

**JUNE 5, 2017**

The regular Council meeting was held on Monday, June 5, 2017 at the M.S. Municipal Building with Mayor Bob McLean presiding with Councilmembers Cook, Kuykendall, Neal, Roth, and Young. The City Attorney and the Interim City Manager were present. Local news media present were Larry Franklin from the Clinton Chronicle, Randy Stephens from WLBG, and Judith Brown from the Laurens Advertiser. Notice was mailed and emailed to all local news media on May 30, 2017.

**INVOCATION**                    The invocation was given by Councilmember Kuykendall.

**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 May 8. Motion was made by Councilmember Cook to approve the budget workshop minutes from May 8, 2017 and Council minutes from May 8, 2017 and seconded by Councilmember Kuykendall. The vote was unanimous.

**CITIZENS ADDRESS COUNCIL**  
**LANCE TAYLOR**  
**WOODROW ST**                        Mayor McLean recognized Mr. Lance Taylor. Mr. Taylor stated that he resides at 109 East Centennial and he is before Council to discuss the apartments behind his house on Woodrow Street. Mr. Taylor stated that he has addressed this issue for ten years with the City. Mr. Taylor stated that the property is not maintained and wild animals and cats live on the property. Mr. Taylor stated that the condition of this property hurts his property value as well as his neighbors. Mr. Taylor presented Council with a petition from citizens asking the City to do something about the matter. Mayor Mclean asked Mr. Threatt, Community Development Director, to address this matter. Mr. Threatt stated that the City tried to resolve the problem several years ago but the rehabilitation plan did not happen. Mr. Threatt stated that the City is pursuing legal action against the landowner of the property. Mayor McLean stated that this problem has gone on long enough and the City is doing all it can to address this matter.

**GEORGE WILLIAMS**  
**THORNWELL ST**                        Mayor Mclean recognized Mr. George Williams. Mr. Williams stated that he resides on Thornwell Street and he is before Council regarding the motel next to his property. Mr. Williams stated that he must contend with loud noises, fighting, and loud music coming from the motel. Mr. Williams stated that the Police come to the motel but that does not stop any of the activity. Mr. Williams played a recording of a fight at the motel for Council. Mr. Williams stated that drug activity takes place at the motel and he has drug paraphilia thrown in his yard on a regular basis.

Councilmember Kuykendall asked who owns the property and Mr. Williams stated Rod Holmes. Mr. Williams stated that two realtors have told him that it would be hard to sell the property because of the Police reports against the motel.

**WALTER HUGHES  
WOODROW ST**

Mr. Hughes stated that he is before Council concerning the apartments on Woodrow Street. Mr. Hughes stated that the property is not kept up and is a blight in the neighborhood. Mr. Hughes stated that this issue has been going on for ten years and it is a problem for the neighborhood.

**ROGER TUCKER  
DOGS**

Mayor McLean recognized Mr. Roger Tucker. Mr. Tucker stated that he resides at 300 Cypress Street in Lydia Mill and he is before Council concerning dogs.

Mr. Tucker stated that he has two neighbors who do not clean up after their dogs. Mr. Tucker stated that he cannot sit outside in the evening because of the smell. Mr. Tucker stated that the City threw out lime but the smell has come back because the owners do not dispose of the dog waste. Mr. Tucker stated that the City needs a Dog Ordinance requiring owners to clean up after their animals.

**CATHY ANDERSON  
OFFICER OF YEAR**

Mayor McLean recognized Chief Morse, Public Safety Director. Chief Morse stated that he wanted to recognize Lieutenant Anderson as a nominee for Officer of the Year in Laurens County. Chief Morse stated that Lieutenant Anderson was also recognized by the State for her work on DUI enforcement. Chief Morse stated that Lieutenant does a wonderful job and takes care of the Officers on her shift.

