

# City of Easley



## AGENDA

City of Easley City Council Meeting  
Monday, March 12, 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, 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 FINANCE DIRECTOR
8. REPORT FROM CITY ADMINISTRATOR
9. CITIZENS WISHING TO ADDRESS CITY COUNCIL
10. PRESENTATION: None
11. UNFINISHED BUSINESS: Ordinance Second Reading:
  - A. Ordinance No. 2018-02: An ordinance to annex certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, being shown and designated as tax map number 5038-17-11-4048; 21.53 acres on Sheffield Road Northeast of the intersection of Brushy Creek Road and Sheffield Road and provide a zoning designation of Planned Unit Development, (PUD)

- B. Ordinance No. 2018-03: An ordinance to annex certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, being shown and designated as tax map number 5039-20-92-1322; 1.84 acres on the Southside of Highway 123 and provide a zoning designation of General Commercial (GC).
- C. Ordinance No. 2018-04: An ordinance to annex certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, being shown and designated as tax map number 5039-16-92-2759; .325 acres on the Southside of Highway 123 and provide a zoning designation of General Commercial (GC).

12. NEW BUSINESS: Ordinance – First Reading:

- A. Ordinance No. 2018-05- a fourth supplemental ordinance providing for the issuance and sale of a City of Easley, South Carolina, Tax Increment Bond (downtown area), Series 2018, in the principal amount of not exceeding two million dollars (\$2,000,000); and other matters relating thereto.
- B. Ordinance No. 2018-06 - an ordinance to enact a new City ordinance regulating mobile food vendors operating inside the City of Easley.

13. NEW RESOLUTIONS:

- A. Resolution No. 2018-03 – to award the Request for Qualifications for City Brand Development and Strategy to Arnett Muldrow and Associates.
- B. Resolution No. 2018-04 - to express the intention of the City Council 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.
- C. Resolution No. 2018-05 – to award the request for qualifications to provide professional architectural and engineering services for Easley Fire Station #1/headquarters and public works

Council Meeting  
February 12, 2018

Mayor Bagwell called the regular meeting to order at 7:00 p.m. All members were present, with the exception of Councilman Garrison. Lisa Chapman, City Clerk served as the recording secretary.

Prior to the regular meeting City Council met in executive session with no action taken.

Austin Williams with Cannon Memorial Baptist Church gave the invocation followed by the pledge.

The minutes from the January meeting were approved as written.

Mayor Bagwell called on council for their reports.

Ward 1: Absent

Ward 2: Congratulations to Councilman Moore on graduating from Municipal Institute.

Ward 3: Congratulated Councilman Robinson on his new grandchild.

Ward 4: Thanked the Mayor for the opportunity to further his education.

Ward 5: No report.

Ward 6: No report, Congratulations to Mary and Bill Robinson on being great grandparents.

Mayor Bagwell called on Finance Director, Joni Smith for an update. There is a big difference in the expense comparison to last year. There was an error in the account system last year and retirement and social security was not being posted to the general ledger. It is now up to date and the end of February should show correct comparisons. There was one resignation in the finance department and a promotion. We will be advertising for an accounting clerk.

Mayor Bagwell welcomed new employees, Blake Sanders, City Planner and Megan Wallace, Public Information Officer.

Mayor Bagwell called on Mr. Steese for his report. It is time for council to file their statement of economic interest with the MASC. A schedule for the strategic planning was sent out and will be discussed at the retreat. The Doodle Park will be open when rain stops. We hope to have a ribbon cutting and dedication sometime in March.

Citizens wishing to address council: John Daoust a resident of Middle Creek looking for some facts. Has the residential density been approved for a PUD for the property wishing to be annexed? Would like to know where the common areas for a PUD are? He commented that a PUD is a mixed used with parks, retail, home, common area, etc.

David Koster: He is a resident of Huntington South. He does not want council to approve the annexation because he doesn't feel they have enough data. There are a lot of red flags. What is the base price of the units? Why is the developer buying this property for twice the going price for the land? The seller is going to walk away with \$900,000 at the closing. The developer wanted to do the sewer connection and Easley Combined Utility said that is not possible. Why

would a developer want to do that if they were not planning on a phase 2. You have an obligation to the public to do your homework.

