

MARCH 2, 2015

The regular Council meeting was held at 6:00 PM at the M.S. Bailey Municipal Center Building with Mayor Bob McLean presiding with Councilmembers Dowdle, Cook, Byrd, McGee, Jenkins, and Scarborough. The City Attorney and the City Manager were present. Local news media present were Larry Franklin from the Clinton Chronicle and Randy Stephens from WLBG. Notice was mailed and emailed to the local news media on Tuesday, February 24, 2015.

INVOCATION	The invocation was given by Bishop Deryk Morgan from Elizabeth Street Church of God.
PLEDGE ALLIGIANCE	Mayor McLean asked Council and audience to stand and recite the Pledge of Allegiance.
MINUTES	Mayor McLean asked Council to approve the minutes from February 2. Motion was made by Councilmember Dowdle to approve the February 2, 2015 minutes and seconded by Councilmember Cook. Councilmember Byrd stated that on page 5 of the February 2, 2015 minutes under the section pertaining to the executive session rules there should be a comment in the minutes mentioning the only issue with executive session meeting being treated as confidential information was the lack of trust from others in the executive session. Councilmember Byrd stated that on page 7 of the February 2, 2015 minutes the purchase of the fire engine reads a 2014 Pierce Fire Engine and the minutes should state a 2015 Pierce Fire Engine. Motion was made by Councilmember Byrd to amend the motion approving the February 2, 2015 minutes to include the changes and typographical errors and seconded by Councilmember Jenkins providing the Secretary review the tape of the February minutes to make sure the comments were made regarding the executive session rules. The vote was unanimous. Motion was made by Councilmember Jenkins to approve the minutes from the January 5, 2015 Strategic Planning Session and seconded by Councilmember Scarborough. The vote was unanimous.
CITIZENS ADDRESS COUNCIL	Mayor McLean recognized Ms. Nadine Hill. Ms. Hill stated that she lived at 102 Mason Street and she was before Council concerning a trash dump on Washington Street. Ms. Hill stated that her family and neighbors have lived in this area of Clinton for many years. Ms. Hill thanked Council for the work at the Martha Dendy Park and they look forward to the completion of the park. Ms. Hill asked Council who owns the trash dump in their community, who made the decision to place the trash dump in this area, and should the neighborhood have safety concerns about the contents of the trash dump. Ms. Hill asked if there were plans to construct a fence around the trash dump to hide the dump from the
NADINE HILL TRASH DUMP WASHINGTON ST	

public. Councilmember McGee asked Ms. Hill if she was talking about the old Clinton Mill site on Washington Street and Ms. Hill stated yes. Mayor McLean asked Mr. Stovall, City Manager, what could be done to solve the issue. Mr. Stovall stated that the trash site is an eye sore and City staff and Council have received complaints about the problem. Mr. Stovall stated that the trash dump property is zoned Industrial level II and each zoning classification determines what can and cannot be done on the property. Mr. Stovall stated that when the City zoned the property it was part of an operating textile mill. Mr. Stovall stated that the rules for an industrial site are less stringent than rules for residential sites. Mr. Stovall stated that he recommends Code Enforcement and Zoning look at the property and the issue be remanded to the Planning Commission to discuss the property's zoning level.

**REVEREND EVANS
DUMP SITE
WASHINGTON ST**

Mr. Stovall stated that the City would work with the landowner to come to a solution that would not have a negative impact on the neighborhood. Councilmember Dowdle asked who owned the property and Mr. Stovall stated Homes Enterprises. Councilmember McGee requested the City start on this matter as soon as possible and Mr. Stovall agreed. Mayor McLean recognized Reverend Stephen Evans. Reverend Evans stated that he represented Friendship AME and he would like to speak about the dump site. Reverend Evans thanked Council for their work in the North Bell Street Community. Reverend Evans presented Council with pictures of the Community and the dump site. Reverend Evans stated that the dump site has a negative impact on the Community even though the City has upgraded the Martha Dendy property. Reverend Evans stated that the dump site not only affects the Martha Dendy property but Friendship AME's cemetery. Reverend Evans asked Council to look into this matter and not let the problem go on. Reverend Evans stated that citizens are fined for littering so the corporate citizens should also be accountable.

