**Regular Council Meeting**
**September 15th, 2025**
**Council Chamber-Clemson City Hall**

**5:30 PM Public Hearing:** 1. Proposed Map Amendment (Cochran Rd Parcels) 2. Proposed Planned Development (398 College Avenue)

**Call to Order:** Mayor Robert Halfacre at 7:30 p.m.

**Invocation and Pledge of Allegiance:** Council Member Evans

**Members present:** Mayor Halfacre presiding, Council Members Evans, Fulmer, Jones, Scott, Sherrill and Smith.

**Absent:** None

**Notification emailed:** September 11th, 2025 to the *Greenville News*, the *Journal*, the *Independent Mail*, the *Post and Courier*, the *Pickens Sentinel*, the *Easley Progress*; WSNW Radio, WYFF, WSPA, and Fox Carolina.

**Oath of Office:** Officer Trinity Gamble

**Public Session:** Mayor Pro Tem Scott presiding. Council Member Jones read a statement regarding decorum. Michael Brown, 106 Leah Drive, Pendleton, SC, regarding noise. Fran Mcguire, 103 Rippleview Drive, regarding formation of a resident committee for development input.

**Approval of Minutes:** Minutes from the Regular Council Meeting September 2nd, 2025 were approved as presented.

**Reports/Discussion**

Discuss proposed Planned Development (398 College Avenue). Assistant City Administrator Nathan Woods deferred to City Council for questions to the developer LV Collective, about the project. Council Member Scott suggested adding a place for grocery shopping in the development. Council Member Jones asked for more information on the retail spaces. Council Member Fulmer asked about the demand in the area for student housing. The total project cost is estimated at over $100 million dollars. Council Member Sherrill asked about policing the proposed 150 parking spaces. Brittani Sanders and Mauricio Visbal from LV Collective responded to the various questions. Zoning and Codes Administrator Jacob Peabody indicated to City Council that the current direction is to have the City enforce the parking regulations. The current projected timeline is the project opening in 2028 if approved. Mayor Halfacre requested reducing the size of the 400 building. Nanda Edgerton, 213 Charleston Avenue, regarding opposing planned developments. Shawn Haney, 211 Riggs Drive, regarding Clemson University application numbers. Rudy Powell, 105 Martin Street, regarding the construction plan. Robert Lee, 113 Pressley Drive, regarding project amenities.

Discuss the PRACT Committee recommendation on operating hours for the pickleball courts. PRACT Committee Chair Bill Caraway presented that park hours are currently 6am-11pm daily. The noise ordinance in relation to this issue was also explained. There were several options discussed including noise reducing panels, landscape buffers, and working with Duke Energy to enable a timer on the lights to help curb play after park hours.

Staff Reports

City Administrator Andy Blondeau: Glen Dacus and Elexis Earle are retiring. Procurement Coordinator Brandon Burton is leaving to take a job as a County Administrator in Georgia.

**Policy Action**

**Ordinances**

Consider 1st reading of a proposed text amendment regarding buffer yard standards. Zoning and Codes Administrator Jacob Peabody presented there were no changes since the last meeting. Council Member Fulmer made a motion, seconded by Council Member Evans, to approve 1st reading of a proposed text amendment regarding buffer yard standards. Vote on this motion was unanimous.

Consider 1st reading of a proposed text amendment regarding arterial frontage fences. – Zoning and Codes Administrator Jacob Peabody presented there were no changes since the last meeting. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve a proposed text amendment regarding arterial frontage fences. Vote on this motion was unanimous.

**Other Policy Items**

Consider a resolution to authorize the Mayor to execute a letter of certification that the City of Clemson property tax millage rates calculations during this reassessment year comply with SC Code 12-43-2855 (A) (for millage rate limits) and SC Code 12-37-251 (for calculation of Rollback Millage requirements). Finance Director Leslie Wilder presented that this is a reassessment year for Pickens County. The millage is changing from 95 mills to 92.9 mills to maintain the status quo after reassessment. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve a resolution to authorize the Mayor to execute a letter of certification that the City of Clemson property tax millage rates calculations during this reassessment year comply with SC Code 12-43-2855 (A) (for millage rate limits) and SC Code 12-37-251 (for calculation of Rollback Millage requirements). Vote on this motion was unanimous.

Consider authorizing the City Administrator to enter into a contract with Cobb County Tractor for the purchase of an aerial lift. Procurement Director Brandon Burton presented this item. Council Member Fulmer made a motion, seconded by Council Member Scott, to consider authorizing the City Administrator to enter into a contract with Cobb County Tractor for the purchase of an aerial lift. Vote on this motion was unanimous.

Consider an amendment to the FY 2026 Budget. Finance Director Leslie Wilder presented a list of the various changes. Council Member Scott made a motion, seconded by Council Member Fulmer, to approve an amendment to the FY 2026 Budget. Vote on this motion was unanimous.

Consider authorizing the City Administrator to enter into a contract with Tiger Wash for car washing services. Procurement Director Brandon Burton presented this will consolidate several different agreements. The agreement would be revisited after collecting 3 months of usage data. The current estimate of $39,000 per year is based on one car wash per month per vehicle. Herb Tyler, 143 Folger Street, spoke regarding unlimited monthly washing. Council Member Fulmer made a motion, seconded by Council Member Smith, to authorize the City Administrator to enter into a contract with Tiger Wash for car washing services. Vote on this motion was unanimous.

Consider authorizing the City Administrator to enter into a contract with GT Molecular Inc for Microbial Source Testing. Stormwater Manager Ethan Barnette stated we are required to do testing by the City's MS4 permit. The testing will reveal if samples include human, goose, cattle, hog or dog waste. This contract will cover 30 samples sent to the lab in Colorado. Council Member Scott made a motion, seconded by Council Member Fulmer, to authorize the City Administrator to enter into a contract with GT Molecular Inc for Microbial Source Testing. Vote on this motion was unanimous.

**Executive Session**

Council Member Scott made a motion, seconded by Council Member Fulmer, to enter into executive session to discuss a contractual agreement regarding the Sincerely, Daniel Exhibit.; 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, Council Member Scott made a motion, seconded by Council Member Fulmer, to allow the City Administrator to enter into a contractual agreement regarding the Sincerely Daniel Exhibit SC Code Section 30-4-70(a)(2). Vote on this motion was unanimous.

**Mayor-Council reports/comments/new business**

Mayor Halfacre: Requested to move Mayor-Council reports/comments/new business before executive sessions.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 9:19 p.m.

Respectfully submitted,

Approved

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Jeremiah Jackson, MBL

By: ____________________________________

G. Robert Halfacre, Mayor