**CITY MANAGER'S  
REPORT  
PROCLAMATIONS  
NATIONAL SAFETY  
PTSD AWARENESS  
CAROLINA DAY**

Mayor McLean recognized Mr. Satterfield, Interim City Manager. Mr. Satterfield stated that the first item on the agenda is the approval of Proclamations proclaiming June as National Safety Month, June 27<sup>th</sup> as PTSD Awareness Day, June 28<sup>th</sup> as Carolina Day, and July as Park and Recreation Month. Motion was made by Councilmember Kuykendall to approve the Proclamations and seconded by Councilmember Young. The vote was unanimous.

**SECOND READING  
MASTER BOND  
ORDINANCE**

Mayor McLean stated that the next item on the agenda is the second reading of an Ordinance for a Master Bond Ordinance. Councilmember Young made a motion to approve the second reading of the Master Bond Ordinance and seconded by Councilmember Cook. The vote was unanimous.

**SECOND READING  
SERIES ORDINANCE**

Mayor McLean stated that the next item on the agenda is the second reading of an Ordinance for a Series Ordinance providing for the issuance and sale of Combined Utility System Revenue Bonds to be designated

Series 2017 and the principal amount not exceeding eight million dollars. Motion was made by Councilmember Young to approve the second reading for the Series Ordinance and seconded by Councilmember Cook. The vote was unanimous.

**SECOND READING  
RESOLUTION  
FINANCIAL POLICY**

Mayor McLean stated that the next item on the agenda is the second reading of a Resolution approving the Financial Policies for the City of Clinton. Motion was made by Councilmember Kuykendall to approve the second reading of the Resolution approving the Financial Policies and seconded by Councilmember Young. The vote was unanimous.

**SECOND READING  
ORDINANCE  
BLUE LAWS**

Mayor McLean stated that the next item on the agenda is the second reading of an Ordinance to temporarily suspend the application of Sunday sales prohibitions within the corporate limits of the City of Clinton. Councilmember Young made a motion to approve the second reading of an Ordinance to suspend the Blue Laws and seconded by Councilmember Cook. The vote was unanimous.

**FIRST READING  
ORDINANCE  
TRANSFER LAND  
CEDC**

Mayor McLean stated that Council has been asked by City staff to approve the first reading of an Ordinance relating to the transfer of a five acre retail property tax map number 901-35-01-038 to the CEDC for a pending economic development project. Councilmember Roth stated that he thought Council did a first reading on this matter at the last Council meeting. Mr. Satterfield stated that the City did not designate this matter as a first reading at the last Council meeting. Mr. Wham, City Attorney, stated that the City is required to lease or convey land by a City Ordinance.

Motion was made by Councilmember Kuykendall to approve the first reading of an Ordinance to transfer five acres of property tax map number 901-35-01-038 to the CEDC and seconded by Councilmember Young. The vote was unanimous.

**PUBLIC HEARING  
PROPERTY  
HWY 72 / I-26**

Mayor McLean declared Council in a Public Hearing on an Ordinance for the annexation of contiguous property tax map numbers 656-00-00-003, 656-00-00-021, and 656-00-00-023. Council did not receive any comment concerning the matter. Motion was made By Councilmember Cook to close the Public Hearing and seconded by Councilmember kuykendall. The vote was unanimous.

**SECOND READING  
ORDINANCE  
ANNEX PROPERTY  
HWY 72 / I-26**

Mayor McLean stated that Council has before them the second reading of an Ordinance for the annexation of contiguous property tax map numbers 656-00-00-003, 656-00-00-021, and 656-00-00-023 into the City of Clinton. Motion was made by Councilmember Young to approve the second reading of an Ordinance to annex property tax map numbers 656-

00-00-003, 656-00-00-021, and 656-00-00-023 and seconded by Councilmember Kuykendall. The vote was unanimous.

**SECOND READING  
ORDINANCE  
ZONE PROPERTY  
HWY 72 / I-26**

Mayor McLean stated that Council has before them the second reading of an Ordinance amending the City Zoning Map to establish the zoning of property located at Highway 72 between I-26 and Clinton High School tax map numbers 656-00-00-003, 656-00-00-021, and 656-00-00-023 as Agricultural Reserve (AR). Councilmember Cook made a motion to approve the second reading of an Ordinance to zone property tax map numbers 656-00-00-003, 656-00-00-021, and 656-00-00-023 as Agricultural Reserve (AR) and seconded by Councilmember Young. The vote was unanimous.

