

Easley City Council Meeting
Minutes April 9, 2018

Easley City Council met on Monday, April 9th at 7:00 p.m. All members were present, the press was notified. Mayor Bagwell called the meeting to order at 7:00 p.m.

Mike Smith from Jones Ave Baptist Church gave the invocation followed by the pledge.

The minutes from the March meeting and the April work session were approved as submitted.

Mayor Bagwell introduction of Patricia Thatcher, new employee in the finance department.

Ward 1: Councilman Garrison: The recreation committee, staff, Mr. Blake Sanders and Mr. Stephen Steese toured all the parks to assess what improvements are needed as part of the parks master plan. Hopefully some recommendations will be forthcoming.

Ward 2: Councilman Dykes: Easley Cleanup day is April 21st. There will be containers in each ward throughout the city from 8-12. The shred truck will be at city hall during that time. Citizens are encouraged to bring large items that city normally doesn't pick up and clean up their neighborhoods.

Ward 3: Councilman Mann: The police committee met to discuss a recommendation for fleet cars from Enterprise. The TIF committee met last Thursday and had a presentation by Mr. Sanders, about six proposed projects.

Ward 4: Councilman Moore: Appreciated the quick results to the damage on the Doodle Trail. Glad the people doing the damage were caught.

Ward 5: Councilman Wright invited all to the Family Unity Festival along with the Spring Fling.

Ward 6: Councilman Robinson there was one misspelled word in the minutes but sees no need to correct.

Finance Director: Gave an expenditure report, it is early in the month to give out information. The bank Statements are balance. She suggested the finance committee meet after the council meeting to go into more detail about the finances.

Mayor Bagwell called on Mr. Steese, City Administrator for his report. Spring Fling and Family Unity Festival are this Saturday 9-3 for Spring Fling, Unity Festival is 11-5 in old market square. The budget was given to you tonight the workshop to review and discuss is scheduled for April 17th at 5:00 p.m. in the council chambers at city hall. If needed another meeting is scheduled for Thursday the 19th.

Citizens wishing to address council:

LA Pink: She has put together a Doodle Trail watch committee proposal. Information was handed out to council. She is concerned about the vandalism on the trail. In her opinion a chain link fence is not the answer, it can easily be pushed down.

Mayor Bagwell commented that he appreciated all the work she has put into this. We have to discuss with Pickens before anything is done. We will be responding to your concerns. Mr. Steese stated that at the half way point there is the rotary park. Councilman Dykes commented that two benches have been paid for by Vision 2025. Mayor Bagwell stated there is a class at Gettys Middle School that wants to take on a project. Councilman Moore asked what the price of a bench was. Mr. Steese commented approximately \$1200.

David Wengard: He is speaking on the food truck ordinance. As a business owner for 42 years, we have had hard times in Easley, the town got run down, he left and opened a store on 123 by pass. In 2005 city approached him to come back to downtown, in 2006 he moved back for the jewelry store, and bought the building next door for the Bleu Voodoo. Thanked the city for the parking lot in the back. Our lives and finances are in these brick and mortar business. We encourage new business like retail and other type businesses. As that council not approve the food truck ordinance. He is not in favor of food trucks parking in front of city hall with 13 dining options downtown. Trucks don't have to pay like brick and mortar shops do.

Judy Kempt: Lives on Pleasant Dr in the City limits. Would like for the livestock ordinance be revisited so residence could have hens, not roosters within the city limits. Mayor Bagwell asked if she has any complaints from neighbors she said no.

Ashley Corso: Owner of the Pint station. Food trucks of today are different from the past. She is for mobile food truck vendors. There has never been a food truck ordinance in city. We had planned to partner with a food truck on a Friday or Saturday night for our customers. There are not any food trucks knocking down the doors to be in downtown. By allowing trucks to be at city hall only, we would be happy with that if someone from the city was inviting trucks to come to downtown. There has to be a reason for them to come. Spots could be created and designated on Main St for trucks. That way you would know where they are setting up. You could limit the type of trucks that come.