**JASON TAVINER
DISABILITY AND SPECIAL
NEEDS BOARD**

Mayor McLean recognized Mr. Jason Tavenner from the Laurens County Disability and Special Needs Board. Mr. Tavenner thanked Council for the Proclamation on the agenda recognizing Disability month. Mr. Tavenner stated that the Laurens County Disability and Special Needs Board have moved into the Clinton area in the old Ron Martin Chevrolet building on the Laurens Highway. Mr. Tavenner invited Council to the grand opening in April. Mr. Tavenner thanked the City of Clinton for supporting their organization.

**CITY MANAGER'S
REPORT
PROCLAMATIONS**

Mayor McLean recognized Mr. Stovall. Mr. Stovall stated that the first item on the agenda is the approval of Proclamations supporting March as Colorectal Cancer Awareness Month, March as American Red Cross

**COLORECTAL CANCER
AMERICAN RED CROSS
WOMEN'S HISTORY
SUNSHINE WEEK
DISABILITIES**

Month, March as Women's History Month, March 11th as Registered Dietitian's Day, March 15-21 as Sunshine Week, March as Developmental Disabilities Awareness Month, and April as Fair Housing Month. Motion was made by Councilmember Dowdle to approve the Resolutions and seconded by Councilmember McGee. The vote was unanimous. Councilmember Jenkins asked Mayor McLean to read the Proclamation for the Developmental Disabilities Awareness since there is a representative in the audience and Mayor McLean read the Proclamation. Councilmember Jenkins stated that all of the Proclamations and Resolutions are approved by the Council as a whole but only the Mayor signs them. Councilmember Jenkins stated that she would like to make a recommendation that in the future all the members of Council sign the Proclamations and Resolutions. Mr. Stovall asked if Councilmember Jenkins wanted Council to sign all of the City's business or just the monthly Proclamations and Resolutions and Councilmember Jenkins stated just the monthly Proclamations and Resolutions. Councilmember Byrd stated that she would like for Council to sign all of the City's business because all of Council has approved the Ordinance or Resolution. Councilmember Byrd stated that Council could sign the document at the end of the Council meeting. Mr. Stovall stated that Council has the right to set the rules and procedures on how Council does City business. Mr. Stovall stated that the Municipal Association is currently working on examples for rules and procedures that Council may want to look at. After some discussion, it was decided that the City Manager bring the Municipal Association's rules and procedures before Council and place the matter on the agenda of April's Council meeting.

**ANNUAL MEETING
TALLWOOD HOMES**

Mayor McLean stated that the next item on the agenda is the annual meeting of the Clinton Senior Citizens Housing Authority. Mayor McLean asked Council to approve the minutes from March 3, 2014. Motion was made by Councilmember Cook to approve the March 3, 2014 minutes from the annual meeting of the Clinton Senior Citizens Housing Authority and seconded by Councilmember McGee. The vote was unanimous. Councilmember Jenkins stated that last year she requested Council receive the minutes and annual statement before the Council meeting so Council could read through the documents. Councilmember Jenkins stated that the request was not honored. Mayor McLean recognized Ms. Janet Stanley, Tallwood Homes District Manager. Ms. Stanley apologized to Council for not getting the annual report out early for Council's review. Ms. Stanley stated that the Tallwood properties were 100% occupied in 2014. Ms. Stanley stated that in 2015 Tallwood Homes Phase I had a \$10

