

Regular Council Meeting
April 1st, 2024
Council Chamber – Clemson City Hall

5:30 PM Call to Order

Executive Session Receive a legal briefing from the City Attorney; SC Code Section 30-4-70 (a) (2)

Executive Session:

Council Member Ducworth made a motion, seconded by Council Member Fulmer to enter into Executive Session to receive a legal briefing from the City Attorney; SC Code Section 30-4-70 (a) (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 the Executive Session, there was nothing to report.

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

Invocation and Pledge of Allegiance: Council Member Fulmer

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

Absent: None

Notification emailed: March 28th 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: Crime Victims' Rights Week

Child Abuse Prevention Month

Public Session: Mayor Pro Tem Alesia Smith presiding – Andrew Evans, 111 Cochran Road discussed the Green Crescent Trail system and food forests. Emila Ptak, Essex Drive, was in opposition to mosquito spraying. Greg Anderson, Essex Drive, spoke about the Keowee Trail project and was told he need to wait until the agenda item.

Approval of Minutes: Minutes from March 18th were approved as presented.

Reports/Discussion

Discuss a lease with Clemson University to house radio equipment at the West Lane Water Tank. -Chief Cramer stated this is one part of an upgrade to improve communications for the fire department. It is a digital 800 system that would also allow the city police department to use it in the future. It is a major upgrade to the current system. Council Member Watt asked about remote locations in the city and Chief Cramer stated that this will improve coverage throughout the city.

Staff Reports:

City Administrator Andy Blondeau: Holly Brown Retirement Party is May 17th from 11am to 1pm at CatBus.

The Dawson Park Ribbon cutting is April 27th at 1pm.

The Kilgore Playground Ribbon Cutting is April 17th at 3:30 pm.

Policy Action**Ordinances:**

Consider 2nd reading of an amendment to Chapter 2 Article II Division 1 Section 2-30 to provide for language to encourage inclusive representation among boards and commissions. – Council Member Smith stated the changes that were approved in the last meeting. Robert Lee 113 Pressley discussed the language of the word “should” in the proposed ordinance being non-binding. Council Member Watt made a motion, seconded by Council Member Boatwright to approve 2nd reading of an amendment to Chapter 2 Article II Division 1 Section 2-30 to provide for language to encourage inclusive representation among boards and commissions. Vote on this motion was unanimous.

Consider 1st reading of PUD-000177-2023PUD (Hub Clemson). – Planning and Development Director Nathan Woods yielded to the developer with Andy Savoy presenting. The developer wanted to expand Abernathy Park by adding a public use easement and relocating the parking from city land to the proposed parking garage. There were four primary concerns that the developer tried to address with the planned development language. Public parking limited to 75 spaces was the first concern. This would increase to 135 spaces during the summer months. A lack of housing to appealing to non-students was the second concern. This was addressed with townhouses that exit directly to the street and will be rented by unit instead of by bed. Filling the 10,000 sq ft retail space was the third concern. The developer added tenant incentives toward targeted commercial users of 1 year free of rent and \$80 per sq ft of tenant improvement credit. The final concern was the impact to traffic added by the development. The developer presented a traffic study to show a 2 second projected difference in increased wait times. The project has \$1.55 million in non-utility impact fees. The developer has committed to make a donation over what was required by adding \$1 million dollars to go towards Abernathy Park improvements. There would be an estimated \$600,000 per year in new real estate taxes that would go to the city as a result of this project. Total projected impact fees for the project are \$ 4 million when including utility and non-utility impact fees. Public Comment MyCivic Catherine Huddle, 204 Edgewood Avenue, in opposition. Melissa Loper, 407A Spake Road, Pendleton, SC MyCivic comment in opposition. Gay Ferree-Eitenmiller 137 Honeycomb Lane, Central, SC MyCivic comment in opposition. Chris Eleazer, 115 Folger Street, MyCivic comment in support. Holley Ulbrich, 2 Birch Place, in opposition. Martha Ervin, 108 Riggs Drive, in opposition. Elizabeth Vogt, 201 Martin Street, in opposition and wanted to include petition and comments with minutes. Greg Anderson, Essex Drive, in opposition. David Allison, 107 Princess Lane, in opposition. Jo Ann Abernathy, 1026 Keystone Lane, in opposition. Elaine Masceri, 204 Wren Street, in opposition. Mary Nestor, 201 Tiliwa Court, in opposition. Gay Feree-Eitenmiller, 137 Honeycomb Ln, Central, SC in opposition. Eleanor Hare, 202 Crest Circle, in opposition. Nelson Vazquez, 104 Combahee Court, spoke in opposition. Cameron Turner, 418 Shorecrest Drive, in opposition. Stephanie Platt, 103 Mountain View Lane, in opposition. Nancy

Spitler, 210 Edgewood Avenue, in opposition. Nanda Edgerton, 213 Charleston Avenue, in opposition. Tim Dunmeyer, 103 Lewis Road, in opposition. Catherine Healy, 140 Folger Street, in opposition. David Allison, 107 Princess Lane, spoke again in opposition. Council Member Fulmer spoke about a letter from the state ethics board about this issue and also about traffic. Council Member Watt spoke about students and their demand for services. Council Member Brookover asked “who I am not hearing from” and talked to other members of the community. Mayor Halfacre spoke about growth and how to best manage it. Council Member Smith spoke of the challenge of the issue and figuring out what is best for the city. Council Member Boatwright had issues with the 7 story height. Council Member Ducworth spoke about the numbers and appreciates the public's feedback. Council Member Brookover made a motion, seconded by Council Member Ducworth 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 approving a contract with The MD Company in an amount not to exceed \$73,000 for the fabrication and installation of four entryway signs. – Deputy City Administrator Allison Gantte stated that The MD Company was the low bid for the project and the city has worked with them before. The 4 signs being replaced would be Hwy 123 at Dockside, Hwy 76 at the Anderson County line, Hwy 123 at Issaquena Trail, and Pendleton Road at Issaquena Trail. The cost for the signs at Dockside and the Anderson County line would be split 50/50 with Pickens County. The city portion of the project is estimated to be \$54,750 with Pickens County paying \$18,250. \$55,000 in city hospitality tax funds are budgeted for this project. Council Member Fulmer asked about the pedestrian crosswalk bridge signs. They are not part of this project. Council Member Ducworth made a motion, seconded by Council Member Fulmer to approve a contract with The MD Company in an amount not to exceed \$73,000 for the fabrication and installation of four entryway signs. Vote on this motion was unanimous.

Consider awarding the Holly Ave Stormwater Project to Foothills Contracting. – City Engineer Nathan Hinkle stated the initial project came in below budget, so the scope was increased to expand the project. Total cost is estimated at \$184,549. The estimated start to the project is early May. Council Member Brookover made a motion, seconded by Council Member Watt, to award the Holly Ave Stormwater Project to Foothills Contracting. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

None

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 8:55 p.m.

Respectfully submitted,

Approved

Jeremiah Jackson, MBL

By: _____
G. Robert Halfacre, Mayor