

Regular Council Meeting
April 15th, 2024
Council Chamber – Clemson City Hall

Call to Order: Mayor Robert Halfacre at 5:30 p.m.

Executive Session:

Council Member Watt made a motion, seconded by Council Member Fulmer to enter into Executive Session to Discuss a personnel matter (Diversity, Equity, and Inclusion presentation from LINK); and Discuss a legal matter regarding annexation; SC Code Section 30-4-70 (a) (1) (2). Vote on this motion was unanimous. After discussion motion was made, duly seconded and unanimously voted to exit Executive Session and return to the open session.

Following Executive Session there was nothing to report.

Call to Order: Mayor Robert Halfacre at 6:30 p.m.

Invocation and Pledge of Allegiance: Mayor Halfacre

Members present: Mayor Halfacre presiding, Council Members Boatwright, Brookover, Ducworth, Fulmer, Smith and Watt.

Absent: None

Notification emailed: April 11th, 2024 to the Greenville News, the Journal, the Independent Mail, the Post and Courier, the Pickens Sentinel, the Easley Progress; WSNW Radio, WYFF Channel 4, WSPA Channel 7 and Fox 21 TV News.

Proclamation: Telecommunicators Week

Public Session: Mayor Pro Tem Alesia Smith presiding – MyCivic comment from Jessica Lively, 207 Founders Blvd about the Chapman Hill Rd bridge and road conditions.

Approval of Minutes: Minutes from April 1st were approved as presented.

Reports/Discussion

Discuss making changes to the PD requirements to encourage greater collaboration among property owners, ensure sufficient setbacks from the property line for drainage, and allow for sidewalks and pathways. – Council Member Watt presented about increasing the requirements from two acres back to four acres for planned developments.

Discuss setbacks in nonresidential districts. - Council Member Watt mentioned setbacks are currently zero lot lines on the sides of the building. Council Member Boatwright asked about what is the current setbacks are on residential zoning. Zoning and Codes Official Jacob Peabody came up to the podium and stated that for general single family it is between 5 to 10 feet. He spoke that this would not restrict townhome development as it is currently not allowed in commercial districts. Council Member Brookover stated we need a significant rewrite of our current zoning code.

Discuss the efficacy of the mosquito fogging program and assess the community's level of support for the continuation of this service. - Council Member Watt discussed changing it. City Administrator Andy Blondeau said this was not an expensive service to provide, and he hasn't received anything positive about

it. MyCivic comment from Emily P, 103 Clemson Street in support of eliminating the program. City Administrator Blondeau recommended scheduling a public hearing. Council agreed to schedule a public hearing before the next council meeting on May 6th at 6pm. Robert Lee, 113 Pressley Drive commented about getting the data sheet.

Discuss updating the tuition reimbursement rate for employee job related training and development. -

Human Resources Director Tracy Taylor stated this has not changed in many years. The current rate is \$500 per semester, not to exceed \$1,000 per year. The proposed change would increase it to \$1,800 per semester, not to exceed \$3,600 per year. Council Member Watt asked how many employees currently use the program. Director Taylor answered there are currently 3.

Staff Reports: City Administrator Andy Blondeau: The Kilgore Playground ribbon cutting rescheduled to April 24th due to weather. PCMA is April 30th at 6:45pm in Liberty.

Deputy City Administrator Allison Gantte: \$100,000 grant for Tottie's Park trail extension. FY 25 earmark for the federal government has opened and recommended applying for the Issaquena Cambridge Intersection Project. Clemson Music Fest is this weekend.

Municipal Clerk Jeremiah Jackson: Shred Day is May 4th from 9am to noon at City Hall.

Policy Action

Ordinances:

Consider second reading of PUD-000177-2023PUD (HUB Clemson). -Planning and Development Director Nathan Woods was absent, and Zoning and Codes Director Jacob Peabody had nothing to add so it moved to public comment. Kathleen Mcdaniel, 912 Lady Street an attorney representing Holley Ulbrich and Eleanor Hare spoke in opposition. Holley Ulbrich, 2 Birch Place in opposition. Eleanor Hare, 202 Crest Circle in opposition. Fran Mcguire, 103 Rippleview Drive in opposition. Elaine Richardson, 301 Edgewood Avenue in opposition. William Rupp, 705 Harts Cove Way in a neutral position. David Allison, 107 Princess Lane in opposition. David Allison was given an additional 2 minute extension in which the vote was unanimous. Mary Chou, 205 Strawberry in opposition. Shawn Haney, 211 Riggs Dr spoke in opposition. Charlotte Holt, 325 Clemson Street in opposition. Bud Starnes, 109 Country Walk Lane in opposition. Gay Feree Eintenmiller, 137 Honeycomb Lane in opposition. Lyudmyla Tsykalova, 142 Folger Street in opposition. Lisa Bennett, 126 Curtis Circle in opposition. Elaine Masceri, 204 Wren Street in opposition. Mark Bostic, 137 Folger Street in opposition. Wendy Longo, 339 Summer Walk in opposition. Nelson Vasquez, 104 Combahee Court in opposition. Teresa Kuehn, 206 Plantation Road in opposition. Butch Ferree, 210 Strawberry Lane in opposition. Mary Berry, 208 Strawberry Lane in opposition. Amanda Hashem, 110 Country Walk Lane in opposition. Jennie Hall, 116 Knollwood Drive in opposition. Rupert McGinty, 206 N Clemson Avenue in opposition. Jessica Owens, 502 Berkeley Drive in opposition. Shelly Geer, 204 Willow