Michael Corso: Owner of the Pint Station. We want to see more people in downtown Easley. Food trucks at city hall? Who is going to bring them to city hall? We have invested a lot of money in one of the oldest buildings downtown. Part of our business plan was to partner with a food truck since their operation will not offer food. I want to see Easley grow as much as possible.

Bob Feddar: Gave each council member a pin for the 150 birthday for Pickens County. You can go to the county website and see all the events. The museum has an event planned that will raise money for them.

Ordinance number 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 one million five hundred sixteen thousand dollars (\$1,516,000); and other matters relating thereto. Councilman Mann made the motion to bring to the floor for discussion with a 2nd from Councilman Moore. Mayor Bagwell called on Mr. Steese to explain. Council approved an extension on the TIF for 10 years. There are six core projects we are looking at; improving the parking, flow in downtown, a farmers market building, more green space, improvements to West End Hall, and pedestrian safety crossing. We went out to bid, the bank that was awarded the bid was Bank of Travelers Rest with 2.9% interest. Councilman Mann stated this is an exciting time for downtown. Commended city staff for what they have come up with, exciting vision. I think we are getting there. Mr. Steese stated the projects will be forthcoming as we get started. This will allow us to finalize the funds to get us moving. Mayor Bagwell appointed a new person to the TIF committee, Mr. Jon Humphrey. Councilman Dykes called for the question and the motion passed 7-0.

Ordinance 2018-06 to enact a new City ordinance to create a pilot program on regulating mobile food vendors operating inside the City of Easley. Councilman Moore made a motion to postpone for about six (6) months, with a second from Councilman Wright. Councilman Moore would like to get more information before a decision is made. He has talked to all the restaurants in the downtown and other parts of the city and they think putting trucks at city hall is giving them a free spot to work. Most restaurants don't want it. Councilman Robinson would like to postpone and put to a committee. What would happen while a committee is researching? Councilman Garrison agreed that we need more information. We have one truck now that operates without any guidelines. His business license expires April 30th. He asked if trucks can come in for events. Mr. Steese comments that they can. Councilman Moore agreed with Councilman Robinson and Garrison about the six (6) months. Councilman Mann stated that we have heard two (2) very passionate arguments. Maybe we can figure out a compromise. A committee should be able to complete their research within 60-90 days. Councilman Moore then amended his motion to postpone the ordinance, refer to a committee and have them report back to council as soon as possible, not to exceed six (6) months. Councilman Robinson made the second to the amended motion. Mr. Steese asked Attorney David Allison if we should have a moratorium to stop any other trucks from getting a license. He stated it would be a separate resolution. Councilman Dykes called for the question on the amended motion and it passed 7-0. Councilman Moore then made a motion to resolve a moratorium on food trucks beginning May 1, 2018 for up to six (6) months until a committee can research and report back to council. Councilman Dykes called for the question and the motion passed 7-0.

Resolution 2018-06 Request for qualifications for the development of property along West D Ave. for affordable single-family housing. Councilman Wright made the motion to approve with a second from Councilman Moore. Mayor Bagwell called on Mr. Steese for an explanation the

City purchased property along Wilbur Street and West D for the Doodle Trail. There was rental property there that was removed. It was our goal to go back and replace with single family homes. We had an RFQ out for bid, only one company met the qualifications. Next month we will bring the covenants for approval along with code requirements. We will transfer lots to developer as they are ready to be developed. Quinn Satterfield won the bid. They are currently doing the same type projects in Greenville. They have a realtor that will walk people through the process. The covenants are being put in place so the program is not taken advantage of. These are not for people to buy and flip or for rentals. The process will begin within the next week and it will be approximately two months before we can transfer property. This resolution is simply to award to Quinn Satterfield. Councilman Dykes stated he is excited about this concept. It is a good thing to have affordable housing for the citizens. Councilman Moore asked how long before they can be owner occupied. Mr. Steese stated it depends on when the first buyer gets qualified. Councilman Moore asked if there is a model home they can go see? Mr. Steese commented there are several in Greenville. Councilman Moore commented that he is excited about this project. Mr. Steese stated Megan Wallace our PIO will be building a page on the website with all the information about the project. Councilman Garrison called for the question and the resolution passed 7-0.

