

APRIL 7, 2014

The regular Council meeting was held at 6:00 PM at the M.S. Municipal Bailey Center with Mayor Bob McLean presiding with Councilmembers Cook, Byrd, McGee, Jenkins, and Scarborough. The news media present were Larry Franklin from the Clinton Chronicle, Daniel Lauer from the Laurens Advertiser, and Randy Stephens from WLBG. Notice was mailed and emailed to all local news media on March 26, 2014.

- INVOCATION** The invocation was given by Reverend Harold Morgan from the Rector of All Saints Episcopal 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 3 and 24. Motion was made by Councilmember Scarborough to approve the March 3, 2014 minutes and March 24, 2014 minutes and seconded by Councilmember Jenkins. The vote was unanimous.
- CITY MANAGER'S
REPORT** Mayor McLean recognized Mr. Stovall, City Manager. Mr. Stovall stated that the first item on the agenda is Proclamations proclaiming April as Alcohol Awareness Month, April as Autism Awareness Month, April as Child Abuse Prevention Month, April as Financial Literacy Month, and April as Safe Digging Month. Motion was made by Councilmember McGee to approve the Proclamations and seconded by Councilmember Jenkins. The vote was unanimous.
- PROCLAMATIONS**
- EMPLOYEE
RECOGNITION** Mr. Stovall stated that the next item on the agenda is employee recognition for assisting other communities during the winter storm. Mr. Stovall stated that the employees were unable to attend the meeting tonight and he would like to defer this item until the next Council meeting and Council agreed.
- PUBLIC
HEARING
ANNEXATION
CORPORATE DR** Mayor McLean declared Council in a Public Hearing in regards to an Ordinance for the annexation of contiguous property into the City of Clinton, 1.92 acres acres of property located at 179 East Corporate Center Drive, TMS# 656-00-00-029. Mayor McLean recognized Mr. Taylor, Economic Development Director. Mr. Taylor stated that the Planning Commission reviewed the annexation on March 11, 2014 and no one addressed the Planning Commission at the Public Hearing. Mr. Taylor stated that the Planning Commission recommends Council approve the annexation. Council did not receive any comments from the public. Motion was made by Councilmember McGee to close the Public Hearing and seconded by Councilmember Scarborough. The vote was unanimous.
- SECOND
READING** Mr. Stovall stated that the next item on the agenda is the second reading of an Ordinance for the annexation of contiguous property into the City of Clinton,

ORDINANCE ANNEX CORPORATE DRIVE 1.92 acres of property located at 179 East Corporate Center Drive, TMS# 656-00-00-029. Mr. Stovall stated that Council approved the first reading at the March Council meeting. Councilmember Scarborough made a motion to approve the second reading of an Ordinance annexing contiguous property located at 179 East Corporate Center Drive and seconded by Councilmember Cook. The vote was unanimous.

PUBLIC HEARING ZONING CORPORATE DRIVE Mayor McLean declared Council in a Public Hearing in regards to an Ordinance approving the amendment of the City Zoning Map to change the zoning of 1.92 acres of property located at 179 East Corporate Center Drive to Commercial (C-3). Mayor McLean recognized Mr. Taylor. Mr. Taylor stated that the Planning Commission reviewed the rezoning of the property located at 179 East Corporate Center Drive and did not receive any comments from the public. Mr. Taylor stated that the Planning Commission recommends Council approve the zoning request. Council did not receive any comments from the public. Councilmember Scarborough made a motion to close the Public Hearing and seconded by Councilmember McGee. The vote was unanimous.

SECOND READING ZONING CORPORATE DRIVE Mr. Stovall stated that the next item on the agenda is the second reading of an Ordinance approving the amendment to the City Zoning Map to change the zoning of 1.92 acres of property located at 179 East Corporate Center Drive to Commercial (C-3). Mr. Stovall stated that Council approved the first reading at the March Council meeting. Councilmember Jenkins made a motion to approve the second reading of an Ordinance approving the amendment to the City Zoning map to change 1.92 acres of property located at 179 East Corporate Center Drive to Commercial (C-3) and seconded by Councilmember Scarborough. The vote was unanimous.

