

AUGUST 4, 2018

The regular Council meeting was held at the M.S. Bailey Center at 6:00 PM with Mayor Bob McLean presiding with Councilmembers Cook, Jenkins, Kuykendall, Neal, Roth, and Young. The City Manager and the City Attorney were present. Local news media present were Larry Franklin from the Clinton Chronicle and Judith Brown from the Laurens Advertiser. Notice was emailed to all local news media on July 31, 2018.

INVOCATION	The invocation was given by Reverend Tim Stephens from the First Baptist Church of Joanna.
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 July 9. Motion was made by Councilmember Cook to approve the minutes from July 9, 2018 and seconded by Councilmember Young. The vote was unanimous.
CITIZENS ADDRESS COUNCIL	Mayor McLean recognized Mr. Arime Commers. Mr. Commers stated that he lives at 207 Florence Street and he was before Council concerning the Laurens County Cycling Club. Mr. Commers stated that there is a growing awareness of cycling in Laurens County. Mr. Commers stated that although there can be some dangers in cycling it is still a safe way to encourage outdoor recreation and fitness. Mr. Commers stated that the Laurens Police Department has adopted a Give Me Three Campaign which means that vehicles should give cyclist at least three feet of the public roads. Mr. Commers stated that he would like to see bike lanes installed on the public roads. Mr. Commers stated that the Laurens County Cycling Club is also looking to put on a cycling event in April to bring awareness to Autism. Mr. Commers stated that the club would like to use the downtown as a staging area for the event.
ARIME COMMERS CYCLING	
RICKY JOHNSON MARTHA DENDY	Mayor Mclean recognized Mr. Ricky Johnson. Mr. Johnson stated that he lives at 408 Frances Street and he is before Council concerning Martha Dendy. Mr. Johnson stated that he would like an update on what has been done about the Martha Dendy Project and he would like for Council to address this issue at the September Council meeting.
RICKY MARTIN MARTHA DENDY	Mayor McLean recognized Mr. Ricky Martin. Mr. Martin stated that he is before Council concerning Martha Dendy. Mr. Martin stated that he would like to see some funding for the Martha Dendy Community.

Mr. Martin stated that he would like to be involved in the decisions being made about the Martha Dendy Project. Mr. Martin stated that he was upset about the destruction of the Martha Dendy pool at the last Council meeting and he wanted to apologize if he offended anyone. Mr. Martin stated that he is passionate about the Martha Dendy Project and he wants it to succeed with everyone sitting down and discussing the project. Mr. Martin stated that the Martha Dendy Project needs playground equipment for children, bathroom facilities, and water fountains.

**AWARDS
CLINTON CHRONICLE
READER'S CHOICE**

Mayor McLean stated that the next item on the agenda is the recognition of the Public Safety Department, Officer Anthony Harris, and Fire Commander Scott Shiflet for the Clinton Chronicle's Reader's Choice Award. Mayor McLean presented Public Safety Officer Anthony Harris, Fire Commander Scott Shiflet, and Public Safety Director Robin Morse with a plaque.

**PROCLAMATIONS
BACK TO SCHOOL
CONNECTING COPS AND
COMMUNITIES**

Mayor Mclean stated that the next item on the agenda is the approval of the Proclamations proclaiming August as Clinton Goes Back To School Month and August as Connecting Cops and Communities Month. Motion was made by Councilmember Neal to approve the Proclamations and seconded by Councilmember Young. The vote was unanimous.

**CITY MANAGER'S
REPORT

COUNCIL MEETING**

Mayor McLean recognized Mr. Cannon, City Manager for his reports and recommendations. Mr. Cannon stated that the first item under his reports and recommendations is to remind Council that the September Council meeting will be held September 10, 2018 at 6:00 PM.