**PUBLIC HEARING  
PROPERTY  
HWY 72 / I-26**

Mayor McLean declared Council in a Public Hearing for an Ordinance amending the City of Clinton's Zoning Map to re-establish the zoning of property located at Highway 72 between I-26 and Clinton High School tax map numbers 901-35-03-033 and 901-35-01-034 as Agricultural Reserve (AR). Council did not receive any comment concerning the matter. Motion was made by Councilmember Kuykendall to close the Public Hearing and seconded by Councilmember Young. The vote was unanimous.

**SECOND READING  
ORDINANCE  
ZONE PROPERTY  
HWY 72 / I-26**

Mayor McLean stated that Council has before them the second reading of an Ordinance amending the City of Clinton's Zoning Map to re-establish the zoning of property located at Highway 72 between I-26 and Clinton High School tax map numbers 901-35-03-033 and 901-35-01-034 to Agricultural Reserve (AR). Councilmember Young asked if this is City owned property and Mayor Mclean stated yes. Councilmember Young asked if the opportunity arises to sell the property for commercial use could the City re-zone the property. Councilmember Roth asked if the value of the property would be greater as commercial property instead of agriculture property. Mr. Threatt stated that the value of the land would remain the same but how the property is taxed would be different. Mr. Threatt stated that this property is City owned and the City does not pay any taxes. Mayor McLean stated why does not the City leave the property as is and when a prospective buyer comes along then zone the property to fit the buyers use for the property. Mayor McLean asked if the City had a prospective buyer and Mr. Threatt stated no. Mr. Threatt stated that the City has a prospective economic development initiative to go after residential buyers.

Mr. Threatt stated that the City would not get a prospective buyer for residential property interested in property zoned for commercial use. Councilmember Roth stated that the City would like to use that property for residential use and would sacrifice a commercial buyer. Mr. Threatt

stated that the City could use the frontage property along the corridor as commercial but also use the back portion of the property for residential use. Councilmember Neal stated that if a hotel or restaurant wanted to build on the property would it not be safe just to keep the property zoned as commercial. Mr. Threatt stated that the number one thing the City must do is to increase housing and average income in Clinton. Mr. Threatt stated that Council would not be able to attract the type of retail they want without having houses in the area to support the business. Mr. Threatt stated that retail businesses look at the population and the household income surrounding the property they are interested in to see if that location could sustain the business. Mr. Threatt stated that the two restaurants near the interstate along this corridor rely solely on interstate traffic. Mr. Threatt stated that the City would use the frontage road as commercial sites as well as the property located across the interstate. Councilmember Kuykendall stated that several years ago he contacted Cracker Barrel about locating at the interstate but Cracker Barrel responded that they have already looked at this property but Clinton did not have enough housing to support their business. Mr. Threatt stated that in order to make this site an industrial site the City would have to upgrade their infrastructure. Mayor McLean stated that this property is the only property the City has sold in several years as an industrial site so this was a good site for Dunkin Donuts. Mayor McLean stated that the City should leave it as is and zone the property to suit the potential buyer. Mr. Threatt stated that the development going next door to this property may not happen if the property remains industrial. Mayor McLean stated that no one would want to build a house on a four lane highway. Mr. Threatt stated that the City would have industrial sites across the interstate, commercial sites along the front of the corridor, and residential in the back portion of the corridor. Mr. Threatt stated that if the property is sold as industrial then the City would lose any opportunity for residential property in this area. Councilmember Roth asked how soon the residential developer would start their work and Mr. Threatt stated the property would be transferred in July. Mayor McLean asked what if the City sells this property as commercial then would not the residents of this development complain about the commercial property. Councilmember Young asked if the proposed residential developments use City utilities and Mr. Threatt stated yes. Mayor McLean stated that this would tie the City's hand and restrict how the City uses its property. Mr. Threatt asked if Council wants industrial sites along Highway 72 and Mayor McLean stated that he would take an industrial customer anywhere he could get it. Mr. Threatt stated that Highway 72 has a lot of green space and the City should take advantage of that. Motion was made by Councilmember Cook to approve the second reading of an Ordinance amending the City's Zoning Map to zone

