

FEBRUARY 3, 2014

The regular Council meeting was held at the M.S. Bailey Municipal Center at 6:00 PM with Mayor Bob McLean presiding with Councilmembers Cook, Dowdle, Byrd, McGee, Jenkins, and Scarborough. Local 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 January 29, 2014.

- INVOCATION** The invocation was given by Dr. Blake Harwell from the First Baptist Church.
- PLEDGE OF ALLEGIANCE** Mayor McLean asked Council and everyone in the audience to stand and say the Pledge of Allegiance.
- SWEAR-IN SCARBOROUGH** Mayor Randall recognized Mr. Bob Link, Municipal Judge. Mr. Link recognized Mr. Norman Scarborough to swear him in as a Councilmember.
- TROOP 21** Mayor McLean recognized Scout Troop 21, Den Tiger Cubs. Mayor McLean stated that troop 21 toured the Municipal Building.
- MINUTES** Mayor McLean asked Council to approve the minutes of the meeting from January 6. Motion was made by Councilmember Cook to approve the January 6, 2014 minutes and seconded by Councilmember McGee. The vote was unanimous.
- CITIZENS ADDRESS COUNCIL MIRIAM JACKSON ROAD** Mayor McLean recognized Ms. Miriam Jackson from 413 Dillon Drive. Ms. Jackson stated that she was before Council concerning her road. Ms. Jackson stated that her road is in need of repair and she has lived at this residence since 2003. Ms. Jackson stated that her landlord claims the City owns the road and the City states they do not own the road. Ms. Jackson stated that neither garbage trucks nor emergency vehicles would come down the road. Councilmember McGee asked if this is a City street and Mr. Stovall, City Manager, stated that road is private. Ms. Jackson stated that she needs to find out who owns the land so that the road could be repaired. Mr. Stovall stated that neither the City nor the State owns the road and he would request the City Attorney to find out who does own the land and talk with the landowner about the road. Mr. Stovall stated that the City would also want the road fixed since City vehicles are currently unable to go down the road.
- BRYAN KELLER MINIMUM WAGE** Mayor McLean recognized Mr. Bryan Keller. Mr. Keller stated that there are businesses in Clinton that do not pay minimum wage. Mr. Keller stated that he would like to see Clinton support and encourage minimum wage in Clinton. Mr. Keller stated that he worked forty-three hours for a company in Clinton and only received \$43.

CITY MANAGER'S REPORTS & RESOLUTIONS Mayor McLean recognized Mr. Stovall. Mr. Stovall stated that the first item on the agenda is Resolutions proclaiming February as Black History Month, American Heart Month, Children's Dental Health Month, and Cities Mean Business Month. Motion was made by Councilmember McGee to approve the Resolutions and seconded by Councilmember Byrd. The vote was unanimous.

PRESENTATION LAURENS CO ECONOMIC DEVELOPMENT CORP Mr. Stovall stated that the next item on the agenda is a presentation from the Laurens County Economic Development Corporation. Mr. Stovall recognized Mr. Jonathan Coleman, Deputy Director. Mr. Coleman stated that the Laurens County Economic Development Corporation appreciates Clinton's support. Mr. Coleman stated that Laurens County is one of the top five counties in the State in capital investments. Mr. Coleman stated that Laurens County's investments are versatile and does not center on just one major company. Mr. Coleman stated that in 2013 Laurens County had 515 new jobs announced, which could be translated into 676 new jobs.

Mr. Coleman stated that the new jobs create other jobs because of the spending power the new jobs create. Mr. Coleman stated that the average wage jumped by \$1 in 2014 and the unemployment rate in December was 5.7%. Mr. Coleman stated that Laurens County received 59 requests in 2013 and 43 of the requests resulted in a site visit. Mr. Coleman stated that the Laurens County Economic Development Corporation submitted Clinton 40 times to prospects. Mr. Coleman stated that in 2010-2013 they received a request for a site building between 50,000 to 100,000 square feet. Mr. Coleman stated that the Laurens County Economic Development Corporation did complete a 50,000 spec building in the Owens Industrial Park in Laurens County. Mr. Coleman stated that the Laurens County Economic Development Corporation hopes the trees in the Clinton Industrial Park III would be cleared by February so the site could be put on their development list. Mr. Coleman stated that they had 240,000 website visits in 2013. Mayor McLean asked Mr. Coleman why Clinton has not grown as fast as other parts of Laurens County. Mr. Coleman stated that currently they are seeing requests for sites a certain distance from BMW or another major corporation. Councilmember Scarborough stated that the most requested spec building was between 50,000 and 100,000 square feet and did Laurens County have enough of these buildings. Mr. Coleman stated that Laurens County had one spec building of that size. Councilmember Dowdle asked what height requirement did prospects ask for and Mr. Coleman stated from 30 feet to 32 feet. Councilmember McGee stated that he has some constituents that do not understand why the City could not just make a company locate in the Clinton area and many people do not understand what goes into a company's decision to locate in a specific area. Councilmember McGee stated that it is not only site location but the workforce pool in Laurens County. Mr. Coleman stated that many manufacturing companies today are not looking for low cost labor but a skilled labor workforce. Councilmember Cook asked if not having a skilled workforce hurt Laurens County. Mr. Coleman stated not in all of the requests but it would

