

OCTOBER 17, 2020

A workshop was held at the M.S. Bailey Center at 8:00 AM with Mayor Bob McLean presiding with Councilmembers Cook, Jenkins, Kuykendall, Roth and Walsh. The City Manager was present. Notice was emailed to all local news media on October 12, 2020. The workshop was a closed meeting with Council, City staff and news media present. The workshop was available to citizens through the City's Facebook.

- INVOCATION** The invocation was given by Councilmember Walsh.
- PLEDGE ALLEGIANCE** Mayor McLean asked Council and the audience to stand and recite the Pledge of Allegiance.
- EXECUTIVE SESSION** Motion was made by Councilmember Cook to go into executive session to discuss one legal matter relating to PMPA and one personnel matter relating to the Office of the City Manager and return to open session on the call of the chair and seconded by Councilmember Walsh. The vote was unanimous.
- OPEN SESSION** Mayor McLean declared Council back in open session. Mayor McLean stated that one legal matter and one personnel matter was discussed and no action was taken.
- WORKSHOP** Mayor McLean stated that the City Manager would give an update on each project and Council would discuss the project and give the City Manager direction on the project. Mayor McLean recognized Mr.
- RECREATION
COMPLEX** Cannon, City Manager. Mr. Cannon stated that the first project to discuss is the Recreation Complex and the recent Change Order. Mr. Cannon stated that Council has before them the sequence of projects for each phase of the Recreation Complex. Mr. Cannon stated that the original cost of this project was 5.5 million dollars with moving dirt as the largest cost for Phase 1. Mr. Cannon stated that Council also has before them the City's bid process. Mr. Cannon stated that the City could have bid the whole project out to a General Contractor and he in turn would sub out most of the projects and add 15% to the cost for him. Mr. Cannon stated that breaking the project up into separate contracts would afford local contractors an opportunity to bid on the projects. Mr. Cannon stated that the first two contracts were awarded to Threlko. Mr. Cannon stated that the City had eight bids on the first two contracts. Mr. Cannon stated that these eight contractors were bidding on the same project. Mr. Cannon stated that in the City's bid process the City is allowed to negotiate changes in the contract price. Mr. Cannon stated that he discussed the Change Order with Threlko and Threlko gave the same price to move the dirt for the multipurpose fields as he gave for the grading.

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Councilmember Kuykendall asked if the first two projects in Phase 1 have a preset budget and Mr. Cannon stated no, because the cost to move the dirt for the grading was still unknown at that time. Councilmember Walsh stated that the Change Order added the multi-purpose fields to Phase 1 and not wait until Phase 2 to complete the fields and Mr. Cannon stated yes. Mayor McLean stated that Threlko was the lowest bid to move the dirt and the City asked Threlko to use the same price to move the dirt for the multipurpose fields and the City did not have to bid that process out again. Mr. Cannon stated that the grading in Phase 1 also includes the road into the Recreation Complex as well as the roads throughout the complex. Councilmember Walsh stated that part of the Change Order addressed the drainage issue from DHEC and the multipurpose fields being completed in Phase 1 instead of Phase 2 and Mr. Cannon stated yes. Mr. Cannon stated that he would invite the Engineer for the project to come before Council with a rendering of the Recreation Complex. Councilmember Kuykendall asked the balance remaining for Phase 1 after the Change Order and the grading and Mr. Cannon stated 2.5 million dollars. Mayor McLean asked if the next project would be utility construction, which would be put out for bid, and Mr. Cannon stated yes. Councilmember Roth asked how would the City bid these contracts so that local contractors may participate. Mr. Meadors, Public Works Director, stated that the City would advertise in the local newspaper as well as SCBO. Councilmember Roth asked if the City would contact local contractors and Mr. Meadors stated yes. Mr. Cannon stated that a list of local contractors could be given to the engineer to contact. Mayor McLean asked who would look at the bids and Mr. Meadors stated the engineer. Mr. Meadors stated that the engineer would look through the bids and make sure the specifications are met. Councilmember Roth asked how the City would know that the work is being done properly. Mr. Cannon stated that the plan submitted to the contractor lays out how the work is to be done. Mr. Cannon stated that he would be the Project Manager for the project because he is at the site every day. Councilmember Cook asked what the cost of the Change Order was. Mr. Cannon stated that \$140,507 was for the DHEC drainage and \$769,274 is for the multipurpose fields. Councilmember Cook stated that DHEC approved the City's plans then why did DHEC not see the issue with the drainage. Mr. Cannon stated that the City built another pond because the City added another drainage area. Councilmember Cook stated that would not have been disclosed in the original plans. Councilmember Cook stated that DHEC would not have recognized this issue. Mr. Cannon stated that the engineer realized that the project needed another drainage area.