property located at Highway 72 between I-26 and Clinton High tax map numbers 901-35-01-033 and 901-35-01-034 as Agricultural Reserve (AR) and seconded by Councilmember Kuykendall. The vote was three to three with Councilmembers Roth and Neal and Mayor McLean voting no. The Ordinance did not pass.

**POLE AGREEMENT  
CHARTER**

Mayor McLean stated that the next item on the agenda is authorizing the City Manager to enter into a Pole Attachment Agreement with Charter Communications.

Councilmember Roth asked what the Pole Attachment Agreement was and Mr. Satterfield stated that it is an agreement between the City and Charter for them to attach their cables to the City's utility poles. Mr. Satterfield stated that the City charges rent to Charter. Mr. Satterfield stated that his Pole Attachment Agreement has not be re-negotiated since 1974. Mayor McLean asked if the City would gain funds from the agreement and Mr. Satterfield stated yes. Mr. Satterfield stated that the current charge is \$3 per pole and the new agreement charges Charter \$20 per pole. Motion was made by Councilmember Young to authorize the City Manager to enter into a Pole Attachment Agreement with Charter Communications and seconded by Councilmember Roth. The vote was unanimous.

**BUDGET 2017-18**

Mr. Satterfield stated that since first reading of the proposed budget Council had two concerns they wanted City staff to address which were the 2% Cost of Living Adjustment and the irrigation water meter rates.

**COL**

Mr. Satterfield stated that the 2% COL would only apply to the non-exempt employees. Mr. Satterfield stated that City staff has classed out the salary employees so that only hourly employees would receive the 2% COL. Mr. Satterfield stated that Council asked what other cities were giving as a COL and Mr. Satterfield stated that the majority of the cities are giving a 2% to a 3% Cost of Living Adjustment. Mr. Satterfield stated that this would save the City \$38,459.

**IRRIGATION RATE**

Mr. Satterfield stated that the Filter Plant current capacity is 6 million gallons of water per day and the daily production is 1.6 million gallons per day. Mr. Satterfield stated that the City encourages citizens to maintain their homes and landscape by using irrigation meters. Mr. Satterfield recognized Mr. Shurbutt from GDS Associates to go over the new irrigation rates with Council. Mr. Shurbutt stated that the new rate would extend the irrigation water rates from a five year plan to a seven year plan. Mr. Shurbutt stated that the irrigation charge is based on the water rate charge. Mr. Shurbutt stated that in order to mitigate the increase and to put the new rate in line with the original plan the City would go to a seven year plan for this rate. Mr. Shurbutt stated that the Readiness Charge for the irrigation meter goes to \$9.00 in 2018 which is less than the original charge of \$12.50 for 2018.

Mr. Shurbutt stated that this charge would increase by about \$1 per year until 2024 in which the Readiness Charge is \$15. Mr. Shurbutt stated that the Water Usage Charge is \$3.20 under the new plan compared to \$3.70 under the original plan. Mr. Shurbutt stated that this charge would increase from \$3.20 in 2018 to \$6.95 in 2024. Mr. Shurbutt stated that under the new plan a citizen's irrigation rate would increase about 16% to 20% depending on their water usage in 2018-2019 and then the increase in the bills would be between 10% to 15% in 2020 and 2021. Mr. Shurbutt stated that the projected revenue from the irrigation meters would be different under the new plan. Mr. Shurbutt stated under the new plan the revenues would increase at a slower rate while under the original plan the revenue increase would be large in 2018 then decrease until 2021 when another large increase would happen.

