

City of Easley



AGENDA

City of Easley City Council Meeting
Monday, April 9, 2018
7:00 p.m. Law Enforcement Center
220 Northwest Main St. Easley, SC 29640

1. CALL TO ORDER – Mayor Larry Bagwell
2. INVOCATION: Rev. Zack Shaw, Pastor of Jones Ave. Baptist Church
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES AS WRITTEN
5. INTRODUCTION OF NEW EMPLOYEES – Patricia Thatcher – Finance Dept.
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. 2018-05- 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.

- B. Ordinance No. 2018-06 - an ordinance to enact a new City ordinance to create a pilot program on regulating mobile food vendors operating inside the City of Easley.

12. NEW BUSINESS: Ordinance – First Reading:

13. NEW RESOLUTIONS:

- A. Resolution No. 2018-06 Request for qualifications for the development of property along West D Ave. for affordable single-family housing.
- B. Resolution No. 2018-07 Establishing a façade grant program and guidelines to encourage rehabilitation and reinvestment within the tax increment finance district boundaries.
- C. Resolution No. 2018-08 Letter of Intent relating to the renewal or extension of the Piedmont Municipal Power Agency Catawba Project Power Sales Agreement.
- D. Resolution No. 2018-09 Recognizing April as Fair Housing Month

City Council Minutes
March 12, 2018

Easley City Council met on March 12, 2018 at 7:00 p.m. in the courtroom of the Law Enforcement Center. 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 7:00 p.m. Chris Jordan with the Piedmont Baptist Association gave the invocation followed by the pledge of allegiance. The minutes from the February meeting were approved as written.

Fire Chief Butch Womack introduced a new firefighter, Cody Craft.

Mayor Bagwell called on council members for their reports.

Ward 1: No report

Ward 2: Councilman Dykes yielded his time to Megan Wallace to talk about the city cleanup day which is April 21st. There will be six containers around the city in each ward for citizens to use. The shred truck will be at city hall from 8-12. More information on the location of the containers will be forthcoming.

Ward 3: No report, welcomed former councilwoman Kim Valentin back into the council chambers.

Ward 4: the Doodle Park is looking great and looking forward to the ribbon cutting.

Ward 5: The Family Unity Festival Committee would like to invite all to attend the festival this year in Old Market Square from 11-5. There will not have a parade this year.

Ward 6: No report.

Mayor Bagwell called on Joni Smith, Finance Director for her report. Council was emailed the financial. She will be doing a budget to actual expense report to make sure all the departments are on track. If there are any questions council can email her.

Mayor Bagwell called on Mr. Steese, City Administrator for his report. Council will meet on Wednesday for the first step in the strategic planning for the city. The Doodle Park ribbon cutting is Saturday, March 17th at 1:00 p.m. April 7th is Spring Fling and the kick off to the farmers market. Councilman Dykes asked about parking for the ribbon cutting. Mr. Steese stated we are encouraging people to park downtown and either walk the trail or the city bus will shuttle people to the event. The shuttle will run 13:30-2:00 from city hall parking lot.

Citizens wishing to address council:

Ashley and Michael Corso, owners of the Pint Station. They are in favor of the food truck ordinance. Their opinion is that it provides people with an option and variety for downtown. It attracts foot traffic for the area. Encouraged council to do adequate research for this ordinance.

Chuck Pressley, President of the Middle Creek HOA. He asked that the developer/builder do all sort of studies, i.e. land, traffic, utilities, etc before they develop the property on Sheffield.

John Daoust: A Middle Creek resident. The development that is being proposed on Sheffield is not really a PUD because 20% of the land mass is not open space or no common area. He is not against the annexation just the zoning of a PUD.

Kim West: Thanked council for all they do for the Easley Community. She moved to the area three years ago because she like the hometown feel. She feels the proposed development is poor urban planning. It was a surprise to her that so few questions were asked by the council. Does Easley have a master plan? How are we going to revitalize our community?

Kim Valentin Representing Meals On Wheels. They are launching several new programs this year. They currently serve 300 meals to homebound residents. It takes many volunteers to pack the meals, get them ready to go, and deliver. They are renting out their facility for parties, events, etc. Saturday is a pancake breakfast fundraiser. April 28th is Wings and Wheels with airplane rides for the public. March is March for Meals on Wheels month, Mayor Bagwell presented her with a proclamation.

Mayor Bagwell also presented Police Chief Tim Tollison with a proclamation for Colon Cancer Awareness Month. Chief Tollison is a cancer survivor and received a standing ovation.

Ruby Chillers: She asked if there was something that could be done with Easley Combined Utility. Her power bill in November was \$660.00, her current bill is \$579.00. Combined has been out and there is no issue with the meter. She called them again and still cannot get any help. Councilman Dykes suggested she talk with the ECU commissioners. Tommy Holcombe, Building Official said he would contact ECU and go out to her house.

Judy Moon: She would like more lighting on her street. She feels it makes it more dangerous. Her street is a private street and they pay for the lighting in addition to the power bill. Tommy Holcombe said he would check that out also. She asks what guidelines consider it private. Councilman Mann stated that if the developer did not deed the street to the city then someone still owns it and are responsible for it.

Ordinance No. 2018-02 to annex certain pieces, parcels, or lots of land lying and being 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).

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Councilman Dykes made a motion to table the ordinance for one month to allow the developers to address the issues and questions that the homeowners of Middle Creek have and bring everyone back for a meeting. There was no second to the motion, so the motion failed.

