

Council Minutes  
September 9, 2019

Easley City Council met for its regular monthly meeting on September 9, 2019 all members were present. 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. Councilman Moore gave the invocation followed by the Pledge of Allegiance.

The minutes from the previous meetings were approved as written.

Mayor Bagwell called on Council for their reports.

Ward 1: Councilman Garrison: No report

Ward 2: Councilman Dykes – Looking forward to the opening of the Nalley Brown Nature Park on September 28<sup>th</sup> at 10:00 a.m. There are 6-8 trails surrounded by beautiful nature. There is something for all ages.

Ward 3: Councilman Mann –Baptist Easley Hospital recently announced they are getting a new cancer center. There is no where in Pickens County for this type of treatment. There is an event on October 25 called Caring for Cancer to raise money for this new facility. The tickets are \$50.00 and the event will be at Greenbrier Farms.

Ward 4: Councilman Moore – Cancer is a mean disease; we need to get the word out about the hospital's event and support it in anyway. Thoughts and prayers are for those that were hit by the hurricane.

Ward 5: Councilman Wright –No report

Ward 6: Councilman Robinson –No report

Mayor Bagwell called on Mr. Steese for his report: Fall for the Arts will be on Oct. 5<sup>th</sup> with over 100 vendors. The event seems to grow each year. The ribbon cutting for the Nalley Brown Nature Park will be on September 28<sup>th</sup> at 10:00 a.m. and the movies and Party on Pendleton will continue through the end of September.

Citizens wishing to address council: Diane Stanley - would like to address the over growth of vegetation on Blair Street and Park Street alley. She is not sure who is responsible for the maintenance of this. Mayor Bagwell commented that he will follow up in the morning on this and see who owns it.

Bob Fedder – Announced that the Easley Museum will have a fundraiser on October 3<sup>rd</sup> at 6:30 p.m. There will be low country boil and a silent auction. Tickets are \$30.00 per person.

Brett Gillespie – Concerned about the dangerously poor condition of the bridge over Dogwood Lane between Lakeview and Forest Drives. It is my understanding from those that have

inspected the bridge that the culverts under the roadbed have collapsed and water flowing through the creek has washed out a significant amount of soil underneath the road. So much soil that in some areas under the roadway a grown man can stand up and actually touch the bottom of the roadbed. (see attached for handout citizen presented to council). Mayor Bagwell stated that we are aware of the bridge situation and will look into it.

Dennis Gallagher – Springdale Lane is deteriorating badly and can hardly be driven on. He has had conversations with Eddie Fortner with Public Works about getting this road repaired. Is this street on a priority repair list? Mr. Steese stated that it is on the list to be done.

Old Business: Second reading of ordinances – Ordinance No. 2019-18 to approve the sale of .034 acre located at 122 Folger Avenue to JSCI Main Street Diner, LLC. Councilman Garrison made the motion to approve with a second from Councilman Moore. Mr. Steese asked if this ordinance be tabled to the October meeting. We have been trying to finalize details with two adjacent property owners and it was not completed. Councilman Garrison made an amendment to his previous motion to table this ordinance until October meeting with a second from Councilman Mann. The motion passed 7-0.

Ordinance No. 2019-20: to approve a lease agreement between the City of Easley, a political subdivision, and JSCI Mama Mias, LLC, a limited liability corporation, for a portion of tax map 5019-10-46-5081. Councilman Moore made the motion to approve with a second from Councilman Garrison. Mr. Steese gave a brief explanation. This is for additional parking for the Doodle Park and Doodle Trail. It is at the Corner of Fleetwood and West D. Councilman Moore asked if this lease for 20 years. Mr. Steese stated that it was with an option to renew if it is beneficial to all parties. Councilman Garrison stated that it seems like a win win for us. Mayor Bagwell thinks it is good for us. Councilman Mann called for the question and the motion passed 7-0.

Ordinance No. 2019-21: to authorize the conveyance of property by quitclaim deed to RP Town n Country LLC and approve an easement back to the City of Easley for the same property. Councilman Wright made the motion to approve with a second from Councilman Mann. Mr. Steese gave a brief explanation. There are no changes from last month. There was no further discussion. Councilman Garrison called for the question and the motion passed 7-0.

New Business: First Reading of ordinances: to annex certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, located at Pearson Road and Walnut Hill Drive, being shown and designated as tax map number 5028-06-38-0138. Councilman Moore made the motion to approve with a second from Councilman Mann. Mr. Steese gave an explanation. This property is currently owned by Reeves Partnership. They have asked for a zoning of 7.5 for single family detached housing. The Planning Commission reviewed and approved the request. Councilman Dykes asked how many houses would there be. Mr. Steese

stated it would be approximately 105 houses. Councilman Garrison stated that this was discussed in the work session. Traffic will be an issue as moving forward. There was no further discussion and Councilman Dykes called for the question. The motion passed 7-0.