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Councilmember Cook asked if the City would have to worry about any more Change Orders from DHEC since everything is laid out on the plans and Mr. Cannon stated yes. Mr. Cannon stated that there might be some issues when the City builds the amphitheater. Mr. Cannon stated that City crews would do some of the electrical work. Mr. Cannon stated that Musco Sports Lightening is working with the engineer and this company would design the lightening package for the Recreation Complex. Mayor McLean stated that Musco handles sports lightening and the decorative lightening may be someone else. Councilmember Cook asked if Musco would do the design as well as bid on the project. Mr. Cannon stated that Musco would design the lights and the engineer would bid the lightening package out. Mayor McLean stated that the lightening needs to bid out and Council needs to have input about the lightening along with City staff. Mayor McLean stated that the City could install the lightening. Councilmember Walsh stated that the City would install two type of lights that would be for the baseball fields and the entrance lights and Mr. Meadors stated yes. Councilmember Kuykendall stated that the City should compare the cost of the City installing the lights along with bidding the project out. Councilmember Kuykendall stated that it might cost less to bid the project out. Councilmember Roth asked if the roads designed for the Recreation Complex could handle the traffic and Mr. Cannon stated yes. Mr. Cannon stated that Musco would design the lights but the engineer would also look at other designs. Mr. Cannon stated that he would like to see local bids for dug outs, concession building and the restrooms. Mr. Cannon stated that a qualified contractor would do the construction of the sports fields. Mr. Cannon stated that the construction of the amphitheater would be completed in Phase 2. Councilmember Walsh asked about the completion date for contracts 1 & 2 in Phase 1. Mr. Cannon stated that Phase 1 would take at least 180 days and he anticipates these two contracts would be completed by the first of the year. Councilmember Roth asked when the walking trails would be finished. Mr. Cannon stated that the trails would be completed toward the end of Phase 1. Mr. Cannon stated that he hopes to create bike trails as well as mountain trails at the complex. Councilmember Roth stated that he would like to see the local bike association part of this discussion. Mr. Cannon stated that he would like to tie the Recreation Complex walking trails to the trails at Millers Fork Trail. Mayor McLean asked if the trails would be paved. Mayor McLean stated that the City might consider paving part of the trails and leaving some areas just dirt. Mr. Cannon stated that Council represents the citizens and Council needs to be involved with the process. Mr. Cannon stated that the City could hold workshops so Council could provide guidance about the projects.

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Councilmember Cook asked when would the fencing and landscape be installed. Mr. Cannon stated under the Sports Fields Specialties Project. Mr. Cannon stated that the lights for the sports fields would have to be installed before the City puts in the fencing. Councilmember Cook asked if the project sets penalties if the contractor does not finish and Mr. Cannon stated yes. Councilmember Cook stated that if contracts 1 & 2 are close to completion is the City close to bidding out the utilities. Mr. Cannon stated that the bids are close to completion but he cannot move forward with the utilities until the grading is complete. Councilmember Cook asked if the City has a time line on how each project for the Recreation Complex would progress. Councilmember Cook stated that the City has a start date and then a finish date sometime in 2022. Mr. Cannon stated that as each project is bid out the City would have a time frame for that project.

**MUNICIPAL BLD
MAINTENANCE
CITY PROPERTY**

Mr. Cannon stated that the next project up for discussion is the Municipal Building and the maintenance of City property. Mr. Cannon stated that the new HVAC system for the Municipal Building would be complete within the next week. Mr. Cannon stated that the landscape plans for the Municipal Building are almost ready for Council's review and input. Mr. Cannon stated that Council would have to make a decision about the location of the Police Department and the Fire Department. Mr. Cannon stated that several properties need work and the City's Bond Attorney is putting together proposals for the Police and Fire Building. Councilmember Roth asked if the City knows what they can afford. Councilmember Roth stated that the City needs to know what the City could afford and do not go over that amount. Councilmember Roth stated that ever year Council discusses the Police and Fire Departments. Councilmember Roth stated that it is time to get these projects completed. Mr. Cannon stated that City staff has already cut some of the cost for the Police and Fire Departments. Councilmember Roth stated that if the City could not afford a new building then upgrade what we have but build or fix what the City has within what the City can afford. Mr. Cannon stated that it cost \$65 per square foot to renovate and \$175 square foot to build. Councilmember Walsh asked if the Bond Attorney could be at the November Council meeting and Mr. Cannon stated that he did not know. Mayor McLean stated that this has been a need for several years and City needs to move forward with this project.

