

## FEBRUARY 1, 2016

The regular Council meeting was held at the M.S. Bailey Memorial Center at 6:00 PM with Mayor Bob McLean presiding with Councilmembers Byrd, Cook, Jenkins, Kuykendall, Scarborough, and Young. The City Manager and the City Attorney were present. News media present were Larry Franklin from the Clinton Chronicle, Randy Stephens from WLBG, and Judith Brown from GoClinton .com. Notice was emailed and mailed to all local news media on Monday, January 25, 2016.

- INVOCATION** The invocation was given by Reverend Kenneth Murray from Mt. Moriah Baptist 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 January 4. Motion was made by Councilmember Cook to approve the January 4, 2016 minutes and seconded by Councilmember Kuykendall. The vote was unanimous.
- RESOLUTIONS  
AMERICAN HEART  
BLACK HISTORY  
CHILDREN DENTAL  
HEALTH  
CITIES MEAN  
BUSINESS** Mayor Mclean recognized Mr. Stovall, City Manager. Mr. Stovall stated that the first item on the agenda is the approval of Resolutions declaring February as American Heart Association Month, February as Black History Month, February as Children’s Dental Health Month, and February as Cities Mean Business Month. Motion was made by Councilmember Byrd to approve the Resolutions and seconded by Councilmember Jenkins. The vote was unanimous.
- ART CONTEST  
GARBAGE TRUCK** Mr. Stovall stated that the next item on the agenda is the awards for the 2016 Palmetto Pride Litter Trashes Everyone Art contest. Mr. Stovall stated that the winners of this art contest have their art displayed on the side of the City’s Garbage Trucks. Mayor McLean presented Saniya Fay, a fourth grader at Eastside Elementary and Savannah Howard, a third grader from Clinton Elementary with the Palmetto Pride Litter Trashes Everyone Award.
- TALLWOOD HOMES** Mr. Stovall stated that the next item on the agenda is the annual meeting of the Clinton Senior Citizens Housing Authority. Mr. Stovall stated that Janet Stanley and Joe Wilczewski from Boyd Management would make a presentation. Mayor McLean stated that the City of Clinton owns Tallwood Homes and the purpose tonight is to hold the annual meeting. Mayor McLean stated that he would call the annual meeting with the Clinton Senior Citizens Housing Authority to order. Mayor McLean stated that the first order of business is the approval of the minutes from the

March 2, 2015 and June 1, 2015. Motion was made by Councilmember Jenkins to approve the Tallwood minutes from March 2, 2015 and June 1, 2015 and seconded by Councilmember Scarborough. The vote was unanimous. Mayor McLean stated that the next order of business is to receive the annual report from Boyd Management. Mayor McLean recognized Ms. Janet Stanley, Boyd Management District Manager. Councilmember Jenkins thanked Ms. Stanley for getting the report to Council before the meeting. Ms. Stanley stated that last year Boyd Management moved forward with replacing flooring and appliances in Tallwood Homes. Ms. Stanley stated that Boyd Management has started replacing windows in Tallwood Homes Phase I and Phase II. Ms. Stanley stated that Boyd Management has submitted the bids to the City Manager to repair the drainage issue.

Ms. Stanley stated that Boyd Management continues to budget funds to make necessary repairs to the apartments and also replace the mail boxes and make them accessible to residents. Ms. Stanley stated that Tallwood Homes did not have a rent increase in 2016. Ms. Stanley stated that currently Tallwood Homes has one vacant unit. Councilmember Jenkins asked if Boyd Management had a waiting list for Tallwood Homes and Ms. Stanley stated that Tallwood Homes has four people waiting to get into an apartment. Mr. Wilczewski, Vice President of Finance, stated that if a citizen is waiting for a unit and is in need of assistance then Boyd Management would place the resident in a non-assistance unit until a rent assistance unit becomes available. Mayor McLean asked what is the rent for one that does not have rent assistance and Mr. Wilczewski stated between \$500 and \$530. Mr. Wilczewski stated that just because a resident is under rental assistance does not mean they do not pay rent. Mr. Wilczewski stated that the rent would be based on their income. Councilmember Kuykendall asked what makes a unit not available for rental assistance and Mr. Wilczewski stated that when the units were built the USDA would only build a certain number of units for rental assistance. Councilmember Cook thanked Boyd Management for keeping the repairs and maintenance up at Tallwood Homes. Mr. Wilczewski stated that the operating expenses were between \$3,800 and \$3,900 for both properties. Mr. Wilczewski stated that the Reserve Fund for Tallwood Homes Phase I is \$112,000 and the Reserve Fund for Tallwood Homes Phase II is \$92,000. Mr. Wilczewski stated that USDA offsets the rental increases which helps supplement the Reserve Funds. Motion was made by Councilmember Cook to accept the annual report from Boyd Management as presented and seconded by Councilmember Young. The vote was unanimous. Mayor McLean stated that the next order of business is public comment. Mayor McLean opened the floor for comments but did not receive any comments or questions concerning

Clinton Senior Housing Authority. Motion was made by Councilmember Byrd to adjourn the meeting of the Clinton Senior Housing Authority and seconded by Councilmember Scarborough. The vote was unanimous.