**STATE OF CITY

ASHLEY ROCHESTER
HOUSING INSPECTOR**

Mr. Cannon stated that the next item on the agenda is information concerning the various projects in the City. Mr. Cannon stated that there were many projects already underway when he became City Manager and he wanted to update Council on these projects. Mr. Cannon stated that in order to ensure the City is properly training our workforce to continue to carry out the projects listed in this presentation the City needs to provide personnel with the necessary skills. Mr. Cannon stated that he wished to recognize Ms. Ashley Rochester for completing her first steps towards obtaining her first certification in ICC/AACE Property Maintenance and Housing. Mr. Cannon asked Tammy Templeton, City Clerk to swear-in Ms. Rochester as a Certified Housing Inspector.

- DEMOLITION** Mr. Cannon stated that he wanted to update Council on demolition in the City of Clinton. Mr. Cannon stated that City personnel have been working diligently to use City resources to remove a lot of these properties thereby saving money from having to pay outside contractors. Mr. Cannon stated that the City has removed 58 vehicles and demolished ten structures at no cost to the City since January 2018. Mr. Cannon stated that it cost about \$2,500 to demolish a building and the City requires the citizen to pay half within twelve months and the City does not place a lien on the property.
- ANNEXATION** Mr. Cannon stated that City staff has identified a list of properties that need to be considered and pursued for annexation into the City of Clinton. Mr. Cannon stated that the City is in the process of seeking the appropriate consultant to assist in the annexation process.
- AMERICAN LEGION** Mr. Cannon stated that the American Legion Hut is located at the Pinehaven Park. Mr. Cannon stated that before he became City Manager the City had taken bids to repair the American Legion Hut. Mr. Cannon stated that some of the exterior repairs would be replace windows, replace existing doors with metal doors, addition of handicap parking area on the North Adair Street side of the building, and replace damaged fascia. Mr. Cannon stated that some of the interior renovations are remove existing pine walls and replace with sheet rock, repair existing drop ceiling, and sand and refinish the stage and main floor. Mr. Cannon stated that upon reviewing the interior renovations it has been determined that not all of these changes are necessary to be able to utilize the facility. Mr. Cannon stated that the lowest renovation bid was \$229,135. Mr. Cannon stated that since the City acquired the American Legion Hut it has been rented to several organizations and groups. Mr. Cannon stated that the building was rented 24 days in 2014, 25 days in 2015, and 15 days from June 2016 to June 2017. Mr. Cannon stated that while the City does receive enough funds from the rental of both the American Legion Hut and the Community Building to cover the expenses and maintenance of the buildings, the City only realizes a yearly net income of \$5,300. Mr. Cannon stated that after a review of the information contained in this report it is his recommendation the City consider either placing the property up for sale or consider a property exchange option.
- BROWNFIELD GRANT** Mr. Cannon stated that the City has been approved for a Brownfields Grant and the award would be official in mid-August.

Mr. Cannon stated that once the work plan has been approved then the City will develop a Brownfields Committee to make property assessment recommendations. Mr. Cannon stated that a pre-award project for lead and asbestos testing for the Carriage House should be completed by the end of August.

CAPITAL PLAN

Mr. Cannon stated that the Finance Director has a Capital Plan draft being reviewed by the Department Heads to ensure the plan covers all of the projects. Mr. Cannon stated that City staff wanted to ensure these projects are included in the Comprehensive Plan which is currently in the process of being updated.

**CDBG GRANT
TRIBBLE BLD 3**

Mr. Cannon stated that the SC Department of Commerce has provided a courtesy review of the bid documents and revisions are being made. Mr. Cannon stated that the City needs to consider the future of these buildings. Mr. Cannon stated that the D.E. Tribble buildings 1 and 2 have a historical preservation Covenant Agreement attached to them.

CITY PARKS

Mr. Cannon stated that as part of a Graduate Degree Program a student from USC conducted an ADA Accessibility Review of the City's parks and would provide the City with the report. Mr. Cannon stated that the City has secured a contract with Playground Guardian to conduct a full park assessment of ADA compliance as well as the overall safety of the playground surfacing, equipment, and other fixtures. Mr. Cannon stated that the assessment should be conducted by the end of August. Mr. Cannon stated that City staff would use this report to prepare a bid package for the updates and improvements to the City's existing parks.