MUSEUM

Mr. Cannon stated that the next project is a discussion regarding the museum. Mr. Cannon stated that City staff needs input from Council on the direction to take with the museum. Mr. Cannon stated that the contents in the museum has been logged. Councilmember Roth stated that Council needed to know if the initial deed to the City had any restrictions for the property. Councilmember Roth stated that the house is not ADA accessible and Mr. Cannon agreed. Councilmember Roth stated that Council may wish to create a Museum Board and if the museum stays in its current location or could the City house the museum at the Municipal building Councilmember Walsh stated that Council needed to address the inventory and the house and Councilmember Roth stated that the inventory has been taken care of. Councilmember Roth stated that Council needed to decide if the City would have a museum and then if the City houses the museum at its current location or does the City move the museum to the Municipal building. Councilmember Walsh stated that Council needed to know how is the City contractually obligated for the property and the inventory. Councilmember Roth stated that City staff could look at collaborating with Laurens County. Mayor McLean stated that the City could keep a small exhibit at Laurens County and at the Municipal Building.

**ECONOMIC
DEVELOPMENT**

Mr. Cannon stated that the next project for discussion is economic development. Mr. Cannon recognized Mr. Moss, Economic Development Director. Mr. Moss stated that economic development is slow during election years and the COVID-19 has had an impact. Mr. Moss stated that the City has advertised the Speculative Building and received thirteen inquiries in 2020. Mr. Moss stated that nine inquiries were for a building and four were for land. Mr. Moss stated that most potential buyers are looking for a building. Councilmember Roth asked if a certain type of industry was making the inquiries. Mr. Moss stated that it is a range of industries and the City did add the food industry to their advertising list. Mr. Moss stated that the food industry is growing. Mr. Moss stated that 2021 would be a better year for economic development. Mr. Moss stated that he is working on the Opportunity Zone in Clinton especially the downtown area through the State. Mayor McLean asked which downtown buildings are in the Opportunity Zone. Mr. Moss stated two buildings on the corner of Pitts Street and N Broad Street, one building on West Main Street, one building on West Main Street and all of Industrial Supply. Mayor McLean asked if Designers Alley was in the Opportunity Zone and Mr. Moss stated yes. Mr. Moss stated that developers did look at the D E Tribble building for apartments but the project would have been too expensive. Councilmember Roth asked if the City has an inventory of the apartments in Clinton and Mr. Moss stated no.

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Councilmember Roth asked if the City know the potential housing needs in Clinton. Councilmember Roth stated that the City does not need to saturate Clinton with apartments. Mr. Moss stated that the City needs apartments for graduate students and the City definitely needs houses.

Mayor McLean stated that a development is going up behind Suarez Garage with the potential of eighty houses. Mr. Barnes, Building Official, stated that the developer has the financing for thirty houses. Mayor McLean stated that the biggest issue for this development is the roads because the roads are considered private and are not up to standard. Councilmember Roth stated that if the City ends up with a large development then the City should consider taking ownership of the roads. Mayor McLean encouraged Council to go through the development see what is being done and have an opinion on how Council should proceed in regards to the roads. Councilmember Kuykendall asked if anyone has spoken with BI-LO. Mr. Moss stated that Southeastern Groceries own the building and it took three months before anyone would respond to the City about the building. Mr. Moss stated that he is still trying to find out the plans the owner has for that building. Mayor McLean asked if BI-LO owns the building and Mr. Moss stated that BI-LO owns the shopping center. Councilmember Kuykendall stated that Council discussed setting \$180,000 aside for small business loans. Councilmember Kuykendall asked the progress of that project and Mr. Moss stated that Mr. Higgs, Assistant City Manager, is working on a policy for the loan process. Councilmember Cook asked if the City has an inventory of apartments and Mr. Moss stated no. Councilmember Walsh stated that the City needs an inventory of houses and apartments so Council will know what is needed in Clinton. Mr. Cannon stated that City staff would work on getting a list together. Mr. Moss stated that the younger generation is moving away from the cities and they are looking for recreation and broadband. Mr. Moss stated that the State offers grants for broadband and this will be a future need for Clinton.

ADJOURN

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

CITY CLERK

MAYOR

