

Council Minutes

Work Session November 12, 2018

Easley City Council met on November 12, 2018 in the Council Chambers of City Hall. All members were present. The press was notified. 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 Mr. Steese, City Administrator.

Annexation of Log Cabin Enterprises Property – Nothing has changed on this ordinance since first reading. There was no discussion.

Sale of Real Property to Apex Inc. – The City was approached by Apex to buy lots on S. 5th Street and Wilbur St. for \$55,000. They have requested zoning of 7.5 residential for 5th St. and R2 for Wilbur because more than one house will be on the lot. Mr. Holcombe stated that a representative from Apex should be at the meeting tonight. There was no further discussion.

Approval of Mural Placement Agreement – There will be a 10’ Doodle Trail Logo on the side of the building. It can stay on there for five years but if Rosa wishes to remove it she will need to contact us. It is not painted on it is raised with a metal band around it. This is what she is willing to allow instead of something painted on the wall. This is also less expensive than painting. We are responsible for the upkeep of the sign not the entire wall. Mr. Sanders met with the painter and we should have a quote by Tuesday.

Approval of Agreement with Quinn Satterfield on Home Construction – It was previously discussed to talk with Quinn Satterfield about using some of our surplus money to help move things along on the affordable housing project. We will work with them to choose a floor plan and take the risk on the second home. If the home is sold within the first 120 days the contractor will reimburse us what we put in. We will be made whole on anything we have in it. Councilman Moore asked why no one had started building? Mr. Steese stated that many people had been prequalified but were unable to secure permanent financing. We have looked at lots 15 & 16 to build on. A one-story house and a two-story house. This would add some variety to the project. Councilman Robinson referenced paragraph three (3) of the agreement. He suggested that the City secure our investment with a mortgage. Mr. Holcombe asked who would hold the insurance on the property. Councilman Robinson asked if the builder would have any incentive to sell once the City invested money. Mayor Bagwell asked if this should be tabled until everything is worked out. Councilman Mann stated that the vote is to give Mr. Steese the ability to present to the builder our requirements. This will allow us to move forward. The builder can always decline. Councilman Garrison asked if there was any action council would need to take if the builder did not agree to the terms. Mr. Steese stated no. Councilman Robinson referenced paragraph 5 of the agreement concerning the reimbursement to the City. This should take place

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at closing and not with 15 days. Mayor Bagwell asked if everyone felt good about voting on this ordinance at the meeting. Everyone was in favor.

Mobile Food Ordinance – Mr. Steese turned the discussion over to Councilman Mann as Chairman of the Food Truck Committee. The committee met and it was a 4-2 vote and one that did not vote to change the ordinance. This would be a pilot program for six (6) months to allow for mobile food vendors in the downtown. It would allow for four (4) vendors in the downtown one per quadrant in public spaces only. They cannot park in front of an open business regardless of the type of business without that business's approval. The ordinance would allow trucks on private property in the TIF District with a 200' distance from an open restaurant. There is no change outside of the TIF District. The committee can revisit this at any time. We will also be checking to see if there are any changes in the downtown restaurants' hospitality taxes. The intention is not to harm any businesses. Some of the opposition has said they don't see how it will improve the downtown. Councilman Mann has researched how food trucks can have a positive effect on downtown revitalizations. The Chamber survey showed 85% of the people that responded would approve food trucks. According to a Facebook survey 173 people voted to approve food trucks with 11 voting no. Councilman Moore disagrees on the voting. There are different types of mobile vendors that could come to the downtown like boutiques, etc. The only business that he sees that will benefit from the ordinance is The Pint Station. The truck will take up more than one parking space and could be a traffic hazard. He doesn't see where we are improving the downtown by allowing food trucks. He had a conversation with Kip Merck who is working on a restaurant downtown and said he would not finish if mobile trucks were allowed. The local restaurants are delivering for free to The Pint Station and they are benefiting from that. Mobile trucks will not be employing any of our citizens. Mayor Bagwell asked Councilman Mann who came up with the quadrants. He stated he did. Councilman Robinson reference section 121-300 in regard to public property and asked if that should be downtown TIF District. He also thought we should explain façade in the ordinance. Mr. Holcombe asked if they can park on the railroad side of the street. Mr. Steese commented that they can only take up two (2) spaces and serve on to a sidewalk.

General Obligation Bond Issuance - Project Updates and Schedule- City Planner Blake Sanders

The house next to Station One has been purchased and we are waiting on a survey. All measurements of existing facilities have been complete. Schematic interior review meetings have been completed. The next step is to have an engineering review and the first cost analysis with J Davis.

TIF Bond - Project Updates and Schedule

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The railroad bids have been received and the low bid was from I&E Specialties.

West End Hall paving has been complete only striping remains. Depending on the weather, Old Market Square work will begin around November 19th. The amphitheater is 90% complete. The downtown refresh with the new benches, trash receptacles and bike racks will be installed around November 17th. The islands will be replanted around the 12th.

City Green – Value engineering is underway (10% cost savings) final price should be in by November 16th. J Davis was the lowest bid. North 1st Street will be resurfaced to be a one-way street.

Councilman Moore asked if we could wait until Spring to do Old Market Square because the businesses were not happy. Mayor Bagwell stated that we can't make everyone happy, we have to get it done.

Hospitality Bond - Project Updates and Schedule

There is \$6,900,000 available for projects of the \$2,416,469 is for the operations and maintenance facility. Remaining \$4,483,531 - There is \$300,000 for the Nalley Brown project, \$500,000 in reserves for the Brushy Creek Greenway. The remaining \$3,683,531 if for improvements and park projects.

Easley Combined Utilities Annexation – Combined Utility has asked to annex some of their property into the city limits. This property is located behind Walmart near the new 153 extension.

Mobile Home Parks and Potential Amendments – Tommy Holcombe, Building Official

The owners of the mobile home parks met with the planning commission. There is a band on single residential lots with mobile homes. Nothing has changed for mobile home parks. The planning commission had two recommendations, lots for parks will go from 2 acres to 5 acres and it will be a little more difficult to annex five acres. No mobile home shall be more than five years old from date of permit application. Easley Combined Utility can not turn on power until we approve the mobile home. There are some cases where the landlord has the power in their name but we still have to sign off. If power is off for three months or more the mobile home has to be removed. The planning commission discussed that the standards have to be brought up. Councilman Robinson said he had gotten several calls about the park on D Street. Councilman Dykes stated that mobile homes bring down the area around them especially when they have no power, proper underpinning, etc. Mr. Holcombe stated that the ordinance needs to be revisited and a time frame given to get underpinned and ready for power.

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Rebranding – New City Flag

Mayor Bagwell asked Megan Wallace to explain. The city flag symbolizes this green wave of deliberate progress that Easley embodies. The clock tower is the center point of Easley, both in historic character and sense of place. It rests in the location rich in history and where many city activities take place. The diamond's four points exemplifies the four mills that guided the growth of the town, alongside the railroad that drove to Easley's formation.

Councilman Moore asked if a visitor comes in how would they know that is Easley and what it represents? Councilman Garrison commented that is sort of matches the new modern logos.

Councilman Wright stated that he thinks it looks good and more up to date.

There was no further discussion and the meeting was adjourned.

Mayor

ATTEST:

City Clerk