be an issue in the future. Mayor McLean asked Mr. Coleman what the LCDC thinks the City needs to do in order to grow. Mr. Coleman stated that Laurens County needs to encourage employees and employers to locate in Laurens County and not just work in Laurens County. Mr. Coleman stated that Laurens County should strive for a high quality of life. Councilmember Jenkins stated that Clinton does not have enough affordable housing for people.

PRESENTATION Mr. Stovall stated that the next item on the agenda is a presentation from Don
HOMES OF HOPE Oglesby, President/CEO, Homes of Hope, Inc. Mr. Stovall stated that the City has asked Mr. Oglesby to update Council on the Homes of Hope project. Mr. Oglesby stated that Homes of Hope have completed four houses on N Broad Street and plans to build three more houses. Mr. Oglesby stated that Homes of Hope builds affordable housing. Mr. Oglesby stated that the homes would start out as rental property with the intention of homeownership. Mr. Oglesby stated that Homes of Hope is Christ centered and his company builds relationships with the renters and homeowners. Mr. Oglesby stated that the City matches funds with Homes of Hope and the City would match \$16,000 on the next project. Mr. Oglesby stated that most citizens who express interest in the houses are over the income level. Councilmember Jenkins asked what are the first steps in renting one of the houses. Mr. Oglesby stated that a person only has to call the number on the signs and his management team would help them through the steps. Councilmember Byrd asked if Homes of Hope would send an application or information packet and Mr. Oglesby stated that he did not know the exact steps because the management team for Homes of Hope oversees that process. Mayor McLean stated that Homes of Hope builds energy efficient homes in Greenville and could Homes of Hope build those types of homes in Clinton. Mr. Oglesby stated that all of the houses Homes of Hope builds are energy efficient. Mr. Oglesby stated that the program in Greenville deals with helping men get back on their feet and this program houses and helps give these men skills for the work place by putting them to work on Homes of Hope projects. Councilmember Byrd asked what is the income level for the Homes of Hope houses on North Broad Street. Mr. Oglesby stated that the income level is 60% of the medium income in Laurens County. Mr. Oglesby stated that for a family of four the income level would be about \$38,000. Mayor McLean asked what would be the average electric bill for one of these homes on North Broad Street and Mr. Oglesby stated approximately \$100. Mayor McLean asked if Homes of Hope have finished renovating the apartments on Jones Street and Mr. Oglesby stated yes. Mayor McLean asked if any landscaping would be done and Mr. Oglesby stated that Homes of Hope did not receive enough Federal funds to do any extensive landscaping on that property. Councilmember Jenkins asked if the apartments were energy efficient and Mr. Oglesby stated not as efficient as a new building. Councilmember Jenkins asked to see one of homes on North Broad and Mr. Oglesby stated he would arrange a visit.

RESOLUTION PURCHASE PROPERTY ELIZABETH ST Mr. Stovall stated that the next item on the agenda is a Resolution to purchase property on Elizabeth Street. Mr. Stovall stated that the City wishes to purchase property on Elizabeth Street for Homes of Hope to build three houses. Mr. Stovall stated that the property is currently owned by Laurens County Forfeited Land Commission. Mr. Stovall stated that the City would acquire the land for \$500 plus associated court fees, remove the existing condemned structure, and then transfer the land to Homes of Hope. Councilmember McGee asked if any back taxes are owed on the property and Mr. Stovall stated yes. Mr. Stovall stated that the City would not be liable since the City is purchasing the property from the Forfeited Land Commission. Councilmember McGee asked if the City would write the back taxes off and Mr. Stovall stated yes. Mr. Stovall stated that the Laurens County Forfeited Land Commission's mission is to move the property back on the tax books since the property did not sale at auction. Councilmember McGee asked if the property held asbestos. Mr. Stovall stated that it may but once the City contracts the demolition of the house then the contractor would be responsible for removing and disposing of any asbestos or lead paint. Mayor McLean thanked City staff for moving forward with this project. Motion was made by Councilmember Dowdle to approve the Resolution to purchase .22 acres of property on Elizabeth Street from the Laurens County Forfeited Land Commission and seconded by Councilmember Byrd. The vote was unanimous.