Ordinance No. 2019-23: to annex certain pieces, parcels or lots of land lying and being in the State of South Carolina, County of Pickens, located on Pearson Road, being shown and designated as tax map number 5028-09-16-8868. Councilman Mann made the motion to approve with a second from Councilman Dykes. Mr. Steese gave an explanation. The property is next to the previous one. They are requesting a zoning of GR 2 for townhomes. Neither are currently listed in the City limits. To get utilities they are required to ask for annexation. If the City declines, they can still get the utilities but the City would have no control over what goes on the property. Councilman Moore stated that is a benefit for us. Councilman Dykes asked how many units. Mr. Holcombe stated it would be 64 units. Councilman Garrison called for the question and the motion passed 7-0.

New Resolutions: Resolution No. 2019-18: to award professional environmental consulting services for the City of Easley Brownfields Program. Councilman Wright made the motion to approve with a second from Councilman Dykes. Mr. Steese gave an explanation. The City received a grant from the EPA. We needed a professional group to do the environmental testing. There were 12 submittals. The recommendation is to award to TeraCon. There is no cost for the City. All of the money for the consultant will come from the grant. Councilman Dykes called for the question and the motion passed 7-0.

Resolution No. 2019-19: to award an incubator agreement for the City of Easley's Railcar located at Doodle Park. Councilman Mann made the motion to approve with a second from Councilman Moore. Mr. Steese gave an explanation. At the Doodle Park there are two train cars. The red car is the restrooms and in the green car we wanted a business that would have an interest in the trail. RFPs were sent out and one submittal was received from Sweet Tea Cycles Bike Shop. They currently run a mobile shop. Councilman Mann stated that we are lucky to have this business and it is much needed. This will be outstanding for the City of Easley. Councilman Moore asked about the upkeep of the car. Mr. Steese stated those details still need to be worked out. Mayor Bagwell asked about the doors that needed to be replaced. Mr. Steese stated they will be replaced with steel doors. Councilman Garrison called for the question and the motion passed 7-0.

Resolution No. 2019-20: authorizing the negotiation, execution, and delivery of Leases No. 004-0668201-104 and 004-0668201-105 dated June 10, 2019 (the "leases"), between City of Easley, South Carolina, and VGM Financial Services, a Division of TCF National Bank, and prescribing other details in connection therewith. Councilman Garrison made the motion to approve with a second from Councilman Wright. Mr. Steese gave an explanation. We currently lease the equipment that is used to maintain

the parks. By leasing we can keep the equipment current. Councilman Garrison amended his motion to amend the agenda to read VGM VS. YGM (typo). The amendment passed. Councilman Mann called for the question and the motion passed 7-0.

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Resolution No. 2019-21: to award road maintenance and resurfacing for the City of Easley. Councilman Moore made the motion to approve with a second from Councilman Mann. Mr. Steese gave an explanation. In April of this year Pickens County agreed to give the City road maintenance funds to maintain the roads. They did a reassessment of the roads and gave them a value. When we received this list, we prioritized the roads in the worst condition and sent it out for bid. The best bid was from Vensky. Councilman Garrison called for the question and the motion passed 7-0.

Resolution No. 2019-22: to amend the award to JDavis Construction to provide Construction Management at Risk (CMAR) Services for construction of the Easley Fire Station #1/headquarters and Operations and Maintenance Facility to set the guaranteed maximum price for the project. Councilman Dykes made the motion to approve with a second from Councilman Moore. Mr. Steese gave a brief explanation. We are at the point for a maximum price for this project. The building plans are ready to submit. The contractor will not exceed the maximum price. We have had discussions on how to cut cost since the project is one month passed the start date. Contractors are getting harder to get and the longer we wait the more the cost goes up. Councilman Garrison asked with our current financial status we should have surplus. Councilman Moore commented that there are many conversations, hours of work and study that goes into this with staff before we vote on anything. A lot of this the public does not see. Councilman Garrison called for the question and the motion passed 7-0.

Councilman Moore made the motion to adjourn at 7:45 p.m.

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Mayor

ATTEST:

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Easley City Council  
Public Comment Sign Up  
September 9, 2019  
5 Minute Time Limit

Ciane Stanley

BOB FEDDER

BRITT GILLESPIE

DENNIS GALLAGHER