Councilman Garrison made the motion to bring to the floor for discussion with a second from Councilman

Mann. Mayor Bagwell opened the floor for public hearing. Councilman Dykes asked if the developers would like to say anything. Mayor Bagwell called on Building Official, Tommy Holcombe who stated the discussion had to be between Mayor and Council. Councilman Garrison asked Blake Sanders about the PUD. He stated that environmental and traffic studies are not done until later in the process. Mr. Holcombe stated the site plan is with the engineers, developers, utility companies, etc. Councilman Garrison asked what happens if the annexation passes and the plan is not followed. Mr. Holcombe stated it will go back to the Planning Commission and they have to start over. Councilman Robinson asked if any environmental studies were done. Mr. Holcombe said not unless it is in a flood plane, water shed, etc. it is not required by us. The developer must meet the codes for footings, etc. and be responsible for all of their studies. Councilman Mann asked if a PUD has to contain commercial. Mr. Holcombe stated the definition of a PUD is normally condos/single family, etc., similar to Smithfields. If the concept changes the developer has to come back to the Planning Commission and Council. The residents of Middle Creek request that the Mayor ask the developer a list of questions. Mayor Bagwell asked Attorney David Allison if he could do that. Mr. Allison said it was at the pleasure of the Mayor. The question list is attached.

Councilman Robinson stated this process started when an interested party wanted to annex into the city limits. The city does not go looking for properties to annex and we can't make people annex into the city. The planning commission is the work horse of the process by investigating the request. They are a group of well qualified individuals. If they recommend this to be annexed as a PUD it would take a substantial amount of information for me to disregard their recommendation. He has spent a lot of time investigating this issue and has no reason to disregard their work. This does not fall in the jurisdiction of the council, i.e. cost of the land, cost of the units, etc. No one can say that he has not done anything convulsive. Councilman Dykes stated this is going to happen with the jurisdiction of the county or the city and the city will have it under our guidelines. The price of the units is none of our business. Councilman Garrison called for the question and the motion passed 7-0.

Ordinance No. 2018-03 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 Dykes made the motion to approve with a second from Councilman Mann. Councilman Garrison called for the question and the motion passed 7-0.

Ordinance No. 2018-04 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 Garrison made the motion to approve with a second from Councilman Dykes who then called for the question and the motion passed 7-0.

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. Councilman Mann made the motion to bring to the floor for discussion with a second from Councilman Garrison. Mayor Bagwell called on Mr. Steese to explain. Council recently approved an extension of the TIF along with the intergovernmental agreements with the Pickens County School District and the Pickens County. Ten properties were added to the downtown TIF district. This is to set up payment schedules. We are currently in the process of planning the projects. We will go out in the market and get bids for the bonds and will have more details at next month's meeting. There was no further discussion and Councilman Garrison called for the question, the motion passed 7-0.

Ordinance No. 2018-06 to enact a new City ordinance regulating mobile food vendors operating inside the City of Easley. Councilman Mann made the motion to bring to the floor for discussion with a second from Councilman Moore. Mr. Steese stated we looked into what other cities were doing concerning food trucks. We want to make sure the vendor is legal, they have all the necessary DHEC permits, proper equipment, a city business license, and that the vehicle is not expired. The second thing we looked at was fair competition, restrictions on where they can set up and how far away from other food businesses. Councilman Dykes said this is new to him and he would like to hear from some of the downtown businesses. Councilman Garrison asked Mr. Steese to explain about two licenses. Mr. Steese stated it would have to have different restrictions for downtown verses other parts of the city. Councilman Garrison said he would vote for this ordinance on first reading with more discussion and information coming from the community. Mr. Holcombe stated he would like to entertain a moratorium because of the business license renewal season. Currently if a food truck applies for a business license they are issued one without any type of inspections. Councilman Mann stated with this being first reading he would vote to approve with the understanding that council would need to have more information before second reading. Jennifer Jennings asked if ice cream trucks were included in the ordinance because they are under a separate ordinance. Councilman Garrison called for the question and the motion passed 7-0.

Resolution No. 2018-03 to award the request for qualifications for City Brand Development and Strategy to Arnett Muldrow and Associates. Councilman Dykes made the motion to bring to floor for discussion with a second from Councilman Garrison. Mayor Bagwell called on Blake Sanders to explain. Requests were sent out for one unified brand for all departments for the City. The staff met and unanimously voted on this group. Councilman Mann called for the question and the motion passed 7-0.

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 improvement with the proceeds of tax-exempt obligations. Councilman Wright made the motion to bring to the floor for discussion with a second from Councilman Moore. Mr. Steese explained this is to reimburse the city for any out of pocket expenses by GO Bonds. Councilman Mann called for the question and the motion passed 7-0.

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. Councilman Mann made the motion to approve with a second from Councilman Moore. Blake Sanders commented that this is a three phase project to construct. Phase one will be to have a spacial analysis to see if we can build on the property. Councilman Dykes called for the question and the motion passed 7-0.

Councilman Garrison made the motion to adjourn at 8:45 pm.

Mayor

ATTEST:

City Clerk

1. Ask the developer go on record stating that the setback from the Middle Creek property line to the back wall of the townhouses will be 50 feet as stated at the last meeting?
2. Ask the developer go on record stating that the base sales price of the townhouses will no less than \$250,000.00 as stated at the last meeting?
3. By what legal authority can the City of Easley approve annexing the property as an 88 unit PUD when the development does not meet the legal definition for a PUD?
4. When the City Council questioned the traffic study at the last meeting why was it not revealed that the study was performed while Sheffield Rd was restricted to one way traffic for pavement crack repair?
5. What documentation does the City of Easley have in their possession that defines the full scope of the proposed development?
6. State what this property will be zoned as and why. i.e. GR1, GR2, R7.5
7. The developer changed the housing make-up of Audubon Acres after City of Easley approval. What safeguards are in place to prevent a similar occurrence with this development?