COPELAND BLD

Mr. Cannon stated that monitoring wells have been installed at the Copeland Building and the City is currently waiting for a report from DHEC as to the findings. Mr. Cannon stated that City staff would use this report to determine the City's future involvement in this property.

DOWNTOWN

Mr. Cannon presented Council with an example of the new billboard signs for the downtown area. Mr. Cannon stated that Bagwell Builders are making progress on their building and Designers Alley has been sold to investors. Mr. Cannon stated that the Cotton Loft is underway and the unveiling is scheduled for Thursday, August 16, 2018. Mr. Cannon stated that three buildings in the Industrial Supply Complex are being rehabilitated for tenants. Mr. Cannon stated that Ewireless would open soon at 101 East Main Street and Patriots Kitchen offers a new food venue.

Mr. Cannon stated that 102 W Main Street has been purchased but the owners currently do not have any plans for the building until they sell their property in Greenville.

**EXIT 54
SIGN & LIGHTING**

Mr. Cannon stated that an engineer is designing specs for the Exit 54 sign which will include a materials list and construction details as well as a rendering for the SCDOT approval. Mr. Cannon stated that City staff is awaiting a review from SCDOT in regards to the lighting for Exit 54. Mr. Cannon stated that since the decorative lights were added after the bridge was raised SCDOT may not allow the lighting. Mr. Cannon stated that the City does have some lighting options for the Exit 54. Mr. Cannon stated that the first option is a Carousel Lighting. Mr. Cannon stated that the SCDOT recommends this type of lighting but the cost of installing the Carousel Lighting is \$300,000. Mr. Cannon stated that the second option is Holophane Mongoose LED Lighting. Mr. Cannon stated that the lights are mounted on poles approximately 30' and these lights are the same lights as the ones on the Frontage Road. The cost of installing these types of lights is \$50,400.

GHS TRAIL

Mr. Cannon stated that the Greenville Hospital System has plans to fund the Swamp Rabbit Trail from the hospital to Richloom in Clinton.

HAYES HOSPITAL

Mr. Cannon stated that the City is awaiting an update from the Attorney.

MARTHA DENDY

Mr. Cannon stated that City staff had a meeting with Steven Evans in regards to the Martha Dendy Project. Mr. Cannon stated that Mr. Evans would direct the Martha Dendy Project. Mr. Cannon stated that the City is moving forward with a Request For Qualifications (RFQ) with a release date of August 20, 2018 and a close date of September 20, 2018. Mr. Evans stated that he would like to see the Martha Dendy Project meet the needs of the Community and the Martha Dendy Building could be a multi-purpose building. Mr. Evans stated that the RFQ is stage 1 of the process. Mr. Evans stated that the committee is looking for Martha Dendy tenants that are able to sustain their organization and the RFQ helps the committee identify these types of tenants. Mr. Evans stated that the Martha Dendy Building should be a Community Empowerment Center. Mr. Evans stated that the building could house athletics, after school programs, and senior citizens programs. Mr. Evans stated that the Martha Dendy Project could be a springboard for better housing and more parks in the Community. Mr. Evans stated that the RFQ would seek partners for the Martha Dendy Project for the long term.

Mr. Evans stated that any communication the committee has would also be in writing so there would not be any misunderstandings.