Street in opposition. MyCivic comment from Nanda Edgerton, 213 Charleston Avenue in opposition. MyCivic comment from Derek Hodgin, 420 Shorecrest Drive in opposition. MyCivic comment from Shawn Haney, 211 Riggs Drive in opposition. MyCivic comment from Jessica Owens, 502 Berkeley Drive in opposition. MyCivic comment from Greg Anderson, 103 Clemson Street in opposition. Council Member Fulmer stated the intent is to enhance Abernathy Park from end to end. Council Member Fulmer also asked Administrator Blondeau to go over what effect this would have on the City from a financial perspective. Administrator Blondeau stated the City is currently in a lawsuit over this issue with damages of 5.2 million dollars. Current policy requires 6 months operating reserves. There are also several grant obligations that have requirements as well. Council Member Smith emphasized the lifetime impact of the project. Council Member Boatwright doesn't think this fits with the Clemson next plan and is worried about the precedent this project would set. Council Member Ducworth mentioned the history of projects on the property. Mayor Halfacre mentioned trying to do what is best for all of the City. Brookover mentioned that he prefers this planned development to straight zoning. Council Member Watt made a motion, seconded by council member Boatwright to send the Hub Clemson project back to planning commission for 4 weeks for further review. Council Members Boatwright, Smith, and Watt in support Council Members Brookover, Ducworth, Fulmer, and Mayor Halfacre in opposition. Motion fails 3-4. Council Member Brookover mention the Dockside was straight zoning. Council Member Smith asked what the harm was in postponing the vote. Council Member Ducworth said this project has been in the works for years. Council Member Fulmer mentioned all of the public hearings and Council meetings. Council Member Watt mentioned the changes to the plan. Mayor Halfacre reiterated the feedback. Council Member Brookover mentioned the previous projects that council said no to. Council Member Smith read some comments that were sent to her in opposition of the project. Council Member Brookover made a motion, seconded by Council Member Fulmer to approve the 1st reading of PUD-000177-2023PUD (Hub Clemson). Council Members Brookover, Ducworth, Fulmer, and Mayor Halfacre in support. Council Members Boatwright, Smith, and Watt in opposition. Motion passed 4 to 3 in favor.

Other Policy Action:

Consider a renewal of the Memorandum of Agreement between the Joseph F. Sullivan Center and the City of Clemson for Specified Health Services: Scheduled access to acute care services. – Human Resources

Director Tracy Taylor stated there is no increase in cost or changes in service. The contract also has telehealth services. The annual cost is \$25,000 per year. Council Member Fulmer made a motion, seconded by Council Member Boatwright to approve the Memorandum of Agreement between the Joseph F. Sullivan Center and the City of Clemson for Specified Health Services: Scheduled access to acute care services. Vote on this motion was unanimous.

Consider a professional services contract with McMillan Pazdan Smith. – Parks and Recreation Director Jay Bennett. Council Member Brookover filed recusal paperwork on this item due to previous work for the company. The selection committee recommended the firm after an RFP and interviews. Council Member Ducworth was on the selection committee and was in favor of it. Council Member Ducworth made a motion, seconded by Council Member Fulmer to approve a professional services contract with McMillan Pazdan Smith. Vote on this motion was unanimous.

Authorize the Chief of Police to sign a contract with the Pickens County School Board for SRO at Clemson Elementary. -Police Chief Jorge Campos stated the only changes is to increase the amount of the contract due to employee raises. Council Member Fulmer confirmed that the school district pays the officers salary. Council Member Boatwright made a motion, seconded by Council Member Fulmer to authorize the Chief of Police to sign a contract with the Pickens County School Board for SRO at Clemson Elementary. Vote on this motion was unanimous.

Authorize the Chief of Police to sign an updated Mutual Aid Agreement with the Pickens County Sherriff's Office. – Police Chief Jorge Campos gave some background on the issue. Dawson Park is not in Clemson City limits. This agreement provides a legal way to patrol. Council Member Ducworth made a motion, seconded by Council Member Boatwright to authorize the Chief of Police to sign an updated Mutual Aid Agreement with the Pickens County Sherriff's Office. Vote on this motion was unanimous.

Request approval of three new bank accounts that are required by the State for the CDBG & ARC grants that have been awarded to the city. – Finance Director Leslie Wilder stated these are required by the state. Council Member Ducworth filed recusal paperwork for this item due to the bank accounts being opened where he works. Council Member Smith made a motion, seconded by Council Member Brookover to approve of three new bank accounts that are required by the State for the CDBG & ARC grants that have been awarded to the city. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Council Member Fulmer: Bob Jones passed away. Work on improving EMS response time in his honor. Council Member Boatwright's daughter was student of the month this month at Clemson Elementary. Mayor Halfacre Walk To School Friday Morning.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:48 p.m.

Respectfully submitted,

Approved

Jeremiah Jackson, MBL

By: _____
G. Robert Halfacre, Mayor