**FIRST READING  
ORDINANCE  
206.5 SHANDS ST  
HABITAT HUMANITY**

Mr. Stovall stated that the next item on the agenda is the first reading of an Ordinance to transfer property located at 206.5 Shands Street from the City of Clinton to Habitat for Humanity. Mr. Stovall stated that in 2005 the City acquired the property due to delinquent taxes and in 2011 the City started to look at ways of disposing the property. Mr. Stovall stated that options open were to use the property as green space, bank the land for future use, sell the lot or donate the property. Mr. Stovall stated that in 2012 Council asked the City to sell the property but the potential buyer could not come up with the funds. Mr. Stovall stated that City staff recommends transferring the property to Habitat of Humanity. Mr. Stovall stated that the City would hold a Public Hearing in March and give the public and Habitat for Humanity of chance to speak. Mayor McLean stated that we have heard the history and have been provided with options for disposal of property located at 205 Shands Street do we have a motion to transfer the property to Habitat for Humanity. Motion was made by Councilmember Kuykendall to approve the first reading of an Ordinance to transfer property located on 205 Shands Street to Habitat for Humanity and seconded by Councilmember Byrd. Councilmember Scarborough stated that the City has worked with Homes for Hope. Councilmember Scarborough asked if Homes for Hope would be interested in the property. Mr. Stovall stated that Homes for Hope concentrates on properties that they could build multiple homes. Mr. Stovall stated that the size of this lot only allows for a single home.

Mayor McLean stated that the history is the City sold the property for \$3,000 and the buyer backed out and just did not pay and Mr. Stovall stated yes. Councilmember Cook stated that the agenda states the property is located at 206.5 Shands Street and the motion was for 205 Shands Street. Councilmember Kuykendall amended his motion to approve the first reading of an Ordinance to transfer property located at 206.5 Shands Street to Habitat for Humanity and seconded by Councilmember Byrd. The vote was unanimous.

**ADMINISTRATIVE  
REPORT  
  
FRONTAGE ROAD  
  
ANNEXATION  
REQUEST**

Mr. Stovall stated that the next item on the agenda is the City Manager's administrative report. Mr. Stovall stated that work on the Frontage Road is to resume this week. Mr. Stovall stated that the next report concerns the action the Planning Commission took regarding the annexation of Shadow Wood Drive. Mr. Stovall stated that the Planning Commission held two meetings in regards to the annexation. Mr. Stovall stated that the Planning Commission reviewed the annexation and recommend not

approving the annexation request. Mr. Stovall stated that City staff would be bringing the information to Council in March. Councilmember Jenkins asked if the minutes from the Planning Commission meeting were available and Mr. Stovall stated no. Councilmember Byrd asked if the Planning Commission stated why they do not recommend approving the annexation. Mr. Stovall stated that Council would review the details at the March Council meeting.

**EXECUTIVE SESSION**

Motion was made by Councilmember Scarborough to go into an executive session to discuss a contractual matter in regards to the Tallwood Homes Management contract, one contractual matter in regards to M.S. Bailey Municipal Center, a contractual matter in regards to library services, a contractual matter in regards to recreation, a personnel matter in regards to the Office of the City Manager, a personnel matter in regards to the Department of Public Safety, and a personnel matter in regards to Boards and Commission and return to open session on the call of the chair and seconded by Councilmember Jenkins. The vote was unanimous.

**OPEN SESSION**

Mayor McLean declared Council back in open session. Mayor McLean stated that four contractual matters and three personnel matters were discussed in executive session and no action was taken.

**LIBRARY LEASE**

Motion was made by Councilmember Scarborough to extend the rental agreement for the library lease for three years for a cost of \$19,800 per year and seconded by Councilmember Young. The vote was unanimous with Mayor McLean recusing himself from voting because of his relationship to the owner of the property.

**COUNCILMEMBER  
REPORT**

Councilmember Cook thanked City staff for the information presented at the earlier workshop.

Councilmember Young thanked City staff for the budget workshop presentation and the strategic planning workshop.

Councilmember Jenkins thanked City staff for workshop presentations.

Councilmember Kuykendall thanked City staff for the budget workshops. Councilmember Kuykendall welcomed Mr. Threatt, Community Planner, on board. Councilmember Kuykendall thanked the City Manager for his work. Councilmember Kuykendall stated that he is eager to see the pot holes disappear

**MAYOR'S REPORT**

Mayor McLean stated that the Municipal Association's Hometown Legislative Action Day on Wednesday, February 3 in Columbia and the Municipal Association's Elected Officials Institute is Tuesday, February 2 in Columbia. Mayor McLean congratulated Clinton Middle School on winning the State Science Olympiad championship which is the fourteenth year in a row. Mayor McLean stated that the next Council meeting is Monday, March 7 at 6:00 PM.

**ADJOURN**

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

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CITY CLERK

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MAYOR