

Presentations: Greene Finney & Horton with the City of Easley year-end audit report. Ken Meadows gave the presentation. The city received an unmodified opinion which is the best you can receive. Revenues exceeded expenditures. The general fund balance is approximately \$3,000,000. The City's financial condition has improved. The accounting process has improved from last year's audit.

Mayor Bagwell called on Joni Smith, Finance Director for her report. Revenue/expense/balance sheet was emailed to all of council. The general fund is at 16% of budget, we are under budget on expenses. All of the bank statements are up to date. The staff in the finance department has been great and everyone has stepped up to the plate with all the new procedures. Councilman Dykes commented that he felt more comfortable with the financial information.

Old Business: There were no second readings.

New Business: Ordinance no. 2017-12 to rezone 118 Dayton School Rd., Easley, South Carolina 29642 Tax Map No. 5039-18-31-2034 from R-10 to GR 2. Councilman Wright made the motion to approve with a second from Councilman Mann. Mayor Bagwell called on Tommy Holcombe, Building Official for an explanation. Mr. Holcombe stated this property joins property that has townhomes on it and the owner is looking to put more townhomes on this lot. It is a good improvement to the area and there was no opposition from the neighbors. The Planning Commission voted unanimously to approve. Councilman Robinson asked about a sewer easement. Mr. Holcombe commented that the owner is aware of this and has plans to work around it. There was no further discussion. Councilman Dykes called for the question and the motion passed 7-0.

Ordinance No. 2017-13: Approving an amendment to the redevelopment plan utilizing tax increment financing (downtown area redevelopment project); approving the execution and delivery of intergovernmental agreements with Pickens County and the School District of Pickens County related to the amendment; and other matters related thereto. Councilman Mann made the motion to bring to the floor for discussion with a second from Councilman Garrison. Mayor Bagwell called on Mr. Steese for an explanation. Our bond attorney could not attend tonight due to another meeting but will come to the December meeting to answer any questions council may have. Anything can be amended between first and second readings. The current TIF will expire in 2018 and we are looking to extend it for another 10 years to improve the downtown. Pickens County wants to freeze their portion and the intergovernmental agreement guides those terms. The goal is to freeze tax rates and invest the money into projects that will bring the tax rate up and improve the district. Items done in the previous TIF need repair like the parking lot at Old Market Square. A farmer's market pavilion is being considered. We have to give the county and the school district 45 days' notice which we plan on doing this Friday. There will be a public hearing in January followed by the second reading of this ordinance. By approving this ordinance you approve all the agreements. There was no further discussion. Councilman Garrison called for the question and the motion passed 7-0

Councilman Mann made the motion to adjourn at 7:55 p.m.



Mayor

ATTEST:



City Clerk