rent increase, which did not affect the tenants. Ms. Stanley stated that the reserve accounts at the end of December in 2014 for Tallwood Homes Phase I was \$79,000 and \$72,000 for Tallwood Homes Phase II. Ms. Stanley stated that at the end of 2014 Tallwood Homes Phase I had a negative net operating income of \$2,000 and Tallwood Homes Phase II had a negative net operating income of \$1,600. Ms. Stanley stated that the reason for the negative amounts was Tallwood Homes experienced several expenses that were not budgeted like the removal of nine pine trees. Ms. Stanley stated that both properties performed well throughout the year. Ms. Stanley stated in 2014 Tallwood Homes upgraded the interior of the units. Ms. Stanley stated that in 2015 Tallwood Homes plans to replace the windows in the units in order to make the units energy efficient. Councilmember Scarborough stated that the Income Statement for Tallwood Homes Phase I show the negative \$2,000 as a variance and not a loss. Councilmember Scarborough stated that Tallwood Homes Phase I made a profit of \$53,077. Councilmember Scarborough stated the negative \$2,000 is the variance between the budgeted amount and the amount spent. Councilmember Jenkins asked if Tallwood Homes had twenty-four units. Ms. Stanley stated that Tallwood Homes Phase I has twenty-four units and Tallwood Homes Phase II has sixteen units. Councilmember Jenkins asked if all of the units are filled and Ms. Stanley stated yes. Councilmember Dowdle asked what was the minimum rent and Ms. Stanley stated that the rent is based on the tenant's income because the units are subsidized. Motion was made by Councilmember Scarborough to approve the Tallwood Homes financial statements along with the changes noted on the Summary Sheet and second by Councilmember Jenkins. Councilmember Cook stated that Council should not amend Tallwood Homes' financial report. Ms. Stanley stated that the financial statements are right but Councilmember Scarborough disagreed. Councilmember Scarborough stated that the year-end operating income for Tallwood Homes Phase I was \$35,592 and \$29,000 for Phase II. Councilmember Scarborough stated that the negative amounts of \$2,000 and \$ 1,600 are the variances between the actual amount and the budgeted amount. Councilmember Scarborough stated that Tallwood Homes Phase I and Phase II do not have a year-end negative operating income. Councilmember Scarborough stated that the Financial Statements are correct but the Summary Statement is wrong. Mr. Stovall stated that Council acts as the Senior Citizens Housing Authority's board. Mr. Stovall stated that Council could direct City staff to act as their agent and meet with Tallwood Homes' management team and work on this issue and bring this to Council at a later date.

Motion was made by Councilmember McGee to table the Senior Citizens Housing Authority annual meeting and authorize City staff to discuss the Financial Statements with Tallwood Homes and bring the matter back to Council at a later date and seconded by Councilmember Jenkins. The vote was unanimous. Motion was made by Councilmember McGee to adjourn the meeting with the Senior Citizens Housing Authority and second by Councilmember Scarborough. The vote was unanimous.

**SECOND READING
DESIGN REVIEW
BOARD**

Mr. Stovall stated that the next item on the agenda is the second reading of an Ordinance to amend the Design Review Ordinance to reduce the size of the Design Review Board. Mr. Stovall stated that the Design Review Board is the Committee responsible for the Design Review Ordinance. Mr. Stovall stated that the responsibility of the Board is to protect the architectural design of the City and review and approve plans for signs, colors, building construction, façade changes, and demolition in the historic district. Mr. Stovall stated that the authority to create a Design Review Board is provided by the Local Government Comprehensive Planning Enabling Act of 1994. Mr. Stovall stated that the Design Review Ordinance was enacted in 2005 and amended in 2009. Mr. Stovall stated that the Design Review Ordinance is part of the City of Clinton Zoning Ordinance. Mr. Stovall stated that the amendment reverses the changes made in 2009 in which the members are reduced from seven members to five members. Councilmember Dowdle made a motion to approve the second reading of the amendment to the Design Review Ordinance reducing the Design Review Board to five members and seconded by Councilmember Jenkins. The vote was unanimous.