Resolution 2018-07 establishing a façade grant program and guidelines to encourage rehabilitation and reinvestment within the tax increment finance district boundaries. Councilman Moore made the motion to bring to the floor for discussion with a second from Councilman Mann. Mayor Bagwell called on Mr. Steese to explain for the last few years the City has offered the Main Street Challenge to bring businesses downtown. This would help the existing businesses with a grant to improve their exterior. It is a one to one match. A committee will review the application to make sure they meet the guidelines, We will have \$10,000 for this fiscal year out of TIF funds. This is limited to the TIF district. Councilman Mann stated this is another great idea for downtown. Councilman Garrison agreed. Councilman Mann called for the questions and resolution passed 7-0.

Resolution 2018-08 Letter of Intent relating to the renewal or extension of the Piedmont Municipal Power Agency Catawba Project Power Sales Agreement. Mayor Bagwell welcomed all the ECU commissioners and Joel Ledbetter. Councilman Robinson will recuse himself from voting because Easley Combined Utility is a client of Robinson Law Firm. Councilman Dykes made the motion to approve with a second from Councilman Moore. Mayor Bagwell asked Mr. Ledbetter to explain. It is time for us to decide if we are going to be in this project with Catawba or get out. This will extend to 2035. At this time it is the most economical project. Councilman Dykes stated he was impressed that the utility commissioners were looking out into the future. We appreciate your relationship.

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Councilman Dykes then called for the question and the resolution passed 6-0 with Councilman Robinson abstaining.

Resolution No.2018- Recognizing April as Fair Housing Month Councilman Mann made the motion to approve with a second from Councilman Garrison, who then called for the question, the resolution passed 7-0.

Councilman Dykes made the motion to adjourn at 8:15 p.m.

Mayor

ATTEST:

City Clerk

Council Meeting
May 7, 2018
Work Session

Easley City Council met for a work session on May 7, 2018 at 6:00 p.m. in the courtroom of the LEC. All members were present and the press was notified. Lisa Chapman, City Clerk served as the recording secretary. Mayor Bagwell called the meeting to order at 6:00 p.m.

The first item for discussed was the food truck ordinance. Mayor Bagwell called on Councilman Mann to give an update from his committee meeting. All members of the committee were asked to give their opinion on food trucks. Everyone was ok with food trucks as long as there are regulations. There will be another meeting Wednesday at 5:00 p.m. at City Hall. We hope to come to some decisions to bring to council at the next meeting. The owners of the shaved ice trailer at Lowes has talked with Mr. Steese and Councilman Mann about their business being a part of the moratorium. Councilman Mann asked if we should consider lifting the moratorium. Councilman Mann stated when he voted for the moratorium he didn't think about the shaved ice businesses being included. Mr. Steese asked if there could be a discussion about the moratorium and what was council's intent was with it. The shaved ice business is not regulated by DHEC. There needs to be some clarification. Councilman Moore asked if the shaved ice business pays a rental fee to Lowes. Mr. Steese stated they do. If you lift the moratorium on shaved ice, they still pay hospitality tax and for a business license. Tommy Holcombe, Building Official, stated the purpose of the ordinance was so we could regulate with inspections and fees. Like the trailer at Kelly's it is not tied down or anything. Councilman Mann stated he understands that is an issue but we were looking at this from the food truck issue. Chief Womack stated we had a similar issue with the fireworks trailers. The State changed the regulations and we don't inspect them anymore. The State took it over and there is no regulations on if a trailer has to be moved after an event. Councilman Mann asked if we could amend the code so if a truck is abandoned they have a set time frame to remove it. Chief Womack stated the truck owner should furnish a letter from the property owner. Jennifer Jennings stated that information is required before a business license can be issued. Councilman Mann stated that this should be a part of the ordinance. When we adopt this ordinance would the shaved ice business fall under this ordinance? Mr. Steese stated it would depend on how we amend the ordinance to include them. It needs to be more specific to these types of businesses. David Allison stated that after he read the ordinance he doesn't think the taco lady falls under this because she is not a truck but a trailer. Is she exempt also? The whole ordinance needs to be looked at in detail to address these issues. Councilman Mann asked if she was under DHEC inspections. Mr. Steese stated yes because she is prepared food. Councilman Mann asked if we can revise our moratorium for those that are on not inspected by DHEC. Mayor Bagwell stated he would not be in favor of exempting anyone that is serving any

