

City of Easley



AGENDA

City of Easley City Council Meeting
Monday, July 9, 2018
7:00 p.m. Law Enforcement Center
220 Northwest Main St. Easley, SC 29640

1. CALL TO ORDER – Mayor Larry Bagwell
2. INVOCATION: Chris Jordan with the Piedmont Baptist Association
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES AS WRITTEN
5. INTRODUCTION OF NEW EMPLOYEES: None
6. REPORT FROM COUNCIL MEMBERS
7. REPORT FROM CITY ADMINISTRATOR
8. CITIZENS WISHING TO ADDRESS CITY COUNCIL
9. PRESENTATION:
 - A. Mayor’s Special Recognition
 - B. Presentation and approval of new City Seal
10. UNFINISHED BUSINESS: Ordinance Second Reading:
 - A. Ordinance No. 2018-10 to amend Title XI Business Regulations of the Code of Ordinances of the City of Easley, South Carolina, by authorizing, establishing and adding a new chapter 122. Economic Development incentives program, to encourage private investment in the incentive areas of the City of Easley, South Carolina; and other matters related thereto.

- B. Ordinance No. 2018-11: To provide for the issuance and sale of not exceeding five million five hundred thousand dollars (\$5,500,000) City of Easley, South Carolina, General obligation bonds, series 2018; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

11. FIRST READING ORDINANCES:

- A. Ordinance No. 2018-13 an ordinance to amend the City of Easley Code of Ordinances Chapter 90 (animals) by amending section 90.35 (farm animals) and adding section 90.40 (raising or keeping of domestic female chickens).

12. NEW RESOLUTIONS:

- A. Resolution No. 2018-16: to award the RFP for Paving Parking Lots in the Tax Increment Finance District
- B. Resolution No. 2018-17: to award the RFQ for the Construction of Natural Trails for the Nalley-Brown Nature Park
- C. Resolution No. 2018-18: to approve lease financing for a new Ravo 5 Series STH Sweeper through Southern Vac.

13. Closed Session for Attorney-Client Privilege: Personnel Matter

Easley City Council Meeting
Minutes June 11, 2018

Easley City Council met on Monday, June 11, 2018 at 7:00 p.m. All members were present, the press was notified. Mayor Bagwell called the public hearing to order at 7:00 p.m. He turned the meeting over to Mr. Steese, City Administrator to go over the City of Easley FY18/19 budget. Councilman Robinson asked if there was tax increase. Mr. Steese commented that there is a 3 mil increase which is offset by local option sales tax. There were no other comments and Mayor Bagwell closed the public hearing.

Mayor Bagwell called the regular meeting to order. Greg Nelson, Minister of Students from Rock Springs Baptist Church gave the invocation followed by the pledge.

There were no additions or deletions to the minutes from the May regular meeting, or the June work session they stand approved.

Ward 1: Councilman Garrison: No report, wished all candidates good luck in the upcoming election.

Ward 2: Councilman Dykes: Has been attending city events, the music has been outstanding and very well attended.

Ward 3: Councilman Mann: Congratulations to the 2018 graduating class of EHS. The Senior League World Series Team will be announced at Hendrick Honda and all the members are from EHS.

Ward 4: Councilman Moore: Has been attending the farmers market and it has been going really well. Glad to see people turning out to the events the city provides.

Ward 5: Councilman Wright No report, Congratulated Megan on job well done on events.

Ward 6: Councilman Robinson No report

Mayor Bagwell called on Mr. Steese, City Administrator, he had no report.

Citizens wishing to address council: None

Second reading of ordinances: Ordinance 2018-07 an ordinance to provide for the adoption of a City Operating Budget, its execution and effect, for the fiscal period July 1, 2018 through June 30, 2019. Councilman Mann made the motion to approve with a second from Councilman Moore. Councilman Mann thanked Mr. Steese, Department Heads and Employees for their work to present a good budget. Councilman Dykes asked Mr. Steese to briefly explain the tax increase. On a \$150,000 home taxes will only increase by approximately \$3.50. Councilman Dykes commented that that is a minor impact for the citizens considering the amount of services they receive from the City. Councilman Garrison called for the question and the motion passed 7-0.

Second reading of ordinance 2018-08 an ordinance authorizing the transfer of eighteen (18) lots to Quinn Satterfield, Inc. for the purpose of constructing affordable owner-occupied single-family housing units and adopting covenants for the development of the related properties. Councilman Moore made the motion to bring to the floor for discussion with a second from

Councilman Wright. Mr. Steese gave a brief explanation. The name of the project will be Trailside. The first person has been prequalified and is ready to pick out her home. There will be a ground breaking on June 28th. The police department is planning a community event that day. Councilman Garrison asked how financing was set up. Mr. Steese stated there are incentives to the builder and therefore they can make it more attractive to buyers. Most homes are three bedrooms, two baths, and 1400 square feet. Payments will be cheaper than renting an apartment in the city. Councilman Dykes called for the question and the motion passed 7-0.

