

City Council Minutes
Work Session
August 10, 2020

Mayor Womack called the meeting to order at 5:05 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. The press was notified by email on August 7, 2020. Lisa Chapman, City Clerk served as the recording secretary.

Mayor Womack turned the meeting over to Stephen Steese, City Administrator for a presentation from TichlerBise. Colin McAweeney joined us via Go to Meeting. He gave a power point presentation for the Impact Fees. A copy of the presentation is attached to these minutes.

Councilman Dykes asked if any of our public works services are included.

Mr. McAweeney stated there are restrictions on what facilities you can include and collect.

There was a question about a command vehicle. Chief Littleton explained it was like an office on wheels that police and fire use for big events/catastrophes.

Councilwoman Webb stated that this is a lot of information to take in.

Councilman Moore commented on the cost per house and he felt it was extremely high for our area to pass along to homeowners.

Councilman Garrison thanked Mr. McAweeney for the presentation. There is a lot of information for us to take in right now. We have gotten a lot of calls from developers and builders. It would be wise to table this and send it back to the Planning Commission for more public input.

Councilman Dykes agreed with Councilman Garrison.

Mayor Womack asked how they got the road information. Mr. Steese stated they took info from GPATS.

Councilman Robinson commented that we need an all-day retreat to comprehend all of this information. There no further discussion and the Go To Meeting ended.

Due to technical issues we had a stop the meeting for approx. 15 mins.

Agenda Items for Discussion

Ordinance No. 2020-24 to sell 111 Folger Ave. to Silo Holdings. Mr. Steese gave a brief explanation. The City purchased the Silos in 2019. We are currently doing a lease purchase with Silos Holdings. We have designated the Silos as an abandoned building. The developer is trying to get financing for their construction. They need for us to sell the property to them as required by the mortgage company. It would go from a lease purchase to an owner financed mortgage that would be a second lien. Their lender will be the first lien holder.

We would need a special called meeting to do the second reading on August 18th at 8:00 a.m.

We would lose control of the Silos. The developers have showed good faith in getting work done.

Tommy Holcombe commented that they have already pulled one permit for Inky's and this office is still holding one permit for the brewery. They have moved 2 train cars to the property, ECU and Fort Hill have done a lot of work on site. There was no further discussion.

Ordinance No. 2020-21 amending the food truck ordinance.

Tommy stated that he and Lane Byers (Interim Police Chief) went out to check on two complaints about the Lobster truck. One complaint was taken care of concerning the length. The second issue was people lining up to get food. He suggested they line up on the empty lot by Albertson's.

Councilman Garrison commented that he would hate to lose the most popular truck that comes to the downtown. Maybe we need to be a little bit more specific in the ordinance so we don't have any more issues.

Mr. Steese stated that there is nothing in the ordinance to change the length of the trucks. It is up to interpretation by the Police department to decide if it is causing a problem.

Councilman Moore stated that we have given a lot of money to businesses downtown to open restaurants and businesses. Trucks come in from all over, park in our parking lot, do their business and leave. We only received \$1038.00 in hospitality tax from food trucks.

Councilman Garrison commented that it is worth it. It brings people downtown and then they visit other businesses. It is working.

Mayor Womack stated that soon we are going to start hearing about parking. He has had calls from several people talking about parking issues. That is good problem to have, it means people are coming to the downtown.

Councilman Robinson asked if we have talked to the owner of the vacant lot to use for the trucks. Tommy stated the owners have been contacted and they are not interested in letting anyone use it.

Councilwoman Webb suggested putting up signs, changing the parking spaces across from it only for compact cars, etc. We do not want to lose the trucks.

Councilwoman Breazeale agreed with the others. She went and looked when the Lobster truck was there. People are going to eat where they want to eat.

There was no further discussion.

Resolution to accept Folger Ave. as a city road.

Mr. Steese stated that we are having to make some improvements along Folger. A crossing for the Doodle Trail, sidewalks connecting the parking on Folger to Doodle Trail. The road is in good shape. We anticipate future improvements/developments in this area that may require additional work. It would allow the city to complete work without DOT approval and be more creative in improvements. Councilman Moore thought it was a splendid idea.

Mayor Womack commented that the owners of the Silos have asked about closing off the street for some events.

There was no further discussion.

Ordinance No. 2020-23 Right-of-Way on Walnut Hill Dr. Mr. Steese explained.

City of Easley would use this property to extend the Brushy Creek Greenway.

We have contracted Benchmark Trails to do a preliminary trail path design to define the area needed for the trail path.

There was no further discussion.

Stormwater RFQ

Mr. Steese explained that we advertised for stormwater engineering services.

We received thirteen proposals varying in experience, size and location.

The staff reviewed and picked Beeson-Rosier Group on West 1st Ave.

City will need to negotiate the scope and cost but plans are to use them for Dogwood Lane and S. 2nd Street and other stormwater projects.

There were several firms that submitted that had excellent qualifications in specialties that we may need moving forward.

There was no further discussion.

Project updates

Our hospitality tax is down \$96,334. where it was in 2019.

There has been an increase in LOST by \$110,098.

Council Minutes

Work Session
August 10, 2020
Page 3

Accommodation tax is down \$9,581 Business license are up \$114,045
Our anticipated ending revenue is \$15,646,912.18. Anticipated ending expenses for operations is \$15,501,551.31. Anticipated ending income from operations is \$145,360.87. Expenses over revenues that will show on financial statements (includes bond projects) -\$1,987,735.18.

Update on the Operations and Maintenance facility and Fire Station
The steel is up and framing has begun at the ops/maintenance facility.
The slab has been poured at the fire station. Steel will be going up this week.

Mayor Womack commented that the house on Esther Drive has been leased to one of our fire fighters.

The welcome sign at 153/123 had to have electrical work done.

Mr. Steese commented that the clock faces are done and it chimes again between 8 a.m. to 9 p.m.
The wayfinding signs are about half way finished. They will be installed around town soon.

Mayor Womack stated that there will be a meeting with landscape architect next week for city hall and the welcome signs.

Councilman Robinson requested that they have an executive session to discuss personnel.
Mayor Womack stated that we plan to have that at the called meeting on Tuesday.
There was no further discussion and the work session adjourned at 6:55 p.m.

Mayor

ATTEST:

City Clerk