type of food. Councilman Robinson said they are already exempt. Mr. Steese stated they are not regulated by DHEC because they are not a time temperature product. Councilman Moore said are we discriminating against someone that has a trailer vs a truck. Mr. Allison said they are all lumped together in the ordinance and they is why it needs to be looked at more closely.

Mr. Steese said some are still operating without a license even though they were told not to. Councilman Robinson said he has seen the trailer at Lowes and it seems permissible to him and no need to shut down. Councilman Mann asked how we can help those that were an accidental consequence of this moratorium. He did not intent to shut down those businesses.

Joni Smith commented that it leaves the business license office not knowing what to do. We should be out there issuing tickets.

Councilman Robinson asked if they could take action during this meeting. David Allison said that it was advertised as a work session so no action can be taken.

Councilman Moore asked how many trucks had applied for a business license. Mr. Steese stated three have applied. Mr. Holcombe stated that the taco lady has now rented the old Jetco and will be using both. One kitchen is being used as a catering kitchen.

Mayor Bagwell thinks they have found a loop hole saying shaved ice is not prepared food. He doesn't like the idea of someone putting so much pressure on us. Councilman Mann asked are we going to tell all that are not under DHEC that they can't be in the city? Councilman Garrison stated he is ok with exempting those on the DHEC list of exemptions.

Councilman Robinson said that Fort Hill had a customer appreciation and were cooking and serving hot dogs. A food truck would have been ok there. Mr. Steese said that is considered a catered event not selling to the public. Councilman Robinson also commented about Easley Presbyterian's event. He thinks food trucks should be allowed at these type of events. Councilman Robinson also asked about public spaces. Council Moore said that is what the restaurants don't like it. They think they are getting a free ride if on city property or streets. They had other questions like are they required to have restrooms? What are they going to about seating, trash, etc. Councilman Mann stated we need to give guidance for staff and how they should proceed until we can come up with an ordinance. Councilman Garrison state we should follow DHEC exemptions and exempt those from the moratorium. Councilman Robinson asked if the committee was going to meet and recommend an ordinance. Councilman Mann said yes are meeting on Wednesday at 5:00 and hope to have something by Monday or at the latest by the June meeting. Mayor Bagwell asked if all the committee members were at the meeting. All but one and her husband attended. Mayor Bagwell commented that there are too many unanswered questions. He will be interested to see what the committee comes back with.

Parks and Recreation Master Plan: Mayor Bagwell called on Mr. Steese and Blake Sanders for an update. The master plan has already been paid for but was not formally adopted by council. The strategic plan was presented to council and this is part of it. We would like to bring it to council in June so it will be on the books. The committee would like for the master plan to be adopted so we have a guide. Councilman Dykes asked when the plan was going to be implemented. Mr. Steese stated this is for staff guidance to implement the plan. Council has not given any guidance as to your plan. Councilman Dykes asked if this would be on the agenda for Monday. Mr. Steese stated it would be June, more details need to be tweaked before adoption. We are finishing up branding next week and hopefully everything will be implemented at one time.