PUBLIC HEARING BOND ISSUANCE HOME OF HOPE Mayor McLean declared Council in a Public Hearing in regards to the issuance of Economic Development Revenue Bonds by the South Carolina Jobs – The Economic Development Authority to Homes of Hope, Inc. Mayor McLean recognized Ms. Kimberly Witherspoon, Bond Attorney for Homes of Hope. Ms. Witherspoon stated that the South Carolina Jobs for Economic Development would issue the bonds and the State Budget and Control Board has also given their approval for the bond issuance to Homes of Hope. Council did not receive any comments from the public. Motion was made by Councilmember McGee to close the Public Hearing and seconded by Councilmember Jenkins. The vote was unanimous.

RESOLUTION BONDS HOMES OF HOPE Mr. Stovall stated that the next item on the agenda is a Resolution of support of the issuance by the South Carolina Jobs- Economic Development Authority of Economic Development Revenue Bonds for the Homes of Hope project for an amount not to exceed \$6,420,000. Councilmember Cook made a motion to

approve the Resolution and seconded by Councilmember Scarborough. The vote was unanimous.

RESOLUTION Mr. Stovall stated that the next item on the agenda is a Resolution authorizing
MARTHA DENDY the acquisition of property located at 301 North Bell Street. Mr. Stovall stated
PROPERTY that the parcel is 4.51 acres located at the site of the former Martha Dendy Sixth Grade Center. Mr. Stovall stated that the City would purchase the property from School District 56 for \$10. Mr. Stovall stated that the acquisition of the property would allow the City to move forward with their Community Center project. Mr. Stovall stated that the City has received a Community Development Block Grant to demolish part of the center. Councilmember Scarborough made a motion to approve the Resolution and seconded by Councilmember Jenkins. The vote was unanimous.

RESOLUTION Mr. Stovall stated that the next item on the agenda is a Resolution authorizing
ELIZABETH ST the acquisition of property located at the intersection of Elizabeth Street and
PROPERTY Highway 308. Mr. Stovall stated that the property is .54 acres and the acquisition of the property would allow the City to develop a new gateway from Highway 308 into the City. Mr. Stovall stated that this project is a way to improve the corridors into the City with improved landscaping and signage. Mr. Stovall stated that the cost of the property is \$3,000 plus applicable court costs. Councilmember McGee asked if this is the same property the City received a grant for the signage and Mr. Stovall stated yes. Councilmember Jenkins asked if the funds would come from the current budget or next year's budget. Mr. Stovall stated that the funds to purchase the property would come from the Economic Development funds given to the City from Clinton Newberry Gas Authority for economic development projects. Motion was made by Councilmember McGee to approve the Resolution and seconded by Councilmember Scarborough. The vote was unanimous.

SECOND Mr. Stovall stated that the last item on the agenda is the second reading of an
READING Ordinance to amend the budget for the City of Clinton for the fiscal year ending
BUDGET June 30, 2014. Mr. Stovall stated that PMPA would pass through a 6.7% rate
PMPA COST adjustment in May, 2014 and the City is amending the budget to cover the rate increase. Mr. Stovall stated that the majority of the rate adjustment is to the electric base rate. Mr. Stovall stated that the advantages to this rate adjustment is that all of PMPA's rate adjustments are applied to the City's base demand charge which makes the increase more fixed and predictable. Mr. Stovall stated that the base rate is a fixed charge leading to improved revenue stability for the City and making it easier for customers to predict their energy charges. Mr. Stovall stated that the base rate adjustment has less of an impact on low income customers who live in substandard housing. Mr. Stovall stated that the rate adjustment is \$.0048 to the kWh charge and \$6.55 adjustment to the base facility charge which impact the average electric customer by \$10.85 more per