**BIDS
SEWER SERVICE
TRUCK**

Mr. Stovall stated that the last item on the agenda is the approval of bids for the purchase of one Sewer Service truck equipped with a crane for the Department of Public Works. Mr. Stovall stated that the service truck would be equipped with a crane that would lift pumps located below ground vaults in order to do maintenance work on the pumps. Mr. Stovall stated that the City has ten pump stations and each station has at least two to four pumps. Mr. Stovall stated that the Sewer System Department currently does not have equipment to pull the pumps out of the ground and must rely on equipment from other departments. Mr. Stovall stated that since the City is under the Consent Order from SCDHEC the City would have to pull these pumps twice a week to inspect them. Councilmember Dowdle asked if the City Manager said the City would have to inspect the sewer pumps twice a week and Mr. Stovall stated yes. Mr. Stovall stated that the City solicited bids and received two with the lowest bid from Cooper for \$90,696. Mr. Stovall stated that the delivery time would be 120 days to 180 day and the City would fund the purchase from the Sewer I&I fund. Councilmember McGee asked if the City

received two bids and Mr. Stovall stated yes. Mr. Stovall stated that the City advertised through the SCBO magazine, local media, City's website, and copies were submitted to the vendors. Councilmember McGee asked if it is the City's responsibility to maintain the sewer pumps even though the City pays LCWSC treatment costs and Mr. Stovall stated yes. Mr. Stovall stated that the City pays LCWSC to treat the sewer but the City is responsible for pumping the sewer into LCWSC's collection lines. Mr. Stovall stated that the City owns the pump stations and must maintain them. Motion was made by Councilmember Byrd to approve the purchase of a Sewer Service Truck from Cooper Motors for a cost not to exceed \$90,696 and to be funded from the Sewer I&I account and seconded by Councilmember Jenkins. The vote was unanimous.

EXECUTIVE SESSION

Motion was made by Councilmember Byrd to go into executive session to discuss a personnel matter relating to the Administrative Assistant position in the Office of the City Manager and one contractual matter relating to the acquisition of property in the Lydia Mill neighborhood 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 back in open session. Mayor McLean stated that one personnel matter and one contractual matter were discussed and no action was taken.

**COUNCILMEMBER
REPORT**

Councilmember Dowdle stated that he has enjoyed working with Council and this would be his last Council meeting. Councilmember Dowdle thanked the City Manager, Dianne Wyatt, Administrative Assistant, and City staff for all their help and he appreciates their work. Councilmember Dowdle wished everyone good luck.

Councilmember McGee stated that he would miss Councilmember Dowdle and he enjoyed working with him.

Councilmember Byrd stated that she would miss Councilmember Dowdle.

Councilmember Jenkins stated that she would miss Councilmember Dowdle since they came on Council at the same time. Councilmember Jenkins stated that she has enjoyed working with Councilmember Dowdle and she wished him well. Councilmember Jenkins thanked the City Manager and City staff for their help with the recent power outage in Abbeville. Councilmember Jenkins stated that she had a chance to speak with representatives from Abbeville and they spoke highly of the City staff that was sent to help the citizens in Abbeville.

Councilmember Scarborough thanked Councilmember Dowdle for his many years of service. Councilmember Scarborough stated that Councilmember Dowdle has served the citizens in Clinton and has done a lot of work for Clinton.

MAYOR'S REPORT

Mayor McLean stated that the Spotlight on Agriculture will be held at the First Presbyterian Church on Thursday, March 12 from 5:00 PM to 7:00 PM. Mayor McLean stated that Thursday, March 19 the Laurens County Chamber of Commerce would host Business After Hours at the Presbyterian College Pharmacy School from 5:30 PM to 7:00 PM. Mayor McLean stated that the next Council meeting would be Monday, April 6 at 6:00 PM. Mayor McLean thanked Councilmember Dowdle for his many years of service.

ADJOURN

With there being no further business before Council Mayor McLean adjourned the meeting.

CITY CLERK

MAYOR