West D Street Development: Mr. Steese commented that last month council approved for Quinn Satterfield to be awarded the development project. We have recorded the plats with the county. The project has been approved by the planning department, fire department and stormwater. The only thing left is transferring the property and finalizing the covenants. The first reading will be at the May 14th meeting and the second in June. As the properties are ready to be built on Mr. Steese can transfer to the builder. Councilman Dykes asked if they could see a rendering of the project. Mr. Steese said he would try and get one. Councilman Moore asked how many square feet would the houses be? Mr. Steese said approximately 1200-1500 depending on what people can afford. Councilman Wright asked what bank they would be working with. Mr. Steese stated South State Bank is who they have been working with. Councilman Moore asked what the turnaround time was on building the houses. Blake Sanders said approximately 5-6 months depending on the weather. Mr. Steese commented we would like to have an event for the city turning dirt at the site. Councilman Robinson asked what the city would do if the developer doesn't follow through with construction. Mr. Steese said there were development restrictions in the RFP. Mr. Sanders stated they are only doing property transfers when they are ready to build. Councilman Robinson asked who the property would be transferred to. Mr. Sanders stated to the builder. Mr. Holcombe stated that the building permits are good for six months or they become void and the builder has to start the process over. Mr. Steese asked Mr. Allison to put in the ordinance guidelines for starting construction. Mayor Bagwell asked why some of the lots were smaller than others. Mr. Steese commented that the larger lots are for one level homes and the smaller ones for two story homes. Mayor Bagwell commented on the section concerning animals, about our animal ordinance specifying the number of animals a home can have. Councilman Mann asked Chief Tollison how many times they had to check out number of dogs at a residence. He stated none. Mr. Steese said the ordinance would override any covenants.

Ordinance to encourage private investment incentives: Mr. Steese explained that we cannot offer any economic development incentives without an ordinance that details the offer. The CDA fund is not replenishing, it is running out. If we are going to offer any sort of incentive we

have to get it on the books. We need to look at things like; what is the minimum investment, is it a business license fee, is it property taxes, etc. Depending on what they are making it may be better than the Main Street Challenge. Mr. Steese will forward to council a copy of MASC incentive programs that other cities have done. With the Governor approving us as an opportunity zone we can offer tax incentives from the Federal Government. The initial area is the TIF district but the 153 extension would qualify. The first reading of the ordinance would be in June.

Foothills Community Foundation: Mr. Steese called on Gregg Powell for an explanation on this. The recreation staff met with Dean Woods from Foothills Community and discussed two foundations that are available. One would be naming rights for buildings, press boxes, park benches, etc. The other is the Joe Lesley Foundation which would help children that cannot afford to pay for activities. Julie Ellison already has donors for this. Councilman Dykes asked if the Doodle Trail/Park is included in this. Mr. Powell stated it was. Mr. Steese stated council would need to pass a resolution for this and name a board to oversee.

Public Works/Fire Department relocation: Mr. Sanders stated they met with the architects last week and were told the property is buildable but we can't afford it. The cost was approximately \$14,000,000. Site improvements were approximately \$3,000,000. We are going to plan B and looking at rebuilding the fire station on its current location. For public works we are looking at possible land we already own at the complex. Mayor Bagwell commented that he doesn't want to move the public works to the complex. Councilman Mann doesn't want public works downtown. Mayor Bagwell stated he wants projects done that have been on the books for years that need to be completed. The Brushy Creek Greenway and the Nalley Brown Nature Park. Councilman Garrison stated he thinks it is feasible to take a look at it. Councilman Moore thinks the fire department should be completed first because of safety. Councilman Dykes and Mayor Bagwell think things are moving too quickly. Councilman Mann stated as things change we move from one project to the next. Originally the school district was going to help with the Nalley Brown project but they backed out. Councilman Garrison stated that the Nalley Brown project is part of the strategic plan as a priority.

With no further discussion Mayor Bagwell adjourned the meeting at 7:30 p.m.

Mayor

ATTEST:

City Clerk