

## City Council Meeting

September 10, 2018

### Work Session

Easley City Council met on September 10, 2018 for a work session at 5:00 p.m. in the Council Chambers of City Hall. All members were present except Councilman Wright. The press was notified. Lisa Chapman, City Clerk served as the recording secretary.

Mayor Bagwell turned the meeting over to Stephen Steese, City Administrator.

**Economic Development Grant Award:** A business is looking at purchasing a building near Los Amigos Restaurant on Hwy 93. The City would give a 30% reimbursement over six years for business license, permits, etc. The business would start by the end of the year and create approximately 15 new jobs.

**North 1<sup>st</sup> Street/Runion:** Tonight, you will be voting on making North 1<sup>st</sup> Street and Runion Street one-way. Runion would be one way from North 1<sup>st</sup> to Pendleton One option is to make North 1<sup>st</sup> go all the way through to West A Ave with parking spaces all the way down. Councilman Dykes asked if the church had any issues with making Runion one way. Councilman Moore asked about the number of parking spaces we are losing and where would the farmers market go. Mr. Steese said there are many options for the market, in the green with tents, on the street, in Old Market Square. A developer has said that the lot by City Hall would be an ideal location for a small hotel. A smaller hotel similar to the Blakeley in Anderson. Councilman Moore asked about the designated parking spaces for food trucks? Mr. Steese stated they could be moved to the street or another location in the parking lot. Councilman Dykes asked if we were still considering any type of signage for the Doodle Trail. Mr. Steese stated they were looking at adding benches, water fountain, etc.

**Downtown refresh:** Forty-one trees will be replaced. Only one bid was received and it was from Landscape Perceptions. The bid was \$67500. The current trees are diseased and over 20 years old. The project should be complete by December. The islands will have the shrubs removed and be replaced with river rock. The new trees will be Bosque Elms and Red Maples. Councilman Moore asked how big the trees would be. Mr. Sanders stated 20' at the time of planting. Councilman Garrison asked if the city was going to be responsible to fill the gator bags once per week for three years during growing season. Mr. Steese stated we would use the fire department and public works to make sure they are watered. Councilman Garrison also stated if we are going to spend this type of money we need to stay on top of it.

**Ordinance for Set Off Debt –** The MASC is asking us to do this. They would like for all municipalities in the state to be uniform.

**Project Updates:** City Planner, Blake Sanders

**GO Bond:** We are moving forward with the Fire Department interior review meeting on the September 12<sup>th</sup> at 10:00 and Public Works at 11:00 on the same day. The meeting will be with DP3 and J Davis Construction. The survey for the 39 acres at the Rec has been completed. We

are ready to move forward. Chief Womack has gotten the property owners next door to Station 1 to agree to sell.

TIF Bond: The Railroad Safety approved the easements and insurance revision are underway with the MASC. West End Hall parking will begin the week of October 8<sup>th</sup>. The parking lot behind the Bleu Voodoo is scheduled for the week of October 15-20. Old Market Square parking lot will begin the week of November the 5<sup>th</sup>. The shade structure in the amphitheater will arrive the first week of October and will take approximately two weeks to install. The downtown landscape refresh will be awarded on Sept 10<sup>th</sup> and be completed by December. We are adding benches, tables and chairs, and trash cans. The City green pricing and development is underway to get to the TIF committee.

Councilman Moore got a suggestion from a citizen and stated that if we are going to be a leader in communication for events and public announcements we should have someone doing sign language.

Mr. Steese turn the next item over to Chief Womack. Fire Engine – KME truck is the one we have. We changed the new one a little different, a smaller cab, and different specs to bring the cost down. The truck will be easier to maneuver in smaller areas like our mill hills. We currently have \$550,000 in the budget and they need it increase to \$572,980. The financing for this would not come until next fiscal year. Chief Womack stated they have agreed to take \$250,000 as a down payment. This would come out of this year's budget but we would pay ourselves back when the financing is complete. This would be a capital lease for 10 years.

We are looking to do an indefinite delivery contract (IDC) we are putting out an RFP to General Contractors who have the money and liability to do a project up to \$500,000. We anticipate having about \$3 million dollars to spend over the last three years. Anything over \$10,000 we would release to the select General Contractors only. This is not a guarantee we will give them work, but they have the first right of refusal. This allows us not to go out to bid on each individual item. Projects would include renovations, repairs, restoration, maintenance of miscellaneous city facilities. Many municipalities use IDC's.

Brokers Services: This is medical insurance/short- and long-term disability. Our current contract expires in January 2019. The only thing they write is additional life insurance policy. If we decide to leave the State Insurance Plan then we would need a broker to bid insurance for us. McGriff (formally BB&T) is our current carrier. RFP will go out and due back by Oct. 12<sup>th</sup>. This will be on the November agenda for council to award.

Copier/printer/scan/fax machines. We currently have Sharp(G5) and Xerox (Morris). Some of the Xerox don't work correctly. It went out to bid on the 7<sup>th</sup> and will be on the October agenda. The proposals are due by Sept 28<sup>th</sup>. The State contract price is the highest they can charge.

Mr. Sanders stated that another RFQ is for the green train car. This is for food vending/concessions for the Doodle Park. Asking for food vendors whether it is ice cream, snow cones, snacks, etc. We are looking for qualified vendors to assume a multi-year lease up to five years. It would be operational for eight to ten months during the outdoor recreational season. The vendor would need to provide reliable food service and staffing. The RFQ will be due by October 12<sup>th</sup> at noon. Hours of operation, terms of the lease agreement, food vending types, and other related items will be part of the RFQ and negotiations with the selected vendor.

Council Discussion: Mr. Steese turned to Mr. Holcombe for mobile home rules and restrictions. It is time to do away with mobile home parks within the city limits. Suggest that we make new minimum standards and mobile homes would have to be brought up to code. Mr. Holcombe suggested we have a meeting with the owners of the mobile home parks and let them know what the plan is and a time frame. Councilman Garrison asked Mr. Holcombe what was his recommendation? He stated it would fall under zoning and the planning commission. The Planning Commission is scheduled to meet next week and Mr. Holcombe plans to start a discussion with them.

There was no further discussion and the meeting was adjourned.

ATTEST:

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Mayor

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City Clerk