

Council Work Session Minutes
October 8, 2018

Easley City Council met in a work session on October 8, 2018. Councilmen Wright and Robinson were absent, all other members were present. Lisa Chapman, City Clerk served as the recording secretary. Mayor Bagwell called the meeting to order at 5:00 p.m. and turned the meeting over to City Administrator, Stephen Steese.

The first item discussed was the annexation of property in Cottage Gate subdivision as requested by Log Cabin Enterprises. Mr. Steese called on Building Official Tommy Holcombe to explain. This is part of Mutts property that was not brought in when they originally annexed into the City. He talked with the owners and asked them to annex that portion in so the entire property is within the city limits. They agreed with no problem.

Project Print: This has been discussed previously and passed first reading. The county has decided to do a multi-county industrial park. This will allow them to offer more incentives. We will still offer the grant back for permit fees and business license directly. The vote will be for our consent to the Park and the County handling the property tax incentives. There will be an intergovernmental agreement to outline. Brad Love is reviewing and giving some guidance on this matter. Councilman Dykes asked what Oconee county had to do with this. Mr. Steese stated there has to be an out of county partner. Mayor Bagwell asked if anything with our percentages changed and when we would get our money from the county. Mr. Steese stated that nothing changed with the percentages and the money would come when they send out tax revenue.

Copier Contract: We currently have twelve copiers and five printers in eight locations around the city that are provided by two different vendors, Morris Business and G5. We need to have all machines with one vendor so when repairs are needed we know who to contact. An RFP went out on Sept 7th, and 9 bids were received. A committee reviewed all of the bids and recommended the award go to G5. They are currently one of our providers and we have been pleased with their service. We will negotiate with them on machines and their recommendations prior to signing agreements. Councilman Moore asked if the provider is more important than the machine. Mr. Steese said yes, it comes down to customer service.

Tennis Courts: Mr. Steese called on City Planner, Blake Sanders to give an update. This is for the reconstruction of five tennis courts and four pickle ball courts. They will be striped per USTA and USAPA standards, along with nets, posts, and anchors. An RFP was sent out and only one bid was received from McGrath Industries DBA Talbot Tennis for \$224,996.00. They have completed many projects for Georgia Gwinnett College, Valdosta State University, Wren High School, parks in North Augusta and Florence. Mr. Steese stated we need to decide the number of courts we want because it could change the price. In order to get started with demolition and new construction the weather has to stay above 75 degrees. If we tear down now and the weather does not cooperate it maybe May before we can finish the project. We could go four to six months

without any courts. Mr. Sanders stated that we had proposed four tennis and four pickle ball courts until he looked at Aiken's courts and they have five tennis and four pickle ball. Talbot proposed six pickle ball and four tennis. The recreation committee will need to decide which way to go. Councilman Dykes stated in his opinion it would be better to wait until spring to begin the project so we are not without any courts. Councilman Moore asked Gregg Powell what was more popular. He stated that since the high school had their own courts now we didn't have as much activity but if they wanted to have a tournament six tennis courts are needed. Councilman Garrison asked if we know the difference in the cost? The price quoted is for four tennis and four pickle ball. Mayor Bagwell asked if we have to take this bid or can it go back out for bid. Mr. Steese said no we do not need to and it can go back out to bid. Three companies were interested but only one put in a bid. Councilman Garrison asked how long the bid price was good for. Mr. Steese stated ninety days. Councilman Moore asked if we change the number of courts will the price change. Mr. Steese stated that it could. Councilman Garrison stated that as chairman of the recreation committee he would like to meet with them and bring a recommendation to council before the November meeting.

Delivery Contracts: Mr. Sanders stated this is for selecting a general contractor for construction services including but not limited to the following:

General renovations, repairs, restoration and maintenance of miscellaneous City facilities, playground, benches, shelters, and other park and recreation facility installation and renovation. Concrete, asphalt and other hard scape surfaces. Site clearing, grading and erosion control. Stormwater controls maintenance and installation.

The contract period for the awarded IDC is up to two years. The maximum single project expenditure that will be allowed under the awarded IDC is \$500,000 and the maximum expenditures over the period is \$3,000,000. We received six submittals from Clayton Construction, I&E Specialties, JDavis, MAR Construction, MSW Electrical, and Zorn General Contractors. We decided to award to all six. For the next two years we can get this group to price and award different projects. Councilman Mann recused himself from the discussion because MSW Electrical is a customer of his. Councilman Dykes asked if this is for big projects. Mr. Steese stated it is easier to have a general contractor instead of having to bid each individual project like electrical, roofing, etc.

GO Bonds: Survey for Fire Station 1 will be on Nov. 10th, survey for the complex will be Oct. 15th, All AIA contracts signed, schematic interior review meeting is Oct. 17th. The Fire and Police departments are going to use the house beside Station 1 for training before it is torn down. JDavis and DP3 contracts have been signed and the first phase of design is beginning.

TIF Bonds: The railroad safety project has been approved, easement and insurance has been sent into Norfolk Southern.

Downtown Parking: Coffee Street will be October 15th-19th, West End Hall October 29th-November 2nd, Old Market Square November 5th-16th. The shade for the amphitheater was delivered on October 1st and construction will start this week.

The downtown refresh – The trees are ready for delivery and Landscape Perceptions is going to do a test island in front of the dry cleaners.

City green – Working on pricing and development.

Parking lot information is being shared with the downtown businesses and residents for the Old Market Square repaving. We hope to finish this by Thanksgiving.

November Council Meeting – Since the meeting falls on Veterans Day Mr. Steese asked if council wanted to hold the meeting as normal or move to a different day. All agreed to have the meeting on the normal meeting day.

Affordable Housing on West D – Mr. Steese stated that as of today we have not had anyone that has picked out a lot and is ready to build. Many people have inquired and been prequalified but when they get to the bank they can't get financing approved. Councilman Moore suggested we use some of the City's funds to help the builder build a couple of spec homes to spark some interest or talk to the builder and see if he is willing to do a spec home. Councilman Dykes stated we need to do something so it doesn't die. Councilman Garrison thinks it is worth having a conversation with Quinn.

Nalley Brown Nature Park – We are waiting on Benchmark Trails to begin, per the RFP they are to begin in the Fall of 2018. The Nalley Brown Nature Park group would like to donate \$3,528.32 to the park because they have to spend the money they have by the end of the year. Councilman Garrison asked if we could donate it to the Special Foundation Fund and designate it for the Nalley Brown Park. Councilman Dykes thought that was a good idea.

South 5th Street – Mr. Holcombe has been approached by a builder that wants to build on some interior lots off the Doodle Trail. He would like to make an offer for two lots on Wilbur St near the old Bi Lo and one on South 5th Street. They want to build houses that would not have to go through all the qualifications as the other development. He would like to put 7-8 houses on those lots. We did not solicit him he came to us. The size houses is exactly what we want there. The price would be between \$135,000-\$145,000. If he gets started it might help spur some interest on what we are trying to do over there. The builder would like to start immediately. Councilman Mann stated he doesn't want us to turn our backs on the affordable lots and that project. Mr.

Holcombe stated if these lots do well maybe we should look at loosing up a little on the guidelines to get something going over there. This builder has done work in our area and he sells as quickly as he can build. Councilman Dykes stated he is interested in pursuing this.

There was no further discussion and the meeting was adjourned at 6:15 p.m.

Mayor

ATTEST:

Lisa Chapman

City Clerk