

Council Meeting  
May 7, 2018  
Work Session

Easley City Council met for a work session on May 7, 2018 at 6:00 p.m. in the courtroom of the LEC. All members were present and the press was notified. Lisa Chapman, City Clerk served as the recording secretary. Mayor Bagwell called the meeting to order at 6:00 p.m.

The first item for discussed was the food truck ordinance. Mayor Bagwell called on Councilman Mann to give an update from his committee meeting. All members of the committee were asked to give their opinion on food trucks. Everyone was ok with food trucks as long as there are regulations. There will be another meeting Wednesday at 5:00 p.m. at City Hall. We hope to come to some decisions to bring to council at the next meeting. The owners of the shaved ice trailer at Lowes has talked with Mr. Steese and Councilman Mann about their business being a part of the moratorium. Councilman Mann asked if we should consider lifting the moratorium. Councilman Mann stated when he voted for the moratorium he didn't think about the shaved ice businesses being included. Mr. Steese asked if there could be a discussion about the moratorium and what was council's intent was with it. The shaved ice business is not regulated by DHEC. There needs to be some clarification. Councilman Moore asked if the shaved ice business pays a rental fee to Lowes. Mr. Steese stated they do. If you lift the moratorium on shaved ice, they still pay hospitality tax and for a business license. Tommy Holcombe, Building Official, stated the purpose of the ordinance was so we could regulate with inspections and fees. Like the trailer at Kelly's it is not tied down or anything. Councilman Mann stated he understands that is an issue but we were looking at this from the food truck issue. Chief Womack stated we had a similar issue with the fireworks trailers. The State changed the regulations and we don't inspect them anymore. The State took it over and there is no regulations on if a trailer has to be moved after an event. Councilman Mann asked if we could amend the code so if a truck is abandoned they have a set time frame to remove it. Chief Womack stated the truck owner should furnish a letter from the property owner. Jennifer Jennings stated that information is required before a business license can be issued. Councilman Mann stated that this should be a part of the ordinance. When we adopt this ordinance would the shaved ice business fall under this ordinance? Mr. Steese stated it would depend on how we amend the ordinance to include them. It needs to be more specific to these types of businesses. David Allison stated that after he read the ordinance he doesn't think the taco lady falls under this because she is not a truck but a trailer. Is she exempt also? The whole ordinance needs to be looked at in detail to address these issues. Councilman Mann asked if she was under DHEC inspections. Mr. Steese stated yes because she is prepared food. Councilman Mann asked if we can revise our moratorium for those that are on not inspected by DHEC. Mayor Bagwell stated he would not be in favor of exempting anyone that is serving any

type of food. Councilman Robinson said they are already exempt. Mr. Steese stated they are not regulated by DHEC because they are not a time temperature product. Councilman Moore said are we discriminating against someone that has a trailer vs a truck. Mr. Allison said they are all lumped together in the ordinance and they is why it needs to be looked at more closely.

Mr. Steese said some are still operating without a license even though they were told not to. Councilman Robinson said he has seen the trailer at Lowes and it seems permissible to him and no need to shut down. Councilman Mann asked how we can help those that were an accidental consequence of this moratorium. He did not intent to shut down those businesses.

Joni Smith commented that it leaves the business license office not knowing what to do. We should be out there issuing tickets.

Councilman Robinson asked if they could take action during this meeting. David Allison said that it was advertised as a work session so no action can be taken.

Councilman Moore asked how many trucks had applied for a business license. Mr. Steese stated three have applied. Mr. Holcombe stated that the taco lady has now rented the old Jetco and will be using both. One kitchen is being used as a catering kitchen.

Mayor Bagwell thinks they have found a loop hole saying shaved ice is not prepared food. He doesn't like the idea of someone putting so much pressure on us. Councilman Mann asked are we going to tell all that are not under DHEC that they can't be in the city? Councilman Garrison stated he is ok with exempting those on the DHEC list of exemptions.

Councilman Robinson said that Fort Hill had a customer appreciation and were cooking and serving hot dogs. A food truck would have been ok there. Mr. Steese said that is considered a catered event not selling to the public. Councilman Robinson also commented about Easley Presbyterian's event. He thinks food trucks should be allowed at these type of events. Councilman Robinson also asked about public spaces. Council Moore said that is what the restaurants don't like it. They think they are getting a free ride if on city property or streets. They had other questions like are they required to have restrooms? What are they going to about seating, trash, etc. Councilman Mann stated we need to give guidance for staff and how they should proceed until we can come up with an ordinance. Councilman Garrison state we should follow DHEC exemptions and exempt those from the moratorium. Councilman Robinson asked if the committee was going to meet and recommend an ordinance. Councilman Mann said yes are meeting on Wednesday at 5:00 and hope to have something by Monday or at the latest by the June meeting. Mayor Bagwell asked if all the committee members were at the meeting. All but one and her husband attended. Mayor Bagwell commented that there are too many unanswered questions. He will be interested to see what the committee comes back with.