month. Mayor McLean asked Mr. Stovall to explain how this base charge adjustment would help citizens in substandard homes. Mr. Stovall stated that in almost all utilities, including ours, the lower income customers are also the higher use customers and usually have a much higher bill as compared to other customers. Mr. Stovall stated that when a utility rate increase is applied to all customer classes as simply a percentage of the bill, those customers with the larger bills end up with the largest increase since they are paying their bill based on their old bill plus a percentage of the old bill. By applying the rate increase as base rate increase, the financial impact on these higher use / lower income customers is less because it is based on simply adding dollars and cents rather than a percentage of an already high utility bill. Mr. Stovall continued to explain that the majority of the City of Clinton's utility bill is flat base charge to PMPA, and by placing the majority of this rate adjustment on the base charge, our billing revenue becomes more stable and more like the way we are billed for PMPA. Mr. Stovall stated that it is important for the City to step up code enforcement and make homes more energy efficient. Councilmember McGee stated that the City is in the process of changing the electric meters to remote read meters and if the City sees significant savings would the savings be passed on to the customer. Mr. Stovall stated that the City has to determine how accurate the current meter system is compared to the new remote read system. Mr. Stovall stated that he does not know the answer to that question until the City can compare the two systems. Mr. Stovall stated that over the next ten years the City would make a good return on the new remote read system and if the City sees a significant savings then those savings would be factored into the City's rate schedule. Councilmember McGee stated that the City should start a program and test these new meters at least every ten years in order for the system to run efficiently and Mr. Stovall agreed. Motion was made by Councilmember Jenkins to approve the second reading of an Ordinance amending the fiscal year budget ending June 30, 2014 for the PMPA's rate adjustment and seconded by Councilmember Cook. The vote was unanimous.

EXECUTIVE SESSION Motion was made by Councilmember McGee to go into executive session to discuss one personnel matter relating to the Office of City Manager and one contractual matter relating to the provision of emergency services and return to open session on the call of the chair and seconded by Councilmember Scarborough. The vote was unanimous.

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

MAYOR'S REPORT Mayor McLean stated that the International City Management Association has a program for City Managers in which Mr. Stovall has completed and would receive certification for the program next year. Mayor McLean stated that the

Wilder Stadium Committee has canceled their April 10, 2014 meeting. Mayor McLean stated that the City of Clinton would have a blood drive downtown on Friday, April 11 from 8:00 AM to 10:00 AM. Mayor McLean stated that the Laurens County Chamber of Commerce would host a History and Heritage Expo at the Bailey Stadium on Saturday, April 12 from 10:00 AM to 2:00 PM. Mayor McLean stated that the City of Clinton would sponsor their annual Easter Egg Hunt on Sunday, April 14 from 2:00 PM to 4:00 PM at the Pine Haven Park. Mr. Stovall stated that the Easter Sunrise Service would be held Sunday, April 20 at the Wilder Stadium at 7:00 AM. Mayor Stovall stated that Thursday, April 24 the Laurens County Chamber of Commerce would host Business After Hours at Agape from 5:30 PM to 7:00 PM. Mayor McLean stated that the Laurens County School District 56 has received a \$6.9 million dollar grant for workforce development. Mayor McLean thanked Dr. Cynthia Pitts and Dr. David Pitts for their hard work on the grant.

COUNCILMEMBER REPORT Councilmember Scarborough congratulated the School District on the grant. Councilmember Scarborough stated that the grant was a huge accomplishment and would help Laurens County.

Councilmember Jenkins congratulated the School District. Councilmember Jenkins also thanked City staff for the weekly reports Council receives.

Councilmember McGee congratulated the School District. Councilmember McGee stated that over the last three months four former City employees have passed away and their families are in Council's prayers.

Councilmember Cook congratulated the School District. Councilmember Cook requested if the May 12, 2014 Council meeting could be moved to 5:00 PM and Council agreed to the change.

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

CITY CLERK

MAYOR