

Council Work Session

December 10, 2018

Easley City Council had a work session on Monday, December 10, 2018 at 5:00 p.m. 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 and turned it over to Stephen Steese, City Administrator.

Agenda items to be discussed:

- A. Accommodations Tax Recommendations: The Accommodations Tax budget is \$80,000. The Chamber of Commerce receives 30% approximately \$15,675. The committee recommended the following:
- a. Easley Farmers Market (5.5%) – Estimated to be \$2,000 for Spring Fling and Fall for the Arts.
 - b. Easley downtown Business Association (9.6%) estimated to be \$3,500 for maintaining their website, advertising, and marketing material for the downtown and events.
 - c. Foothills Playhouse (26.0%) – Estimated to be \$9,500 for advertising and marketing.
 - d. Senior League World Series (15.0%) – Estimated to be \$5,500 to offset expenses and market the event.
 - e. American Legion (23.2%) Estimated to be \$8,500 to be used for advertising and offset baseball expenses.
 - f. Chamber of Commerce (5.5%) – Estimated to be \$2,000 for the Christmas Parade and events.
 - g. Arts Council of Pickens County (4.1%) – Estimated to be \$1,500 for Spring Fling and Fall for the Arts.
 - h. Operation Dragonfly (11.1%) – Estimated to be \$4,075 for the Memorial Park and marketing of its location and completion.

Councilman Dykes asked who was on the committee: Mr. Steese stated Julie Ellison, Dean Andrews, Terry Garrison, Ray Welch, and Wraellen Winn. Councilman Robinson asked what was the status of Operation Dragonfly. Mr. Steese stated they were looking for the helicopter and fundraising. Mayor Bagwell commented that the funds to the Playhouse were cut back this year because they are getting free rent for a year.

- B. Insurance Brokerage – The RFP went out on September 14th and closed on October 12th. Three bids were received from McDaniel Agency, McGriff, and ECM Solutions. The committee reviewed and recommended McGriff. The agreement is for a three-year term with an option to extend for an additional two-year term. We need these services for our life insurance. If we leave the State plan, they would need to find us insurance benefits.

Councilman Moore asked if we can buy more insurance? Mr. Steese stated only through the State Plan. Councilman Robinson asked if they are paid for broker services. Mr. Steese stated only if they have to find us an insurance plan.

- C. Rezoning Request – Mr. Steese explained this property of off Brushy Creek Rd and Wimberly Lane. He asked Building Official, Tommy Holcombe to give an explanation. The Planning Commission denied this request. They gave the developer some options but they are not going to work. The area across the street from this property and adjacent to it is zoned GR2. The neighbors in the area are very concerned. One concern is traffic. As we continue to grow, we are going to have growth problems. Councilman Dykes stated that the developer is wanting to do retirement rentals. He is not in favor of this rezoning. Mr. Steese stated that the Planning Commission suggested they reapply as a PUD but after researching this a PUD cannot be used to change density. The developer has not sent in anything to withdraw this request. With the R10 designation they can put approximately 60 homes, three per acre. Councilman Mann stated that in his ward traffic is a huge issue. We have major infrastructure issues. If we keep adding subdivision after subdivision traffic will continue to be a big problem. Councilman Robinson asked what was the time frame on reapplying. Mr. Holcombe stated they have to wait six months for the same zoning. Mayor Bagwell state that the way that part of town is growing it is not going to get any better. We need to look at our codes and see what needs to be redone. Councilman Robinson stated that rezoning is different from annexation and zoning designations are important to the homeowners in the surrounding area. The building can build about 60 houses on the property as is we are not taking that from him.

- D. Mobile Food Truck Ordinance – Ordinance would be from December 1, 2018 through May 31, 2019

Changes from Pilot #1:

- Allows for (4) Mobile Food Vendors in Downtown (one per quadrant) in public spaces only
- Must not park in front of open business (regardless of business type) without approval
- Allows for Mobile Food Vendors private property in TIF (min. 200' from restaurant
No changes outside of TIF area

Amendments

- Because of concerns for pedestrian and traffic safety, no Mobile Food Vendors (MFVs) shall operate on Main Street, East Main Street, West Main Street, North East Main Street, and North West Main Street.
- In the northeast quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.

