

Council Minutes  
August 10, 2020  
Regular Meeting

Mayor Womack welcomed everyone and called the meeting to order at 7:02 p.m. All members were present. Due to COVID-19 and social distancing this meeting was closed to the public in order to control the size of the gathering. The meeting could be viewed by live stream at [www.Youtube.com](http://www.Youtube.com). The press was notified by email on August 7, 2020. Lisa Chapman, City Clerk served as the recording secretary.

Rev. Zachery Tomlinson gave the invocation followed by the pledge.  
The minutes from the July meetings were approved as written.

Reports from council:

Ward 1 – Eric Greenwood and his guys are working hard on the stormwater issues and things are looking great. Thank you to those guys.

Ward 2 - Public works committee meeting highlights:

We have funds from grants and bonds to complete a lot of our stormwater project.

Curbside trash pickup and carts was discussed.

The issue with grass clippings was discussed and the effects it has on the leaf trucks.

Considering allowing landscapers and residents to bring their clippings to the recycle center to dump. This will be discussed at a later date.

Ward 3 -Thanked everyone that came out to help with the hot dogs and the backpack give away. It was a good morning.

Ward 4 –Thanked Chief Littleton and Chief Byers for the good job they are doing.

Ward 5 - No report

Ward 6 - The recycling center is working great.

Report from City Administrator, Stephen Steese

The county may change their hours at the landfill and recycle centers if they do, we may have to adjust our hours. Advised that he will be on vacation next week.

Chief Littleton introduced new firefighter Bridger Cothran.

Citizens wishing to address council - Addressed one issue about impact fees at work session. Another citizen contacted us about building code violations. Tommy Holcombe stated that the resident was living with no power, water, sewer etc. They are basically living in an out building. The resident has been to court and the judge gave him 30 days to move.

Old Business – Second reading of ordinances.

Ordinance No. 2020-21 - to amend city ordinance §121 (mobile food vendors) regulating mobile food vendors operating inside the City of Easley. Councilman Garrison made the motion to approve with a second from Councilman Moore. There were no changes since first reading.

Councilman Moore inquired if we should have some type of markers in case the police have to go out for a complaint.

Mr. Steese stated there were a couple of complaints. Each truck is unique and we trust the opinion of the officers that go out. There are laws on the books that they can enforce about traffic hazards or putting a vehicle in an unsafe situation.

Councilman Garrison asked if staff was ok with that. There has only been one issue with one particular truck. Since the ordinance has been in effect, we haven't had any real problems. It seems like the biggest issue is the people standing in line. If problems continue, we can tweak the ordinance.

There was no further discussion. Councilman Dykes called for the question and the motion passed 7-0.

New Business - First reading of ordinances.

Ordinance No. 2020-22 - to adopt a five-year Capital Improvement Plan and Development Impact Fees. Councilman Moore made the motion to bring to the floor for discussion with a second from Councilwoman Breazeale. Mr. Steese gave an explanation.

The fee is a one-time payment for growth related to infrastructure. It is usually collected at the time building permits are issued. It is not a tax but more like a contractual arrangement to build infrastructure with three requirements Revenue must be maintained in an interest-bearing account and spent with in three years. An annual monitoring report must be published. The program will need to be reviewed and updated every five years.

The fees would be approximately \$3,363 for a single-family residence, \$2,209 for multifamily, retail \$2,350, office \$823, industrial \$420 and institutional \$906.

We would be the only municipality in the upstate to have these fees. Most city that charge them are outside of Charlotte and around Charleston.

Councilman Dykes commented that it is a lot of money. The information needs to be studied in detail. He was in agreement with the principal to have the fee in order to maintain our services. The question is the timing and the amount of the fees. In his opinion we need more input from the public and understand it a little better. He would like to put it back to the Planning Commission.

Mayor Womack commented that the City has received a request from the planning commission to send this back to them.

Tommy Holcombe stated that we did have a Planning Commission meeting and due to COVID we did not open to the public. We allowed public comment by having them send in questions. The commission did not feel it was fair to the builders so they asked for the ordinance back. Another meeting will be planned in a larger location to allow people to attend.

Councilwoman Webb stated that we did everything we were supposed to do under COVID restrictions. We need to have another meeting so the public hearing can be held and get all the opinions.

Councilman Moore made a motion to send the ordinance back to the planning commission and give the public the opportunity to speak. A second from Councilman Dykes.

Councilman Robinson commented that everything he heard is in terms of the maximum fee that can be charged. Is there a low/med/high range? If so, he would like to get that

information.

Mayor Womack stated that some of the developers had an issue with the timing. They already have land, builders lined up, etc. They would like to complete their current projects.

Councilman Garrison called for the question and the motion to send back the Planning Commission was approved 7-0.

Ordinance No. 2020-23 - to abandon right-of-way on Walnut Hill Drive to STP Development, LLC. Councilman Moore made the motion to approve with a second from Councilwoman Webb. Mr. Steese gave an explanation. There is a 900 ft right-of-way that extends passed the end of Walnut Hill Road. We are working with Benchmark Trails to do a preliminary trail path design to define the area needed for the Brushy Creek Greenway extension. There was no further discussion. Councilman Moore called for the question and the motion passed 7-0.

Ordinance 2020-24 to approve the sale of 122 Folger Ave. to Silo Holdings, LLC, a limited liability corporation in South Carolina, and establish a mortgage on the property for the remaining amount owed per lease agreement. Councilman Moore made the motion to approve with a second from Councilwoman Breazeale. Mr. Steese gave an explanation. In order for Silos Holding, LLC to get their financing for the project they have to be the owners of the property. We would hold a 2<sup>nd</sup> mortgage until all of the milestones are met. The first business is scheduled to open by the end of the year. They are working on site plans for the brewery. We will need to have a called meeting to do second reading on Tuesday, August 18th at 8:00 a.m.

Mayor Womack commented that we can drop our insurance on the property once it is out of our name and it will become taxable property.

There was no further discussion. Councilwoman Breazeale called for the question and the motion passed 7-0.

#### New Resolutions

Resolution No. 2020-17 to accept Folger Avenue from the South Carolina Department of Transportation. Councilman Moore made the motion to approve with a second from Councilwoman Webb. Mr. Steese gave a brief explanation.

This avenue runs by the Silos and West End Hall. The Doodle Trail has been completed from this area to the mill. Several other projects have been done along the road for the city and the Silos Developer. By us owning the avenue it would shorten time that we would need to get project approvals from DOT. It would allow us to do more things like paint a cross way. There was no further discussion. Councilwoman Webb called for the question and the motion passed 7-0.

Resolution No. 2020-18 - to award the Request for Qualifications for Professional Engineering Services for Stormwater Projects. Councilman Garrison made the motion to approve with a second from Councilwoman Breazeale. Mr. Steese explained.

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The RFQ was advertised on our website and on SCBO. We had thirteen submittals. Staff reviewed all of the submittals and agreed to award to Beeson Rosier Group. We plan to use them on Dogwood Lane and S. 2<sup>nd</sup> Street projects.

There was no further discussion. Councilwoman Breazeale called for the question and the motion passed 7-0.

Councilman Garrison made the motion to adjourn at 8:00 p.m.

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Mayor

ATTEST:

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City Clerk