**PUBLIC HEARING  
BUDGET FY 2017-18**

Mayor McLean declared Council in a Public Hearing regarding the proposed budget FY 2017-18. Council did not receive any comment. Motion was made by Councilmember Young to close the Public Hearing and seconded by Councilmember Cook. The vote was unanimous.

**SECOND READING  
BUDGET FY 2017-18**

Mr. Satterfield stated that the next item on the agenda is the second reading of an Ordinance to appropriate and raise revenue and adopt a budget for the fiscal year ending June 30, 2018. Mr. Satterfield stated that the proposed budget for the fiscal year 2017-18 presented to the Mayor and Council efficiently and effectively supports the goals outlined by this body. Mr. Satterfield stated that the City Manager appreciates the support of all the department heads in preparing this budget and the Mayor and Council for their vision and dedication to the City of Clinton. Mr. Satterfield stated that the proposed budget is balanced and a balanced budget is achieved when the City has enough fiscal discipline to be able to equate the revenues with expenditures over the business cycles. Mayor McLean asked if this budget includes the changes to the COL and the irrigation water rates and Mr. Satterfield stated yes. Motion was made by Councilmember Roth to approve the second reading of the budget for fiscal year 2017-18 and seconded by Councilmember Young. The vote was unanimous.

**ADMINISTRATIVE  
BRIEF**

**MOSQUITO CONTROL  
GRANT**

Mr. Satterfield stated that the next item on the agenda is the administrative report relating to the Mosquito Control Grant. Mr. Satterfield stated that in April the City applied to SCDHEC for a grant to control mosquitos. Mr. Satterfield stated that Ms. Riley, Special Projects Director, put together a grant for equipment to control mosquitos and the City received \$23,653. Mr. Satterfield stated that this grant would allow the City to replace their old equipment. Mr. Satterfield stated that the City has a list of bee keepers but if Council knows of anyone please let

the City know so the City would not spray in their area. Mayor McLean stated the City could put a notice in with the utility bills.

**EXECUTIVE SESSION**

Motion was made by Councilmember Cook to go into an executive session to discuss one economic development matter relating to a municipal abatement for Project Windy and return to open session on the call of the chair and seconded by Councilmember Young. The vote was unanimous.

**OPEN SESSION**

Mayor McLean declared Council back in open session. Mayor McLean stated that one economic development matter was discussed and no action was taken.

**FIRST READING  
ORDINANCE  
PROJECT WINDY**

Mayor McLean stated that Council has before them the first reading of an Ordinance for Municipal Abatement for Project Windy. Councilmember Young made a motion to approve the first reading of an Ordinance relating to Municipal Abatement for Project Windy and seconded by Councilmember Cook. The vote was unanimous.

**COUNCILMEMBERS  
REPORT**

Councilmember Cook stated that the events going on in the City this last couple of weeks have been wonderful.

Councilmember Young stated that he wanted to thank the Interim City Manager and his team for the adjustments made to the budget. Councilmember Young stated that City staff did a great job in receiving the Mosquito Control Grant.

Councilmember Neal thanked the Interim City Manager for a great job and for allowing her to come and express her opinions and concerns. Councilmember Neal thanked Ms. Addison, Administrative Assistant, for allowing her to help with the events downtown.

Councilmember Kuykendall thanked everyone involved with the Rhythm of the Rails. Councilmember Kuykendall congratulated Officer Anderson for her nominee as Officer of the Year in Laurens County. Councilmember Kuykendall thanked the Interim City Manager for his work. Councilmember Roth thanked the Interim City Manager and City staff for their work on the budget. Councilmember Roth stated that City employees are a major part of the City and they do a great job. Councilmember Roth stated that Council should keep Councilmember Jenkins in their thoughts and prayers as she recovers.

**MAYOR REPORT**

Mayor Mclean stated that the Rhythm on the Rails was the most attended event for the City. Mayor McLean thanked Mr. Satterfield and

his staff for being attentive to Council's concerns regarding the budget. Mayor McLean thanked Council for doing their homework and asking questions about the budget.

**ADJOURN**

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

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CITY CLERK

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**MAYOR**