Parks and Recreation Master Plan: Mayor Bagwell called on Mr. Steese and Blake Sanders for an update. The master plan has already been paid for but was not formally adopted by council. The strategic plan was presented to council and this is part of it. We would like to bring it to council in June so it will be on the books. The committee would like for the master plan to be adopted so we have a guide. Councilman Dykes asked when the plan was going to be implemented. Mr. Steese stated this is for staff guidance to implement the plan. Council has not given any guidance as to your plan. Councilman Dykes asked if this would be on the agenda for Monday. Mr. Steese stated it would be June, more details need to be tweaked before adoption. We are finishing up branding next week and hopefully everything will be implemented at one time.

West D Street Development: Mr. Steese commented that last month council approved for Quinn Satterfield to be awarded the development project. We have recorded the plats with the county. The project has been approved by the planning department, fire department and stormwater. The only thing left is transferring the property and finalizing the covenants. The first reading will be at the May 14<sup>th</sup> meeting and the second in June. As the properties are ready to be built on Mr. Steese can transfer to the builder. Councilman Dykes asked if they could see a rendering of the project. Mr. Steese said he would try and get one. Councilman Moore asked how many square feet would the houses be? Mr. Steese said approximately 1200-1500 depending on what people can afford. Councilman Wright asked what bank they would be working with. Mr. Steese stated South State Bank is who they have been working with. Councilman Moore asked what the turnaround time was on building the houses. Blake Sanders said approximately 5-6 months depending on the weather. Mr. Steese commented we would like to have an event for the city turning dirt at the site. Councilman Robinson asked what the city would do if the developer doesn't follow through with construction. Mr. Steese said there were development restrictions in the RFP. Mr. Sanders stated they are only doing property transfers when they are ready to build. Councilman Robinson asked who the property would be transferred to. Mr. Sanders stated to the builder. Mr. Holcombe stated that the building permits are good for six months or they become void and the builder has to start the process over. Mr. Steese asked Mr. Allison to put in the ordinance guidelines for starting construction. Mayor Bagwell asked why some of the lots were smaller than others. Mr. Steese commented that the larger lots are for one level homes and the smaller ones for two story homes. Mayor Bagwell commented on the section concerning animals, about our animal ordinance specifying the number of animals a home can have. Councilman Mann asked Chief Tollison how many times they had to check out number of dogs at a residence. He stated none. Mr. Steese said the ordinance would override any covenants.

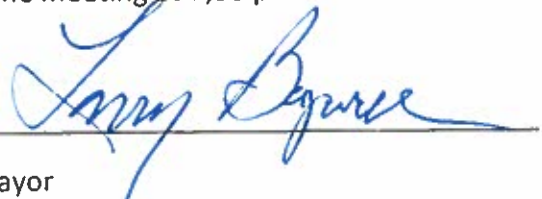
Ordinance to encourage private investment incentives: Mr. Steese explained that we cannot offer any economic development incentives without an ordinance that details the offer. The CDA fund is not replenishing, it is running out. If we are going to offer any sort of incentive we

have to get it on the books. We need to look at things like; what is the minimum investment, is it a business license fee, is it property taxes, etc. Depending on what they are making it may be better than the Main Street Challenge. Mr. Steese will forward to council a copy of MASC incentive programs that other cities have done. With the Governor approving us as an opportunity zone we can offer tax incentives from the Federal Government. The initial area is the TIF district but the 153 extension would qualify. The first reading of the ordinance would be in June.

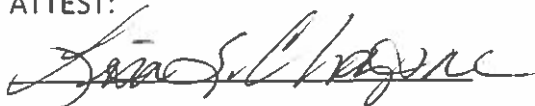
Foothills Community Foundation: Mr. Steese called on Gregg Powell for an explanation on this. The recreation staff met with Dean Woods from Foothills Community and discussed two foundations that are available. One would be naming rights for buildings, press boxes, park benches, etc. The other is the Joe Lesley Foundation which would help children that cannot afford to pay for activities. Julie Ellison already has donors for this. Councilman Dykes asked if the Doodle Trail/Park is included in this. Mr. Powell stated it was. Mr. Steese stated council would need to pass a resolution for this and name a board to oversee.

Public Works/Fire Department relocation: Mr. Sanders stated they met with the architects last week and were told the property is buildable but we can't afford it. The cost was approximately \$14,000,000. Site improvements were approximately \$3,000,000. We are going to plan B and looking at rebuilding the fire station on its current location. For public works we are looking at possible land we already own at the complex. Mayor Bagwell commented that he doesn't want to move the public works to the complex. Councilman Mann doesn't want public works downtown. Mayor Bagwell stated he wants projects done that have been on the books for years that need to be completed. The Brushy Creek Greenway and the Nalley Brown Nature Park. Councilman Garrison stated he thinks it is feasible to take a look at it. Councilman Moore thinks the fire department should be completed first because of safety. Councilman Dykes and Mayor Bagwell think things are moving too quickly. Councilman Mann stated as things change we move from one project to the next. Originally the school district was going to help with the Nalley Brown project but they backed out. Councilman Garrison stated that the Nalley Brown project is part of the strategic plan as a priority.

With no further discussion Mayor Bagwell adjourned the meeting at 7:30 p.m.

  
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Mayor

ATTEST:

  
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City Clerk