

Easley City Council
Work Session
April 2, 2018

Mayor called the meeting to order at 6:00. This work session has been requested by the council to prepare them for next week's regular meeting

Ordinance. No. 2018-06 This ordinance is in reference to food trucks. Blake Sanders, City Planner explained with a power point. This is pilot program for one year. After nine months council will discuss the number of trucks, the amount of business, how it is working, etc. There are two parts to the ordinance; one within the TIF boundary and the rest of the city. Trucks are prohibited from operations on any street, sidewalk, alley, trail or other right of way or on any city owned property. There will be two designated spots at city hall for trucks to set up. They will have to file hospitality tax like any other restaurant.

Food trucks that are part of a permitted special event that are from out of town or out of state will not be required to obtain the mobile food vendor decal. Ice cream trucks cannot operate within the TIF district, unless a

Food trucks are prohibited from operating on any city sidewalk, alley, trail, or on any city owned property. No mobile food trucks within 200 feet from any restaurant that is actively open for business serving customers. Mobile food trucks cannot operate in residential areas.

Councilman Moore stated that he didn't like food trucks being in front of city hall, should be on the side of the parking lot or a different location.

Mr. Sanders stated that is why the spots have not been designated. It can be left up to the City Administrator to decide.

Councilman Dykes asked Blake what downtown restaurants he talked to. Mr. Sanders stated all but Butter Beans and Serendipity's; 43% of the restaurants don't want mobile trucks, 57% want them. Many asked if parking was a problem, and how would the city encourage more foot traffic downtown. Councilman Moore asked what are the hours and days a truck can operate. Mr. Sanders stated that there are hour restrictions and days will be part of the application process. Mr. Steese stated it was outlined in the ordinance as to day, time, leaving property, etc. They will be allowed to operate 7 days a week. Councilman Dykes asked if Doodle Park could be a location. Mr. Steese stated they are not allowed on city owned property. We would lose 7 parking spaces if they went there. Councilman Moore asked if they would be responsible for cleanup. Seems like the ones in Greenville have a lot of trash around them. Mr. Steese stated that we can require it. Mayor Bagwell agreed with Councilman Moore about trash being an issue. Councilman Dykes asked who the people who will benefit from mobile trucks. Mr. Steese stated that is gives citizens another option for food. Right now we have one and he is not really a truck because it hasn't moved. Councilman Moore asked what the cost of the decals is. Mr. Steese stated it is \$50.00 and it pays for fire and planning and development to inspect. If they pass they will then come into City Hall for a business license and information on filing ospitality tax. They will be treated just like a brick and mortar restaurant.

Lisa Chapman asked about trucks being in the parking lot during the farmers market. Mr. Sanders said there would be restrictions during city events and the market is a city event. Mayor Bagwell stated he was not in favor of this. Councilman Robinson stated it is how we can regulate. If we do not pass the ordinance, then we can't regulate them from being on private property. Tommy Holcombe stated do we really care if they set up on private property on Main Street. Councilman Mann and Mayor Bagwell said yes we do it sends a message to businesses downtown that we don't care about them. Councilman Mann stated he had talked to two different owners one who is for and would welcome to park in their place, and one that does not want truck anywhere downtown. He thinks city hall parking is a good compromise, we are invoking fair enterprise. Tommy Holcombe said the truck on 123 had no inspections. This ordinance helps us protect our citizens by requiring inspections. Mayor Bagwell asked about a moratorium. Tommy Holcombe said it would stop everything for right now with a time limit.

Mayor Bagwell asked if we are not happy with how this is going, would a moratorium help this issue? Mr. Holcombe stated if you are considering not approving the ordinance then I would ask, to protect the downtown, to have a moratorium or we will have to issue a business license. Mr. Steese stated this would take effect for any new business license as of May 1st. Councilman Mann stated we are great at putting things on the shelf and leaving it there; would like to get it figured out and get it done. Councilman Dykes stated he was not excited about this, but after discussing it he is a little more receptive, especially since you have a one year time frame on it.

Mr. Steese asked council if there was something in here that you are against, not happy with, that would keep you from approving. Mayor Bagwell said he had talked to the older places downtown and not one was for it. The only one for it is the pint station and they don't serve food. I am not totally against, but a one year thing could put someone out of business. Councilman Robinson asked if we decide about during the farmers market. Mr. Sanders stated they can't be set up at city events unless they are part of that event. Mayor Bagwell said if he had to vote tonight it would be no. Councilman Robinson said then we have no regulation over them. Councilman Mann asked Mr. Holcombe who we have kept out by a moratorium. Mr. Holcombe stated one on any type of rezoning on Brushy Creek Road. There was a second on title loan companies, then in 90 days we did an ordinance limiting them on where they can go. Councilman Mann stated we are letting government say what is acceptable competition. Mayor Bagwell stated we are picking out certain things, if they can convince me by meeting next week I will use my best judgement to vote. Councilman Mann said he thinks a moratorium is the wrong way to go, we are kicking it down the road for 90 more days. It is a lot program we can change as we see fit. We have only had one. I think we are trying to get a hold of the situation, try it for a year a see how it works. Right now we have zero interest. Councilman Moore said to just move it from in front of city hall. Mr. Steese said the purpose of work sessions is to discuss and make changes to items on the agenda. The only questions have on trash and location are items that need to be addressed and part of events.

