

October 24, 2022

The October 24, 2022 City Council Work Session Meeting was held at the M.S. Bailey Center with Mayor McLean presiding with Councilmembers Cook, Jenkins, Neal, Kuykendall, Roth, and Walsh. The City Manager and City Attorney were present. The Work Session was an open meeting. Citizens could view the meeting on the City's Facebook.

INVOCATION

The invocation was given by Councilmember Roth.

PLEDGE OF ALLEGIANCE

Mayor McLean asked Council and the audience to stand and recite the Pledge of Allegiance.

ARBOR DAY AND BREAST CANCER AWARENESS MONTH

Mayor McLean stated the first order of business is for Council to consider proclaiming the first Friday in November as Arbor Day and the Month of October as Breast Cancer Awareness Month in the City of Clinton. Councilmember Kuykendall made the motion to proclaim the first Friday in November as Arbor Day and the month of October as Breast Cancer Awareness Month in the City of Clinton. The motion was seconded by Councilmember Jenkins. The vote was unanimous.

RECOMMENDATIONS FROM STATE ACCOMMODATION TAX COMMITTEE

Mayor McLean stated City Council had received a report and recommendations from the Accommodations Tax Committee. Mayor McLean stated the committee met on October 18, 2022 with Mr. Jeff Shacker our State Municipal Association Representative and has submitted the following recommendations for expenditure of the Accommodation Tax Funding for 2022. The committee recommended \$2000.00 to the YMCA; \$2000.00 to the City Museum for preservation and storage; \$53,000.00 to Main Street for Christmas decorations and billboards; \$2000.00 to Musgrove Mills State Park for Tourism; \$2000.00 to Thornwell for their Strawberry Festival; and \$2000.00 to Clinton Canopy for signage. Councilmember Jenkins made the motion to accept the committee's recommendations. The motion was seconded by Councilmember Walsh. The vote was unanimous.

PRESENTATION ON IMPACT FEE STUDY AND CAPITAL IMPROVEMENT PLAN

Mayor McLean stated the next item on the agenda is a proposal for an impact study and capital improvement plan by Mr. Carson Bise of TischlerBise. Mr. Bise stated the basic options for funding infrastructure: 1-funding from broad-based revenue (property, income, sales taxes; 2- gas tax; 3- special assessment districts; 4- federal/state sources; 5- P3's; 6- tolls; 7- tolls; 8- pioneering agreements; 9-exactions obtained through development approval process and 9- accept lower levels of service. Mr. Bise asked why impact fees because; 1- that infrastructure capacity is essential to accommodate new development; and the quality of place is essential to attract and retain millennials, boomers, and innovators; 2-minimizes externalities like traffic congestion that is associated with no growth sentiment; 3-compared to negotiated and

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agreements, streamlines the approval process with known costs; 4- integrates comprehensive planning, economic development, and revenue strategies and balance funding need against economic competitiveness and embrace multi-modal options and willingness to pay concept. Mr. Bise stated the fundamentals of impact fees are they are a one-time payment for growth-related infrastructure usually collected at the time building permits are issued, they can't be used for operations, maintenance, or replacement, and it is not a tax but more like a contractual arrangement to build infrastructure, with three requirements: need (system improvements, not project-level improvements) benefit through short range expenditures and geographic service areas and or benefit districts and proportionate. Mr. Bise said you must evaluate the need for credits: the first credit is site specific where the developer constructs a capital facility included in the fee calculations. The second credit is debt service to avoid double payment due to existing or future bonds and the third credit is dedicated revenues which is property tax, local option sales tax and gas tax. Mr. Bise stated in South Carolina impact fee revenue must be maintained in an interest-bearing account; the monies must be spent within three years of scheduled date for construction in the CIP; must publish an Annual monitoring report; a comprehensive review and update every five years; all maximum allowable fee change require an updated study, and requires an analysis that estimates the effect of imposing updated impact fees on affordable housing in the district. After questions and discussion, City Manager Tom Brooks asked Council for permission to pull funds from five department professional services line item to conduct the impact fee study that will cost approximately \$40,000.00. Councilmember Walsh made the motion to give the City Manager authority to find funding and engage in the impact fee study. Councilmember Kuykendall seconded the motion. The vote was unanimous.

FIRST READING OF ORDINANCE Mayor McLean stated the next item on the agenda is for Council to consider first reading of Ordinance#2022-010-001 Authorizing the
2022-010-001 AUTHORIZING Financing of Sewer System Improvements through the State Water
FINANCE OF SEWER SYSTEM Revolving Fund Authority to make improvements to the City of Clinton
THROUGH SRF Utility Fund through the borrowing of up to \$3,033,550.00.
Councilmember Walsh made the motion to approve first reading of Ordinance #2022-010-001. Councilmember Cook second the motion. The vote was unanimous.

**FIRE PREVENTION GRANT
PRESENTATION**

Mayor McLean stated the next item on the agenda is a presentation by Fire Chief Jeremy Marshall. Fire Chief Marshall stated the City of Clinton Fire Department received a \$3000.00 Grant from FM GLOBAL to assist with fire prevention education material. Chief Marshall reported that the Clinton Fire Department was awarded \$12,000.00 from the Joseph P

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BiBernardo Memorial Foundation Grant to purchase Bailout Kits for all of the Firemen.

**POLICE AND FIRE BUILDING
PROJECT DISCUSSION**

Mayor McLean stated the next item is a discussion of the Police and Fire Building Projects. City Manager Tom Brooks stated that he had been working on the Recreation Complex budget. Mr. Brooks stated that the new plan is to keep the police department in the current building and build a new fire station next to the community center and the data center will stay in the current location to save between \$300,000.00 and \$500,000.00 and we are still \$500,000.00 over budget. Mr. Brooks reported that we have received over two million dollars in ARPA Funds. Mr. Brooks asked Council for permission to use part of the ARPA Funds for the project. Mr. Brooks stated that he is not asking for any funds right now, but this is just an update on the project.

EXECUTIVE SESSION

Mayor McLean stated that an executive session had been requested to discuss contractual matters regarding Administration. Councilmember Cook made the motion to enter into executive session. The motion was seconded by Councilmember Neal. The vote was unanimous.

OPEN SESSION

Mayor McLean declared the October 24, 2022 Work Session back into open session. Mayor McLean stated in executive session Council discussed a contractual matter regarding Administration and no action was taken.

ADJOURN

No further business was brought before Council. Councilmember Cook made the motion to adjourn. The motion was seconded by Councilmember Kuykendall. The vote was unanimous.

CITY CLERK

MAYOR