- MILLER'S FORK TRAIL** Mr. Cannon stated that the bids for the Miller's Fork Trail came in higher than the grant amount. Mr. Cannon stated the City received a \$90,000 grant and the bid was \$300,000. Mr. Cannon stated that City staff is in discussion with Central Realty about the trail options. Mr. Cannon stated that there are several problems with the grants such as easements, right of access, parking areas, and the bridge construction.
- MUSEUM** Mr. Cannon stated that the City has received a final report from Christian Cicimurri who was hired to inventory the Museum. Mr. Cannon stated that a former Museum Board Member is reviewing the report and will advise the City on the next steps with the Museum.
- PARKS/RECREATION** Mr. Cannon stated that the City is nearing the reality of breaking ground on a Recreation Complex. Mr. Cannon stated that the City is also looking at placing an Amphitheater at the Recreation Complex. Mr. Cannon stated that the City should consider additional funding and partnerships for our Parks and Recreation Division. Mr. Cannon stated that the City would like to create a Farmers Market on the M.S. Bailey Center property near the Carriage House. Mr. Cannon stated that it takes time to complete these projects but City staff is working on them.
- PAVING** Mr. Cannon stated that when the City receives paving funds from Laurens County Transportation Committee the City will pave Copeland Street. Mr. Cannon stated that the City also plans to pave Gary Street but Gary Street requires repairs to the sewer line. Mr. Cannon stated that City staff is developing a plan for Council's consideration.
- PUBLIC SAFETY BLD** Mr. Cannon stated that City staff has discussed funding for the Public Safety Building with the City's Bond Attorney and financial advisors. Mr. Cannon stated that some of the needs for the Public Safety building are a roof and a HVAC system.
- ROSEMONT CEMETERY** Mr. Cannon stated that the City has offered to sale Rosemont Cemetery along with 20 additional acres to two companies and neither company was interested.
- S BROAD STREET WATER/SEWER** Mr. Cannon stated that the completion date for the South Broad Water and Sewer Projects is mid-August.

Mr. Cannon stated that Water and Sewer line tie-ins for Calhoun Street and Woodrow Street are scheduled for this week. Mr. Cannon stated that the East Maple Street to South Adair Street tie-in is being added to the contract.

SANITATION

Mr. Cannon stated that the City solicited bids for Sanitation services but the bids came in higher than anticipated. Mr. Cannon stated that by changing the City's current method of sanitation collection and going with a Side Loader Truck then the City may increase efficiency and use less man power which would save the City money. Mr. Cannon stated that City staff would demonstrate the Side Loader Truck to Council. Mr. Cannon stated that the truck would cost approximately \$300,000. Mr. Cannon stated that the total cost to the City for a contractor to provide a roll cart sanitation services to citizens would be \$401,184 annually. Mr. Cannon stated that if the City purchases the Side Loader Truck and continues to provide the sanitation services the total cost to the City would be \$205,576.80 annually. Mr. Cannon stated that the City would save \$195,607.20 annually by keeping the roll cart sanitation services. Mr. Cannon stated that the City would move the two employees in Sanitation to the Streets and Parks Department resulting in a savings of \$60,948.37 to the Sanitation Department.

SC 72 WATER LINE

Mr. Cannon stated that the SC 72 water line upgrade would increase the line from an 8" to a 12" line.

SEWER TREATMENT

Mr. Cannon stated that City staff has met with consultants who will assist the City in developing a scope of work that would determine the cost of a Sewer Treatment package plants.

VANCE PARK

Mr. Cannon stated that a survey has been completed and the architecture designs are in the process for the Vance Park Pavilion. Mr. Cannon stated that a pre-award from the Brownfields Grant for lead and asbestos testing for the Carriage House should be completed by the end of August.

HYDRANT FLOW

Mr. Cannon stated that the water connections and the hydrant flow issues are an on-going process but East Calhoun Street would be engineered for a tie-in to South Adair. Mr. Cannon stated that system flushing is planned for the fall when the South Broad Water Line is complete.

