

Regular Council Meeting
October 20th, 2025
Council Chamber-Clemson City Hall

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 Evans, Fulmer, Jones, Scott, Sherrill, and Smith.

Absent: None

Notification emailed: October 16, 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.

Recognition: Shannon Knight, -SCAP Professional of the Year, Parks and Recreation-SCAP Department of the Year in SC, Anna Smith-Certified Public Finance Officer Designation.

Public Session: Mayor Pro Tem Scott presiding. No public comments.

Approval of Minutes: Minutes from the Regular Council Meeting October 6th, 2025 were approved as presented.

Reports/Discussion

Discuss the timeline, structure and process for issuing an IPRB to partially fund the Arts Center, Abernathy Park, Clemson Park, and College Avenue Streetscape between N. Clemson and Hwy 93. City Administrator Andy Blondeau introduced David Cheatwood from First Tryon Advisers. The IPRB (Installment Purchase Revenue Bond) would cover part of four projects including The Arts Center, Abernathy Park, Clemson Park, and the College Avenue Streetscape. The total estimated cost for all 4 projects is \$24.65 million, of which \$14.5 million would be financed through the IPRB. Many other local municipalities including Charleston, Greenville, and Anderson have also used an IPRB.

Staff Reports

Deputy City Administrator Alli Gantte: Pumpkin Palooza is 10/24 from 6pm to 8pm, The Abernathy Park Open House is 10/27 from 4pm to 6:30pm in Council Chambers, Halloween Downtown is 10/28 from 5pm to 7pm, City Hall Trick or Treat 10/27-10/31 from 9am to 4:30pm.

Policy Action

Ordinances

Consider 2nd reading of a proposed Planned Development (398 College Avenue). – Assistant City Administrator Nathan Woods presented information about the project. Fred Burton, 150 Downs Boulevard Apartment D205, in opposition. Rudy Powell, 105 Martin Street, in opposition. Mary Beth Green, 117 Mitchell Avenue, in opposition. Bob Brookover, 254 Riggs Drive, in opposition. Devon Gorry, 122 Riggs Drive, in opposition. Gay Eitenmiller, 137 Honeycomb Lane in Central, in opposition.

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Mariela Aballay, 104 Poole Lane, in opposition. Eva Henry, 234 Riggs Drive, in opposition. Rupert McGinty, 206 N Clemson Avenue, in opposition. Katie Healy, 140 Folger Street, in opposition. Sarah Gordonier, 110 Azelea Drive, in opposition. MyCivic comment from Doug Hayes, 307 Woodland Way, in opposition. MyCivic comment from Kathy Hodges, 100 Strode Circle, in opposition. MyCivic comment from Jordan Harmon, 110 Karen Drive, in opposition. MyCivic Comment from Robert Howell, 121 Poole Lane, in opposition. MyCivic Comment from Mary Turner, 264 Riggs Drive, in opposition. MyCivic Comment from Shannon Sharkey, 101 Poole Lane, in opposition. MyCivic Comment from Julie Mefford, 104 Mitchell Avenue, in opposition. MyCivic Comment from Marina Hanahan, 109 Poole Lane, in opposition. MyCivic Comment from Alan Grubb, 116 Riggs Drive, in opposition. MyCivic Comment from Fran McGuire, 103 Rippleview Drive, in opposition. MyCivic Comment from Richard Wright, 114 Poole Lane, in opposition. MyCivic Comment from Billye Crumpton, 112 Riggs Drive, in opposition. MyCivic Comment from Shawn Haney, 211 Riggs Drive, in opposition. Council Member Smith emphasized that each development should be looked at individually. Council Member Jones highlighted the benefits of the planned development vs by right zoning. Council Member Jones made a motion, seconded by Council Member Fulmer, to approve 2nd reading of a proposed Planned Development (398 College Avenue). Council Members Evans, Fulmer, Jones, and Scott and Mayor Halfacre in support. Council Members Sherrill and Smith in opposition. Motion passed 5 to 2 in favor.

Consider 2nd reading of a proposed zoning map amendment on parcels located on Cochran Road. –

Zoning and Codes Administrator Jacob Peabody presented no changes since the last meeting. Stephanie Platt, 103 Mountain View Lane, in opposition. Council Member Scott noted she used to live in the area, and the change was similar to other zoning. Council Member Scott made a motion, seconded by Council Member Fulmer to approve 2nd reading of a proposed zoning map amendment on parcels located on Cochran Road. Vote on this motion was unanimous.

Resolutions

Consider a resolution confirming, ratifying, and approving acceptance of the dedication of roads and sidewalks in phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard of Patrick Square and associated rights of ways and easements. City Engineer Nathan Hinkle presented that the roads meet City standards. Council Member Scott made a motion, seconded by Council Member Fulmer to approve a resolution confirming, ratifying, and approving acceptance of the dedication of roads and sidewalks in phases III-C, IV, VII, VIII, 9-A, and 9-B, and Thomas Green Boulevard of Patrick Square and associated rights of ways and easements. Vote on this motion was unanimous.

Other Policy Items

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Consider Accommodations Tax Committee Recommendations for ATAX Grants. Finance Director Leslie Wilder presented the following recommendations: The Clemson Area Chamber of Commerce for \$62,200. The T. Ed Garrison Arena for \$10,000. The City of Clemson Tourism Department for \$177,100. The Foothills Area YMCA for \$10,500. The Brooks Center for Performing Arts for \$30,000. The South Carolina Theatre Association for \$8,250. Council Member Fulmer made a motion, seconded by Council Member Scott, to approve the Accommodations Tax Committee Recommendations for ATAX Grants. Vote on this motion was unanimous

Authorize the Parking Services Manager to enter into negotiations with Walker Consultants for the City of Clemson Parking Study. City Administrator Andy Blondeau recommended to table this item due to issues during the bidding process.

Consider awarding the Clemson Heights Water Project 2025 in the amount of \$934,114.00 to Trae's Clearing & Grading with an additional \$150,000.00 contingency. City Engineer Nathan Hinkle presented that it will replace old water lines moving them from backyards to the road right of way. Council Member Smith made a motion, seconded by Council Member Fulmer to award the Clemson Heights Water Project 2025 in the amount of \$934,114.00 to Trae's Clearing & Grading with an additional \$150,000.00 contingency. Vote on this motion was unanimous.

Mayor-Council reports/comments/new business

Council Member Scott: Pumpkin Palooza is Friday and is her favorite event of the year.

Council Member Sherrill: The George Strait concert is 5/2/26.

There being no further business, a motion was made, duly seconded, and unanimously approved to adjourn the meeting at 7:53 p.m.

Respectfully submitted,

Jeremiah Jackson, MBL

Approved

By: _____
G. Robert Halfacre, Mayor