Second reading of ordinance 2018-09 an ordinance to amend 4.19 (mailboxes) in the City of Easley's land development regulations to address recommendation from the United States Postal Service. Councilman Dykes made the motion to bring to the floor for discussion with a second from Councilman Garrison. Mr. Steese explained the post office recently called and a few of the mailboxes in a subdivision did not meet their requirements. It was cluster boxes for a multifamily area. This is to clarify what the USPS wants. Councilman Garrison called for the question and the motion passed 7-0.

New Ordinances First Reading: Ordinance No. 2018-10 to amend Title XI Business Regulations of the Code of Ordinances of the City of Easley, South Carolina, by authorizing, establishing and adding a new chapter 122. Economic Development incentives program, to encourage private investment in the incentive areas of the City of Easley, South Carolina; and other matters related thereto. Councilman Wright made the motion to bring to the floor for discussion with a second from Councilman Garrison. Mr. Steese explained that the State and Federal Governments offer incentives to businesses and we can offer incentives but in order to do that we have to have an ordinance. The TIF district will be the incentive area. Incentives would be a financial grant from the City and each person would need to come to council for approval. They have to pay 100 percent of their fees and then they get it back in a grant. Councilman Garrison commented that it was a good program. Councilman Dykes agreed it was good for economic development. Councilman Garrison called for the question and the motion passed 7-0.

First reading of Ordinance No. 2018-11: To provide for the issuance and sale of not exceeding five million five hundred thousand dollars (\$5,500,000) City of Easley, South Carolina, General obligation bonds, series 2018; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto. Motion to bring to the floor from Councilman Moore with a second from Councilman Dykes. Councilman Garrison asked Mr. Steese to give an overview. The bond would be used for a new operations facility. It would move public works out of downtown. It would also allow us to look at Fire Station 1 renovations. DP3 is doing some preliminary work to see how much space is needed for future growth with the amount of money we have to spend. We would have to get a bond rating and would put closing late August or early September. Councilman Dykes called for the question and the motion passed 7-0.

Ordinance No. 2018-12: to re-zone 313 North A Street, Easley, South Carolina, tax map number 5019-12-85-8263 from General Residential (GR-1) to Neighborhood Commercial (NC). Councilman Moore made the motion to bring to the floor for discussion with a second from Councilman Mann. Mayor Bagwell called on Tommy Holcombe, Building Official to explain.

This was brought before the Planning Commission and they voted in favor of this rezoning. This is a residential care facility for veterans. Councilman Robinson asked if it was going to be a home should it not be zoned residential. Mr. Holcombe stated Neighborhood Commercial was the best for this type home. Councilman Mann commented that there is mixed use on North A. Councilman Robinson stated that he has great respect for the Planning Commission and usually agrees with their decision, however in this case he does not agree with them. We need to be careful about changing the zoning in neighborhoods that are residential. Councilman Moore commented that there are several homes in that area that have been doing upgrades to their homes to increase their value, not sure how it would affect them. Mayor Bagwell asked the owners of the property to explain what they are wanting to do. It will be a home to house six veterans with early stages of dementia that need 24/7 care. They will be transporting them to doctors' appointments, etc. It is for veterans that are not ready for full nursing care but can't stay by themselves. Councilman Dykes stated that the Pickens County Board of Disabilities has about fifteen homes in Pickens County they use for residents in their program. Mr. Holcombe commented that they are zoned residential but they are owned by the State and they have to have a sprinkler system. Councilman Dykes called for the question and the motion failed 1-6.

NEW RESOLUTIONS:

Resolution No. 2018-11: To adopt the City of Easley's Strategic Plan Councilman Mann made the motion to approve with a second from Councilman Moore. Councilman Garrison commented that the plan was very thorough and a good plan to move forward. He then called for the question and the resolution passed 7-0.

Resolution No. 2018-12: To adopt the City of Easley's New Parks and Recreation Master Plan Councilman Moore made the motion to approve with a second from Councilman Garrison, there was no discussion, Councilman Mann called for the question and the motion passed 7-0.

Resolution No. 2018-13: To create the Joe Lesley Athletic Assistance Foundation and contract the Foothills Community Foundation to serve as trustee of funds, Councilman Mann made the motion to approve with a second from Councilman Garrison. Mayor Bagwell called on Mr. Steese for a brief explanation. This is for the City to establish a foundation that can hold funds for a specific cause. This is to help children who can't afford to pay for registrations fees to play sports. Councilman Garrison called for the question and the motion passed 7-0.

Resolution No. 2018-14: To create the Easley Parks and Recreation Foundation and contract the Foothills Community Foundation to serve as trustee of funds. Councilman Mann made the motion

to approve with a second from Councilman Dykes, there was no discussion, Councilman Dykes called for the question and the motion passed 7-0.

Resolution No. 2018-15: To express the intention of the City Council, the governing body of the City of Easley, South Carolina, to cause the City of Easley, South Carolina to be reimbursed for certain costs for certain public improvements with the proceeds of tax-exempt obligations. Councilman Moore made the motion to approve with a second from Councilman Garrison. Mr. Steese gave a brief explanation. Councilman Garrison called for the question and the motion passed 7-0.

Councilman Mann made a motion to adjourn at 8:10 p.m.

Mayor

ATTEST:

City Clerk