- WELCOME CENTER** Mr. Cannon stated that this project is on hold because School District 56 has expressed interest in the space the City would house the Utility Billing Department. Mr. Cannon stated that the School District's decision would determine the City's relocation efforts of the Utility Billing Department and the construction of the Welcome Center.
- WHITTEN CENTER UTILITIES** Mr. Cannon stated that LCWSC has agreed to replace portions of the sewer line and the pump station at Whitten Center. Mr. Cannon stated that the agreement has been completed and the project will start in the near future. Mr. Cannon stated that the City has GPS these utilities and Thomas and Hutton is working on the final Boundary Survey.
- STORM DRAIN** Mr. Cannon stated that the Storm Drain System is in need of repair. Mr. Cannon stated that the SCDOT only claims storm drain issues that reside on their right-of-way. Mr. Cannon stated that the SCDOT's position is that as soon as the storm drain pipe leaves the SCDOT right-of-way it becomes the responsibility of the property owner. Mr. Cannon stated that the City does not have the funds to address storm drain issues on State roads when the City has to address these issues on City streets.
- TECHNOLOGY WAY BID** Mayor McLean stated that the next item on the agenda is the approval of a bid from Elmore Land & Site Development for \$583,427.20 for the extension of Technology Way. Mayor McLean stated that Technology Way is the entrance into Clinton 26 Commerce Park. Mayor McLean stated that the extension would be paid by funds from the sale of the land GE Alternative Energy is currently located and a grant the City received from Santee Cooper. Motion was made by Councilmember Jenkins to approve the low bid from Elmore Land & Site Development for \$583,427.20 for the Technology Way Extension and seconded by Councilmember Neal. The vote was unanimous.
- GENERATOR BID** Mayor McLean stated that the next item on the agenda is the approval of the purchase of one 200Kw natural gas generator from Blanchard Machinery for \$84,508 to be housed at the Public Safety Department. Mayor McLean stated that this generator would replace a military surplus generator. Mayor McLean stated that the generator provides backup for EMS, Police Station, Fire Station, and the communications for City buildings. Mayor McLean stated that the purchase would be paid for by a FEMA Grant of \$114,900. Mayor McLean stated that the Grant is for \$114,900 but the cost is \$84,508. Mayor McLean asked if the City would have to give the difference back to the State and Mr. Cannon stated yes. Councilmember Roth asked about the operating time of the generator and Mr. Cannon did not know.

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Councilmember Roth asked if the City could use the additional funds to supplement the operating time of the generator. Mr. Cannon stated that he would look into the matter. Motion was made by Councilmember Kuykendall to approve the purchase of a 200Kw natural gas generator from Blanchard Machinery for a cost not to exceed \$84,508 and seconded by Councilmember Neal. The vote was unanimous.

EXECUTIVE SESSION

Councilmember Jenkins made a motion to go into executive session to discuss one personnel matter relating to the Public Safety Department and one contractual matter relating to Miller's Forks Project and return to open session on the call of the chair and seconded by Councilmember Neal. 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.

GENERATOR

Mr. Cannon stated that he wanted to clarify the FEMA Grant for the generator. Mr. Cannon stated that the FEMA Grant was for \$86,175 and the City's match was \$28,725. Mr. Cannon stated that the City's match would be in the form of labor to install the natural gas line.

**COUNCILMEMBER
REPORT**

Councilmember Jenkins stated that she has called Mr. Satterfield, Public Works Director about a sink hole on Buice Street. Councilmember Jenkins stated that it needs to be addressed as soon as possible.

Councilmember Kuykendall thanked the City Manager for the State of the City presentation. Councilmember Kuykendall stated that the City has many opportunities and sometimes it is easy to lose track of the projects.

Councilmember Roth congratulated Officer Harris and Scott Shiflet for their Readers Choice Award which is recognition by the citizens.

MAYOR'S REPORT

Mayor McLean stated that National Night out is Tuesday, August 7, 2018 at Vance Park from 5:00 PM to 8:00 PM. Mayor McLean stated that Thursday, August 16, 2018 at 11:00 AM in the Council Chambers will be the unveiling of the Cotton Loft. Mayor McLean stated the City would host a Presbyterian College Welcome Back Block Party downtown on Thursday, August 23, 2018 from 6:00 PM to 9:00 PM. Mayor McLean stated that the next Council meeting will be Monday, September 10, 2018 at 6:00 PM.

ADJOURN

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

CITY CLERK

MAYOR