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These can be included in ordinance by Monday. If it is not where you can vote on we need to take it off the agenda. Councilman Robinson asked Lisa Chapman if a truck could come into the farmers market. The application period for this year has closed and we are not taking any more vendors. Councilman Robinson was concerned about how the city would regulate a truck in front of the Bleu Voodoo. This proposal will take care of that. Mayor Bagwell is there was any more comments? There were none.

Service Dog Resolution: Councilman Robinson commented he does not like going to the grocery store and seeing a pet in there. He did legal research to see what the Justice department said about service animal, and the ADA. A true service animal, does not include a therapy pet. It allows an establishment that serves food to regulate about animals. I wonder if I should be suggesting ordinances just because something irritates me. Mr. Steese discussed with David Allison there is a Federal law that does not allow that now, Local law does not proceed Federal law. Chief Tollison stated there March 1 there was new legislation introduced that people can be charged for misrepresentation of a service animal. Mr. Steese asked Chief Tollison how it would be enforced. We would go out on a call and ask but there is nothing he can do if they lie. Mr. Steese stated the one thing we can do is a resolution that encourages people to follow federal law. Councilman Mann asked what the law is or is there a law about driving while holding an animal. Isn't that a safety issue? Chief Tollison stated there is not one.

Doodle Heights had an RFQ out for affordable housing on North 5th St. and West D Ave; two bids were submitted. The 1st phase is nine lots (10-19 West D Ave). We will be making a recommendation to council for the RFQ and the covenant package. Lot 20 would be retained by the City for drainage and lot 2 access to the Doodle Trail. Mr. Steese said the goal would be to award the contractor part in May/June. There will be an outline on how we will be able to draw down the property to build on. Councilman Moore asked how do you determine which builder gets what? Mr. Steese stated there is only one builder, and one realtor will work with sales to get people qualified, approved, builder will then build for them. Homes will be approximately 1200-1600 sq. ft. Councilman Robinson asked Mr. Sanders to explain the control period. When property is appraised and sold to a qualified borrower, they do not immediately have equity in the property. There is a 10 year time period before they have full equity. The equity increase 3% per year. This keeps people from buying and flipping the houses. No rentals are allowed. The covenants are good for 10 yrs. No fences will be allowed to separate your yard from other spaces. Councilman Mann asked what the income qualification for ownership are. MSA avg. median income, up to 120%. Income is also based on number of people in household. Councilman Wright asked if Ms. Betty Sitton could be honored in some way for this neighborhood because of her years of community involvement.

Facade grant program - Mr. Steese turned to Blake Sanders for explanation. This program is designed to support existing business and core businesses that need some exterior improvements that are not code related. Max allowable grant is \$5000.00 with a one to one match. We will beginning taking applications July 1. The applications will go through a review process, and

we will accept applications until the money runs out. TIF funds will be used for this. A recommendation of \$10,000-\$12,000 be put away each year for this program. Councilman

Dykes asked who approves the applications. There will be a review committee and it would have to go through codes, etc. Committee would consist of City Administrator, City Planner, Mayor, and up to 3 other people as designated by the Mayor.

Councilman Dykes asked if we could use some of the TIF money to fund the Main St. Challenge. Mr. Steese stated that he is not sure we can legally do that.

A resolution will be presented in May and money available in July.

Site inspection of possible new location of public works and fire department. Blake met with architect to get square footage of the property. Blake Sanders and Justin Durrell met with the company that is testing the soil: they will be boring and depending on results we will go ahead with purchase. Councilman Moore asked if there was a set time to start project. We have to close on the property by June 5th. Councilman Moore stated that the police building would not be paid off until 2028, will we be able to afford another large payment. Mr. Steese stated yes and once that building is paid for we can add that money to the new debt.

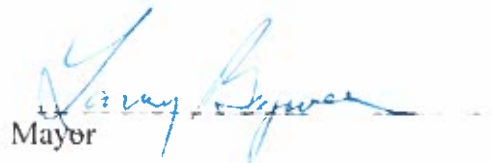
The following TIF Projects were suggested, Old Market Square, Farmers Market, West End Hall, downtown parking and railroad safety and improvements.

We are looking at doing parking lot resurfacing and underground electrical in Old Market Square along with some sort of shade for the amphitheater.

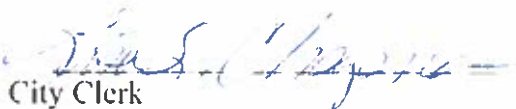
Councilman Moore beautification along the railroad is needed. Councilman Dykes stated that we need to not have the mindset that the railroad company is untouchable. We should go about this methodically and stay on them. He also asked if the TIF committee was on board with these projects. Mayor Bagwell said it was being presented to them Thursday morning.

Councilmen Moore and Dykes thought the work session was excellent and needed. Suggested we have this meeting at city hall in the council chambers in the future.

There was no further discussion and Mayor Bagwell adjourned the meeting at 7:28


Mayor

ATTEST:


City Clerk