

**APRIL 14, 2011, CITY COUNCIL MINUTES  
SPECIAL MEETING  
PLANNING SESSION**

The City Council of the City of Clinton, North Carolina, met in a special planning meeting at 6:00 PM on April 14, 2011 in the City Hall Training Room. Mayor Starling presided. Councilmembers Strickland, Turlington, Stefanovich, and Mayor Pro Tem Harris were present. Councilmember Becton was absent.

Also present were City Manager Connet; Assistant City Manager – Finance Director Shawn Purvis; Police Chief Mike Brim; Fire Chief Todd Solice; Human Resource Manager Lisa Carter; Public Works Director Jeff Vreugdenhil; Interim Planning and Zoning Director Mary Rose; and City Clerk Elaine F. Hunt.

Recreation Director Judi Nicholson was absent.

City Clerk Elaine F. Hunt blessed the meal and hereafter, the session began.

City Manager Connet welcomed everyone to the planning session. He stated that tonight's session would center on the City of Clinton long range plans. He mentioned the wording that he selected to use on the agenda, "Veni, Vidi, Vici," a Latin term translated in English, "I Came, I Saw, I Conquered."

City Manager Connet began by showing City Council a PowerPoint of proposed equipment for the Newkirk Park and Sampson Center facilities. He reviewed City Council's mission statement, "To be a city rich in tradition and beauty with clean, safe neighborhoods, sound infrastructure and opportunities for future generations," and its goals which included:

- (a) Develop a systematic code enforcement program that strives to eliminate nuisance properties and structures;
- (b) Maintain City owned properties at an adequate level to ensure efficient use and clean and neat appearance;
- (c) Provide opportunities for high-risk youth to maximize their skills and abilities and help them realize their potential;
- (d) Utilize Police and Fire Staff and resources in the most efficient manner to serve the needs of the community;
- (e) Provide high quality water and wastewater services while protecting natural resources through a comprehensive water and wastewater plan; and
- (f) Create master roadway and street plan to maintain safe roads and streets, improve connectivity, and reduce traffic.

City Manager Connet asked Council's desire as to whether or not continue

with its current mission statement and goals. It was the consensus of the group to continue striving to accomplish the mission statement and goals.

City Manager Connet reviewed the attached 2010 Census findings as it relates to Clinton and Sampson County. **(See Attachments 1 - 5).**

City Manager Connet updated Council regarding the vacant industrial buildings within the City of Clinton which included the : Nestaway, Dodger, McConnell, Nu-Way Speaker, Trussway, Dixie Development, and Sanmina buildings. He stated that these buildings total approximately 750,000 square feet. Next, he updated Council on the residential properties for sale in each district.

District 1 had 11 properties which averaged \$104,827 in price  
District 2 had 12 properties which averaged \$111,442 in price  
District 3 had 3 properties which averaged \$81,933 in price  
District 4 had 11 properties which averaged \$262,609 in price  
District 5 had 9 properties which averaged \$110,089 in price

A brief discussion focused on giving an incentive to homebuyers to create a desire to build within the City of Clinton, as well as single family, duplex, and multifamily housing. Mayor Starling stated that in his opinion, one house will help a street tremendously. City Manager Connet stated that perhaps one incentive might be, give homebuyers free water and sewer tap. Interim Planning and Zoning Director stated that she will research to see which towns give incentives for buildings/properties.

Interim Planning and Zoning Director Mary Rose spoke regarding code enforcement challenges. She stated that a Code Enforcement Task Force has recently been established and the members are: Joe Dixon, Fire Department; Adrian Mathews, Clinton Police Department; Jimmy Fannin, Code Enforcement Officer; Lyle Moore, Planner; and Mary Rose. She presented the mission statement, focus, and strategy of the Task Force. Along with the strategy, Ms. Rose presented to City Council a Probationary Rental Occupancy Permit Program for their review. She recommended this Probationary Rental Occupancy Permit Program (PROP) to aid in the reduction of minimum housing, unsafe building, zoning, nuisance code, and criminal violations. Ms. Rose stated that she researched several cities/towns, but decided that the City of Monroe's PROP program was the most suitable to pattern for the City of Clinton. She stated that the PROP requirements would be as follows:

- \$150.00 per year for the 2-year probationary period
- A second violation within the 2-year period will result in an additional 2-year period and a fee increase to \$300.00 per year
- An owner will not be released from the program until there has been no violation of any of the code provisions for a 2-year period and the dwelling must be approved as compliant in a final inspection of the dwelling.

City Manager Connet stated that this proposed Probationary Rental

Occupancy Permit Program will be presented to City Council at its May 3, 2011 meeting.

City Manager Connet spoke regarding restaurants vs. nightclubs. He stated that it appears double standards were used as it relates to Jerris McPhail's place of business, Wing Spot and the Oasis. He questioned whether or not Mr. McPhail should be ordered to close at 12 Midnight. It was stated that if Oasis is not abiding by the code and regulations, enforcement should increase.

Interim Planning and Zoning Director Rose spoke on the Comprehensive Transportation Plan. She stated that Mayor Pro Tem Harris and Councilmember Becton have agreed to assist in this endeavor. Service roads were discussed to be located off Sunset Avenue.

City Manager Connet updated City Council on the revised layout of Hwy 24 which included changes in and around Fox Lake, the Country Club, Airport Road, Overland Road, and Pierce Street. He identified full movement type intersections, new locations of signal lights, and where signal lights will be removed. He stated that the interested parties will meet on next week and construction is scheduled to start 2013.

Rose spoke regarding the vacant buildings in downtown Clinton and Clinton being a NC Main Street Community since 1982. She informed Council on the 2011-2012 goals for downtown Clinton: (1) Restructure Clinton Development Corporation, (2) Develop a Master Plan for downtown Clinton, (3) Develop a logo/brand for downtown Clinton, and (4) Focus on special events at the City Market, Public Art Area, and Court Square.

City Manager Connet talked about the "Alive After Five" event. He stated that it will be held at the City Market beginning the third Thursday in May and continuing every third Thursday until August 2011. City Manager Connet asked City Council whether or not the sale of alcohol should be permitted. Rose stated that she will check with other cities/towns to see how they handle their similar event.

Mayor Starling suggested putting on the May 3, 2011 city council agenda, "Discussion regarding whether or not to allow the selling of alcohol at the "Alive After Five" event at the City Market. He suggested discussing the pros and the cons.

Being no further discussion, the meeting adjourned at 8:57 PM and was continued until April 19, 2011 at 6:00 PM for the purpose of a planning session.

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City Clerk

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Mayor