Chuck Pressley, President of the Middle Creek HOA. We appreciate council listening to our comments. The people that are wanting to bring this into the city are not residents of the state, county, or city; they are from Maryland. As a group we have been talking about four different options for this property. We are 185 taxpayers, we support the city and we ask that you hear us.

Sammy Grant, He passed on his time because his points have already been brought up.

Daniel Groppe, Thank you for the opportunity to speak to council. He is starting a swing dancing business in Easley. The first dance will be Friday at Midtown Music. The lessons are from 7-8. The response has been overwhelming. Asked council if they had any suggestions for a new location for his business. Councilman Mann introduced him to Tara McMullen the President of the Easley Downtown Business Association hoping she could help him. Councilman Dykes suggested he talk with Megan Wallace about marketing. Mayor Bagwell said they maybe a couple of options coming open soon.

Brian Lowdermilk: He is a Middle Creek resident and appreciated the chance to speak to council. He doesn't think the annexation is a good idea and would like for the city to be over the development.

Lisa Bourcan: She is a resident of Huntington North. They are having a problem with crime in their subdivision. Cars are being broken into, stolen right out of drive ways. She would like for the police to have a heavier presence in their neighborhood. She commented that there are elderly residents and singles in their community. Many times they see people walking in their community that don't live there. Mayor Bagwell said they would have a heavier presence in their neighborhood.

Old Business: Ordinance No. 2018-01: To rezone lots 13, 14, 15 and 16 North A Street, Easley, South Carolina, tax map no. 5019-12-86-5557 from OI to Neighborhood Commercial. Councilman Mann made the motion to bring to the floor for discussion with a second from Councilman Moore. Tommy Holcombe was called on to explain. The planning Commission passed after changing the request from general commercial to neighborhood commercial. Councilman Dykes asked what was adjacent to this property. Mr. Holcombe stated it backs up to residential. North A Street is a mixed use area. Councilman Dykes called for the question and the motion passed 6-0 with Councilman Garrison being absent.

New Business: Ordinance No. 2018-02: An ordinance to annex certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, being shown and designated as tax map number 5038-17-11-4048; 21.53 acres on Sheffield Road Northeast of the intersection of Brushy Creek Road and Sheffield Road and provide a zoning designation of

Planned Unit Development, (PUD). Councilman Dykes made the motion to bring to the floor for discussion with a second from Councilman Mann. Representatives from the Development Company, engineering firm, and Construction Company were on hand to answer any questions. Mayor Bagwell had questions from the citizens that he asked. Will the units be built in phases or all at once? Will they be rented if they don't sell? The development will be at once and the units as a take down 8-12 to begin with. More units will be built as the units sell. The project should take 1-1 ½ yrs to complete. Will you be using local tradesmen on the project? Yes they try to use as many local workers as possible. Who pay for the roads and sidewalks? The developer and the builder. How will erosion be controlled? Rodney Gray with Gray Engineering answered that the stormwater drain will be put in between the buildings and drain into a pond.

Is this a stand along project? Yes

The homeowners are concerned that their property values will decline. The builder stated they would not invest if they could not get the higher end prices.

Will this be turnkey and what are the HOA fees? There will be a monthly HOA of \$130.00-\$140.00. It will cover the outside maintenance, grounds, lighting, roof, and sides of the buildings.

Can the developer come back and request more buildings? Mr. Holcombe stated they can but it would have to go through the same process.

Councilman Mann asked if we approve, we are just approving the concept. Mr. Holcombe said that was correct. The developer stated that it will take 5-6 months to get the roads and infrastructure done then the first 16 units will be started and as those sell more will be started.

What is the size of the sewer line? It will be 8" line.

Councilman Dykes asked if there is a good buffer zone with landscaping between the project and Middle Creek. The developer stated that a minimum of 50" between the back of the building and the property line. Mr. Pressley asked if Council would table this ordinance until they could figure out what they could do to stop the development. They have talked to the realtor and they have a backup contract. Councilman Mann asked how fair is it to the builder/developer to hold on until a homeowners association can buy? We are setting a precedent for other people to do the same thing when other developments want annexed. Mr. Pressley stated that council was here to represent the citizens not the developer. Councilman Mann asked what about the owners of the property? They have a valuable piece of property and a buyer. They are asking to come into the city to benefit from city services. Mayor Bagwell stopped the discussion. Councilman Robinson asked Mr. Holcombe if the developer who be asking the city for any off site development? Mr. Holcombe commented that the SCDOT would get involved at that point with road encroachments, curb cut out, etc. Mr. Robinson ask the developer is he was also Access Realty? The Developer stated he does have a both

Has a traffic study been done? Yes. Blake Sanders commented that a preliminary study was done by the developer. The results showed 49 trips in the AM peak hour and 46 in the PM peak hour, and 512 total trips per day. The preliminary does not indicate any impact to traffic in the area. The SCDOT threshold is 100 trips in the peak hour. The SCDOT can come back and require a traffic impact analysis.

