

Council Minutes
August 12, 2019

Easley City Council met for its regular monthly meeting on August 12, 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 submitted.

Mayor Bagwell recognized Boy Scout Troop 37 and their leader Brian Dickard.

Mayor Bagwell called on Council for their reports.

Ward 1: Councilman Garrison: No report

Ward 2: Councilman Dykes – Welcomed Troop 37 the troop is working on their communication merit badge.

Ward 3: Councilman Mann –On August 3rd the Senior League World Series ended with the host team falling short by one game. Proud of the way the community came together to support the series.

Ward 4: Councilman Moore – Proud of the way the City is growing with all the new housing developments. Hopes it is a good thing for the City.

Ward 5: Councilman Wright –No report

Ward 6: Councilman Robinson – To the Scouts the key to success is to be prepared.

Mayor Bagwell called on Mr. Steese for his report: Proud to say he has a scout in attendance. He had no other report.

Citizens wishing to address council:

Michael Miller – He has lived in Easley for 14 years on 401 North A Street. The rental house next door is a drug house. There is traffic in and out at all hours of the day and night. He has reported to the police and many arrests have been made. The landlord holds a business license within the City. Why can they not be fined? The house is owned by Shamrock Home Health and Transport, which is owned by Lamar Henderson and Dick James, who is now deceased. He is concerned for the safety of his family. Mayor Bagwell commented that the property is under surveillance and it is in the works.

David Wengard – Thanks to the City for the direction we are going. Let's keep it moving forward.

Old Business: Second reading of ordinances – Ordinance No. 2019-07: An ordinance of the City of Easley, South Carolina, approving the execution and delivery of a development agreement with Kingside Properties LLC. Councilman Moore made the motion to approve with a second from Councilman Mann. Mr. Steese gave an explanation. We have been working with the owners of the mill to develop it into apartments. Construction should begin within the next few months. This agreement provides a declining grant based on business license and permitting fees for the first five (5) years of operations, permitting 2020, business license 2021-2025. Councilman Garrison commented that he is glad this is going forward. Councilman Mann stated this had been going on for a long time and glad to see it finally happening. Mayor Bagwell commented that he is so glad that it is being restored. The mill has a lot of history and memories for him. Councilman Moore called for the question and the motion passed 7-0.

Ordinance No. 2019-14 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 Wright. Mr. Steese gave a brief explanation. The City will designate two parking spaces for Mobile Food Vendors in the Coffee Street Parking Lot by painting hatches with non-emergency color paint and with signage stating “No Parking between 10:00 am and 6:00 pm.” These spaces will not be guaranteed for MFVs if they arrive outside of these times. Councilman Mann commented that he brought this back to the committee and four of the seven members responded and were in favor of this. Councilman Garrison called for the question and the motion passed 7-0.

Ordinance No. 2019-15 – To rezone approximately 17.02 acres of real property located at 103 Pineview Dr, Easley, South Carolina, 29642. Tax Map Number 5028-12-75-6949, of Woodland Park Subdivision from R-10 to FRD. Councilman Dykes made the motion to approve with a second from Councilman Moore. Mr. Steese gave an explanation. The proposed zoning is FRD which allows single-family detached & single-family attached homes (Townhomes). The maximum density is 5.5 Units/Acre the proposed maximum density = 93 units with setbacks of 20’ on the side, 25’ on the back of the property and a 20’ minimum landscaping buffer where it adjoins to residential. Councilman Dykes comments that the first time this was before Council it was rejected but the new plan and zoning designation is much better. The exit will be on Wimberly Lane which exits onto Brushy Creek Rd. Councilman Moore commented that he was concerned with the previous plan but thought this one was better. Councilman Garrison called for the question and the motion passed 7-0.

Ordinance No. 2019-16 – Approving the execution and delivery of a development agreement with Silo Holdings, LLC. Councilman Mann made the motion to approve with a second from Councilman Moore. Mr. Steese gave a brief overview with no information changing from first reading.

Councilman Garrison asked what would happen if the Silo Holdings defaulted. Mr. Steese stated that if they do not move forward there will be no funds to grant back. There was no further discussion. Councilman Mann called for the question and the motion passed 7-0.

Ordinance No. 2019-17 - An ordinance to approve a lease agreement between the City of Easley and Silo Holdings, LLC for property located at 122 Folger Avenue. Councilman Moore made the motion to approve with a second from Councilman Dykes. Mr. Steese gave a brief explanation.

The City of Easley will lease/purchase the property to Project Silo under the terms of 40 months at a set price of \$2,000 per month beginning the 15th of the month after the Economic Development Agreement is signed. The City will forgive the lease/purchase if conditions of the Economic Development Ordinance are in progress and timelines are met. The minimum timeframes to be in compliance for forgiveness are the renovation are to be started per site plan by 6/30/2020. Continued progress quarterly on 9/30/2020 and 12/30/2020. A substantial completion by 3/30/2021 with a Certificate of Occupancy and open to public by 6/30/2021. They must continue occupancy and open to the public monthly until the 40-month period ends. Councilman Moore called for the question and the motion passed 7-0.