- In the southeast quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.
- In the southwest quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.
- In the northwest quadrant, MFVs shall not operate within 115 feet of an entrance to an eating establishment that is actively open for business and serving customers.

Mr. Steese stated there were some additions to the original ordinance. He added a definition of façade and how many trucks one business can operate at a time. Councilman Robinson send the above amendments for council to consider. Councilman Mann stated that trucks would have to be operational and not just parked. Councilman Robinson stated he had done a lot of research and road around town trying to come up with a compromise that would be fair to the downtown businesses. His first thought was how will a food truck operate safely on Main Street. He also thinks it is a good idea to have different distances in the different quads, some suggested that all the distances should be the same. Mayor Bagwell thanked Councilman Robinson for taking the time on this project. Councilman Dykes stated that Councilman Robinson did a lot of work on this and is helping to come up with a compromise. Councilman Robinson stated if the ordinance doesn't pass then there are no regulations. Councilman Moore commented that change needs to be made. The owners of the Pint Station held parking in front of their business until the food truck showed up then they moved. Parking on Main Street is two-hour parking but is not being enforced. The owners of the Pint Station are parking in front of Albertson's all day. Mr. Holcombe asked what would this do to a new restaurant that would want to open on North First Street? Mr. Steese state a new business would know a head of time what the ordinance is. Councilman Robinson commented that the 115 feet requirement has different characteristics in Old Market Square. Councilman Moore asked how often a truck could park in a designated area and who decides who can park there and for how long. Mr. Steese stated the hours are 7-11 and the areas are explained in the ordinance. He also stated the amendments would need to be approved before the second reading. Councilman Mann asked how we were going to handle the two-hour parking situation downtown. Mayor Bagwell commented that he had met with Mr. Steese and Chief Tollison but a solution had not been resolved.

3. Project Updates:

A. GO Bond: Fire Station 1 – Adding a third bay and storage for items that are kept within the bay. The living quarters will now be away from the trucks/exhaust, etc. The new building will be built first then they can move into that while the bays are worked on. We hope to have a cost estimate by January.

Maintenance and Operations Facility – There will be office space for Emily, David, Eric, Justin, Eddie with public works, and Tim Mobley and staff from the recreation department. There will

be an employee training room, equipment storage, an employee entrance off Parker Lane. The building will have a natural look exterior and the warehouse part will not be seen from the front. The design schedule should be in by the end of the year. The project completion is estimated by the end of the first quarter in 2020.

B. Hospitality Bond – The first reading will be tonight and the second reading at the January meeting with a closing somewhere around January 22. The funds will be used for the recreation portion of the operations facility. Renovations and Improvements to City Parks, Nalley Brown Nature Park, Brushy Creek Greenway, and tennis courts at Pope Field. Funds available for projects is \$6,900,000. \$2,416,469 will be used for the Operations and Maintenance Facility, \$300,000 for Nalley Brown, \$500,000 reserved for the Brushy Creek Greenway, and \$3,683,531 left over for improvements and park projects.

C. TIF Bond – Railroad Safety: Value engineering with I&E Specialties; Begin after 1/1/2019
Downtown Parking: Old Market Square: Delayed due to weather/landscaping
Old Market Square Amphitheater -99% complete; punch-list week of 12/10
Downtown Landscape Refresh -Site Furnishings: Trash receptacles (installed), benches (installed), tables and bicycle racks (week of 12/17) Landscape Refresh: Tree installation week of 11/12
City Green - Final Price (\$132,389); Begin after 1/1/2019

D. Mobile Home Park Amendments: Potential Items for change within the Mobile Home Park Ordinance: Increase minimum acreage from 2 acres to 5 acres. No Mobile Home shall be more than 5 years old from date of permit application. If any mobile home that is existing in a mobile home park has the power disconnected for 3 months or more then that mobile home must be removed and replaced with a mobile home 5 years or newer. Underpinning and lot Size per trailer. This will be discussed in more detail at the January meeting.

Meeting was adjourned at 6:10 p.m.

Mayor

ATTEST:


City Clerk