Councilman Dykes asked if there was any other comments that the developer needed to make. He stated if the city denies annexation they will go to the county for approval. Dan Ryan builder does really good projects and they plan to make a nice development. Mayor Bagwell thanked everyone for their comments. Councilman Dykes called for the question and the motion passed 6-0 with Councilman Garrison being absent.

At this point Mayor Bagwell called for a five minute recess. Mayor Bagwell called the meeting back to order at 8:10 p.m.

Ordinance No. 2018-03: An ordinance to annex certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, being shown and designated as tax map number 5039-20-92-1322; 1.84 acres on the Southside of Highway 123 and provide a zoning designation of General Commercial (GC). Councilman Moore made the motion to bring to the floor for discussion with a second from Councilman Wright. Mayor Bagwell called on Tommy Holcombe to explain. This is a piece of property beside Hendrix Honda to be used for their expansion. There is no exit onto 123, it is for extra storage and landscaping. The planning commission had no opposition to this ordinance. Councilman Mann called for the question on the motion passed 6-0 with Councilman Garrison being absent.

Ordinance No. 2018-04: An ordinance to annex certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, being shown and designated as tax map number 5039-16-92-2759; .325 acres on the Southside of Highway 123 and provide a zoning designation of General Commercial (GC). Councilman Mann made the motion to approve with a second from Councilman Wright, there was no other discussion. Councilman Mann called for the question and the motion passed 6-0.

New Resolutions: Resolution No. 2018-01: To approve the PUD site plan for approximately 9.1 acres of real property located at 1218 South 5<sup>th</sup> Street (Tax Map No. (5018-08-88-5108). Councilman Mann made the motion to approve with a second from Councilman Moore. Mayor Bagwell asked Tommy Holcombe to explain. This is the resolution that was tabled last month awaiting additional information and a corrected application. The developer had a traffic study done and met with Councilman Mann. He stated he spoke with residents and they are not opposed to the development they were concerned about traffic. He hopes that maybe there is a way to eliminate some of the traffic concerns by coming up with a different exit or some way to make the traffic flow well. Blake Sanders had the results from the traffic study. There are 518 trips per day, 42 in the peak AM hour and 49 in the peak PM hour which is below the SCDOT threshold which is 100 trips in the peak hour. The preliminary report does not indicate any impact to the traffic in the area. Councilman Robinson asked Mr. Holcombe on the application before it had LML Properties as the owner, now it states Bluewater Civil Design. Mr. Holcombe had the owner redo the application with the correct applicant. Bluewater represents the owner. Councilman Dykes asked about the size and price of the units. They stated they do not have that locked in yet but the size would be between 1400 and 1450 square feet. Councilman Robinson Councilman Mann in the meeting with the developer, were they receptive to the concerns of the

neighborhood? He stated they were. Mr. Holcombe invited Councilman Mann and Dykes to sit in on the staff review of the PUD. Councilman Mann called for the question and the motion passed 6-0.

Resolution No. 2018-02: Authorizing a lease/purchase agreement, series 2018 in the principal amount of not exceeding \$134,146 relating to the financing of a garbage truck and related equipment to be used for municipal purposes; authorizing the execution and delivery of various documents including the lease agreement; and other matters relating thereto. Councilman Dykes made the motion to approve with a second from Councilman Mann. Mr. Steese explained this was to replace a 1995 trash truck. It was approved by the FY17/18 budget and is ready for us to take ownership. Bids are out for the financing with a 5 yr term. We are waiting on interest rates. Councilman Dykes called for the question and the motion passed 6-0. Councilman Garrison was absent.

Councilman Dykes made the motion to adjourn at 8:40 p.m.

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Mayor

ATTEST:

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City Clerk