firm designing sewer service and connections to serve the I-26 Commerce Park, Thomas & Hutton engineering firm designing roadway for interior access to the Commerce Park, and CEDC and LCDC negotiating with a private developer regarding the potential for the construction of a speculative building at the site. Mr. Stovall stated that the improvements to the I-26 Commerce Park would make this park the only Class A Park in Laurens County with available space. Mr. Stovall stated that the improvements in Corporate

I-26 COMMERCE PARK Park II are West Corporate Center Drive is opened, landscaping contract issued, PRT Grant for greenway development submitted, all utilities in place, and preliminary engineering for a five acre development site along the interstate underway. Mr. Stovall stated that the next item on the Administrative Report is derelict and abandoned cars. Mr. Stovall stated that City staff was asked to look into this matter. Mr. Stovall stated that the reasons why abandoned and derelict cars are a problem include dangerous chemicals, attracting certain types of wildlife, attracting children, broken glass, safety issues, drug drops, lower property values, and economic development. Mr. Stovall stated that the City code defines a motor vehicle that meets one of the following criteria as a nuisance affecting public welfare and safety, unless the vehicle is stored inside a building or shielded from any view affecting the public are unregistered, inoperable, derelict, and or abandoned. Mr. Stovall stated that the process for removing derelict cars is lengthy and is set to be fair to all of the parties involved in the process. Mr. Stovall stated that the process to remove derelict cars include City Officials must notify the property owner to remedy the situation either in writing by certified mail or by personal service. Mr. Stovall stated that the citizen has eight days to remove the vehicle, register the vehicle, or secure the vehicle from public view. Mr. Stovall stated that on the eighth day a Misdemeanor Offense can be assessed and the owner is ticketed and a court date is set. Mr. Stovall stated that the fine can be up to \$500 per day or 30 days imprisonment. Mr. Stovall stated that after the Court has ruled the City could abate the nuisance by removing the vehicle. Mr. Stovall stated that seven days after the removal of the vehicle the citizen is assessed a \$250 Administrative Fee and the actual cost of the abatement including personnel cost and time. Mr. Stovall stated that if the citizen does not reimburse the City within 30 days of the assessment than a lien may be placed against the property that the car was located on. Mr. Stovall stated that the proposed changes to the City Code are City staff would offer vehicle amnesty for May and June, City staff would issue notices and public education information regarding cars and Code Enforcement personnel will issue courtesy notices to cars until June 30, 2016. Mr. Stovall stated that on the first business day of July the City would issue \$500 fines to all derelict car property owners and set court dates at the discretion of the Court.

CORPORATE PARK II

DERELICT ABANDONED CARS

Mr. Stovall stated that after the Court reviews the case the City would abate vehicles in accordance with the law or abide by Court orders. Councilmember Byrd asked Mr. Stovall to email this information to Council and Mr. Stovall agreed. Mayor McLean asked to send this information out to our citizens like in their newsletter what we are willing to do for them and how we can help them and the whole process so they will know they have 60 days. Mr. Stovall stated that the 60 day amnesty would allow the City to get a flier out to the citizens. Councilmember Jenkins thanked City staff because Council receives many complaints about derelict cars.

BUDGET WORKSHOP Mr. Stovall stated that City staff recommends budget workshops on Thursday April 28 at 10:00 AM and Monday May 2 at 2:00 PM. Mr. Stovall stated that the second budget workshop would be held the day of the May Council meeting. Council agreed to the budget workshop dates.

EXECUTIVE SESSION Motion was made by Councilmember Young to go into executive session to discuss a contractual matter in regards to the electric utility rates and system loans and an economic development matter in regards to Project Opportunity and return to open session on the call of the chair and seconded by Councilmember Jenkins. The vote was unanimous.

OPEN SESSION Mayor McLean declared Council back in open session. Mayor McLean stated that one contractual matter and one economic development matter was discussed and no action was taken.

COUNCILMEMBER REPORT Councilmember Scarborough stated that he is excited about the economic development progress. Councilmember Scarborough stated that he has learned in the classes he has taken that if a City does not have a pad or speculative building then the City loses about 85% of potential customers.

Councilmember Kuykendall stated that he is looking forward to the economic development progress. Councilmember Kuykendall stated that the City is getting a new restaurant and he would love to see the City have a party during the ground breaking ceremony.

MAYOR'S REPORT Mayor McLean stated that for several years our streets and sidewalks were looking really shabby. I think the change in the garbage collection services have allowed you to put people on the streets. I have seen people and we have hit the streets hard this year and have made a huge impact on the appearance of the streets. I think people are noticing it too. Mayor McLean stated that twenty or thirty automobiles in two month will also help improve the streets. Mayor McLean stated that Saturday, April 9, 2016 the City and the LCWSC would host a softball tournament at the Laurens County Park at 9:00 AM. Mayor McLean stated that Saturday, April 16, 2016 at 11:00 AM is the Laurens County March of Dimes Walk. Mayor McLean stated that the next Council meeting is Monday May 2, 2016 at 6:00 PM.

ADJOURN With there being no further business before Council motion was made by Councilmember Cook to adjourn and seconded by Councilmember Young. The vote was unanimous.

CITY CLERK

MAYOR