CONTRACT AT&T Mr. Stovall stated that the next item on the agenda is authorizing the City Manager to enter into a contract with AT&T for the lease of City owned property on Gary Street. Mr. Stovall stated that when the City acquired the Tribble property there was an existing lease between the D.E. Tribble Company and AT&T for equipment storage. Mr. Stovall stated that AT&T has asked the City to honor the lease and also enter into a five year extension for \$2,000 per year. Councilmember Dowdle asked if the City would face any liability. Mr. Stovall stated that a liability clause is in the contract. Councilmember Scarborough made a motion to approve the contract between the City of Clinton and AT&T for the lease of property for equipment storage for \$2,000 per year and seconded by Councilmember Jenkins. The vote was unanimous.

FUNDS CNNGA Mr. Stovall stated that the last item on the agenda is authorizing the City Manager to request economic development funds from the Clinton Newberry Natural Gas Authority. Mr. Stovall stated that the City would request \$150,000 available for the City of Clinton. Mr. Stovall stated that two of the requests are financial requests from the CEDC. Mr. Stovall stated that CEDC would request \$20,000 for retail recruitment efforts.

Mr. Stovall stated these funds would be provided to the Clinton Economic Development Corporation to enter into a contract with Retail Strategies for the purpose of retail recruitment, retail leakage analysis, and retail demographic

analysis. Mr. Stovall stated that the goal of the project is to develop a strategic plan for retail recruitment and implementing the plan. Mr. Stovall stated that everyone knows what type of retail business they want to see locate to Clinton but the City needs to know what type of retail business is interested in Clinton. Mr. Stovall stated that the next request from CEDC is to provide funds for the Economic Development Corporation to enter into a contract with a qualified economic development consulting firm to conduct a detailed economic development master planning effort for the City. Mr. Stovall stated that the plan would include an analysis of existing product, a determination as to why the product has not been successful, proposed product improvement plans, identification of potential funding sources for product development, retail development, and workforce development. Mr. Stovall stated that the CEDC is looking for a firm to work with Council, City staff, and the public on a strategic plan. Mr. Stovall stated that the estimated cost is \$45,000. Mr. Stovall stated that the City wishes to use \$20,400 for economic development product development. Mr. Stovall stated that funds would be used to support product development efforts on property identified for future economic development. Mr. Stovall stated that the City would request \$64,600 for the Streetscape Phase Five construction. Mr. Stovall stated that the Streetscape program is critical to the continued success of the City's downtown area. Mr. Stovall stated that these funds would be used to repair and replace sidewalks from the intersection of Broad Street and Pitts Street to the intersection of Broad Street and Main Street. Councilmember Byrd asked if the City could not use the data from the County concerning retail. Mr. Stovall stated that data is available but retail data changes quickly. Mr. Stovall stated the City needs a plan that looks at retail data on a continuous basis and not just at one point in time. Mr. Stovall stated that the City needs a retail plan for Clinton. Motion was made by Councilmember Scarborough to approve the request for funds from the Clinton Newberry Natural Gas Authority for economic development and seconded by Councilmember Dowdle. The vote was unanimous.

EXECUTIVE SESSION Motion was made by Councilmember Byrd to go into executive session to discuss one legal matter relating to the Design Review Board, one legal matter regarding the West Corporate Center Drive, one personnel matter regarding the Department of Public Safety, Fire Division, one personnel matter relating to the City Manager, and one contractual matter regarding Laurens County fire apparatus and return to open session on the call of the chair and seconded by Councilmember McGee. The vote was unanimous.

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

MAYOR'S Mayor McLean welcomed Mr. Scarborough and stated he looked forward to

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working with him. Mayor McLean stated that the Municipal Association Government classes will be Tuesday, February 4, 2014 and Council would leave the Municipal Center at 7:15 AM. Mayor McLean stated that Wednesday, February 5, 2014 the Municipal Association is conducting the Home Town Legislative Action day in Columbia and Council would leave the Municipal Center at 7:00 AM. Mayor McLean stated Thursday, February 20, 2014 from 5:30 PM to 7:00 PM Laurens County Chamber of Commerce would host Business After Hours at Bishop Tires in Clinton. Mayor McLean stated that Thursday, February 20, 2014 the Laurens County Economic Development Corporation would hold their annual meeting at the Musgrove Mill from 1:00 PM to 2:00 PM. Mayor McLean stated that the next Council meeting would be Monday, March 3, 2014. Mayor McLean stated that Council would hold a Utility Rate workshop starting at 3:30 PM and the Council meeting would follow at 6:00 PM.

COUNCILMEMBER REPORT Councilmember Jenkins welcomed Mr. Scarborough to Council.

Councilmember Byrd asked everyone to keep the family that lost two of their members in everyone's prayers.

Councilmember Dowdle welcomed Mr. Scarborough on board and stated he was looking forward to working with him.

ADJOURN

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

CITY CLERK

MAYOR