New Business: First Reading of ordinances:

Ordinance No. 2019-19: To rezone approximately 20.2 acres of real property located at 1208 S 5th Street, Easley, South Carolina, Tax Map Number 5018-08-88-1603 from R-10 to FRD. Councilman Wright made the motion to approve with a second from Councilman Moore. Mr. Steese gave an explanation. This is 20.2 acres that the developer has asked to be rezoned from R-10 to FRD. They have requested less density. It allows for single-family detached homes with the maximum density of 3.8 Units/Acre. The proposed maximum density is 77 units. The setbacks are 20' side setback and 20' rear setback. Councilman Moore asked if we leave the zoning as is could they add more houses. Mr. Steese stated yes. Councilman Garrison asked if staff has seen the plans. Mr. Holcombe commented that there was a preconstruction meeting. Councilman Dykes commented that he is concerned about the traffic coming out on 5th Street. It is going to cause more traffic issues. Councilman Mann commented that he agreed with Councilman Dykes. He agrees with the FRD designation because it gives us more control. Councilman Garrison called for the question and 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 an explanation. Doodle Park has a parking issue. We have been trying to work out a way to access additional parking for the park. The property behind Mama Mias Restaurant is owned by JSCI. They were approached to see if they would be

willing to selling or lease the parking lot behind their building. It would be a 20 year lease that can be renewed or extended. The City plans to construct a new public parking lot with 40 new parking spaces and connection to Doodle Trail. The lease is equal to payment of property taxes on property not to exceed \$3,000/annually. The City will work with ECU to relocate an existing utility pole out of footprint of potential building. The cost of construction is estimated at \$50,000. Councilman Garrison asked what the construction time frame was and where the money was coming from. Mr. Steese commented that it would be late fall or early winter before completed and it would be funded out of the hospitality bond. Councilman Dykes 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 Garrison made the motion to approve with a second from Councilman Moore. Mr. Steese explained that his is a small portion of land off an unnamed street that is used for deliveries to businesses at Town & Country Shopping Center. We have no need for the property. We give them the property and they give us an easement that utility companies can use to access for repairs and work. Councilman Garrison called for the question and the motion passed 7-0.

New Resolutions:

Resolution No. 2019-13: to award the installation of vehicle exhaust vent systems at all City of Easley Fire Stations. Councilman Garrison made the motion to approve with a second from Councilman Mann. Mr. Steese gave a brief explanation. This is part of a grant the fire department received. We put this out to bid and received two bids. It will cover all three stations. There was no further discussion Councilman Dykes called for the question and the motion passed 7-0.

Resolution No. 2019-14: to award professional economic development strategy and master planning services for the City of Easley. Councilman Dykes made the motion to approve with a second from Councilman Moore. Mr. Steese explained. An RFQ was sent out for people with experience to work with design and growth of the city and what is going on in the Upstate. We received six submittals. After review, it was unanimous to award to Seamon Whiteside. They designed ICAR for Clemson. The budget is 475,000 and is split three ways with Pickens County and Easley Combined Utility. Councilman Dykes stated it is money well spent. Councilman Garrison called for the question and the motion passed 7-0

Resolution No. 2019-16: to award the design and installation of wayfinding signage for the City of Easley. Councilman Mann made the motion to approve with a second from Councilman Dykes. Mr. Steese explained. An RFQ was sent out with three bids being received. The recommendation is to award to SignTech Industries LLC. There will be approximately 12 new signs all over town. They will have the new City brand on them. The signs will be varying

heights based on DOT requirements for the road they are on. Councilman Garrison asked if Council would be able to see a preliminary drawing so they could have some input. Mr. Steese said yes. He also wanted to know if the lettering could be changed if needed. Mr. Steese stated yes. Councilman Moore asked how they are being paid for. Mr. Steese said through the TIF Bond and Local Accommodations Tax. There was no further discussion and Councilman Garrison called for the question. The motion passed 7-0.

Resolution No. 2019-17: to amend the award to J. Davis Construction to provide construction management at risk (CMAR) services for construction of the Easley Fire Station #1/Headquarters and Operations and Maintenance facility. Councilman Moore made the motion to approve with a second from Councilman Mann. Mr. Steese gave an explanation. This is to amend the CMAR award for the cost of the civil and grading work at the Fire Station and the Operations and Maintenance Facility. It releases a couple of items so they can be ordered, the prefab metal building and the elevator. Council will have a max price at the next meeting. Councilman Dykes called for the question and the motion passed 7-0.

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

Mayor

ATTEST:

City Clerk

